

# Villa Luksuzan I

Region: Hvar Sleeps: 10

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## Overview

Situated at the water's edge of the Adriatic Sea, on the island of Hvar, is the spectacular Villa Luksuzan I. Sleeping ten guests, this modern villa has the space and precision for an effortless holiday. As you step into the villa you are greeted with a large living room, with royal blue couches and woven rugs underfoot to warm the marble floors for a cosy space. Immediately you can see the welcoming view of the sea through the large floor to ceiling windows running across the back wall. From here, you continue into the dining room. The tall windows continue around a grand oval table with the capacity to seat ten guests, giving access to the sea view and outdoor patio.

Opening the panelled door in the dining room, you enter a modern kitchen with a breakfast bar. It consists of all the appliances needed, including microwave, oven and stove and fridge, as well as the modern luxuries of a coffee machine and blender. There is the additional option of a professional chef upon request; however, this is subject to availability and early booking. A rich Mediterranean breakfast is included with the property so that you can start your days with enough energy for the adventures ahead. Along with the additional cost of groceries, your other meals can be created by the optional in-house chef or you could divulge yourself in one of the many excellent local restaurants.

Off the lounge, there is the master bedroom with a private en-suite attached, plus access to a private patio. With a king-sized bed and slick finishes, this room is easily accessible from the main communal areas and the outdoors.

Outside you are immediately drawn to the infinity pool. An extension of the Adriatic Sea, you can swim out and observe the endless blue waters and boats that sail past.



Pergolas create shelter for a comfortable outdoor lounge area while wooden frames and white cushioned sunbeds gather around the pool. Re-energise under the Mediterranean sunshine with plenty of comfortable seating options available. The covered, outdoor dining table gives you more opportunity to enjoy the fantastic Mediterranean weather; gather together to enjoy a delicious feast while watching the sunset or enjoy breakfast before a day of exploration.

Pool towels are provided, and professional staff will clean and maintain the villa daily around a time that suits you without interrupting your privacy. Plus, the concierge can keep you on track to experience the Dalmatian coast of your dreams. Back inside, an elegant staircase sweeps you up to the first floor, home to four bedrooms. All bedrooms upstairs continue the royal blue colour scheme paired with light wooden furnishings and floors, creating relaxing spaces.

Air conditioning circulates all of the bedrooms while circles and soft edges crop up in the rugs, mirrors and lamps, continuing the tranquillity of this villa. Three of the upstairs bedrooms have king-sized beds, while the fourth has the option to separate into twin beds. Private balconies are attached to each bedroom with tables and chairs so you can start your day with a breath of fresh sea air. All bedrooms come with an abundance of space and plenty of storage for ultimate comfort and enjoyment.

If this wasn't enough, there is also a sauna and gym situated in the basement of the property, as well as being twenty metres from the water's edge. With sunbeds provided on the shoreline, you can relax while listening to the sound of the waves. You also have access to boat rental from the property, a yoga instructor and massages for an additional cost.

## Facilities

Villa • Air-Con • Wellness • Walk to Village • Ideal for Kids • Chef/Cook Included • Special Offer • Has Discount • Wow Factor • Ideal for Teens • Cots (Cribs) • Maid Service Included • Walk to Beach • Pets on Request • Heated Pool • All Bedrooms En-Suite • Beach Nearby • Modern • <1 hr to Airport • Walk to Restaurant • Waterfront • Wi-Fi/Internet • Outstanding



# Interior & Grounds

## The Villa

Villa Luksuzan I is a luxury villa located on the island of Hvar offering guests unobstructed views of the Adriatic Sea. The property has 5 bedrooms and bathrooms accommodating up to 10 guests.

### Ground Floor

- Fully equipped kitchen
- Modern living room with direct access to garden
- Dining room with dining table for 10 people
- Master bedroom with king-size bed, en suite bathroom and an access to the terrace.
- Guest bathroom

### First Floor

- Two bedrooms with a king size bed, en suite bathroom and private balcony with seating
- Two bedrooms with a twin beds, en suite bathroom and private balcony with seating

### Basement

- Sauna
- Gym

### Exterior Grounds

- Private heated swimming pool surrounded by a large terrace with sun loungers and parasols
- Outdoor shower
- Outdoor seating and dining area
- Barbecue
- Private garden
- Guests also have access to private sunbeds & umbrellas on the public President beach

### Facilities

- Air conditioning
- WIFI
- Satellite Television
- Laundry facilities
- Parking



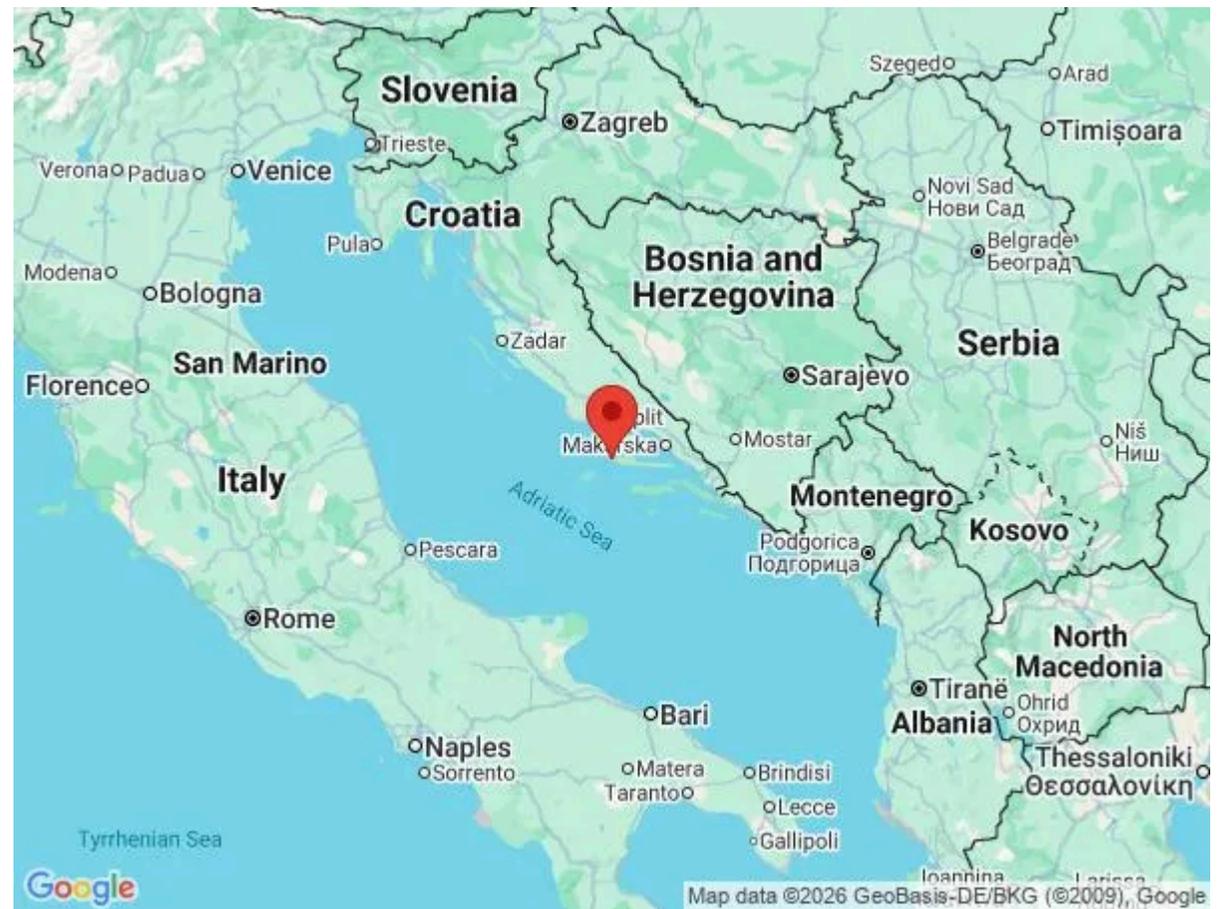
## Location & Local Information

Villa Luksuzan I is located in the Adriatic Sea, on the island of Hvar. From the villa, you have direct access to the public beach President. With your own private area with sunbeds and parasols, it will be challenging to move away from this view.

A postcard picture island filled with nature, ancient architecture and an abundance of local food and rituals, Hvar offers something unique with every season. From the immense lavender fields blooming June and July to the ancient olive trees dating back over a thousand years, harvested at the end of October. The staggering architecture in the town of Hvar dates back over a thousand years and is spectacular all year round. The Cathedral of St. Stephen is intriguing due to its divided construction stages between the fourteenth to the seventeenth century, giving the building a range of styles. Within all this history, you can immerse yourself in the oldest public theatre in Europe, established in 1612. Explore the iconic Hvar town's waterfront, where the historic docks meet some of the latest yachts moored to experience the hive the town has to offer.

Underneath the terracotta rooftops lie characterful cafés, beach bars and restaurants filled with locally sourced cuisine, perfected over the years and constantly changing in line with the seasons. Hvar has been producing wine for thousands of years since the ancient Greek settlers planted the original vines in 384 BC. Vineyards are littered throughout the island with many opportunities to try the local flavours.

Pokonji beach is less than two kilometres away from Hvar's city centre and is a beautiful place to detox from your stresses. With two restaurants to quench your thirst and hunger, you also have the option to rent sunbeds, umbrellas or even have a sea adventure with kayas or paddle boats. The calm turquoise water of the beach is the best place to kayak, with the waters so clear you can see the sea bed and all the creatures who reside there. Neighbouring islands of Brač, Vis and Korčula also offer a



lot of character and adventure and are easily accessible via boat. Dive into the shallows, soak up the vitamin C and watch days stretch into dreamy evenings.

The exciting nightlife in Hvar flourishes between June and September. There is always something happening with the wide choice of bars and clubs spread across the town. Some offer live music as you sink into the evening on one of the most popular islands in Europe. You can also find a quiet corner of bliss to watch the sunset from a tranquil beach or from a restaurant along the waterfront- there is something for every occasion. Located in the basement of the property, as well as being twenty metres from the water's edge. With sunbeds provided on the shoreline, you can relax while listening to the sound of the waves. You also have access to boat rental from the property, a yoga instructor and massages for an additional cost.

## Local Amenities

Nearest Airport	<b>Split Airport (85.3km)</b>
Nearest City	<b>Hvar (1.3km)</b>
Nearest Beach	<b>Podstine (Pebble beach) (Walking distance)</b>
Nearest Restaurant	<b>(Walking distance)</b>
Nearest Supermarket	<b>(Walking distance)</b>

## What we love

- The infinity pool is a dream and the perfect vantage point to watch the boats go past.
- The sauna is a lovely addition and perfect after a couple of laps of the pool.
- Having a private area on President beach with sunbeds and parasols is bliss!
- Being so close to the town of Hvar was great! We spent a few lovely afternoons exploring its streets and tasted incredible food in the many restaurants we found, a yoga instructor and massages for an additional cost.

## What you should know...

- Parents should be careful when younger children are wondering outside as the seamless infinity pool has nothing to prevent younger ones from falling in.
- The chef service comes with the initial price of the property but also if there is availability so request as soon as you can if you would like to make use of this service.
- The villa comes with access to a private area on President beach but it is important to note it is still a public beach.

# Terms & Conditions

- **Security deposit:** €2000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Changeover day:** Flexible. Saturday in July & August.
- **End of stay cleaning:** Standard changeover clean included in the price. 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:** 5 nights. 7 nights in July & August.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Yes, included in the rental price.
- **Tax:** Included in the rental price
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes, included in the rental price.