

Villa Roze

Region: Trogir Sleeps: 8

Overview

The exquisite Villa Roze is near a small village Marina near UNESCO-protected Trogir. A stunning three-storey modern villa with a heated pool is just a short walk from the sea and the centre of the Marina. What could be a more perfect place to spend your holiday, relaxing around the heated pool and enjoying breathtaking views of the Adriatic Sea? All the while soaking up the fabulous Mediterranean sunshine.

With accommodation for eight guests in four bedrooms with six bathrooms, a fully equipped gym and a sauna, this property is perfect for a family holiday and couples wanting to share. Accommodation is spread over a basement, ground and first floor connected by internal stairs and offers a spacious courtyard with a heated pool, outdoor shower, dining and sitting area.

The outdoor space is sympathetically decorated in an authentic local style with white stone and Mediterranean plants, creating a peaceful oasis to enjoy this villa's delights. Complete with a stone grill and outdoor kitchenette with hot water, and you will be able to experience a real taste of Mediterranean living whilst you conjure up Dalmatian specialities using fresh produce from the local markets.

Sun loungers surround the heated pool, and the outdoor shower is heated. 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 for relaxing with a good book. Or perhaps sit and soak up the Mediterranean sunshine with a long cold drink.

Children are well catered for with a small play area equipped with a trampoline, small climbing frame, bats and



balls.

From the terrace, you will enter the ground floor. An open spacious living area decorated in a modern contemporary style with bright wall art and comfortable sofas. On one wall is a large wide-screen wall-mounted television. At one end is a fully equipped kitchen with a breakfast bar and dining area to seat eight people. Also in the dining area is a chilled water cooler to ensure you remain hydrated. The ground floor is light, airy, and the epitome of elegant living. An additional WC can also be found on this floor.

A wide marble 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 are tastefully decorated and 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. Here you will also find two additional showers and a toilet.

Also, on this floor, you will find a fully equipped laundry room.

Facilities

Air-Con • Villa • Wellness • Boat Trips • Watersports • Walk to Village • Ideal for Kids • Private Pool • Walk to Beach • Wow Factor • Cots (Cribs) • Heated Pool • Ideal for Teens • Beach Nearby • All Bedrooms En-Suite • <1hr to Airport • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Gym/Fitness Room • Safety Deposit Box • Satellite TV • Sauna/Steam • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa

Villa Roze is a modern 4 bedroom property with stunning views of the Adriatic Sea.

Interior - Basement

- Fully equipped gym
- Sauna
- Bathroom 1 - shower
- Separate shower

Interior - Ground Floor

- Spacious open plan living area
- Fully equipped kitchen
- Dining area to seat 8 people
- One additional WC

Interior - First floor

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

Exterior

- Heated private pool (8m x 4m)
- Sunbeds
- Heated outdoor shower
- Underfloor heating in the area around the pool
- Outdoor dining table
- Outdoor sink with hot water
- Lounge area
- Umbrellas
- Children's playground with trampoline

Additional Facilities

- Internet/Wi-fi
- Air conditioning
- SAT TV
- Barbecue/grill
- Dishwasher
- Washing machine
- Dryer
- Safe
- Iron & board
- Hairdryer
- Outdoor parking area
- Cot (on request)
- High chair (on request)



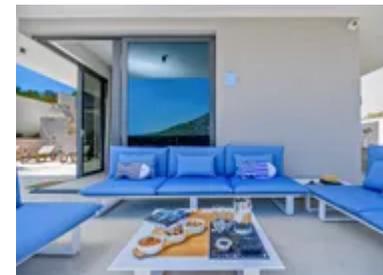
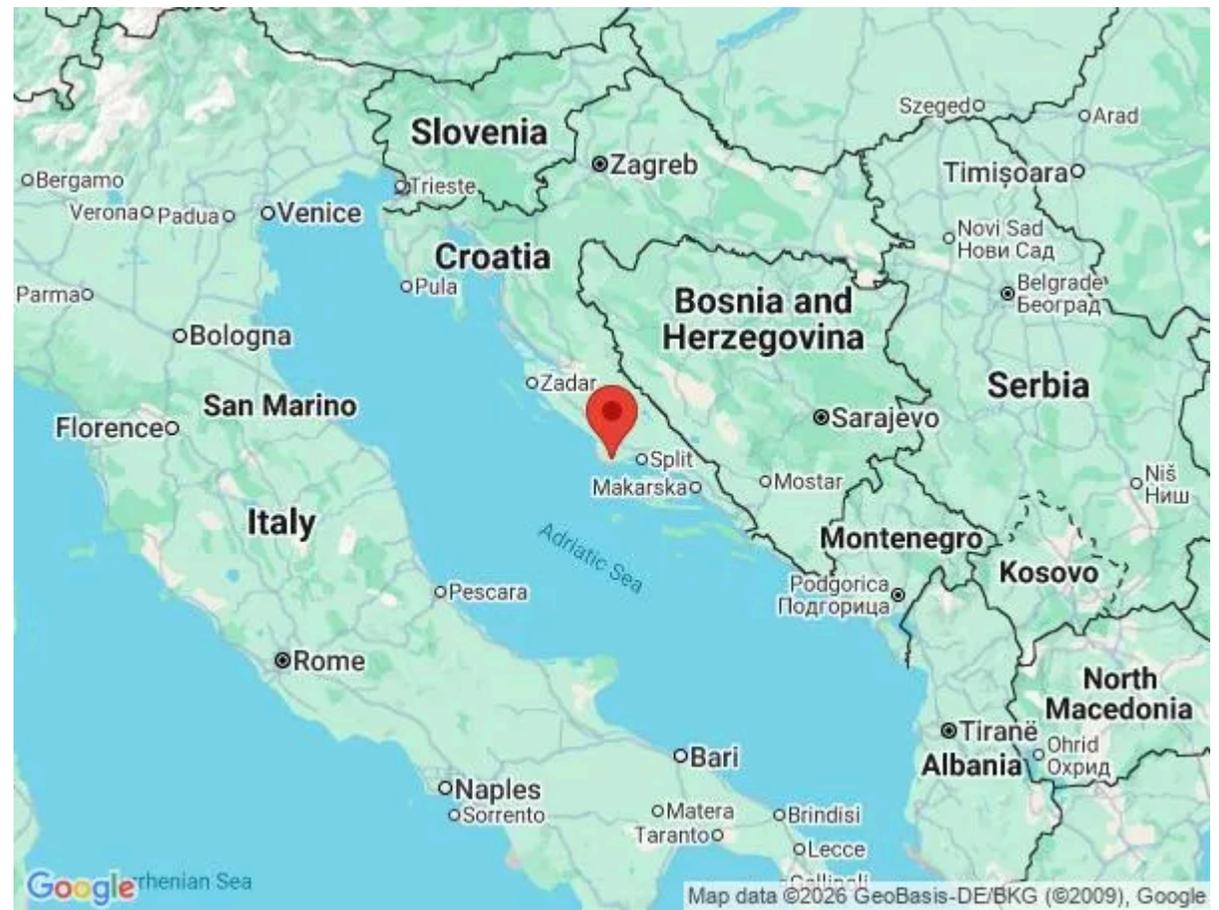
Location & Local Information

Located in the centre of Dalmatia on the Adriatic Coast, Trogir was designated a UNESCO World Heritage site in 1997. You will be won over with its beautiful architecture, rich history and many places to visit.

The historic city is at the top of the list of places to visit not only in Dalmatia but in the entire Croatia! The Trogir archipelago, dotted with islands, islets and tranquil bays, has attracted numerous conquerors, seafarers, and traders since ancient times. Kamerlengo Fortress is located on the southwestern tip of the island, and you will see it looming large over the town. It is possible to climb up to the height of the walls for fantastic views over the Riva, the Old Town and out to sea. Parts of the city walls built in the 13th and 14th centuries are still visible today on the city's southern side. In the middle of the city, you will still find the city gate built in 1593. One of its best sites is the 12th-century cathedral of St. Lawrence. The bell tower was added two hundred years after the cathedral was constructed. It can be climbed to experience fantastic views from the top. Another must-see is the Chapel of St. John, considered the best Renaissance sight in Dalmatia.

For those of you who like to explore, the city of Split is just 25 km away. Here you will find so much to see and do. The Old Town of Split is a maze of cobblestone streets and lanes surrounding the Diocletian Palace. Built in 305 AD, the Palace is one of Split's must-see attractions. In the heart of the Old Town, you will find the People's Square, full of cafes and restaurants, a perfect place to escape the midday sun. For those of you who like to walk, Marjan Hill to the west of the Old Town is full of trails crisscrossing its way over the peninsula. Stroll up to the top of the Hill to enjoy spectacular views.

You will find the Putlj Winery outside the city, offering 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 atmosphere.



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. Gradska Plaza is 1km from the centre of Trogir with a beautiful blue sea, gentle pebble beach and a bustling promenade lined with restaurants and cafes.

A 15-minute stroll from the centre of Trogir is Saldun Beach. Popular with the locals, this beach has a quieter and more relaxed feel.

A few short steps from the shoreline will find you greeted by sparkling blue crystal clear water, shady pine trees and natural rocky terrain. Possibly not the best place to sunbathe, but perfect for those who love to swim, jump and dive!

Slightly further away, you will find Marinova Draga Beach. Be warned, this is a busy beach for families with lots going on! Here you will find a safe beach with lots of amenities, sunbeds, parasols and deckchairs to rent and plenty of natural shade from the trees.

Why not join everyone else on summer nights and gravitate to the wide seaside promenade lined with bars, cafes and yachts. What better way to relax after a day of sunbathing and sightseeing than to sit and drink a local beer or wine at one of the numerous bars or cafes' watching people and the world go by?

Local Amenities

Nearest Airport	Split Airport (18.7km)
Nearest Ferry Port	Ferry Port Soline Trogir (12.2km)
Nearest Town	Marina (450m)
Nearest Shop	Tommy T-292 (600m)
Nearest Beach	Beach Marina - Prališće (400m)

Nearest City

Trogir
(12.6km)

What we love

- This Villa is situated next to Villa Anastasiya and 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
- Beautifully furnished with a light and airy feel, this villa is perfect for families and couples wishing to share
- Perfectly positioned with breath-taking 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 and 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.

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 every week or upon request.
- **Pets welcome?:** Not allowed.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes, included in the rental price, and every 7 days.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 5 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Included in the rental price. Pool maintenance included.
- **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.