

# Fantastic Las Vegas Mexican Villa Vacation Rental Home



7 Miles to the Strip, Wi-Fi, Kids Friendly

Lovely 3-BR, 2.5 BA Short Term Rental Home

Why stay at a hotel when you can have a fully furnished private home for yourself and your family for less than a hotel room rate. Whether you're considering Las Vegas as a destination for business or pleasure, this exquisitely beautiful Las Vegas vacation rental home is guaranteed to make your stay an unforgettable one.

This fabulous cozy villa is beautifully furnished and decorated in a Mexican/Southwest style with 2 queen size beds, two double beds (can be converted into a king size bed), a queen sofa sleeper and a crib, equipped with all the comforts of home, sleeps 6-8 people comfortably.

This Cul-De-Sac property is located right next to Desert Rose Golf Course in a quiet neighborhood in East Las Vegas just off Sahara Avenue less than 7 miles from Downtown, convention centers and the worlds' famous Las Vegas Strip, and about 10 miles from McCarran International Airport (LAS), an easy drive to all convention and casino areas.

Our vacation rental is a perfect "home base" for your trip, you will be far away from the crowds to enjoy your privacy, but close enough to multiple recreations and activities that Las Vegas has to offer. Need High Speed Internet Access? We have it! Just bring your Wi-Fi ready laptop or PDA to connect to our complimentary high speed wireless connection.

## House Amenities:

**Business:** Work Station equipped with complementary (WI-FI) High Speed Internet Access, Basic Office Supplies, Color Printer, Fax Machine, House Intercom System, Telephone (free local calls), and Alarm Clocks.

**Kids:** Disney Themed Kid's Room, Children's Play Area, Children's Playground Equipment, Crib, Baby Stroller, Car Seats (infant and toddler), High Chair, Kids Toys, Kid's TV Channels (Nickelodeon, Disney Channel, Cartoon Network).

**Entertainment:** TV's throughout the house, 80-Channel Cable, CD/Cassette Radio Player, VCR/DVD Player, Movie Library, Restaurant Dining/Entertainment -Guide.

**Kitchen:** Complimentary Coffee, Reverse Osmosis Water Filtration System, Stove, Microwave, Refrigerator with Water & Ice Dispenser, Dishwasher, Blender, Toaster, Coffee Maker, Cookware, Dinnerware, Glassware, Cooking Spices, etc.

**Furnishings:** Rustic 6-Chair Dining Set, Queen Size Sofa Bed, Rustic Leather Loveseat, Reading Chair and Lamp by Fireplace, Southwest Queen-Size Bedroom Set with Dresser in Master Room, Rustic Mexican Queen-Size Bedroom Set in Guestroom, Daybed (2 twin-size beds) or King-size bed with dresser in Kid's Room, Ceiling Fans, Fire Place, Patio Cover, Patio Furniture, Picnic Table, Patio Stools, Patio Umbrella with 4 Chairs, BBQ Grill (charcoal).

**Miscellaneous:** Monitored Alarm System, Professionally Landscaped Front and Back Yard, Mexican Tile Downstairs, Upgraded Carpet Upstairs, Walk-in Closets, Central Air Conditioning, Laundry Room with Washer & Dryer, Iron & Ironing Board, Hair Dryer, Linens, Towels, Robes, Toiletries, and much more.



## Floor Plan:



## 2007-08 Rental Rates:

Season	Dates	Weekday	*Weekend	Weekly
Low	5/27-9/25	\$85.00	\$99.00	\$595.00
High	9/26-5/26	\$95.00	\$110.00	\$695.00
Holiday	Any	\$125.00	\$125.00	N/A

\*Weekend nights are Friday, Saturday & Sunday,  
8 people, maximum occupancy (including children & infants)  
Inquire for X-mas and New Year's Week rate.

## Cancellation Policy:

Days Prior to Arrival	Cancellation Fee
More than 30 Days	\$100.00
Between 29 & 15 Days	\$250.00
Less than 15 Days	100% Minus Deposit

\$250.00 Refundable Security Deposit (Minus Cleaning Fee)  
\$75.00 Cleaning Fee on all rentals (Deducted from Security Deposit)  
3-night minimum stays on weekend (2 Nights during midweek)  
No Hidden Fees, No Room Tax  
No Credit Card Transaction Fee  
Secure Online Payment System

For more information or to make a reservation please call us at:

702-595-1723

[www.lasvegasmexicanvilla.com](http://www.lasvegasmexicanvilla.com)

