

# Villa Ivancica

Region: Split    Sleeps: 10

---

## Overview

Croatia is a dream destination for many and it's not hard to see why. With its enviable landscape and stunning natural beauty, it also boasts history, culture, a wonderful climate and delicious food and drink to indulge in. It's a safe and stable country and the perfect way to live a little luxury.

For simple yet superb sophistication, we welcome you to Villa Ivancica. This truly is a pretty property constructed with elegant simplicity. Here can enjoy five bedrooms, four bathrooms, a summer kitchen, a heated private pool and magical views of the Adriatic Sea and the city of Split – a tourist favourite and for good reason. In Split you can explore the history and culture of Croatia in even greater depth should you wish to.

When luxury twins with comfort, you know you're onto a winner, and your villa provides just that. The villa is furnished with high-quality pieces and carefully selected details which will ensure your stay is pleasant and enjoyable – a true oasis in which you can relax. Fully air-conditioned, you can cool down from the Croatian heat, enjoy the free Wi-Fi and spread your troop across two floors complete with two living and dining areas. Able to house ten people, you can enjoy this villa with family, friends or even a group gathering for work or an event. It also comes complete with its own gym for those who want to work on their fitness whilst on holiday. Featuring an exercise bike, yoga mats and weights, you can choose your style of work out.

Lavishly stylish, your villa lies over 300 square metres and is privately fenced.

Croatia is very much designed for outdoor living and why wouldn't it be when the weather is so sublime for much of the year. You'll likely want to spend a lot of time here,



particularly around the private heated pool with a no-chlorine system, hydro-massage, and a counter-current swimming programme. For little ones, there's a shallower area to the pool. The pool itself is a bit of a piece de resistance and can't help but draw focus. Flanked by two levels of sundecks, you can lounge about the pool with a drink, book, magazine, or music. Flanked by 11 sundeck chairs, you can also wash off under the outdoor shower and enjoy the summer kitchen which is fully equipped for you to prepare delicious dishes. Here you'll also find an outdoor area complete with ceiling fan and a traditional barbeque for divine outdoor dining. With a separated toilet, and a lounge corner beside the summer kitchen, this is a great area to group together and enjoy the beautiful surroundings. Any young children joining your party can also make use of the outdoor swing.

Back indoors, you can find the first floor via the indoor staircase and enjoy a second living area that can twin as a media room thanks to its blackout curtains, plush sofas, PlayStation 4 and Smart TV and dining table. This room is sure to be a hit with children, teens and adults who've maintained their inner child.

Your property is located in Kaštel Kambelovac, a perfectly peaceful environment no more than a two-minute drive from the local restaurants, supermarkets or Bilajka beach. Alongside this day-dreamy relaxation, you're placed close to Split, Trogir, Solin and Klis. This allows you great variety and adventure should you choose to leave the tranquillity of your villa.

## Facilities

Wi-Fi/Internet • Hairdryer • Coffee Machine • Villa • Washing Machine • Ground Floor Bed & Bath • Air-Con • Private Pool • DVD • Cots (Cribs) • Beach Nearby • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • Smart TV • Satellite TV • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Ground Floor

- Fully equipped kitchen
- Open plan living and dining room
- Bedroom with a king-size bed and en-suite bathroom with a shower
- Bedroom with two single beds
- Family bathroom

### First Floor

- Bedroom with a king-size bed
- Bathroom with a bathtub
- Bedroom with double bed
- Bedroom with double bed
- Family bathroom with shower
- Media room with PlayStation 4 and a smart TV
- Small gym area with Orbitrak, exercise bike, yoga mats and weights

### Exterior Grounds

- Heated swimming pool with a no-Chlorine system, hydro-massage and a counter-current swimming program
- Spacious sun-deck area
- Outdoor shower
- Fully equipped summer kitchen with an outdoor dining area
- Traditional barbecue
- Outdoor lounge corner
- Children's swing set

### Additional Facilities

- Air conditioning
- Heating
- Wi-fi
- Satellite TV
- DVD player
- Games console
- Hairdryer
- Washing machine
- Iron and board
- Baby cot
- Highchair
- Parking





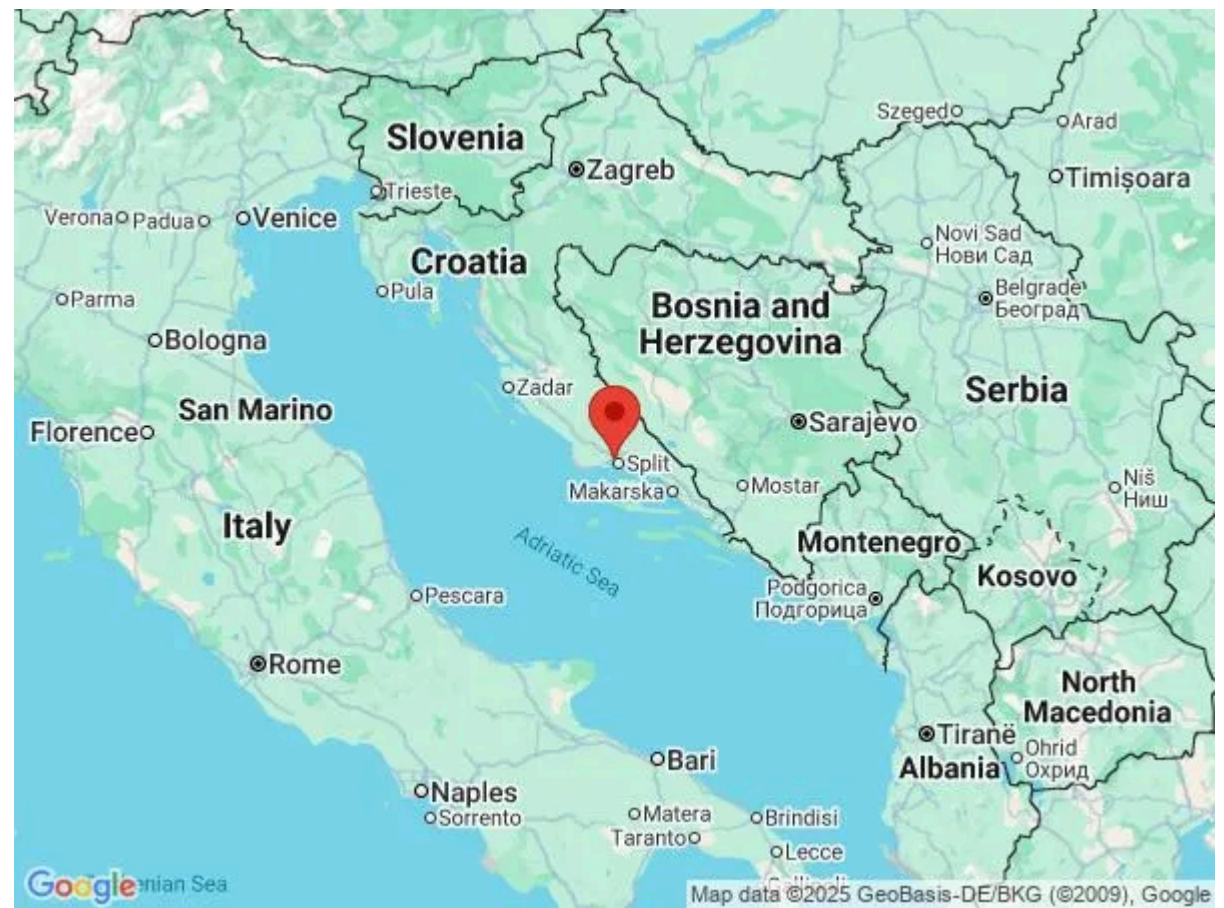
## Location & Local Information

Kaštel Kambelovac is known for its peaceful and easy pace of living. A classic Croatian town here lies a decadent, ancient beauty that will highlight what's so enchanting about the area away from the lights and glare of the tourist trail. Green and verdant, this truly is a beautiful part of the country peppered with romance and simple charm.

The region is famous for wine, and you'll have plenty of opportunities to visit vineyards or explore wineries. Vina Perisin is a popular choice as is Bedalov Winery and Winery Vucica. Castle Cambi is well worth a visit for those who enjoy crumbly historical ruins. There are also small churches to explore. Try your luck and open the door – take a moment to sit, relax and perhaps light a candle for a loved one. The world of water awaits, and you can explore the Adriatic by boat – swimming and snorkelling are great here too and you may see some tropical fish.

In terms of local eateries, you really are spoilt for choice. Even the fussiest eater will find something to their taste. Baza Food Bar & Good Vibes offers gorgeously presented European dishes – if you eat with your eyes, you'll definitely want to stop and take a few photos here. Stacija & Restaurant is wonderful for outdoor dining and classic seafood dishes. Restoran Odmor offers plentiful plates of meat and carbs but there's no scrimping on taste here. For classic Mediterranean dishes, Baletna Skola is also a wonder and for beauty, Ciri Biri Bela can't be beat. Prefer a pizza? Pizzeria Sette Sorelle comes highly recommended. If you have vegetarians or vegans in your group, Kat's Kitchen Deli has many fresh, healthy, and amazing dishes to enjoy.

You're close to Split, the seaside city, which is a sensational place to visit. It's the largest city on the Adriatic Coast and has been ruled by a serious succession of heavy hitters, including the Romans, Venetians, Austrians, French, Italians, and Yugoslavs. You can feel the impact of each ruler imprinted on the city. It contains many world-famous attractions including the Cathedral of Saint



Domnius, Diocletian's Palace, and the Grgur Ninski Statue.

For people watching and a leisurely stroll, the Riva Harbour is a great place to start. The Green Market is a wonderful place to take a look around and of course the abundance of restaurants and wine cellars will leave you feeling rather indecisive. The surrounding area holds much unspoilt natural beauty. From here you can explore wineries and vineyards, beautiful beaches and take a trip to the Blue Cave and the island of Hvar.

For fans of Game of Thrones, much of the show was filmed here, as well as in Dubrovnik, which is about a three-to-four-hour drive and famously known as the walled city. If you're a fan, visit the museum and also Plitvice Lakes National Park where much of the filming took place. For a quick and traditional snack, we'd recommend Kantun Paulina.

If you want to experience something completely opposite to Split in terms of style and substance, Trogir is a town brimming with a more scaled down slice of history and culture. You can explore the bell tower, ample churches, ancient palaces, dominating fortresses and the quaint waterfront promenade. If you need to cool down, stop by Gelato Bar Bella (a throwback to the Roman invaders) and wander around with an ice cream cone.

Spectacular Solin is not that much further afield and contains must-see ancient ruins including the Salona, a series of rocky arches and the town baths. Klis is definitely worth a visit if you want to explore the formidable fortress with astonishing nature on all sides. For views, Konoba is a great place to stop for a slice of pizza. With so much to do, indulge your adventurous side, as well as your desire for rest and recuperation.

Local Amenities

Nearest Airport	Split Airport (9.3km)
Nearest City	Split (15km)

Nearest Town	Trogir (14km)
Nearest Beach	Bilajka (1.1km)
Nearest Supermarket	Ribola Mini-market (500m)

## What we love

- The proximity of this property to some truly great sights makes it very special. You can explore Split, Trogir and further afield very easily before returning to your heavenly home.
- A day spent at Klis Fortress is something special, particularly if nature and history are of interest.
- The pool is a staple of the property – we love the simple, elegant lines, peaceful atmosphere, and al fresco dining. It may be a challenge to drag yourself away from the villa.

## What you should know...

- You're in a great position to get around Croatia here, but we would recommend a car. With your own private parking lot, renting a car is simple and will allow you to explore more of this stunning country.
- If moving into quieter areas, a phrasebook and some local currency will get you far. Some smaller cafes may not accept card.

# Terms & Conditions

- **Security deposit:** €400 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 17.06 to 08.09. 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 17.06 to 08.09. 5 nights during all other periods.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Pool heating is included in the rental price and will be turned on by the owner, it is not necessary to request at time of booking. 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.