

# Villa Marijana

Region: Hvar    Sleeps: 9

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## Overview

Villa Marijana lies on the northern edge of Hvar and is a beautiful stoned, walled, wooden, shuttered property spread across two floors. Welcoming from the moment you step foot inside, the ground floor has an open-plan kitchen, diner and living room. Soft sofas sit in front of a characterful rug and TV. An open fireplace warms the family space in the winter, while double doors opening out to the patio will cool you in the summer; although, with air-conditioning flowing through the villa, you can keep cool throughout the summer months. The kitchen is tucked to the side and has a breakfast bar, two high chairs, and all the necessary appliances for an effortless stay.

The four bedrooms are spread across the ground floor and first floor, each cosy and welcoming. The master bedroom is on the first floor and has wooden beams above matching the wooden furniture. The ensuite bathroom is light and spacious, with a walk-in shower. Two other bathrooms are in the villa for everyone to use. On the first floor, a balcony runs round the back of the villa, giving you a space to enjoy the stunning view of the Adriatic Sea.

Outside is a large heated pool, with steps leading into the water, making it easy for everyone to dip. Surrounded by comfortable sun loungers and greenery, the private garden looks out over the Adriatic Sea. A bar, small kitchenette, and dining table shelter on one side of the villa allow you to enjoy sunset evenings while eating a feast with the family.

There are no excuses not to explore the Adriatic Sea, as the villa comes with stand-up paddleboards and kayaks. The sea is a half-hour walk down the hill to the local beach.



## Facilities

Washing Machine • Hairdryer • Historical Sites • Watersports •  
Walking/Hiking Paths • Seaview • Villa • Wi-Fi/Internet • Air-Con • Cots  
(Cribs) • Private Pool • Wow Factor • Beach Nearby • Ideal for Babies &  
Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Microwave  
• Satellite TV • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit  
& Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior*

- Fully equipped kitchen
- Living and dining area with fireplace
- Three double bedrooms with king size bed
- Bedroom with king size bed and bunk bed
- Three bathrooms with shower
- Toilette

### *Exterior*

- Heated infinity swimming pool (40m2)
- Garden with sunloungers
- Covered outdoor dining area
- Barbecue
- Bar

### *Additional Facilities*

- Air conditioning
- Wifi
- Satellite TV
- Microwave
- Hair Dryer
- Highchair
- Washing machine
- Iron & Board
- Parking
- Paddle boards
- Kayaks
- Cot
- Highchair





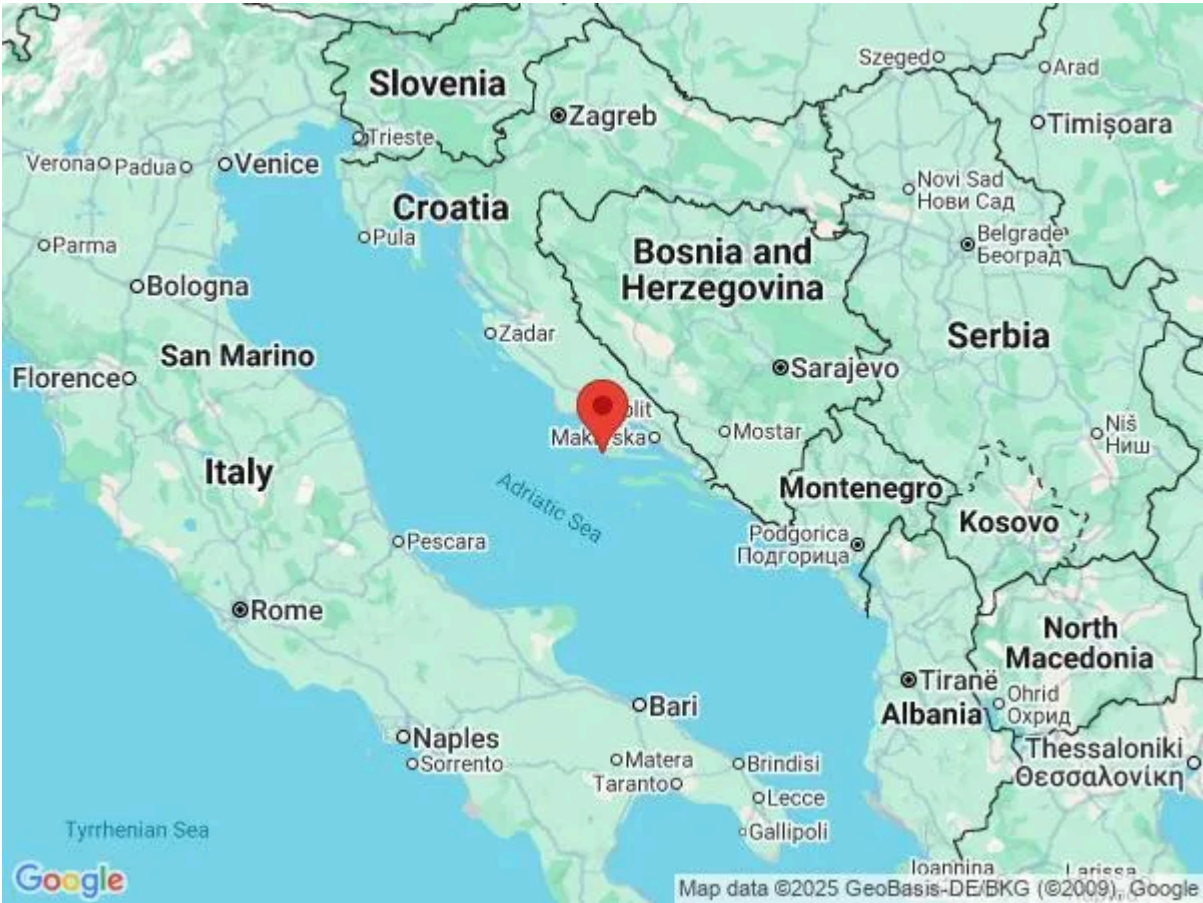
# Location & Local Information

Villa Marijana is in the countryside surrounding the town of Hvar. Take a half an hour's walk from the villa and admire the iconic Hvar town waterfront, where historic docks meet some very modern yachts. You can take to the seas yourself, with a variety of boat hires and rental options available in town.

Underneath the terracotta rooftops lie characterful cafés and beach bars, as well as restaurants that are filled with locally sourced ingredients, perfected over the years and constantly changing in line with the seasons. Vineyards are scattered across this island, allowing guests to enjoy learning about the different varieties of wine and how they began.

## Local Amenities

Nearest Airport	Split (via ferry) (83km)
Nearest Ferry Port	Stari Grad (15km)
Nearest Town/City	Hvar (4.5km)
Nearest Beach	Beach Križna Luka (1.4km)
Nearest Restaurant	Gustico (350m)
Nearest Supermarket	Lito Market (650m)



## What we love

- Villa Marijana's location is perfect, the road near the villa is quiet and provides quick to access Hvar town.
- The character of the villa is a home away from home. It is easy to settle into and the perfect base for your holiday.
- The heated pool and garden is great for everyone to enjoy. The grass gives the children somewhere to play while the adults can enjoy the sun loungers.
- The paddleboards and kayaks are a great addition, making it easy to take to the waters and explore the Adriatic Sea.

## What you should know...

- The villa is located on the island Hvar which can only be accessed via ferry, make sure you check ferry times as outside of tourist season as the timetable changes.
- One of the bedrooms has a bunkbed, ideal for children or families sharing but may not be suitable for adults.
- The villa is around a mile away from the local shops and restaurants.

# Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 10.00 a.m.
- **Departure time:** 4.00 p.m.
- **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.
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Extra €500, paid locally. 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & vaping are not permitted.
- **Minimum stay:** 3 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Tourist tax will be charged according to the local rate upon arrival in cash: <br> €1.80 per adult per day. <br> Guests aged 12 to 18 years old are to pay 50% of the rate. <br> Children up to 12 years old are exempt from paying tax.
- **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.