

# Villa Amalija

Region: Split    Sleeps: 12

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## Overview

Villa Amalija, near the historic town of Sinj in Croatia, is the villa with the breathtaking WOW factor. This uber contemporary three-storey detached luxury villa has six spacious double ensuite bedrooms and can comfortably accommodate up to twelve guests, perfect for a large family gathering or friend's get-together. The villa has parking for up to eight cars, four of which are secured spaces with surveillance cameras. Complimentary Wi-Fi and air conditioning are included throughout the villa, and there are satellite flat-screen televisions in all the bedrooms and seating areas. Villa Amalija has a private swimming pool and children's pool, a built-in jacuzzi, a gym, a sauna, and a games room. The villa is enclosed by a stone wall for privacy and is set in tiered grounds that include well-tended lush green lawns, shaded seating and dining spaces, and impressive full-size volleyball and basketball courts. This simply stunning villa is newly built in white stone with floor-to-ceiling glass windows, which flood the property with natural light and creates a spacious, airy ambience. The meticulous attention to detail is second to none, the fabulous furnishings are space-age modern, and the calming décor is a palette of neutral whites, blacks, and shades of grey.

Enter the villa at the ground floor level, where you will find a small living area furnished with comfy cushioned L-shaped seating facing a flat-screen television and floor-to-ceiling windows that reward you with access to the sundeck and magnificent mountain views. Four bedrooms are located on the ground floor, the first with a king-size bed, flat screen television, an ensuite marble bathroom with a walk-in shower and separate bathtub, and access to the pool deck. The second bedroom has a queen-sized bed, ensuite bathroom, and access to the pool terrace. Bedroom number three has two single beds and an ensuite shower room, whilst the fourth bedroom has two



single beds but a separate family bathroom with a shower.

The first floor can be accessed via the internal or outdoor staircase and has a spacious sixty-square-metre living space. The seating area has a soft grey sofa facing a cushioned window seat and flat-screen television with picture windows and mountain views. The adjacent dining area has a smart grey dining table with twelve chairs, ideal for impressive indoor entertaining. The slick black state-of-the-art kitchen is fully equipped with everything you need to cater for a happy holiday, including built-in appliances, an island preparation area and that must-have wine fridge. The living area gives access to a funkily furnished balcony with views of the River Cetina and the mountain valley. There are two more bedrooms on the first floor, one with a king-size bed, flat-screen smart television, and an ensuite bathroom with a walk-in shower and free-standing bathtub. The second bedroom has a queen size bed and an adjacent family bathroom with a shower.

Let the fun begin on the lower ground floor, accessed via the internal staircase; here, you will find an Aladdin's cave of fabulous activities for all ages. The media area consists of a mini cinema with wooden seating, a flat-screen television to watch your favourite movies, and a PlayStation5 to play their favourite games. The fun zone is home to a billiard table, tennis table, and table soccer, and it sets up a weekly competition. Work a sweat in the colourful, fully equipped gym with a running machine, stationary bike, weight lifting contraptions, free weights, and a punch bag. Then sweat it all out in the full-size Finnish wood sauna before cooling down in the adjacent bathroom with a shower. If you need refreshments after a workout or whilst watching the movies, don't worry, there is a handy full-size kitchen and a picnic-style wooden bench seat dining space. Keep everything sparkling clean in the adjacent laundry room with a washer, dryer, iron and ironing board.

The outdoor space will leave you lost for words; surrounded by a white stone wall and fencing for privacy and security, there's something for everyone within the grounds. The beautiful heated no, chlorine swimming pool

is eleven metres by five, fabulous for a few lengths before breakfast. There is an attached eight-metre by two metres eight-centimetre shallow pool, perfect for children, as it has a depth of just forty centimetres. Relax in the built-in whirlpool Jacuzzi bath before sunning yourself on one of the twelve white curved sun loungers on the spacious sundeck. Pick teams for a game of basketball or volleyball on the full-size lower courts. Let the children amuse themselves in the kid's play area, with a wooden house, swings and a slide. Lay on the lush grass lawn and catch up on this year's best-seller before cooling off in the outside shower. Enjoy a morning coffee or evening cocktail in the grey and white soft seating space. Prepare supper in the fully equipped summer kitchen, then dine under the stars at the covered twelve-seater table.

## Facilities

Wi-Fi/Internet • Villa • Pool/Snooker • Table Tennis • Indoor Games • Gym/Fitness Room • Private Pool • Games Room • Air-Con • Pool Safety Feature • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Safety Deposit Box • Ground Floor Bed & Bath • Satellite TV • Sauna/Steam • Outdoor Games • Table Football • Home Cinema • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Amalija is a spacious six bedroom villa with extensive facilities, making it the perfect family retreat. The villa can accommodate up to 12 guests.

### Ground Floor

- Small open concept living room
- Bedroom with king-size bed, en-suite bathroom with shower and a bathtub, and access to the pool area
- Bedroom with queen size bed, en-suite bathroom with a shower, and access to the pool area
- Bedroom with two single beds and en-suite bathroom with a shower
- Bedroom with two single beds
- Family bathroom with shower next door

### First Floor

- Fully equipped kitchen
- Open plan living and dining area
- Bedroom with king-size bed, with free-standing bathtub and en-suite bathroom with shower
- Bedroom with a queen size bed
- Family bathroom with a shower

### Lower Ground Floor

- Media area with wooden sitting area, television and PlayStation 5
- Fully equipped gym
- Finnish sauna
- Socialising area with fully equipped kitchen, dining area, pool table, table tennis and table football
- Bathroom with shower
- Laundry room with washing machine and a dryer

### Exterior Grounds

- Heated no chlorine swimming pool (11m x 5m) with a shallow pool for kids (8m x 2.8m, depth: 0.4m)
- Whirlpool
- Outdoor shower
- Spacious sun deck area with 12 sun deck chairs
- Fully equipped summer kitchen with barbecue and covered dining area and a separate toilet
- Outdoor lounge area
- Children's playground with a wooden house, swings and a slide
- Basketball court and volleyball sand court

### Additional Facilities

- Air conditioning
- Heating
- Wi-fi
- Safe
- Satellite TV
- PlayStation 5
- Hair Dryer
- Washing machine
- Tumble dryer





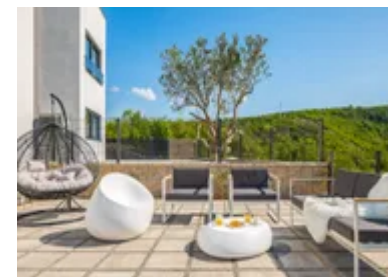
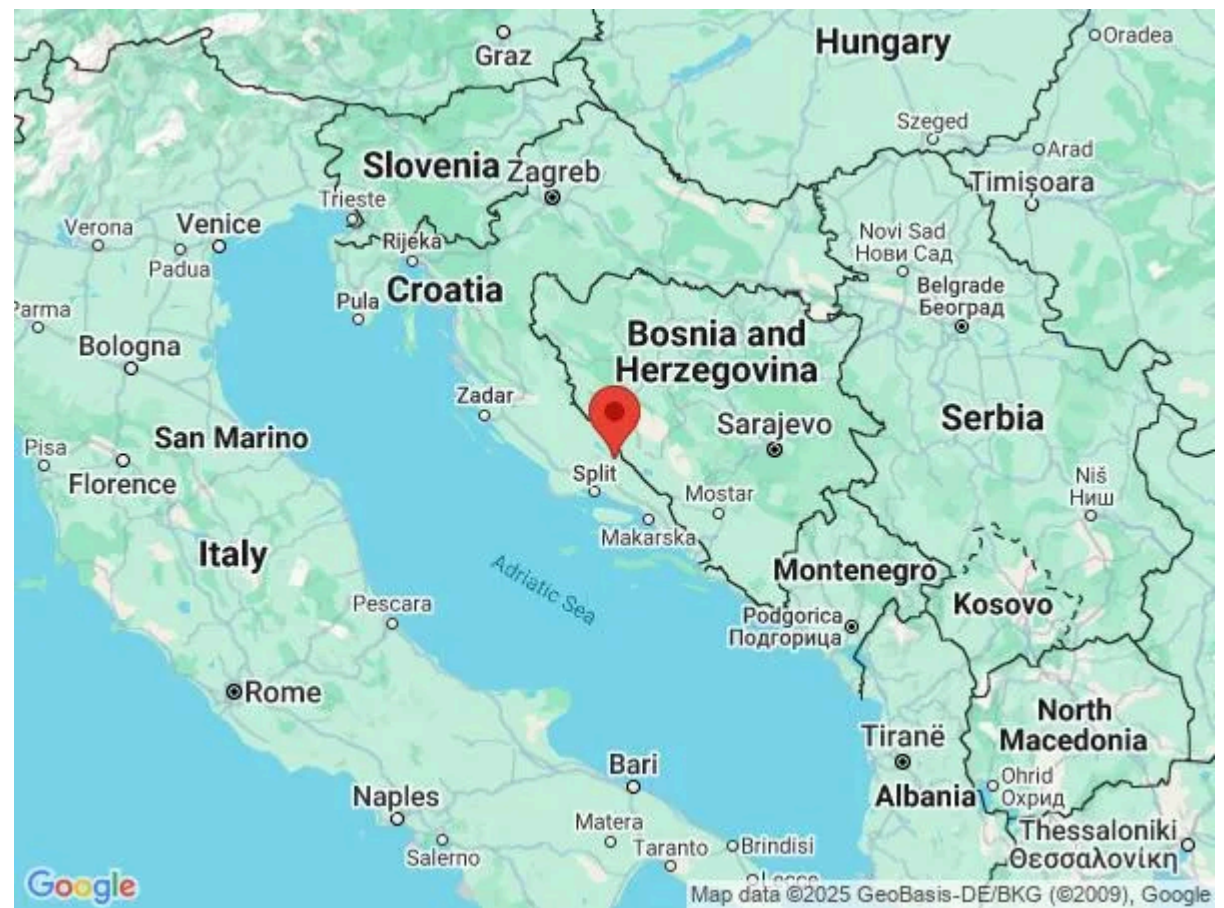


## Location & Local Information

Villa Amalija is located in the quiet village of Bajagic, ten kilometres from the historic town of Sinj in the heart of the Dalmatian, situated in the centre of Croatia. The nearest international airport is Split, a fifty kilometre scenic drive through the Croatian countryside to Villa Amalija. The villa is nestled in the River Cetina valley, surrounded by the three impressive mountains of Kamesnica, Svilaja, and Dinara. If you enjoy hiking, the mountains and forests offer some fabulous walking trails, and excellent opportunities to discover close up the local flora and fauna. The nearest minimarket for all of your holiday provisions, is a kilometre walk away, and whilst you are there stop of for a local beverage in the bar, and there's a pizzeria and a restaurant too.

The villa is close to Lake Perucko, where you can swim and sunbathe, have a picnic on its banks, and spot their very own mysterious Loch Ness Monster three metre snake. The villa overlooks the River Cetina, with its eight tributaries that run down to the sea, where you can be adventurous and try your hand at white water rafting, take a trip on one of the canoeing courses, designed for both beginners and the more experienced, or simply have a swim.

The nearby town of Sinj is well worth a visit, a short ten kilometre drive away, with an interesting history that is most famous for the Knights of Sinj, known locally as Alkars. Visit the Alka Museum, where you can see the horseman standing proud in their traditional dress, that has been part of Sinj history for the past two hundred and eighty years. If you fancy getting on a horse yourself, there's lots of local riding schools, who will take you on a trek through mountain and forest terrain, and interesting old villages. Sinj is also a great place to stock up on provisions, shop for souvenirs, and taste the local fare in one of the many welcoming tavernas. The town of Sinj used to have an airport, which is now a gliding and sky diving school. The area is well known for its fabulous private flights in planes, helicopters or even balloons over the local terrain, go up up up and away for a bird's eye view



of the area’s mountains, forests, and lakes. For the thrill seekers there are adrenalin fuelled quad safaris, or take an ATV tour through the local mountains, forests, and rivers. Slow the pace down by hiring a bike, and follow nature’s trail through the Croatian countryside.

Venture further afield to the ancient town of Split, situated on the Croatian coast, where you can get the best of both worlds with beautiful beaches and historical sights in the UNESCO World Heritage Site of the old town. Visit Diocletian’s Palace, the Archaeological, City, Fine Arts, and Science Museums, before taking a stroll through its cobbled streets for a spot of shopping, dining on delicious Croatian cuisine, and in the evening an event in the National Theatre. Take a tour of Krka National Park, with its seven cascading waterfalls, windmills and a nature trail, and a monastery and Roman catacombs. In the same vicinity is the UNESCO town of Trogir, often called a city museum with medieval walls and a rich cultural heritage with original Renaissance, Baroque and Romanesque architecture, a thirteenth century cathedral of St Lawrence, and the chapel of St John with panoramic views from its bell tower.

Local Amenities

Nearest Airport	Split Airport (60km)
Nearest City	Split (47km)
Nearest Town	Sinj (12.5km)
Nearest Restaurant	Walking distance
Nearest Supermarket	Studenac Market (1km)

## What we love

- Where to start, what's not to love, Villa Amalija is simply breath-takingly beautiful, a masterpiece of impressive architectural design both inside and out, and set in the most stunning grounds with the most fabulous facilities for all of your family and friends
- The swimming pool set up is superb, with a large step entry pool for adults, a shallow pool for children, and a jacuzzi for everyone to enjoy
- The full size basketball court and sand volleyball court will keep everyone amused and fit, set up World Cup competition for the week, and you get the best tan when you are moving
- We love the lower ground floor facilities, from working out in the well-equipped gym, to sweating it out in the Finnish sauna, from playing table tennis and football, to winding down with games on the PlayStation and watching movies in the mini cinema – you seriously won't want to ever leave this villa!

## What you should know...

- Please note the villa is inland, and the nearest beach is 35km away, although it is near to the River Cetina, the longest river in Dalmatia, and there is loads to do, and sights to see within the area and immediate vicinity
- Car hire is strongly recommended to get the most out of seeing the local sights, and discovering the rich history and culture of Croatia
- No pets please
- Minimum rental age is 25+



# Terms & Conditions

- **Security deposit:** €800 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **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:** Saturday from 01.07 to 25.08. Flexible during all other periods.
- **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 from 03.06 to 15.09. 5 nights during all other periods.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Pool heating is available upon request at time of booking and is included in the rental price. 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?:** 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.
- **Pool towels included?:** Yes.