

PICO ISLAND

VILLAS

117

Cais · Pico Island · Azores
2025 Edition

Essence

Located beside the natural lava pools of Cais do Pico and in the heart of São Roque do Pico, Pico Island Villas 117 is a two-bedroom private retreat designed for guests seeking refined comfort, Atlantic horizons and authentic island living.

Its contemporary architecture embraces light and openness, combining clean lines and warm interiors to frame privileged views towards São Jorge Island and the ocean beyond. Set within the village, the villa offers a peaceful atmosphere while remaining closely connected to local life.

One of the property's most defining moments unfolds at dawn, when the sunrise bathes the Atlantic and São Jorge in soft colours, a daily spectacle and true signature of the experience.

Every detail has been curated to create a calm, sensorial environment: early morning light filling the living spaces, the rhythm of the sea just steps away, and the fresh Atlantic breeze flowing through the house.

With immediate access to the natural pools and São Roque's amenities within walking distance, Pico Island Villas 117 offers an effortless blend of coastal living, comfort and Azorean authenticity, luminous, relaxed and quietly elegant.

Rooted in Nature

Ocean Living More than a private retreat, Pico Island Villas 117 invites guests to reconnect with the rhythm of the sea and the authentic pulse of Pico Island. Sustainability here is not a mere feature; it is a living commitment to the island's heritage, woven into every detail of the house and shared with every guest through a conscious and mindful stay.



Location & Access

Name: Pico Island Villas 117

Type: Exclusive Serviced Villa

Address: Rua do Cais 117

Zip code: 9940-355

City: São Roque do Pico

Region and Country: Pico Island, Azores, Portugal

Closest Airport: Pico Island Airport (PIX) - (14 Km / 8.7 miles/ Aprox. 20 minutes)

Telephone: (+351) 968 803 179

E-mail: exp@azoresx.com

Website: <https://www.picoislandvillas.az.pt/>

Ground Floor – Social & Private Areas

Open-plan living & dining room with expansive views towards São Jorge Island and direct access to the outdoor area.

Fully equipped kitchen with induction hob, oven, fridge-freezer, microwave, and coffee station.

Two double bedrooms designed for comfort, oriented to capture the sunrise and the Atlantic horizon, featuring built-in storage.

Shared modern bathroom with walk-in shower and premium local toiletries.

Private outdoor area featuring a dining set and direct proximity to the Cais do Pico natural pools.

High-speed Wi-Fi and air conditioning throughout the villa.



Guest Services at Pico Island Villas 117

Arrival & Support

Personalized welcome and check-in

24/7 Guest Line via phone or e-mail

Public parking on site

Housekeeping

Mid-stay housekeeping (included for stays longer than 7 nights, additional service available on request)

Weekly linen and towel change

Laundry service (on request)

Crib and extra bed setup (on request – crib free of charge, extra bed €50/night)

Comfort & Essentials

Welcome selection: bottled water, Azorean tea and coffee capsules

Amenities restocked as needed during the stay

Beach towels and snorkelling gear (on request – free of charge)

Wellness & Nature

In-villa massage treatments with certified professionals (on request)

Yoga and meditation sessions by the sea or in the villa (on request)

Exceptional sunrise views over the Atlantic and São Jorge Island

Direct access to the Cais do Pico natural lava pools

Exclusive Experiences

The following experiences are available exclusively upon reservation and curated for guests seeking rare moments, authentic immersion and refined simplicity. All services are subject to availability.

Secret Trails & Hidden Pico: Guided expeditions through unregistered paths, offering exclusive access to the island's best-kept secrets far from the reach of conventional tourism.

Private Chef at the villa: Atlantic-inspired tasting menu.

Wine tasting and guided tours through the island's volcanic heritage.

Premium whale & dolphin watching with marine biologist.

Guided ascent to Mount Pico (day or night).

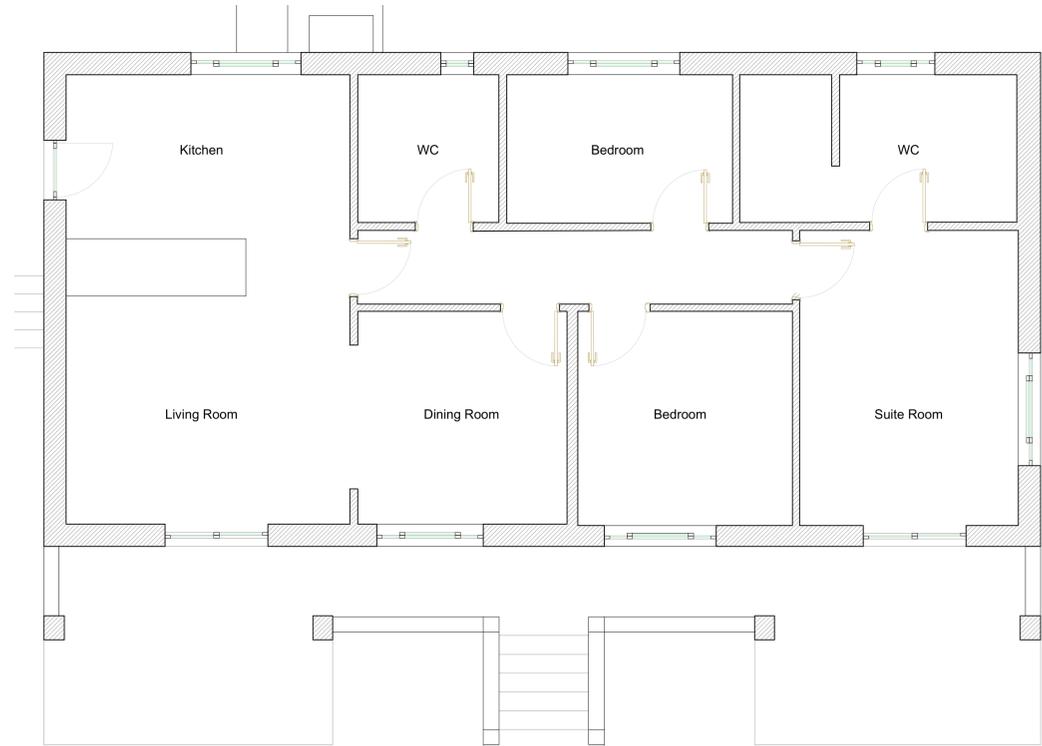
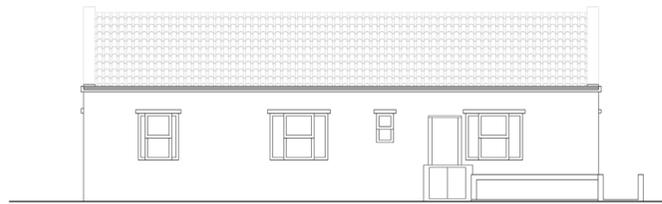
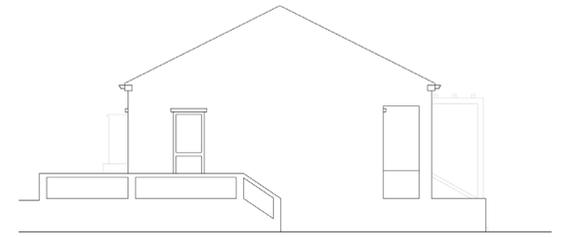
Jeep safari through volcanic lagoons and lava tunnels.

Full-day or half-day private island tours with local driver.

Private concert at the villa with local musicians (on request).









Pico

Adventure & Discovery

On land

- Secret Trails & Hidden Pico: Private expeditions through unregistered paths, offering exclusive access to the island's best-kept secrets.
- Summit trek up Mount Pico: The ultimate Atlantic challenge.
- Gruta das Torres lava-tube tour: Exploring the depths of the earth.
- Regional wine tasting: Discovering the unique volcanic terroir.
- "Lagoa do Capitão" lake hike: Iconic views and mountain serenity.
- Birdwatching: Observing endemic species in their natural habitat.

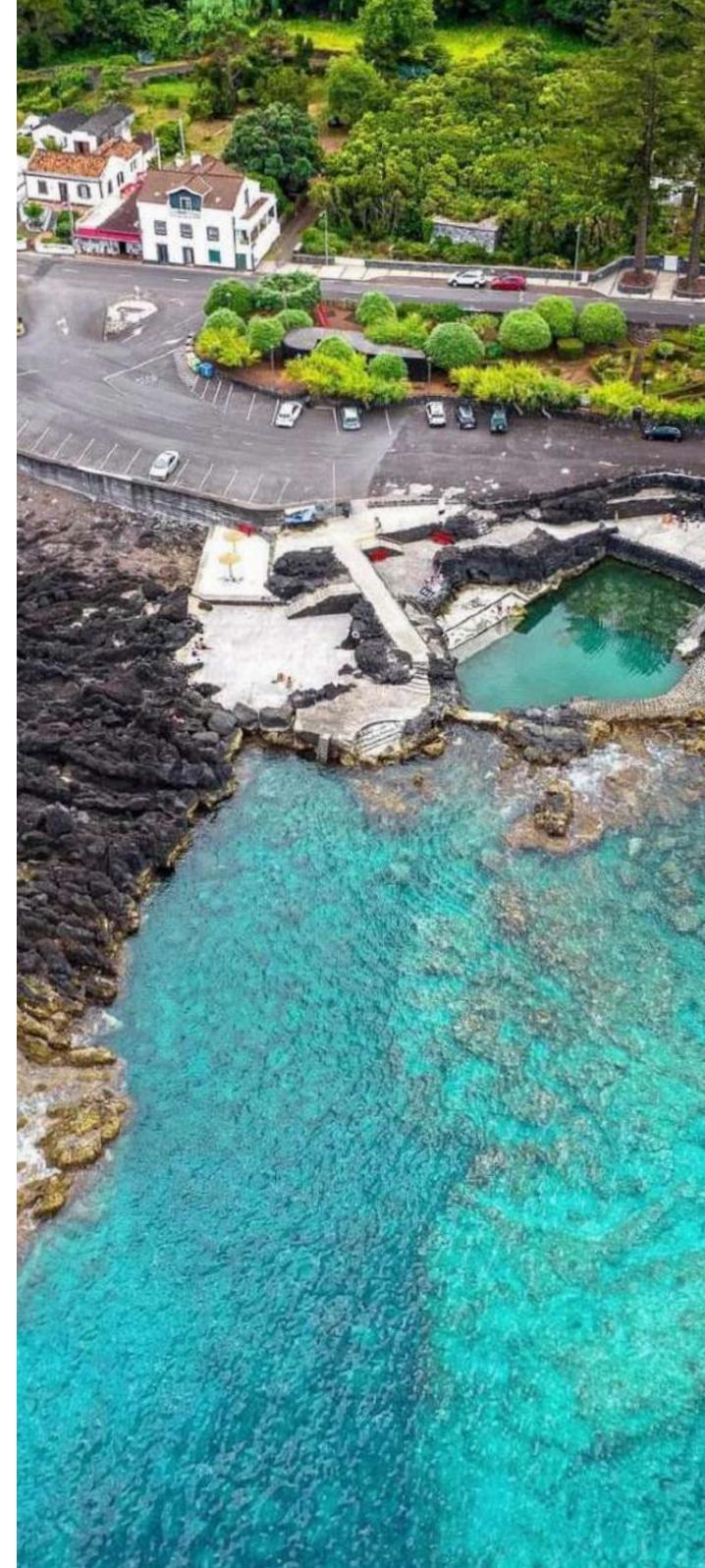
At sea

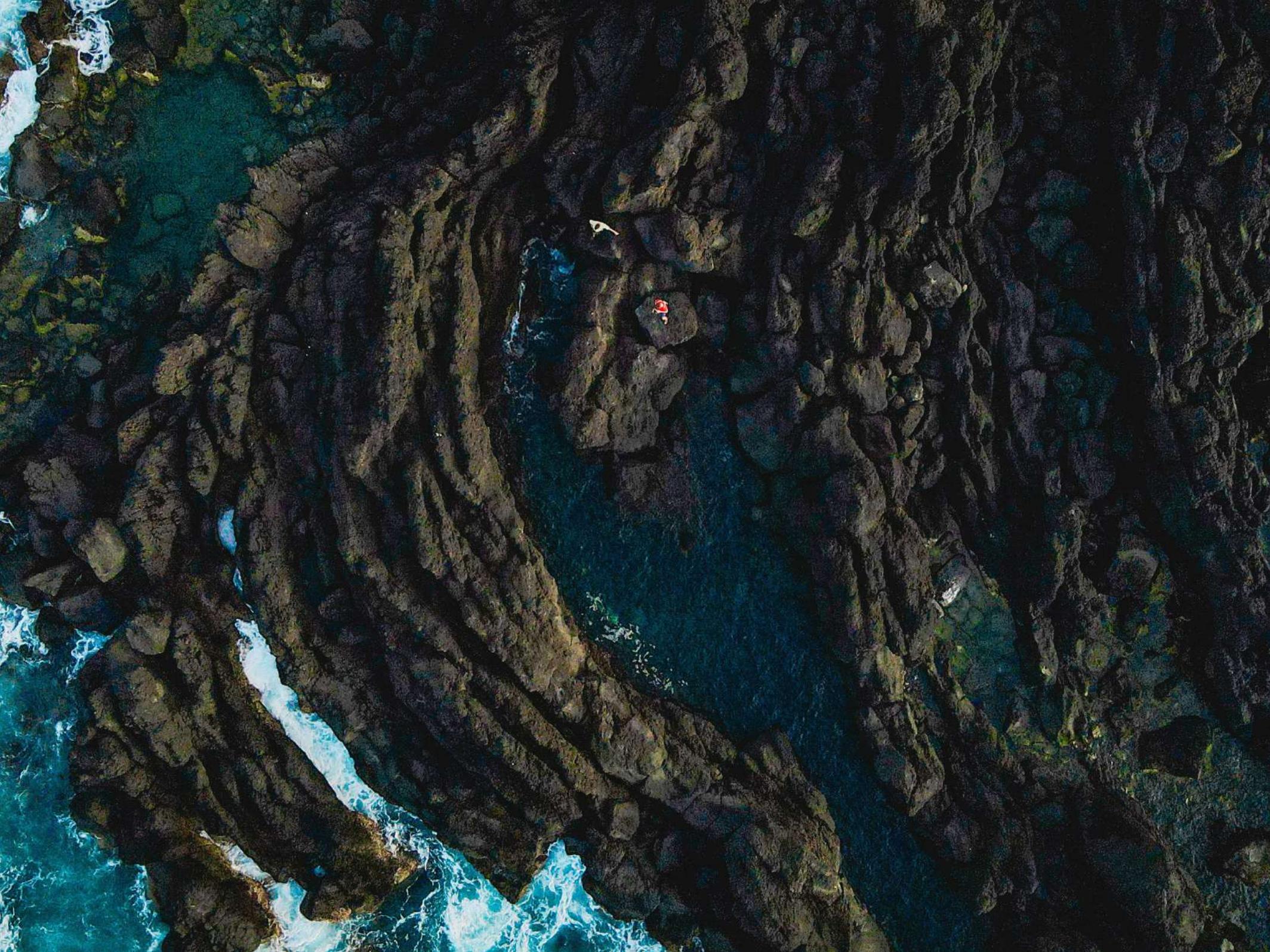
- Whale & dolphin watching: Meeting the giants of the ocean.
- Sea-kayaking: Paddling along the rugged volcanic coastline.
- Snorkelling and swimming: Direct access to the Cais do Pico natural lava pools.
- Scuba diving: Exploring submerged lava reefs and marine life.
- Stand-up paddle: Gliding over the Atlantic's crystal-clear waters.

At Your Doorstep:

A Coastal Walk Pico Island Villas 117 offers the luxury of discovery by foot. Within a short, scenic walk, guests can immerse themselves in the authentic rhythm of São Roque do Pico, where heritage and the Atlantic meet.

- Ocean Dips: Direct access to the Cais do Pico natural pools and the nearby Poças de São Roque, perfect for a morning swim in crystal-clear volcanic waters.
- Cultural Heritage: A visit to the Whaling Industry Museum offers a deep dive into the island's history, while the Convento de São Pedro de Alcântara stands as a serene testament to local architecture and faith.
- Coastal Wandering: The Avenida do Mar invites you for slow strolls along the shoreline, especially beautiful under the golden light of the afternoon.
- Local Flavours & Lifestyle: Explore a curated selection of restaurants, traditional local commerce, and markets where the island's freshest produce and authentic atmosphere are always within reach.





How to book your stay at Pico Island Villas 2

Once you choose your preferred dates, please contact us via email or phone. If the villa is available, we will proceed with a reservation and send you a form to complete and return, which will also include the selected payment method (Visa card or bank transfer – we do not accept cash).

To confirm your booking, payment must be made as follows:

A 50% deposit is required within 3 business days of confirmation.

The remaining amount is due before check-in or, if agreed, up to 30 days after check-in.

A confirmation letter will be sent once the deposit is received.

Payment methods

We accept Visa credit or debit cards and bank transfers.

Cash is not accepted at the property.

Cancellation policy (by the customer)

Cancellation more than 60 days before check-in:
No penalty

Cancellation between 60 and 30 days before check-in: 30% fee

Cancellation 30 days or less before check-in: 50% fee

No-show: 100% of total stay charged

In light of ongoing global uncertainty, especially related to travel restrictions, we remain flexible and assess each cancellation request individually.

Change or cancellation by the property

If changes need to be made to a confirmed reservation, we will inform you as soon as possible. If, due to force majeure, we cannot guarantee your stay, we reserve the right to offer an equivalent alternative. If you do not accept the change, we will cancel with a full refund. No additional compensation will be granted.

Personalised services & changes

To cancel or change any personalised services (e.g. experiences), please notify us at least 15 days before arrival. Lack of notice may result in service fees.

Security deposit

A €2,000 security deposit is required to cover any damages or loss. It will be refunded after check-out, once the property has been verified and no issues are found.

Stay details

Minimum stay: 3 nights

Check-in: From 15:00 to 18:00 (please inform us of your estimated arrival time)

Check-out: Until 12:00

Children & occupancy

All children are welcome

0–3 years: Baby cot available free of charge (on request and subject to availability)

No extra beds available

No age restrictions for check-in



Terms & Conditions – Legal Notice

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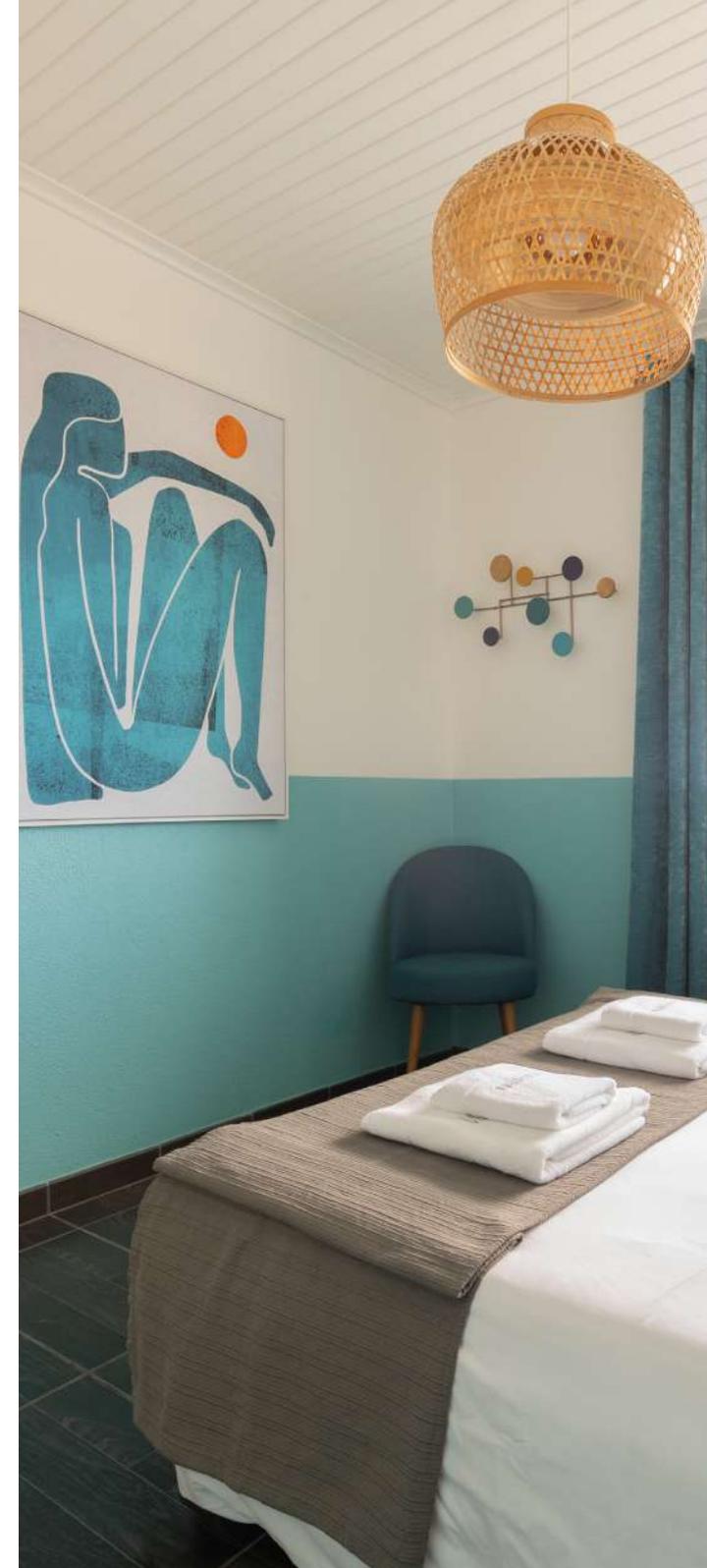
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Any dispute shall be resolved in the competent courts of Portugal.

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