

Holiday Accommodation Praia da Luz, Algarve, Portugal

Ideal for Family Holidays, Golfing or Fishing parties

**Located in the picturesque seaside town of Praia da Luz.
A spacious 3 bedroom town house, sleeping 6*
Just 10 minutes walk from the long sandy beach.
Only 10 minutes drive to Lagos (Algarve's 3rd largest town)
Boavista and Palmares Golf courses within 15 minutes.
50 minutes drive from Faro Airport.**

*Sofa bed in the living room can be used to increase sleeping space to 7/8

A spacious open plan Lounge and Dining area, Satellite TV. Patio doors to the large Sun Terrace. A fully fitted Kitchen with integrated Fridge / Freezer, Washing Machine, Cooking Hob / Grill, extractor, Dishwasher and Microwave. Feature staircase leading to a master bedroom with its own sun terrace and en-suite bathroom, a twin bedroom with patio doors to a standing balcony, a further large twin bedroom with plenty of built in cupboard space. A general bathroom. Underneath the property is a large double Garage and storage area. Central Heating throughout. Fully equipped, maintained and serviced.

Address: 43. Rua Francisco Gavina, Urbanizacao Mordias do Mar,
Praia da Luz 8600, Algarve. Portugal.

APARTMENT PRICES FOR 2009

03.01.09 to 21.03.09 - €240*

28.03.09 to 30.05.09 - €480

06.06.09 to 29.08.09 - €750

05.09.09 to 31.10.09 - €560

01.11.09 to 27.12.09 - €240*

Rates per Week in Euros

Save money by booking direct from the Owners. Special Rates for (4 weeks +) November through March.

IMPORTANT NOTES:

Bookings normally run from Saturday midday to Saturday midday, other times may be catered for by prior arrangement only.

From the 6th June to the 31st October - minimum booking period of 7 days, Saturday commencement.

Prices are for the house per week and include Local Tax and Service Charges.

Heating and Electricity is included April through October.

*Heating and Electricity are not included November through March.

CONTACT US

Keith Hall, Telephone: 0208 674 2948 (Evenings), Mobile: 07889 605178 (Daytime)

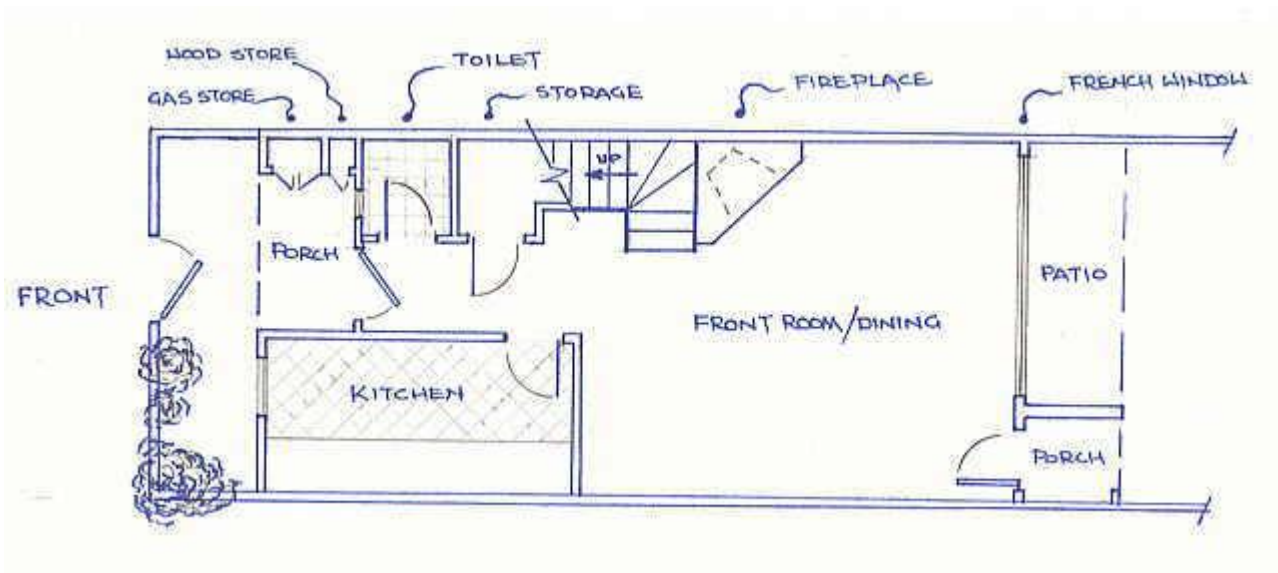
Michael Hughes, Mobile: 07837 338092

Summary of Accommodation

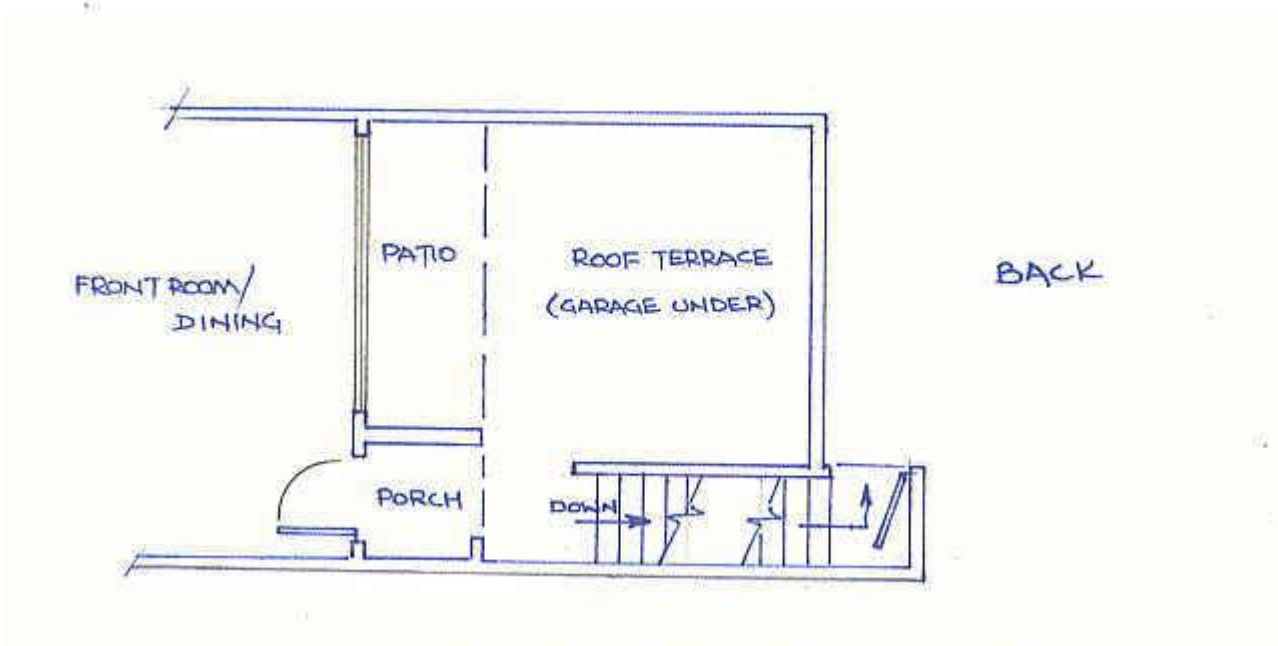
Property Type:	Town House (semi-detached), located in a quiet cul-de-sac.
Accommodation Type:	Self-catering.
Location:	Close to the seafront, and the town (5 to 10 minutes walk).
Suitability:	<ul style="list-style-type: none">• Families.• Golfing parties.• (Sea / Beach) Fishing parties.
Considerations:	<ul style="list-style-type: none">• Children are more than welcome (but please bear in mind there is an open stairway).• Sorry, as there is a stairway to the bedrooms, the property is not really suitable for wheelchairs.• Pets are <u>not</u> allowed.
General:	<ul style="list-style-type: none">• Full Central heating throughout.• Linen provided (linen change once a week).• Towels provided (but not beach towels).• Satellite TV.• DVD player (Rental shop available locally, see our shopping resource pages).• Radio / Cassette player.
Kitchen:	<ul style="list-style-type: none">• 4 ring Cooker.• Oven and Grill.• Microwave.• Freezer.• Fridge.• Washing machine.• Dishwasher.• All crockery and cutlery, utensils etc....• Breakfast table and stools.
Living Room:	<ul style="list-style-type: none">• Two sofas (one a sofa bed).• 2 glass / wrought iron coffee tables.• Open fireplace.• TV / Satellite / DVD table.
Dining Area:	<ul style="list-style-type: none">• Glass topped wrought iron dining table• Seating for 6 people.
Hall cupboard:	<ul style="list-style-type: none">• Coat Hooks.• Vacuum Cleaner.• Iron & Ironing board.
Bathrooms:	<ul style="list-style-type: none">• 1 general bathroom, bath / shower, bidet, hand basin, wc. (First Floor).• 1 en suite (Master Bedroom), bath / shower, bidet, hand basin, wc. (First Floor).• 1 wc with hand basin. (Ground floor).

- No. of bedrooms:**
- 1 'master' twin en-suite bedroom with patio windows to balcony with table and seating.
 - 1 twin bedroom with French windows and a standing room balcony.
 - 1 twin bedroom with plenty of built in cupboard space.
 - A sofa bed in the Lounge area could possibly be used to sleep an additional 1/2.
- Outside:**
- Large, sunny, trellised terrace with large (re-tractable) awning and parasols.
 - Seating, table and sun loungers.
 - Partially gardened at the rear entrance.
 - Entrances from the road at the front (steps) and rear (no steps).
- Parking:**
- Street parking front and rear.
 - A large double garage and storage area (with remote operated electric door) located beneath the building.
- Services included:**
- A cleaning service is provided twice per week.
 - Linen change is made prior to arrival and then once per week for longer stays.

Plan of the Accommodation

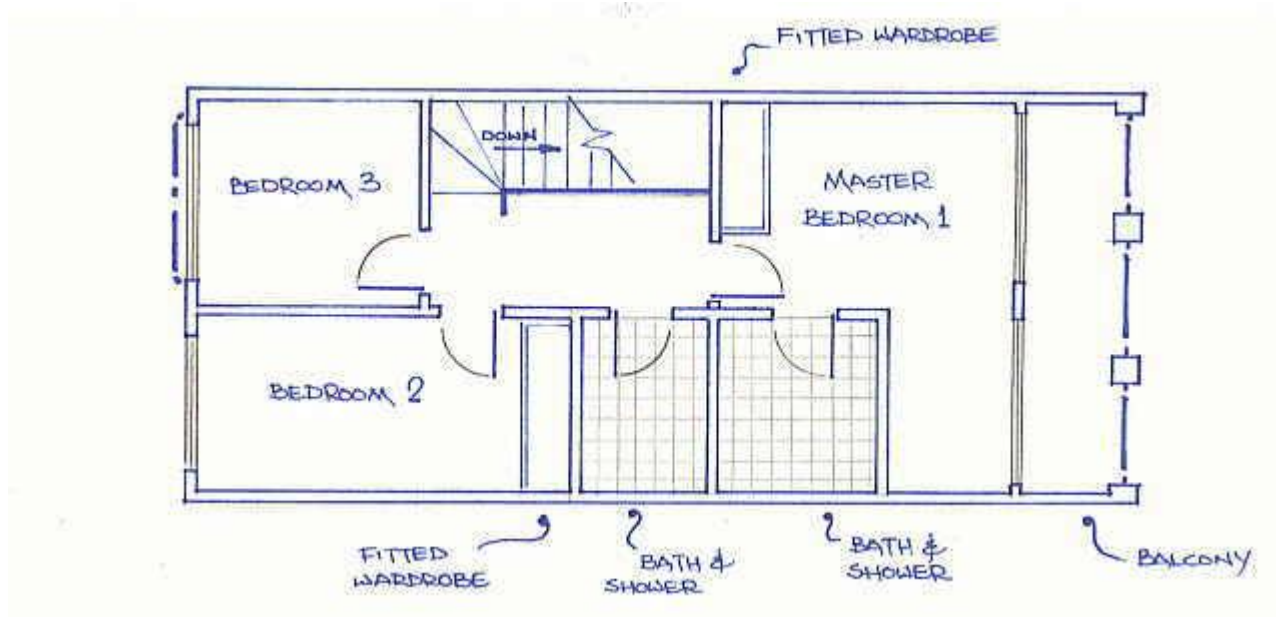


1st Floor (front)



1st Floor (rear)

Plan of the Accommodation II



2nd Floor

NOTES ON THE RENTAL RATES

- 1) Bookings for 2009 can be made during 2008, at 2008 prices.
- 2) €65 per week reduction when only 2 people stay (applies Jun-Sept).
- 3) €65 reduction on bookings of 3 weeks or more (mid / peak seasons).
- 4) Substantial savings for low season, long term bookings (4 weeks or more). Contact us for details.
- 5) A deposit of € 200 Euros will be required against key loss, damage / breakages. This will be refunded subject to the apartment being left in a satisfactory condition.
- 6) A 25% (of the total rental rate) non-refundable deposit is required to confirm your reservation.
- 7) Balance to be paid at least 8 weeks before arrival. **Access to the Accommodation will only be allowed upon full payment for the booking (including the deposit).**
- 8) Payments to be made in € (Euros). Contact us for our bank details should you wish to make a direct transfer. Your bank will be able to make Euro payments (you should allow 3 to 4 days).
- 9) (Gas) Heating and Electricity are not included in the November to March rates shown and will be charged for **weekly** on site and collected by our agent.

CANCELLATION CHARGES

- i) More than 8 weeks prior to arrival - no charge.
- ii) 4-8 weeks prior to arrival - 50% of total rental rate.
- iii) 2-4 weeks prior to arrival - 75% of total rental rate.
- iv) Less than 2 weeks prior to arrival - 100% of total rental rate



DIRECTIONS TO PRAIA DA LUZ FROM FARO AIRPORT

The distance from the Airport to Praia da Luz is

approximately 45 miles, and as it is 95% motorway the trip should be comfortably managed in under an hour.

There are trains that run from Faro to Lagos (approx one and a half hours) and a ten minute taxi ride from Lagos to our accommodation in Praia da Luz.

There are buses that run from Faro to Lagos (approx one and a half hours) and a ten minute taxi ride from Lagos to our accommodation in Praia da Luz. There is a local bus from Lagos to Praia da Luz which stops at the centre by the church 10 minute walk to the accommodation (not particularly convenient if you have luggage).

- On leaving the Airport follow the signs for **Espana & Lisbon**.
- Take the turn off for **Portimao & Lisbon**
- You should now be on the A22 motorway (Portugal's national football stadium should be on your right)
- Follow signs for **Portimao & Lagos**.
- Pass the Portimao turnoff.
- Pass the Alvor turnoff.
- Follow the signs for **Lagos**.
- Take the turnoff marked **Lagos, Sagres, Vila da Bispo**.
- Turn right at the roundabout, signed to Sagres & Vila da Bispo.
- You will pass Boavista Golf course on your left.
- Do not take the first (left) turnoff for Luz.
- Pass the tourist campsite on your right.
- Take the left turning (at the lights) signed **Luz** (the right turn is signed **Espiche**).
- Turn right at the next roundabout signed **Burgau**.
- Turn left at the sign on the left side of the road, its embedded in a low wall. **Paraiso da Luz**.
- Turn immediately right.
- Take the first turning left (road signed Mordias do Mar).
- Follow the road round and take the 2nd turning on the right
- You will see a parking cut out in the pavement outside no 43.
- This is best for unloading your luggage.
- Taking the 3rd road on the right will take you to the front of the house and also access to the garage.
- There is a passage way by the side of the house which joins the back and front roads.

The front door (on the 3rd road) is the main access to the property. You will need to use this if the shutters are down on the back door. However our agent should be there to meet you and explain all.