

# Villa Raya

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

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## Overview

Located on the edge of Kanica, near Rogznica is the modern four-bedroom Villa Raya. Sleeping eight guests your stay here will be memorable, effortless and the holiday you have been craving.

Outside the villa a large wooden deck has a pool at its centre with stairs leading into the water, making it easier for everyone in the family to enjoy a morning swim. A jacuzzi is built in next to the pool so you can soak up the bubbles under the sun. being on its own plot, the villa is surrounded by trees and woodland creating much-needed privacy. Comfortable deck chairs surround the pool on one side and an outdoor lounge area on the other side, making it easy put your feet up and soak up the sunshine in peace.

Running along the outside of the villa is an outdoor kitchen plus a breakfast bar ready for your morning breakfast to be enjoyed alfresco. The dining table is also situated on the deck so you can enjoy the Croatian weather no matter the time of day. Gathering in the evenings to enjoy a delish feast while the sun sets is a moment you do not want to miss.

A glass double door opens into the open-plan indoor family living space. Tiled flooring is underfoot as long curtains tucked into the corners of the windows ready to make a night cosy. A soft grey corner couch centres the lounge area with a flat-screen TV located on the dividing wall separating the lounge and the kitchen. A dusky pink feature wall on the far side adds texture to the space as well as wooden sideboards warms the lounge and continues to the stairs and kitchen countertops on the other side of the room.

The kitchen is modern with white cabinets and with adjoining breakfast bar. The kitchen is equipped with all appliances you would need for your stay. This includes a freezer, refrigerator, oven, stove, microwave, dishwasher, coffee maker and kettle. The first bedroom is off the kitchen on the ground floor. Stainless steel stairs are to the side of the room leading to the bedrooms on the first floor.

All bedrooms have king-sized beds and are filled with textures of shades of dusty pink. Sleek details and TVs will make you feel instantly at home. One of the rooms is on the ground floor while three are on the first floor. One bedroom upstairs has an ensuite while the third and fourth bedrooms share a family bathroom. The bathrooms have stone feature walls, walk-in showers and modern oval sinks, making your stay comfortable. A spacious balcony runs around the outside of the villa where you can look out over your surroundings on comfortable outdoor sofas. Make your way up the stairs on the first-floor balcony and find a hidden gem. Comfortable wicker egg chairs are ready for you to fold into, as well as a rooftop jacuzzi and sauna to relax into. These modern luxuries will make your stay effortless and the wish you



could stay for longer.

## Facilities

Wi-Fi/Internet • Air-Con • Hairdryer • Private Pool • Walk to Village • Rural Location • Modern • Heated Pool • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Smart TV • Satellite TV • Sauna/Steam • Heating • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Located in a beautiful location in Rogoznica, the villa has great features, such as a private heated pool, 4 bedrooms, 3 bathrooms and all the amenities you might need for a comfortable stay.

### *Interior Grounds*

- Bedroom with king bed and en-suite bathroom
- Bedroom with king bed and en-suite bathroom
- Bedroom with king bed
- Bedroom with king bed
- Family bathroom
- Fully equipped kitchen
- Dining and living area
- Sauna

### *Exterior Grounds*

- Private heated pool
- Jacuzzi
- Garden
- Loungers
- Barbecue
- Private parking

### *Additional Facilities*

- Wi-Fi
- Smart/Satellite TV
- Sauna
- Air conditioning
- Heating
- Underfloor heating
- Linen and towels
- Pool towels
- Hairdryer
- Iron and ironing board
- Washing machine
- Oven
- Refrigerator
- Coffee maker
- Fitness equipment
- Bluetooth speaker
- Barbecue





## Location & Local Information

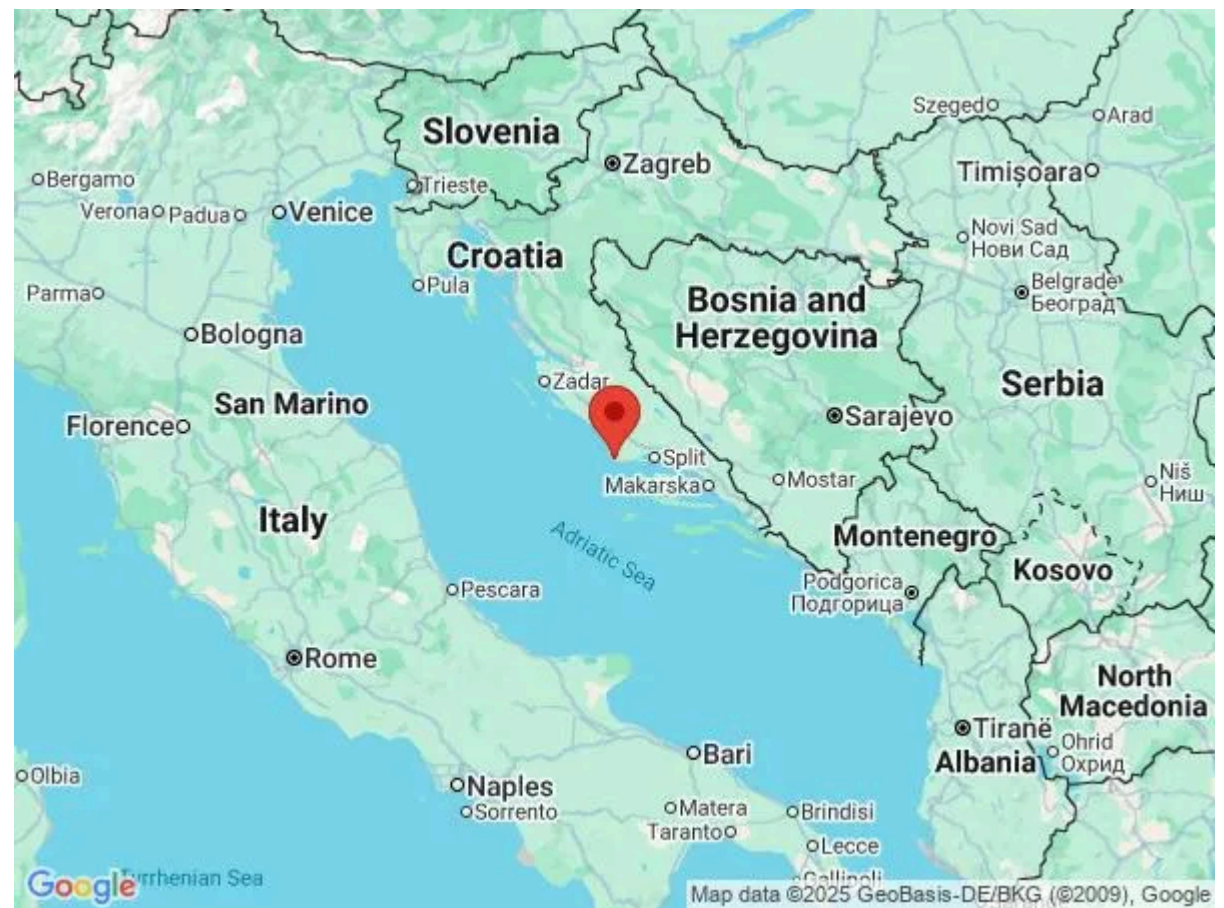
Only 140 metres away from the sea, Villa Raya is the perfect base for your holiday. Surrounded by the natural world and only 400 m from the village Kanica, you will get the perfect balance of the quiet moments and civilisation.

North of the city Split, Kanica is on mainland Croatia, easy to access via roads without requiring a ferry trip. This coastline is filled with unique views, quaint towns and borders the clear water of the Adriatic Sea. The local villages are connected with established cycle routes which is great for everyone to get out and explore Croatia. Cycling down the rustic roads, you will see the true peace of Croatia and explore the unexplored tracks that most tourists would not see. Along the coast are many old architectures dating back hundreds or even thousands of years. North of the villa is Punta Planka, a headland looking out to sea with a medieval chapel built towards the edge. This corner of Croatia is only accessible via footpath or cycle root. On a nearby island, north of the villa is a lavender labyrinth. A maze of lavender for guests to enjoy, they fully bloom in June and July.

South of the villa is the small fishing town of Vinišće. This village is a charming way to spend a morning exploring the terracotta roof topped streets. Clear waters and hidden sandy coves are speckled along the coast. Island hopping is also a popular pastime for tourists as each corner has someone unique to offer. Drvenik Mali is the closest island to the villa via boat. You will love exploring its hidden corners and tranquil waters as you delve deeper into why Croatia is so loved by tourists.

Only 30km from villa Raya is Krka national park. Just over 142 square km the park is filled with trails through forests and along the river Krk to follow. Search for the impressive waterfalls within the park, including the famous Skradinski Buk falls- one of Croatia's most iconic sights. Boat trips are available along the river Krk and are a great way to see and discover the history of the park.

Less than an hour's drive away is the famous city Split. A labyrinth of white walls and terracotta roof tiles Split is one



of the most loved cities. With bricked architecture that dates back nearly two thousand years ago, you can immerse yourself in the rich history of this city. See how the people of Split have reclaimed a Roman Emperors' home when visiting Diocletian's Palace. Surrounded by high columns, detailed entrances and imposing arches you can immerse yourself in the past while exploring a host of shops, bars and cafes that now reside within its walls. It's not difficult to find either as its walls are integrated into the narrow streets of the old town, merging the palace into the rest of the city. You can all immerse yourself in the rich history of this city.

### Local Amenities

|                     |                                      |
|---------------------|--------------------------------------|
| Nearest Airport     | Split Airport<br>(31.5 km)           |
| Nearest Town/City   | Sevid<br>(5.7 km)                    |
| Nearest Beach       | Žaline Beach<br>(1.8 km)             |
| Nearest Restaurant  | Restaurant & Caffè bar 2L<br>(950 m) |
| Nearest Supermarket | Studenac Market<br>(2.2 km)          |

## What we love

- The outdoor kitchen is great for making the evenings longer and enjoying the haze of a Croatian sunset.
- The rooftop sauna and jacuzzi is a relaxing way to unwind after a day exploring the coastline.
- All four beds are king-sized, making your stay as comfortable as possible.
- Kanica and the surrounding area is idyllic. The perfect balance of sea, urban life and the peace of national parks.

## What you should know...

- The villa is only 30km from the stunning Krka national park.
- A strong network of cycle routes from the villa connecting the local villages is great for everyone to see the local area.
- The pool can be heated at an additional daily charge.
- 140m from the Adriatic Sea, easy access for a refreshing morning swim

# Terms & Conditions

- **Security deposit:** €500 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. If accepted, a pet supplement of €10 per pet per day will apply (paid locally).
- **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 & Vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €27/day (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Included in the rental price.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes