

Villa Tia

Region: Zadar **Sleeps:** 10

Overview

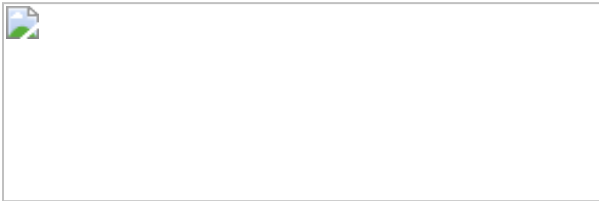
Stay in style at the luxury Villa Tia, located on a rocky outcrop with beachfront sea views near the town of Novigrad, in Zadar, on the Croatian Adriatic coast. This simply stunning two-story villa has four en-suite king-size bedrooms and six bathrooms and can comfortably accommodate up to ten guests, ideal for a family gathering or a group of friends sharing. The villa has private parking with an enclosed garage and comes with complimentary Wi-Fi and air conditioning throughout. Villa Tia is perched on the water's edge, just a few steps down to Novigrad Sea, or for those who prefer a swim with a view, there's a private heated infinity pool and a hot tub Jacuzzi. This unique villa is constructed of local white Mediterranean stone and floor-to-ceiling sliding glass windows, flooding the house with natural light and offering, in return, panoramic sea views. The interior has been designed to the highest specifications, decorated with a predominantly neutral palette of black and white, with shades of caramel and coffee brown highlights. Parquet floors, natural wood, swish marble bathrooms, and some seriously funky lighting make this contemporary villa a holiday home from home.

Enter the villa at the ground floor level, where you will find a modern open-plan living space with breathtaking sea views from the floor-to-ceiling sliding glass doors, which open onto the pool terrace. The seating area has a large L-shaped cream and beige sofa and a wooden coffee table facing a satellite flat-screen smart television. The adjacent dining space has a big wood table with eight coffee and cream upholstered chairs, an ideal spot for some impressive indoor entertaining. There is a smart wooden shelving unit, home to an array of glassware and an in-built wine fridge, with a small bar and stools, where you can serve up some pre-dinner aperitifs. The black and white kitchen has everything you need to cater for your holiday, including a family-size fridge freezer, built-in oven and hob, microwave and dishwasher, and the obligatory morning coffee maker. There is a separate preparation island with a sink and a breakfast bar with stools. A guest cloakroom completes the ground floor. Take the stairs to the first floor, where there are four elegant double bedrooms. The bedrooms are decorated to an impeccably high standard with large king-size beds, parquet floors, fully furnished floor-to-ceiling sea-view windows and glass-fronted ensuite marble bathrooms with walk-in showers. Make your way to the first-floor terrace, and step into the raised hot tub Jacuzzi, where you can watch the sunset sitting in bubbles, bubbles in hand.

Access the pool terrace via the small surrounding garden or through the living area floor-to-ceiling sliding doors. Take the plunge in your private heated infinity pool before relaxing on one of the latest style mesh sun loungers with shady parasols. Catch up with this year's best-seller in the swing chair. Enjoy a sunset cocktail and dinner under the stars at the alfresco dining table with eight wicker chairs. Enjoy the local delicacies cooked on the adjacent built-in open-fire barbeque. Keep fit in the brightly coloured Fitness Room and Games Centre. Exercise on the InSportLine state-of-the-art gym equipment and free weights, improve your whiff-whaff on the table tennis



table, set up a table football competition, or play a round of pub darts, before flopping on the bean bag cushions in front of the flat-screen satellite tv, and playing a few games on the latest PlayStation5. For those who want a more relaxing way to work off any holiday excess, there is a full-size Finnish wood sauna with an adjacent beautiful marble bathroom with a walk-in shower and complimentary amenities. Access the sea from the steps in the tiered garden, where there are a couple of stand-up paddle boards for the more adventurous of your party.



Facilities

Air-Con • Wi-Fi/Internet • Washing Machine • Recommended • Seaview • Hairdryer • Walk to Beach • Beachfront • Cycling • Watersports • Garage • Walk to Village • Private Pool • Cots (Cribs) • Gym/Fitness Room • Modern • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • All Bedrooms En-Suite • Satellite TV • Sauna/Steam • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Interior

- Fully equipped kitchen
- Open plan living and dining area
- Four bedrooms with king-size beds and en-suite bathrooms,
- Two additional bathrooms
- Two guest toilets
- Gaming room with games console, table football & dart board
- Fitness room
- Sauna

Exterior Grounds

- Private heated infinity swimming pool
- Terrace with sun loungers
- Outdoor dining area
- Barbecue
- Steps to waterfront

Additional Facilities

- Air Conditioning
- Wi-Fi
- Satellite TV
- Baby cot
- Baby chair
- Iron/Ironing Board
- Washing machine
- Tumble dryer
- Drying rack for clothing
- Hairdryer
- Safety deposit box
- Sauna
- Mosquito screens
- Private parking

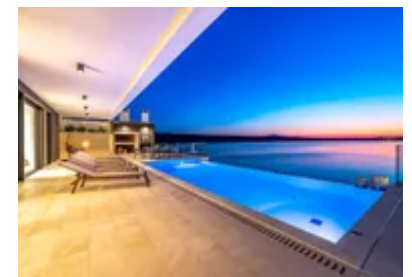
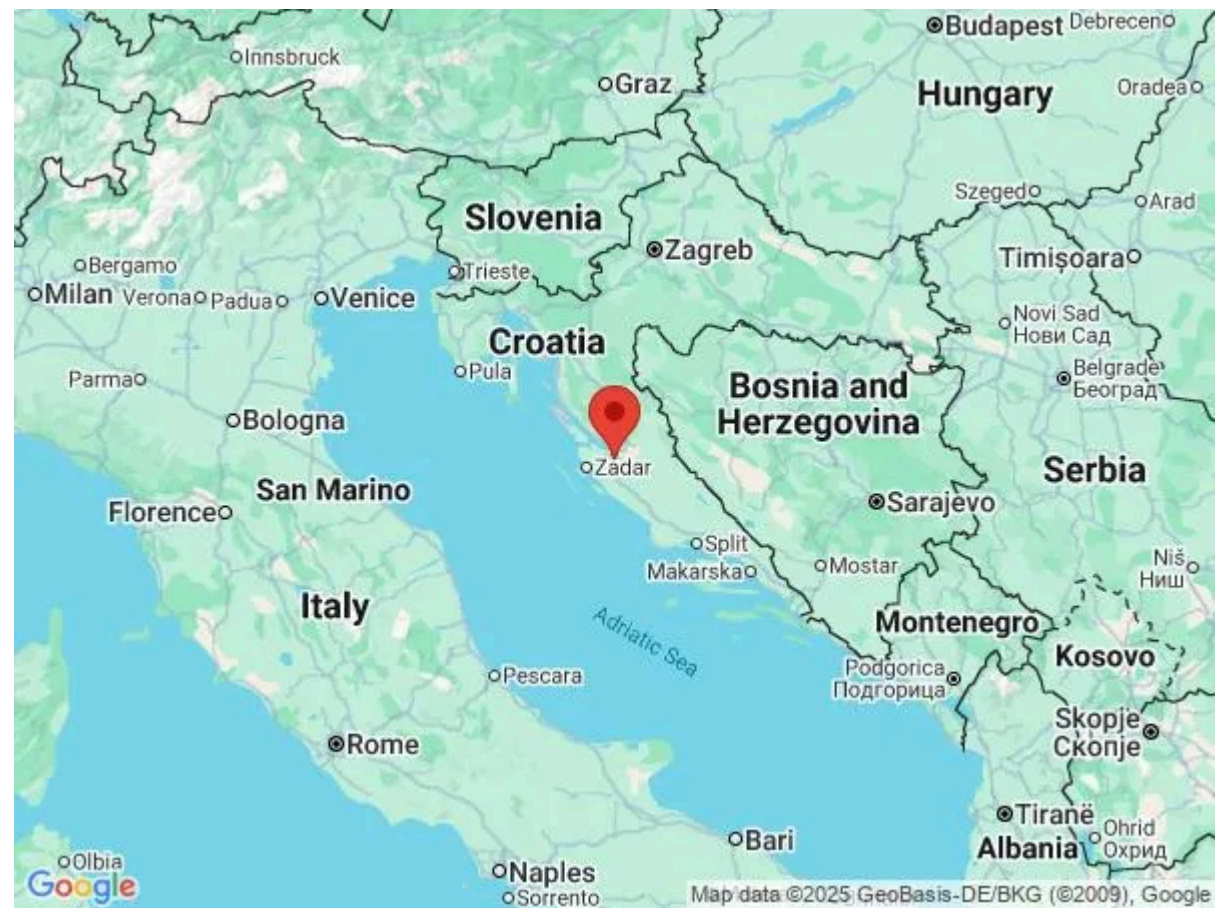


Location & Local Information

Villa Tia can be found romantically nestled on a promontory rock, five metres from the beachfront, in the inlet bay of the Novigrad, flowing into the Adriatic Sea, on the western coast of Croatia. The nearest international airport of Zadar is just twenty-five kilometres away, a short twenty-minute car journey to your destination. Local shops and facilities, including restaurants, cafes, and bars, are within walking distance, whilst the town of Novigrad is one and a half kilometres away. The Novigrad Sea is on your doorstep. Many sandy and pebble beaches line the coast, some offering organised activities from pre-bookable sun loungers and parasols, water sports, restaurants and cafes, to others that are more secluded with few if any facilities in hidden bays and secret coves. Highly recommended are Beach Maestral with its snowy white pebbles, tennis courts, volleyball, water sports, jet skis, kayaking, paddle boats, restaurants and bars, and the nearby City Beach, which has easy entry into the sea from steps and rocks, and landscaped pools for children to play in.

For the grown-ups, don't miss some cool beach clubs, such as Plaza Macumba, with bars and burgers, cocktails at sunset, and maybe a dolphin or two. Waters sports, swimming and snorkelling, and fishing are big activities in the area, with lots of local boats to take you out to sea; go on a group tour or charter a yacht with your captain. The River Zmanja flows into the Novigrad Sea and is renowned for its fresh fish and, most notably, mussels, a local must-try dish of the area.

In the high season, there is the Novigrad Cultural Summer programme, and if you are lucky, you might see sporting events, art exhibitions, jazz concerts or be invited to one of the many parties. The area is particularly well known for its many National Parks and nature reserves, many of which you can get active and cycle, walk, hike, swim, sail, snorkel or kayak your way through them. Check out Kornati Island, Krka River, Paklenica Canyon, Velebit Mountain, Plitvice Lakes, and Skradin Bay for thrill-seeking adventures.



The nearby town of Novigrad is well worth a visit; walk through the Greek gate to the picturesque historic centre and narrow stone streets to see the thirteenth-century castle known locally as Fortica and climb to the top for some stunning sea views. Find solace in the old churches, including the Church of St Nicholas, built in 1800, and the Church of St Kate, the oldest church in Novigrad. See what traditional home life was like in the Ethnographic Museum before enjoying local Croatian dishes in a street-side taverna.

Further afield is the UNESCO World Heritage Site of the city of Zadar, dating back to the Stone Age, with Neolithic, Indo-European, and Illyrian cultural influences to more recent Roman and Venetian occupation. Zader has a Roman forum, a fifth-century pre-Romanesque Church of St Donatus, St Mary’s eleventh-century convent, and St Anastasia’s twelfth-century cathedral, not to mention the many museums, theatres, and art and cultural exhibition sites.

For peace and quiet, take a trip to the nearby colourful island of Pag, famous for the lace made by nuns in the local monastery, its tasty cheese from frolicking lambs, and for the twitchers, there’s some excellent bird-watching too. Wind down with one of the many wine tours, where you can sample some of the local vintages and toast to a wonderful holiday.

Local Amenities

Nearest Airport	Villa Zadar (22km)
Nearest City	Zadar (31km)
Nearest Village	Novigrad (1.7km)
Nearest Beach	Beachfront property
Nearest Restaurant	Novigrad (1.7km)

Nearest Supermarket

Studenac Market
(1.7km)

What we love

- Villa Tia is built literally on the beach front, you can roll out of bed, walk down the white steps, and be swimming in the sea before breakfast, its situation cannot be beaten
- The villa has four fabulous and beautifully appointed double bedrooms, all of them have king size beds, sea views, and exquisite marble bathrooms, so there's no arguing who gets which room
- The Fitness Centre with its state-of-the-art equipment is really impressive, cycle, run, or lift free weights, work up a sweat in the full size Finnish sauna, cool off in the shower, before an evening of table tennis, table football, darts, and PlayStation5
- The view from the terrace is simply breath-taking, imagine yourself, sitting there, cocktail in hand, watching the sun set over the horizon, as the stars come out to shine, and the eaves lap the sea shore, it just doesn't get better than that

What you should know...

- Sorry, no pets allowed – we want to keep the villa as pristine as you would like to find it.
- The villa has four king size beds, so suitable for groups of friend's sharing or a family. No single beds and the beds can't be separated.
- The villa has four bedrooms, but can accommodate up to ten guests, sleeping on the living area sofas
- Car hire is recommended (but not essential) to see access the coastline beaches, see the sights, and get the most out of your holiday

Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you will be liable for the cost.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed
- **Changeover day:** Flexible
- **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.
- **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.