

# Villa Ilex

Region: Split    Sleeps: 12

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## Overview

A light and spacious villa with a range of features for all the family, Villa Ilex is just a 20-minute drive from the magnificent Croatian city of Split. This super-modern, 6-bedroom property offers an array of outdoor spaces with beautiful mountain views, including a large terrace with a 10m x 5m swimming pool.

The spacious sun deck makes this the perfect villa for enjoying the reliable climate of the Dalmatian region. Ten loungers and a pair of parasols line up next to the pool, just a few steps down from a covered dining area with a high-quality barbecue. There's no better place for entertaining friends, while the children entertain themselves with a great play area including a slide and trampoline. The lengthy swimming pool is complemented by an outdoor shower – a handy place to cool down whenever you feel the need.

The house itself offers two living areas with comfy seating, large flatscreen TVs and a dining space with chunky wooden table and seating for eight among the features. Natural light floods in, with large glass doors and windows ensuring the countryside views are ever-present. A sleek kitchen area with breakfast bar, coffee maker, dishwasher and much more is a pleasure to use and to hang out in – and you have a second one of those too.

An impressive six bedrooms, with either a double, king or super-king bed, are complemented by six stylish bathrooms. Additional sofa-beds in two of the bedrooms bring the total capacity of the house to 14. Yet more is to come, with a basement fun zone offering a pool table, PlayStation, darts, TV and table football – there's also some fitness equipment and a great play area for young children. With beautifully furnished terraces on the upper levels, there will always be a spot to enjoy some



time away from the group and enjoy the superb setting of Villa Ilex.

With local amenities within 1-2km, the villa is just a 20-minute drive from Split, a vibrant city that has it all – including the chance to go island-hopping or venture into the wonderful Marjan Forest.

## Facilities

Wi-Fi/Internet • Rural Location • Indoor Games • Gym/Fitness Room • Air-Con • Games Room • Golf Nearby • Modern • Private Pool • Ideal for Kids • Ideal for Teens • <1hr to Airport • Ground Floor Bed & Bath • Satellite TV • Table Football • Pool/Snooker • Heating • High Chair(s)

# Interior & Grounds

## The Villa

Villa Ilex is a luxury accommodation situated on 3000 sqm fully fenced property offering a private swimming pool. There are 6 bedrooms and 6 bathrooms, and it can accommodate up to 12 people

### Lower Ground Floor

- Bathroom with walk-in shower
- Games area with pool table, PS4 & table football
- Fintness area

### Ground Floor

- Bedroom with king-size bed & en-suite bathroom with walk-in shower
- Bedroom with king-size bed convertible into to single beds & sofa bed
- Bedroom with double bed
- Bathroom with bathtub
- Bathroom with walk-in shower
- Fully equipped kitchen
- Dining & living area
- Access to the patio & pool area

### First Floor

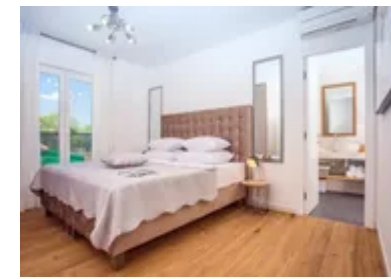
- Bedroom with king-size bed convertible into to single beds & sofa bed
- Bedroom with queen-size bed
- Bedroom with double bed
- Bathroom with bathtub
- Bathroom with walk-in shower
- Fully equipped kitchen
- Dining & living area

### Exterior Grounds

- Private swimming pool (10x5m)
- Sun deck area
- 10 sun loungers & various parasols
- Outdoor shower
- Covered terrace
- Outdoor dining area for 12 people
- Large patio & garden area
- Portable barbecue
- Playground area
- Private parking
- Basketball court

### Additional Facilites

- Wi-Fi connection
- Air conditioning
- First-aid kit
- Smoke detector
- Fire extinguisher
- Carbon-monoxide detector
- Heating
- Washing machine
- Safe
- Iron & board



- Hair dryer
- Basic soaps
- Dishwasher
- Coffee maker
- Toaster
- Kettle
- Child's highchair
- Satellite / Cable TV
- DVD player
- Games for kids

*HR-AB-21-17010502227 Mirjana Mrčela*



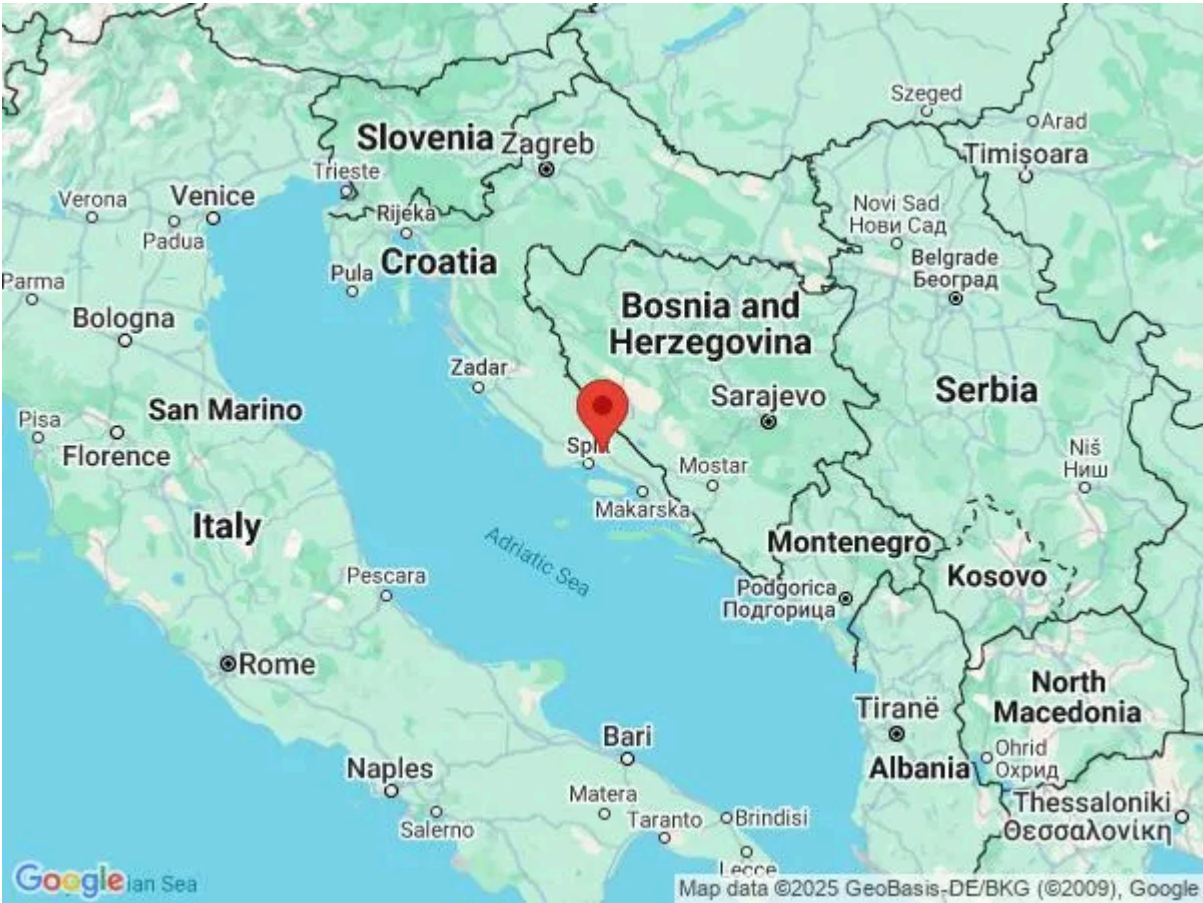
# Location & Local Information

Split rivals many capitals when it comes to historic and cultural must-sees. With Diocletian's Palace, Saint Domnius' Cathedral, and a wealth of beautiful squares and buildings, its attractions can more than hold their own. Add in the glamour of the Riva waterfront and the breathtaking beauty of the Marjan Hills, and you've got a winning combination.

Perched on the Adriatic, Split boasts beautiful sunsets, exciting cuisine, great art and tons of history. The Split Gallery of Fine Arts, Archaeological Museum and the Mestrovic Gallery, showcasing the work of the country's greatest sculptor, are among its cultural big-hitters, while various other museums add fun and interactivity – the Museum of the Senses certainly delivers on its promise.

With fragrant pine forests and botanical gardens, the expansive spaces of Marjan Forest Park are another great reason to visit, forming the 'green lung' of the city, while tours to the waterfalls of Krka are also justly popular. The Roman ruins of Diocletian's Palace are perhaps Split's best-known attraction, with guided walking tours of this and various other Split landmarks a great way to immerse yourself in its history. Look out too for Republic Square, site of regular cultural events, and Split's main beach, Bacvice, where the famous local ball game, Picigin, is a popular pursuit (it takes place in the sea).

Within a 30-minute drive of Split are more pretty coastal stops, like Stobreč, Jesenice and Podstrana. Look out for the wooden ships at Jesenice, which can take you on a pleasurable journey, perhaps towards nearby Omiš or the island of Brač. If you make it to Omiš, just a little further, you'll be in the adrenaline sports capital of the area, with a spectacular zip-wire across the River Cetina providing just one of the town's unforgettable adventures.



## Local Amenities

Nearest Airport	Split Airport (30km)
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Nearest Ferry Port	Split Ferry Port (20km)
Nearest Village	Dugopolje (2km)
Nearest Town/City	Split (21km)
Nearest Restaurant	Kambo Restaurant (400m)
Nearest Supermarket	Tommy Centralno (350m)
Nearest Beach	Podstrana Beach (21km)
Nearest Golf	Stobree Golf Course (20km)
Nearest Tennis	Kamp Stobrec Tennis (20km)

## What we love

- This villa has some expansive outdoor space to enjoy, in peaceful surroundings – the mountain views add even more charm.
- With its multiple covered terraces, you can easily get some shade and enjoy dining in the fresh air.
- Two living areas, plus a great basement chill-out zone, give everyone a choice of where to hang out.
- The location north of Split puts many other impressive destinations within easy reach – try Omiš or the beautiful city of Šibenik for a day out.

## What you should know...

- No parties or events are permitted at Villa Ilex.
- Smoking is not permitted at the villa.
- You need to be aged 25+ to rent this property.

# Terms & Conditions

- **Security deposit:** €400 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4 pm
- **Departure time:** 10 am
- **Energy costs included?:** Yes, included in rental price.
- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price
- **Pets welcome?:** Not allowed.
- **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:** 4 nights
- **Heating costs included?:** Yes, included in rental price.
- **Tax:** Included in the rental price
- **Internet access?:** Wi-Fi internet access included in rental price.