

# Villa Anastasiya

Region: Trogir    Sleeps: 8

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## Overview

Villa Anastasiya is a stunning three-storey modern property with a pool in a small village Marina near UNESCO-protected Trogir, offering spectacular views of the Adriatic Sea. A short walk from both the sea and the marina, this is an ideal spot to base yourself for a perfect holiday. With accommodation for eight guests in four bedrooms with four bathrooms, a gym and a sauna, an extra shower and WC this property is perfect for a fantastic family holiday or for couples wanting to share.

The outdoor space is sympathetically decorated in a local style with white stone and Mediterranean plants, creating a relaxing ambience perfect for enjoying all the delights this villa offers. A stone grill, outdoor sink and hot water will allow you to conjure up Dalmatian specialities using fresh produce from the local marketplace. Sun loungers surround the heated pool, and there is also a heated outdoor shower.

A unique feature of the terrace is its underfloor heating in the area surrounding the pool. When you feel the need to escape the pool, the terrace has comfortable armchairs where you can relax with a good book. The courtyard has a children's playground equipped with a small trampoline, climbing frame and toddler-sized cars.

From the terrace, you will enter the ground floor. This is a wide, open, spacious living area decorated in a modern, contemporary style with comfortable sofas and a large, wide-screen wall-mounted television. At one end is a fully equipped kitchen and dining area to seat eight people. Also on this floor is an additional toilet.

A wide glass-panelled staircase will take you to the first floor, where you will find four bedrooms. Two of the bedrooms have king-sized beds and en-suite bathrooms



with bathtubs. The remaining two rooms have twin beds that can be joined to make a King-size double or two singles. All rooms have a private balcony with a seating area. Three bedrooms have stunning views of the beautiful Adriatic Sea to wake up to.

If you're feeling energetic, the basement offers a fully equipped gym and sauna. Two additional showers and a toilet are also here. Also, on this floor, you will find a fully equipped laundry room.

## Facilities

Seaview • Wi-Fi/Internet • Air-Con • Villa • Washing Machine • Wellness • Watersports • Walk to Beach • Boat Trips • Hairdryer • TV • Walk to Village • Cots (Cribs) • Gym/Fitness Room • Private Pool • Wow Factor • Beach Nearby • Chef/Cook Available • Modern • Transfers Available • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Sauna/Steam • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior - Basement*

- Fully equipped gym
- Sauna
- Shower x 2
- WC
- Laundry room

### *Interior - Ground Floor*

- Open plan living area
- Dining area for 8 people
- Fully equipped kitchen
- Large sofa and TV
- Additional toilet

### *Interior - First Floor*

- Bedroom 1 - King-size bed, en-suite with bath and balcony
- Bedroom 2 - King-size bed, en-suite with bath and balcony
- Bedroom 3 - King-size or 2 single beds, en-suite with shower and balcony
- Bedroom 4 - King-size or 2 single beds, en-suite with shower and balcony

### *Exterior*

- Heated private pool (40m2)\*
- Sunbeds
- Heated outdoor shower
- Underfloor heating in the area around the pool
- Lounge area
- Umbrellas
- Children's playground
- Covered outdoor dining area

### *Additional Facilities*

- Internet/Wi-fi
- Air conditioning
- Barbecue/grill
- SAT TV
- Dishwasher
- Washing machine
- Dryer
- Iron & board
- Private parking
- Cot
- High chair
- Ice machine
- Microwave
- Hairdryer

*\*Please see T's & C's*





# Location & Local Information

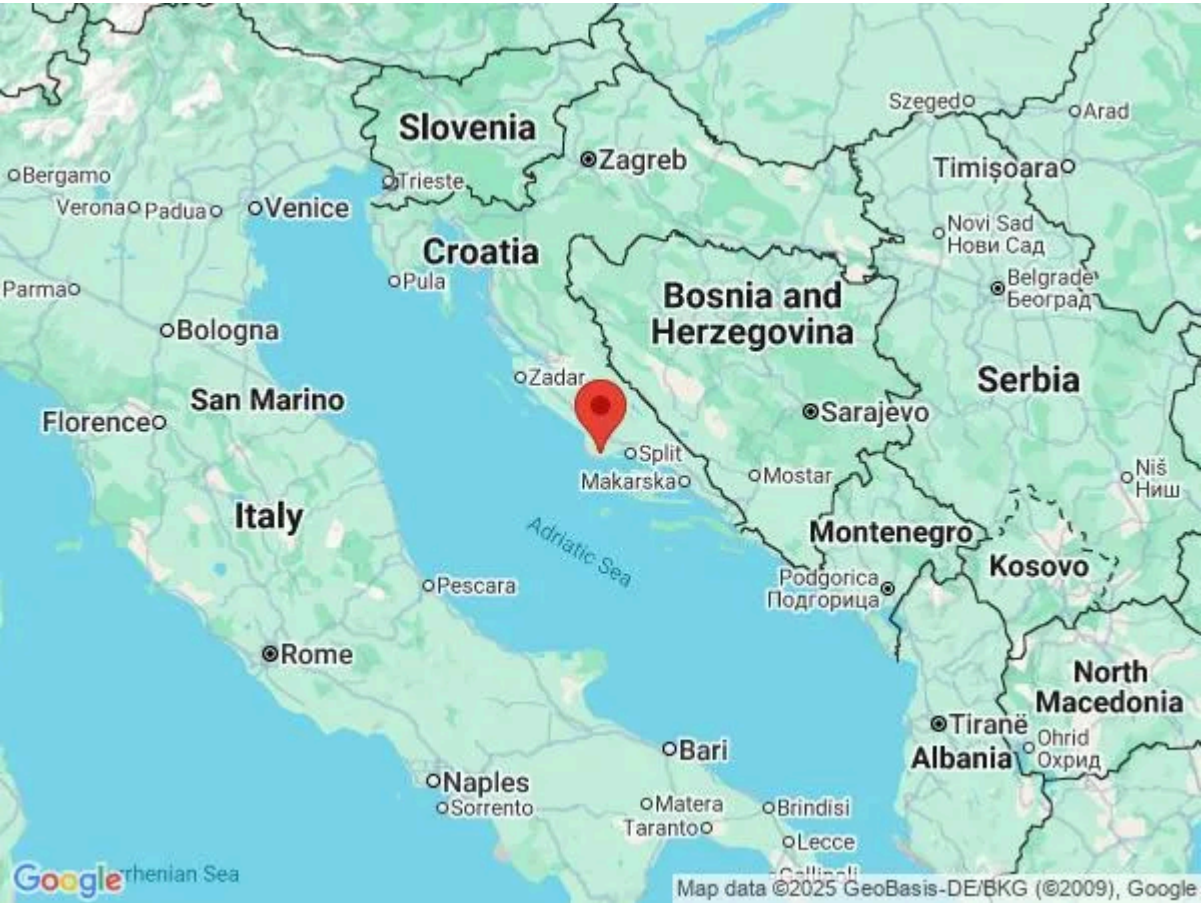
Villa Anastasiya is located in Marina, a small town about 12 kilometres from the UNESCO World Heritage site of Trogir. Marina has all the amenities you could need, with plenty of restaurants and cafes within walking distance and supermarkets and beaches.

The historic town, Trogir, is at the top of the list of places to visit in Dalmatia and throughout Croatia! The Trogir archipelago, dotted with islands, islets and tranquil bays, has attracted numerous conquerors, seafarers, and traders since ancient times. Most of Trogir’s beaches are located along the Trogir Riviera, and you can rest assured you will not have to travel far for a quality beach experience.

The Putlj Winery is outside the town and offers tours and tastings. If a trip to the winery is not your thing, we recommend visiting the Zinfandel Wine Bar in the Old Town of Split to enjoy fantastic food, great wine, and an atmosphere.

## Local Amenities

Nearest Airport	Split Airport (20km)
Nearest Ferry Port	Ferry Port Soline Trogir (14km)
Nearest Town	Marina (Walking distance)
Nearest Supermarket	Tommy T-292 (Walking distance)
Nearest Beach	Beach Marina - Prališće (400m)
Nearest Town/City	Trogir (14km)



## What we love

- This Villa is situated next to Villa Roze (<https://www.oliverstravels.com/croatia/trogir/villa-roze/>) and Villa Diell (<https://www.oliverstravels.com/croatia/trogir/villa-diell/>), and they can be rented together.
- We love the location of this exquisite villa, close to the sea, the marina and the medieval town of Trogir.
- Perfectly positioned with breathtaking views over the Adriatic Sea, Villa Anastasiya boasts its own heated pool with an underfloor heated pool terrace.
- A fully equipped personal gym in the basement, together with a private sauna.

## What you should know...

- Free parking for up to 4 vehicles is provided.
- Attached to the villa by a separate entrance is a charming tavern that, with prior arrangement, can be used by guests. Perfect for small family gatherings as well as large events.
- Please be cautious of children playing around the pool as there is no fence.

# Terms & Conditions

- **Security deposit:** €2000 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. Change of linen and towels once a week.
- **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:** 5 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Pool heating is included in the price from 01.07 - 15.09, up to 26 degrees. Heating above 26 degrees will incur a charge of €50 per day. For the period 15.09 - 01.07 pool heating will be €50 per day (max temperature 28 degrees.
- **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, included in the rental price.