

# Villa Lelia

**Region:** Zadar **Sleeps:** 18

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## Overview

If you are a group of friends or a large, multi-generational family looking for a fantastic, spacious villa with character, charm and close proximity to a beach, then the outstanding Villa Lelia is a very good bet. This stunning villa is located on the wonderful Island of Pasman in the Zadar archipelago, separated from the Croatian mainland and the towns of Zadar and Biograd by the Pasman Channel. Villa Lelia can sleep a whopping 18 guests in 9 incredible, dreamy bedroom suites. Villa Lelia, originally built in 1812 and oozing characterful appeal, is made up of a main house and several outbuildings housing many of the idyllic bedroom suites. The buildings surround a wonderful swimming pool and various terraces. To the front of the property is a gorgeous, beautifully planted garden.

The villa is situated in the village of Tkon on Pasman. It can be reached by ferry from Biograd in just 15 minutes. Once you have arrived, you can walk to restaurants, cafes, supermarkets and stunning beaches. The nearest beach is directly in front the villa, very hard to beat.

Villa Lelia features beautiful exposed stone walls and vast brilliant white walls which look like a gallery. Certainly the huge pieces of contemporary art look perfect in their settings. Within the main house, you will find the chef's dream of a kitchen with its sleek, shiny cupboards and excellent appliances. This is also the interior dining area with two tables and chairs for such a large group. The exposed stone walls blend perfectly with the furniture and kitchen cabinetry. The games room is another delight with a professional billiard table and table football.

All nine bedrooms are palatial gems, all very individual and uniquely decorated. They are extravagant, opulent and incredibly spacious. Most feature exposed stone walls,



huge contemporary artworks and enormous beds in the centre of the room. Each has a lavish bathroom, some of which are tucked away but others are central and very much part of the room. You will find bedroom suites with sumptuous seating arrangements, some with terrace access and most with gorgeous, panoramic views towards the small harbour and beach. You will find chandeliers, velvet day beds, vaulted ceilings and probably some of the biggest beds you have ever seen! It is very hard to choose which is the best bedroom as they are all so individual. Maybe you will choose the one with the freestanding bath in the room, maybe you will be stunned by a particular painting, or maybe an enormous walk-in shower will do it! No one could possibly be disappointed! You will all enjoy the sleep of kings in exquisite linens.

Behind the main house is the pool and a jacuzzi, perfect for relaxing and enjoying the fabulous scenes in front of you. Guests can enjoy alfresco dining with a choice of magical spots. Perhaps the one within the garden at the front of the villa with the sea view or perhaps the upper terrace looking down on the pool. You may even want to hire a private chef for several of your meals. This beautifully renovated villa is top notch, you will not regret it!

## Facilities

Special Offer • Games Room • Air-Con • Has Discount • Wi-Fi/Internet • Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Hairdryer • All Bedrooms En-Suite • Satellite TV • Pool/Snooker • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Leila is a unique property with nine bedrooms and is located in Tkon on the island of Pasman. It consists of the main building and ancillary buildings; the pool and the covered terrace are in the middle.

### *Main House*

- Large fully equipped kitchen with two dining tables & breakfast bar
- Five double bedrooms with en-suite bathroom and small living area
- Games room with billiard table and table football

### *Small separate house*

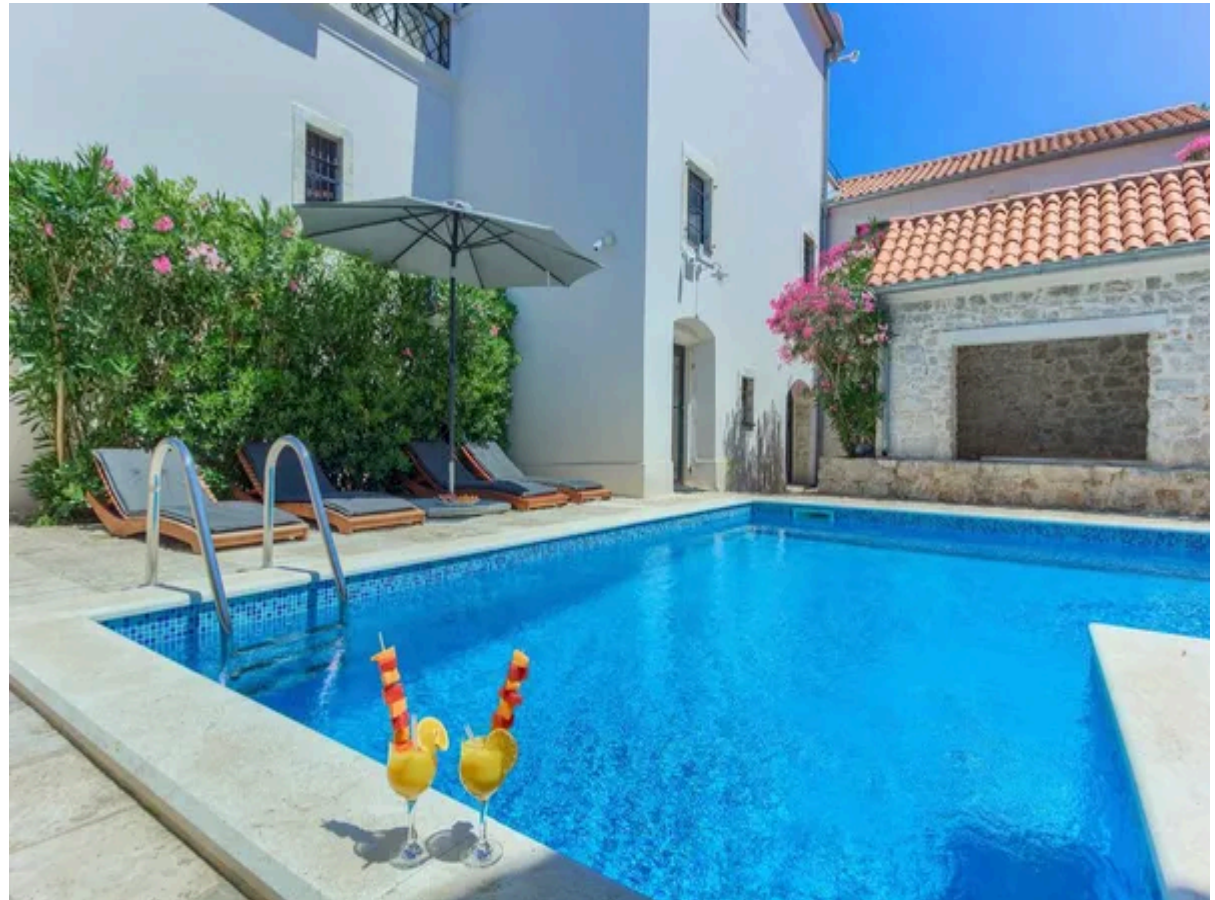
- Two double bedrooms with en-suite bathroom and small living area

### *Second small house*

- Two double bedrooms with en-suite bathroom and small living area

### *Exterior Grounds*

- Private swimming pool
- Covered Jacuzzi
- Terrace with sunloungers and parasols
- Outdoor dining area
- Barbecue
- Fenced garden



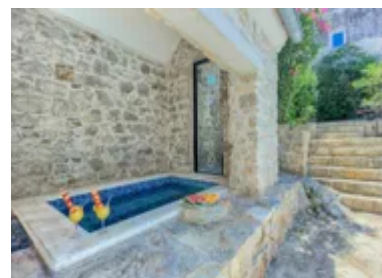
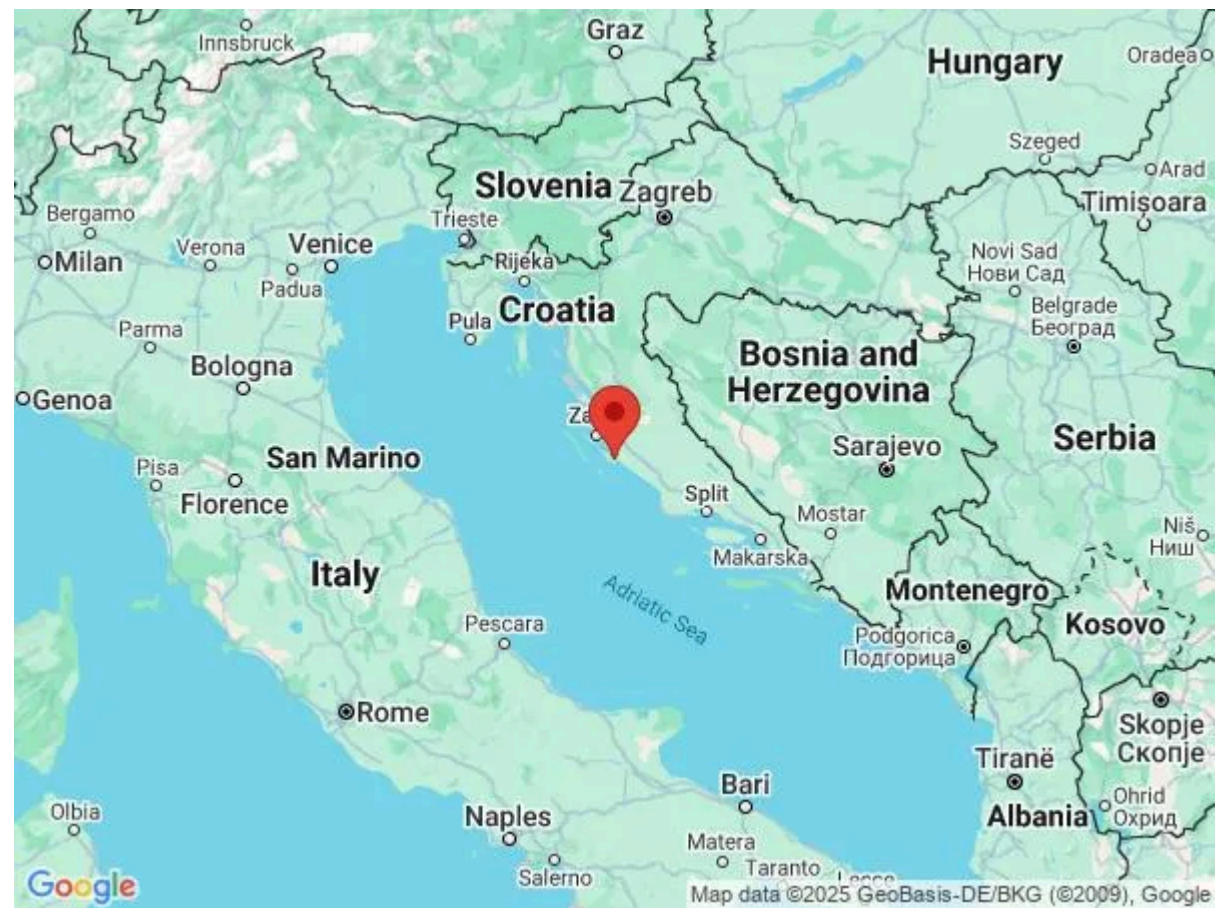


## Location & Local Information

The Island of Pasman is part of the Zadar archipelago, situated off the mainland between Zadar and Sibenik. Pasman is known as the island with the largest green surface in Croatia. The rapid Pasman stream changes course every six hours and makes the sea one of the clearest in the Adriatic. There are remains of Roman architecture, stone inscriptions and coins confirming that the island was inhabited during the Roman rule in Dalmatia. Visitors can explore the primitive fortifications at elevated sites in the Illyric town Gradine. Above Tkon, on the beautiful hill of Cokovac, is the Benedictine monastery of St Cosmos and Damien which dates back to 1125. In Kraj you will find a Franciscan monastery built in 1390. There are numerous sandy bays around the coastline of the island including seven between Tkon and Ugrinic. The most famous beach is Matlovac in Zdrelac and Tratica in Kraj is also very popular with families. The gastronomy of Pasman is centred around fish, locally grown vegetables, Dalmatian herbs and Dalmatian olive oil. Some specialities include prosciutto dried on the bura north wind, salted cheese from the Island of Pag and lamb. There are not any nightclubs on the island but there are some buzzy beach bars. If you want a nightclub then you should head for Zadar.

From Pasman, you can enjoy many day trips. You can visit the neighbouring Island of Ugljan via a bridge, one of the national parks including the Kornati National Park, the Krka waterfalls and Paklenica National Park or one of the towns along the coast. It is quick to get to Zadar, Sibenik, Trogir or Split. You may want a days hiking in the Velebit mountain range or a rafting trip on the Zrmanja River. The Nature Park Telascica and the Lake Vrana are both beautiful.

The dramatic, wild mountain range of Velebit is sensational with two national parks, the Northern Velebit National Park and the Paklenica National Park, a biosphere reserve, forests, deep canyons, caves, paths, cycle routes, botanical gardens and exciting wildlife including Balkan chamois, red deer, brown bears, wolf and lynx. In the



foothills of Velebit, the Modric cave is an absolute gem. Velebit's Church of Sv Juraj (St. George) in the heart of the town is a fantastic example of ancient Croatian architecture. Velebit is the largest, though not the highest, mountain range in Croatia, forming part of the Dinaric Alps. The popular spots are the peak of Vucjak above Zavizan, the botanical gardens and the caves.

The richly historic town of Zadar offers many attractions. Zadar's renowned sunsets are spectacular and to celebrate them, a 'Monument to the Sun' was built on the edge of the waterfront. It is an all day 22 metre disc which soaks up the solar rays ready to dazzle visitors with coloured light patterns as night falls. The Sea Organ is an art installation formed by cleverly cutting steps into the promenade with underwater pipes making musical sounds.

The breathtaking Kornati Archipelago National Park boasts reefs, headlands, islands and bays. You can take boat trips to explore the national park with plenty of opportunity to swim and snorkel. The famous Krka National Park boasts its stunning Skradinski Buk and Roski Slap waterfalls. Extending along the 73km Krka River, the park runs from the Adriatic near Sibenik inland to the mountains of the Croatian interior. It is a magical place of gorges and waterfalls, with the river gushing through. Visitors take a boat ride to explore the park. Make sure you take your swimming costumes as you can swim below the waterfalls. Visitors also pass by the magnificent Visovac monastery, located on an island in a magical setting while on the boat ride.

Sibenik is the city of fortresses with two UNESCO heritage sites, Game of Thrones locations, beautiful beaches, an excellent dining scene and a gorgeous old town. Sibenik was first mentioned in 1066 though most of it was built during the Venetian rule between 1412 and 1797. St James Cathedral is a beautiful masterpiece of Venetian art built in the 15th century. The town's fortresses include St John's Fortress, Fortress Barone, St Michael's, the oldest and most famous and the scene of many summer performances and festivals and St Nicholas. St Nicholas, another Game of Thrones location, is reached via an

official boat tour from Riva which includes a boat ride through St Anthony's channel.

Local Amenities

Nearest Airport	Zadar Airport (via ferry) (30.2 km)
Nearest Ferry Port	Tkon (350 m)
Nearest Town	Tkon (120 m)
Nearest Village	Ugrinici (2 km)
Nearest Beach	Plaža Vruljice (350 m)
Nearest Restaurant	Restaurant Sovinje (350 m)
Nearest Supermarket	Studenac Market (300 m)

## What we love

- Villa Lelia is enormous with 9 stunning bedroom suites, sleeping 18 guests in total luxury
- The Island of Pasman is gorgeous, very green with a wonderful selection of sandy bays, not to mention fabulous restaurants and many historic buildings
- You can be on or off the island in 15 minutes so it is very easy to visit coastal towns and the fabulous Croatian national parks

## What you should know...

- Villa Lelia consists of a main house with two further buildings which house many of the bedroom suites
- Each bedroom enjoys a lavish and beautiful ensuite bathroom as well as beautiful artwork and stunning, feature walls
- You will enjoy some delicious gastronomy and local delicacies when staying on the Island of Pasman
- Please let our Concierge Team know if you would like the services of a private chef or anything else

# Terms & Conditions

- **Security deposit:** €1000 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 rental price
- **Linen & towels included?:** Yes, included in rental price
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet per stay will apply (paid locally).
- **Changeover day:** Saturday. All other changeover days on request.
- **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:** 7 nights. All other durations on request.
- **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.