

Villa Zdenka

Region: Zadar Sleeps: 10

Overview

Villa Zdenka is located in a small village called Kakma, near the coastline. It is a modern villa with a rustic charm, thanks to the beautiful stone walls that continue to the garden and wooden shutters framing each window. The villa has three floors and sleeps ten guests. It has everything you need to make this stay memorable.

Stepping into the villa on the ground floor, you enter a large, modern, open-plan lounge, diner and kitchen. In front of you is the sitting room, and double doors at the far end open to the spacious patio. On the other side of the room, the kitchen is tucked towards the front of the property and is fully equipped with all your cooking essentials.

Five spacious bedrooms with double beds and ensuite bathrooms are located on the first and second floors. The ensuites are finished with natural stone and a glass-panelled walk-in shower. All bedrooms have access to a private balcony. The master bedroom is on the top floor, with access to an expansive balcony that looks out over the patio below and the open countryside ahead.

Outside is where this villa shines. A heated pool with a waterfall fountain centres the patio, keeping everyone cool under the hot sun. There's plenty of sunbeds to relax on and soak up the sun. Spend the afternoon relaxing on one of two double sun beds on a large wooden deck. A sunken jacuzzi is in front of the beds, ready for you to soak up the bubbles under the stars.

A fully equipped outdoor kitchen, BBQ and dining area sit on the other side of the patio to enjoy alfresco dining while watching the sunset. Subtle evening lighting allows you to enjoy the villa no matter the time of day. You and your family will love watching a movie under the stars, on the



outdoor cinema screen.

If this stay couldn't get any better, the villa also has a private bar and spa. The rustic wooden bar is great for making a cocktail or two. The indoor spa will leave you feeling relaxed and reborn with a second jacuzzi and a choice of Finnish or Turkish tiled sauna for you to use. The villa is gated, with private parking inside the fence for ultimate privacy.

Facilities

Villa • Walk to Village • Watersports • Indoor Games • Cots (Cribs) • Beach Nearby • Wi-Fi/Internet • Air-Con • Wellness • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • <1hr to Airport • Washing Machine • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • All Bedrooms En-Suite • Satellite TV • Sauna/Steam • High Chair(s) • Fenced Grounds • Parking Space • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

The Villa

Interior (665m2)

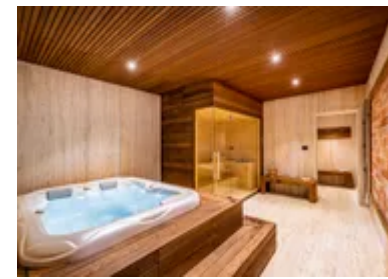
- Fully equipped kitchen
- Living and dining area
- Five double bedrooms with en-suite bathroom
- Kitchenette with a seating area and a bar
- Wellness area with hot tub, Finnish and Turkish sauna

Exterior Grounds

- Heated swimming pool with built in TV
- Terrace with sun loungers and day beds
- Hot tub
- Summer kitchen with covered dining area
- Covered lounge area
- Barbecue

Additional Facilities

- Air conditioning
- Wi-fi
- Satellite television
- Games console
- Washing machine
- Iron and ironing board
- Coffee machine
- Highchair
- Baby cot
- Parking for four cars
- Safe
- Dishwasher



Location & Local Information

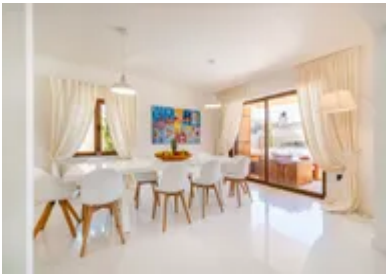
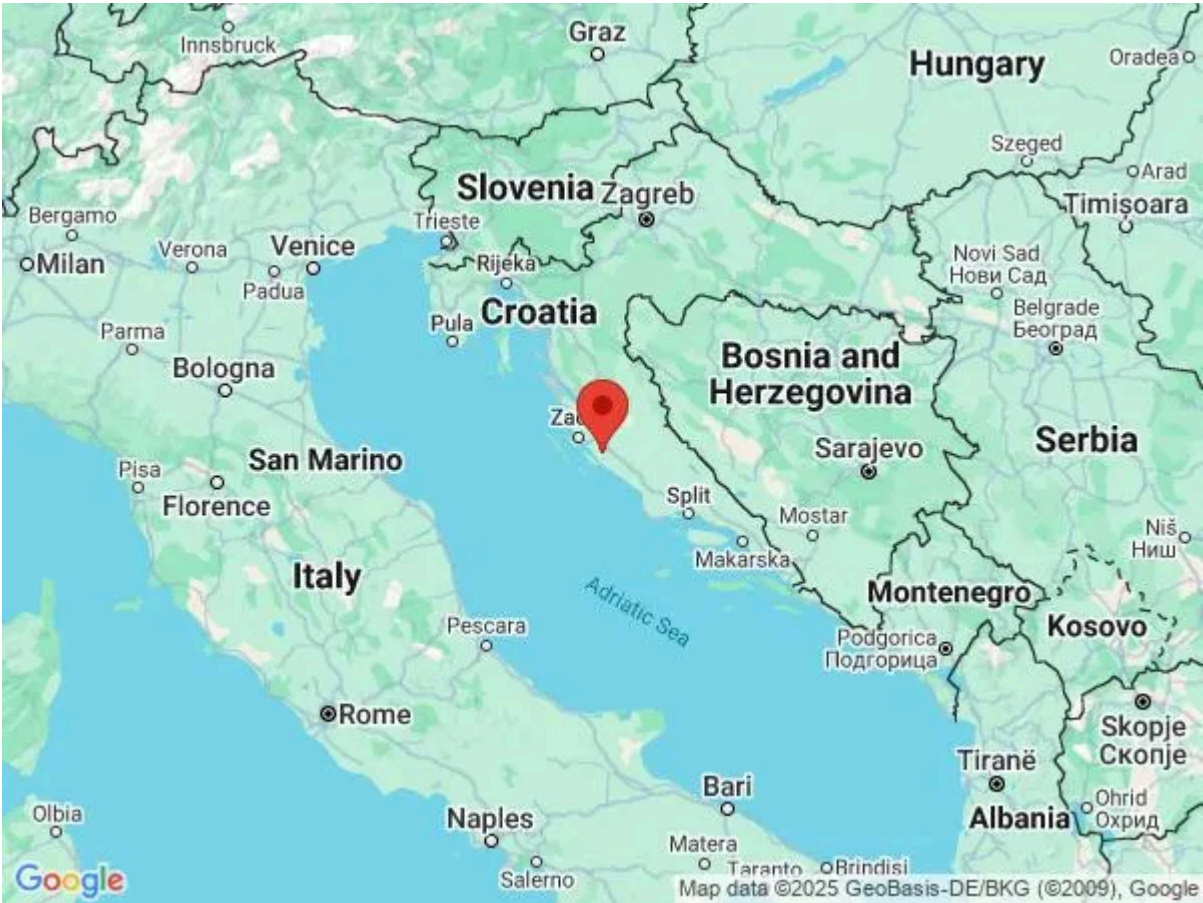
Villa Zdenka lies in a quiet village in the Croatian countryside, under 10 kilometres from the nearest town, Biograd na Moru and the coastline. Biograd na Moru, also known as Biograd, is a town of terracotta rooftops along the northern Dalmatia coastline. Home to cafes, shops and restaurants, there is something for all the family to enjoy. There is a small convenience store located in Kakma.

Spend a day exploring the island Pasman, separated from the mainline by the Pasman channel. Take the ferry from Biograd to the town of Tkon, which can be taken via car or foot passenger. With an area of 60 kilometres, there is plenty to do. You can hire bicycles and choose between two main routes or a beach day; Duzica Beach is recommended for its good facilities, changing areas and local cafes.

If you're looking for natural beauty and adventure, head to Plitvice Lakes National Park, a landscape of 8km terraced lakes, tiered waterfalls and stunning cascades. Turquoise lakes are filled with wildlife, including water snakes, herons, deer, bears, and wolves in the higher, forested areas.

Local Amenities

Nearest Airport	Zadar Airport (20km)
Nearest Town	Biograd na Moru (8km)
Nearest Beach	Plaža Bošana (8km)
Nearest Supermarket	Lidl (8km)
Nearest Shop	Studenac Market (Walking distance)



What we love

- The outdoor TV is amazing. Enjoy watching your favourite films under the stars!
- The indoor spa is essential after a day exploring Croatia. With robes and slippers included in the stay, every day can be a spa day.
- The patio is brilliant. With the pool, jacuzzi and sun loungers, you can start unwinding under the warming sun straight away.

What you should know...

- The master bedrooms stretches out over the top floor, offering views of the countryside.
- The village surrounding the villa is quiet and remote, great for those wanting peace but hiring cars would be advisable to get around.
- Villa Zdenka is 10km from the coast and local town, Biograd na Moru and 30km from Zadar.

Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded upon 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.
- **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:** Tourist tax will be charged according to the local rate upon arrival in cash, approx:
 €1.50 per adult per day
 Guests aged 12 to 18 years old are to pay 50% of the rate
 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.