

# Villa Tijana

Region: Zadar    Sleeps: 8

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## Overview

Villa Tijana offers all you need to keep you relaxed and provide a base for you to have a fun-filled holiday in Croatia. Charming and cosy, this three-bedroom home allows space for up to eight guests and sits in proximity to the coast and loads to do and see!

Bright and warm, the villa exudes a getaway vibe from its inviting exterior. Indoors, the villa has been decked out with modern, fancy décor and furnishings, yet manages to remain homely, while outside, an extensive patio allows opportunities to enjoy the temperate Croatian climate!

Relax in the comfort of the living and dining area when you are in the villa, an open-plan area that will see you and the travelling party able to enjoy one another's company! Here, a sofa will allow everyone to snuggle up together and watch movies and shows on the television. The chef of the group can pop over to the fully-equipped kitchen and whip up a fabulous feast! Serve delicious meals on the sleek dining table! The sofa, smoothly converts to a double bed, allowing an extra two guests a place to rest.

Speaking of rest, find your recovery across three bedrooms in Villa Tijana. Two rooms host gorgeous french double beds and satellite television while the remaining room features a bunk bed. The villa sits across one floor, so guests can easily access two clean-lined bathrooms and refresh after or before days of adventure!

Outdoors, guests have an expansive patio, where you can kick-back just as much as you can indoors! The villa presents an alfresco dining table to enjoy delicious meals outdoors, with meals from the kitchen or grilled delights from the barbecue. Take to sun loungers to laze in glorious rays and when you get too hot, jump into the outdoor pool,



angled to provide a shallow end for taking a dip and a deep end for splashing and swimming!

## Facilities

Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Walk to Beach • Villa  
• Beach Nearby • Private Pool • Walk to Village • Great Value • <1hr to  
Airport • Satellite TV • Ceiling Fans • Outstanding Landscapes • Outdoor  
Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Tijana offers modern interiors and private swimming pool within walking distance of the beach. There are 3 bedrooms and 2 bathrooms, accommodating up to 8 guests.

### *Ground Floor*

- Fully equipped open kitchen
- Open-plan living and dining area with double sofa bed
- Bedroom with double bed
- Bedroom with double bed
- Bedroom with bunk bed
- Shower room
- Shower room

### *Exterior Grounds*

- Private swimming pool (8m x 3m; depth 1.4m)
- Outdoor shower
- Terrace
- Barbecue
- Outdoor seating

### **Additional Facilities**

- Air conditioning
- Wi-Fi
- Television
- Washing machine
- Parking





## Location & Local Information

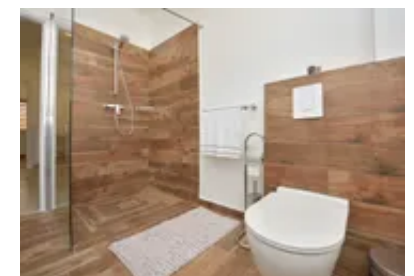
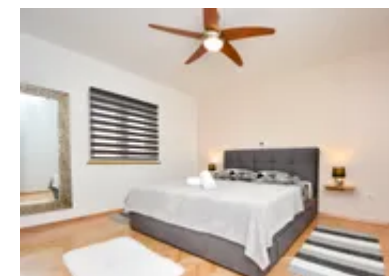
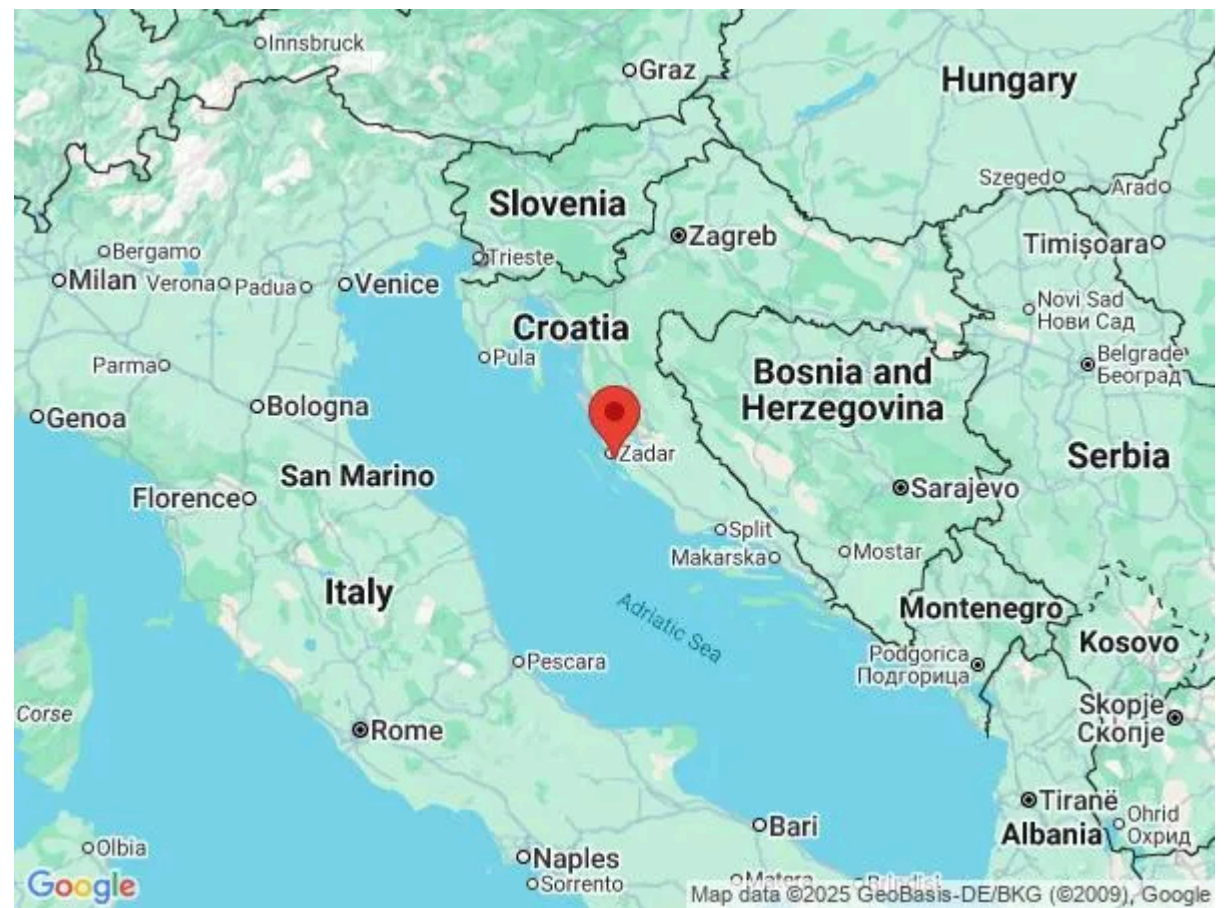
Croatia has something in store for every type of traveller. Whether you seek sands and bays, experiences with nature, quaint towns and vibrant cities, there's more than enough to keep you occupied and satisfied all holiday long! Coupled with a delightful climate and some of the most affordable prices across the continent, enjoy the hidden wonders of the eastern side of the Mediterranean!

Set on the western Dalmatian Coast of Croatia, Villa Tijana sits outside the popular town of Zadar, offering guests the coast and sea, in walking distance. The entire region of Zadar offers a refreshing break from the tourist-filled centres of more well-known spots and cities, yet offers just as much magic as its counterparts. Enjoy exquisite and traditional cuisines, coasts within quick proximity and numerous ways to explore the remarkable surroundings you are blessed with!

You can dine at a restaurant, just 2 kilometres from the villa, for an authentic taste of native specialities. Within a short walk, you can head to the sea and coast, for a day of fun on the beach! Predominantly sandy, Bibinje Beach is a wonderful seaside to enjoy a day lazing on hired sun-loungers on the beach. Take dips in the vast Adriatic Sea, more blue and sparkling than you could imagine. Beaches line the shores up past Zadar so you can spend a day in the city and also enjoy a day of fun on the shores!

Take in a slice of the past at the wonderful city of Zadar, which also brings you modern conveniences and everything you need in and around the vicinity to ensure you are both satisfied and occupied all getaway long. Enjoy truffles, world-famous wines and delicious meals made from the natural bounty that grows abundantly across the land. After dining, wander through the cobbled and narrow streets around the peninsula, built in the 9th Century with gleaming white streets, first paved by the Romans. Or visit the remnant of the defensive wall built by the Venetians which stands in the city!

Make your way across the crystalline, multi-hued waters of



the Adriatic to the island of Ugljan. Here enjoy remarkable forests and fortresses, as you soak in the magnificent vistas of the entire island and the sea. Beaches here, such as Luka, offer even less built-up spots than the mainland, so you can have an unforgettable day of secluded bliss!

Local Amenities

Nearest Airport	Zadar Airport (9 km)
Nearest Ferry Port	Zadar Ferry Port (8 km)
Nearest Village	Bibinje (1 km)
Nearest Town/City	Zadar (9 km)
Nearest Restaurant	Restaurant Doestico di Jaz (2 km)
Nearest Beach	Bibinje Beach (300 m)
Nearest Supermarket	Studenac (900 m)

## What we love

- This cosy villa presents a homely three-bedroom accommodation right on the steps of the Adriatic Sea
- The villa also offers a fold-out sofa bed extending the maximum capacity of guests to eight!
- Nearby, guests can stroll to the beach, head up to Zadar for tonnes to do, see, eat and drink and enchanting landscapes and national parks in the region!

## What you should know...

- Groups of teenagers can only book on request
- The surrounding neighbourhood is highly sensitive to noise, so please respect noise levels at all times!
- Parties are not allowed in the villa

# Terms & Conditions

- **Security deposit:** €300 to be paid upon arrival and later refunded, subject to full inspection
- **Arrival time:** 4 pm
- **Departure time:** 10 am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Bed linen and bath towels are included in the rental price. Please bring your own pool towels.
- **Pets welcome?:** Pets are not permitted
- **Other Ts and Cs:** Groups of young people are permitted upon request and with prior agreement from the owner only.
- **Changeover day:** Saturday
- **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 and vaping are not permitted
- **Other 2:** Please respect the neighbours and keep noise to a minimum in the evenings.
- **Other 3:** Events are parties are not permitted
- **Minimum stay:** 7 nights
- **Tax:** Tourist tax is not permitted
- **Internet access?:** Yes, included in the rental price
- **Pool opening dates?:** The pool is open from 4th May to 19th October