

# Villa Visa

**Region:** Rogoznica **Sleeps:** 8

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## Overview

Boasting an abundance of contemporary charm, Villa Visa is a modern Mediterranean villa with three bedrooms and a heated infinity pool in the charming fishing village of Ražanj. Only ten kilometres from Rogoznica, Ražanj provides visitors with an idyllic holiday setting, surrounded by fragrant pine forests, secluded beaches and the warm, crystalline waters of the Adriatic Sea. Villa Visa is only one hundred metres away from the shores of a quiet pebble beach. It offers guests spectacular views of the sparkling ocean, making this the perfect place for a relaxing and rejuvenating retreat in the Croatian sunshine.

Begin each day with a refreshing dip in the villa's private infinity pool before sipping a freshly brewed cup of coffee on the sun-drenched terrace, with bright blue skies overhead and dreamlike ocean vistas to enjoy. Surrounded by comfortable sun loungers and parasols, you could easily spend the rest of the day unwinding by the pool. However, if a refreshing ocean swim takes your fancy, go to the nearby beach for the afternoon. Later on, gather everyone for a delicious barbecue at Villa Visa's covered dining area, prepared at the charming summer kitchen featuring a traditional Dalmatian grill. The outdoor lounge is ideal for relaxing with a glass of local wine while marvelling at the picture-perfect sunset views.

An abundance of natural light flows into the villa's open-plan living space on the ground floor. An inviting lounge area has a sumptuous corner sofa, a flat-screen TV, and a fully equipped kitchen with an island. Everyone can come together to enjoy a homecooked feast and discuss the day's adventures in the villa's charming dining area, while the ground floor also features a modern family bathroom.

Villa Visa's first floor upstairs features three stylish double bedrooms with queen-size beds and understated décor.



Each bedroom offers a flat-screen TV, a spacious en-suite bathroom with a walk-in shower, and a private balcony facing the turquoise sea, where guests can enjoy a leisurely breakfast in the sunshine or a romantic glass of wine once the stars begin to appear. The bedrooms are fully air-conditioned, ensuring your nights are as restful as your relaxing days.

## Facilities

Wi-Fi/Internet • Air-Con • Beach Nearby • Villa • Walk to Beach • Private Pool • Watersports • Cots (Cribs) • Walk to Village • Instagrammable • Modern • Heated Pool • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Satellite TV • TV • High Chair(s) • Parking Space • Seaview • Sailing • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Boat Trips

# Interior & Grounds

## The Villa

Villa Visa has 3 bedrooms, an infinity pool and incredible views of the Croatian coastline.

### *Interior*

- Open plan living
- Fully equipped kitchen with an island
- Dining area
- Living area with a sofa and TV
- Cloakroom
- Bedroom 1 - Double bed, en-suite bathroom with shower, balcony with sea views
- Bedroom 2 - Double bed, en-suite bathroom with shower, balcony with sea views
- Bedroom 3 - Double bed, en-suite bathroom with shower, balcony with sea views

### *Exterior*

- Outdoor terrace
- Heated infinity pool
- Sunbeds
- Parasols
- Outdoor dining area
- Seating area

### *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- SAT TV
- DVD player
- Fireplace
- Coffee machine
- Dishwasher
- Washing machine
- Dryer
- Hairdryer
- Barbecue/grill
- Private parking
- Cot
- Highchair





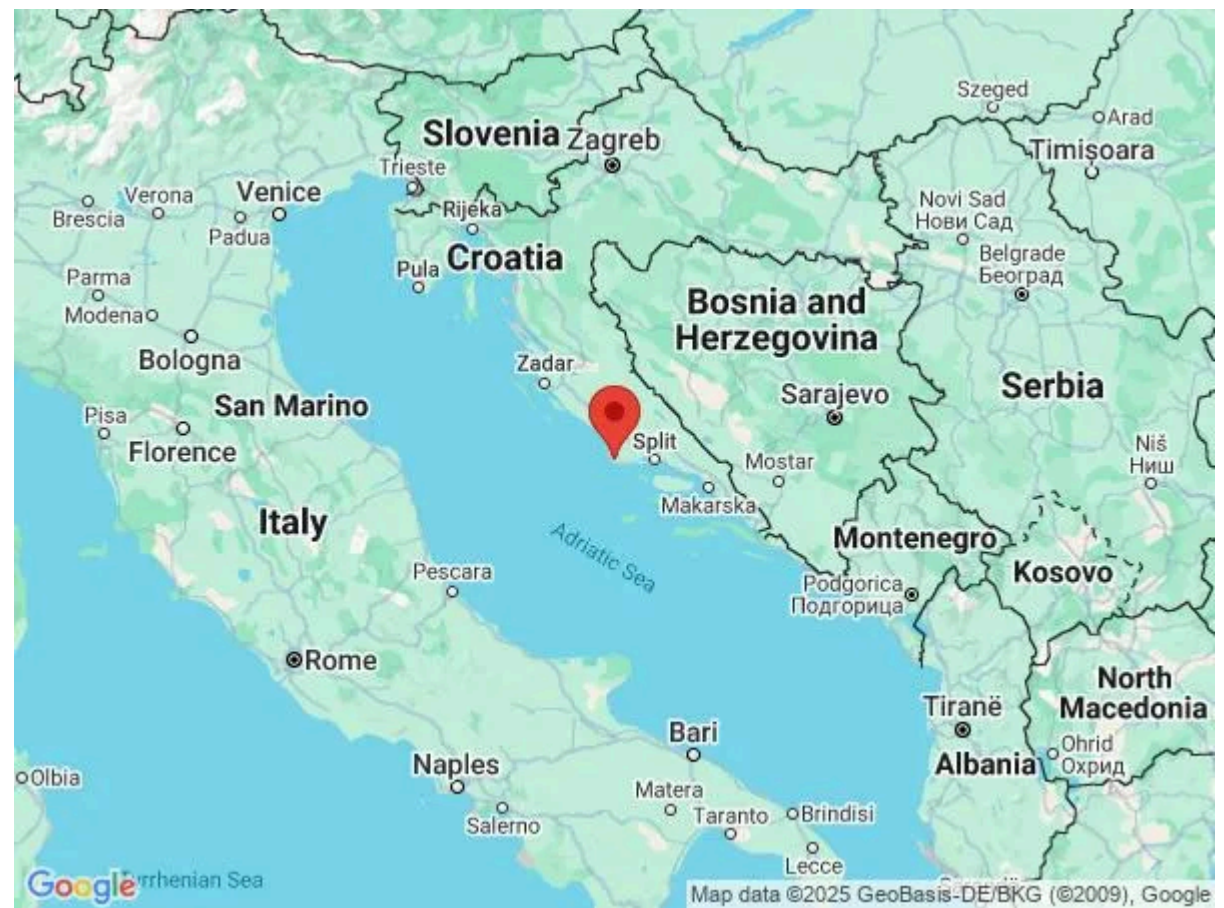
## Location & Local Information

Located between Rogoznica and Primošten, Ražanj is a small fishing village surrounded by the spectacular natural beauty of the Dalmatian coastline. The village is home to a regular local market where visitors will find fresh local produce, a selection of traditional restaurants, and a treasure trove of well-maintained beaches. The scenic pebble beach and clear, shallow waters of Cape Varoš make it the ideal choice for families, while the panoramic views of the Adriatic Sea from the historic fortress on Movar Hill will enchant hiking and biking enthusiasts.

Only ten kilometres from Villa Visa, the town of Rogoznica is famous for its serene bay and laidback Mediterranean charm. Rogoznica locals are understandably proud of their stunning beaches, which stretch along fifty kilometres of dazzling turquoise waters. The vibrant centre of the town is located on a peninsula that was once an island. Today, it is connected to the mainland by an artificial isthmus but retains its unique island feel. Surrounded by forests and dotted with traditional stone houses, the town is also well known for its picturesque port and the impressive harbour at Marina Frapa.

History enthusiasts will enjoy learning more about the cultural heritage of Rogoznica at the Church of the Assumption, while visitors to the Chapel of the Blessed Virgin Mary can admire sweeping ocean views under the shade of fragrant pine trees. Rogoznica is also home to various musical and cultural events during the summer, with restaurants serving traditional Dalmatian dishes made from fresh fish and crab, fabulous Croatian wines, locally produced olive oil, homemade cheeses and prosciutto.

Rogoznica offers visitors a seemingly endless array of gorgeous beaches to discover, with water sports such as sea kayaking and snorkelling and exciting boat tours along the coastline. Only a fifteen-minute drive from Ražanj, Šepurina Beach is shaded by pine trees and provides many family-friendly activities, including pedal boating and a floating aquapark. Meanwhile, Miline Beach is located near the centre of Rogoznica and offers crystalline waters,



a beach bar and excellent seafood restaurants nearby.

An incredible sight locals and visitors love is Rogoznica's impressive saltwater lake, aptly known as Dragon's Eye. Located on the Gradina Peninsula, this oval-shaped lake is the site of a fascinating local legend, surrounded by rugged cliffs and offering visitors a magical swimming spot. For a unique day trip to discover more of Croatia's stunning natural beauty, Krka National Park is roughly an hour's drive away from Ražanj. The park features fantastic walking and cycling trails leading to majestic gorges and seven cascading waterfalls.

The narrow, labyrinthine streets of the old town of Trogir are approximately thirty minutes away from Ražanj by car. This enchanting medieval town is a UNESCO World Heritage Site near the lively city of Split. Enjoy a leisurely lunch in an atmospheric square or visit the Trogir Fruit Market by the old town bridge, where you will find fresh fruit and vegetables and excellent local produce such as honey and olive oil. A trip to Split will satisfy city lovers' cravings for the hustle and bustle, with plenty of ancient sites to explore, including the spectacular ruins of the Roman emperor Diocletian's palace.

Local Amenities

Nearest Airport	Split Airport (31.4km)
Nearest Ferry Port	Ferry Port Soline Trogir (24.9km)
Nearest Town	Razan (1.4km)
Nearest Beach	Beach Mezaroca (270m)
Nearest Supermarket	Studenac Market (1.4km)

## What we love

- We still dream about sipping a glass of excellent Croatian wine on Villa Visa's peaceful terrace at sunset, with magical views of the Adriatic Sea.
- We loved the villa's idyllic seafront location, where the hardest part of each morning was deciding between a refreshing dip in the infinity pool or a relaxing swim in the crystal-clear waters of the ocean.
- We highly recommend a day trip to Krka National Park, where we hiked in the sunshine to witness the beauty of the cascading waterfalls.
- The medieval streets of the old town of Trogir, a UNESCO World Heritage Site, are only a thirty-minute drive away from Villa Visa.

## What you should know...

- Villa Visa is located in Ražanj, only ten kilometres away from Rogoznica.
- The villa features three bedrooms and a sofa bed in the main living space, accommodating up to eight guests in total.
- We recommend that young children remain supervised whilst playing near the swimming pool.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price. Changed every 7 days.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 2 nights from 1st January - 26th May 3 nights from 27th May - 9th June 4 nights from 10th June - 23rd June 5 nights from 24th June - 14th July 7 nights from 15th July - 26th August 3 nights from 27th August - 31st December
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Included in the rental price.
- **Internet access?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- **Pool towels included?:** Yes.