

Villa Niksa

Region: Sibenik **Sleeps:** 8

Overview

Situated in central Dalmatia, Villa Niksa is just 1.5 km from the centre of Zaton, a quiet resort found between the historical towns of Nin and Zadar. It boasts a pool, hot tub, sauna, four bedrooms, two of which are en-suite, and a further family bathroom. This beautiful traditional but modern villa is a perfect destination for families or friends travelling together.

Set over two floors on a large south-facing plot, you cannot fail to be impressed by this villa's views and sunny position.

Starting outside, you will find parking for up to three cars. The heated swimming pool dominates the outside area, beautifully landscaped with local shrubs and shingle. Sun loungers and parasols are in place to ensure you make the most of your time relaxing around the pool. A pergola attached to the villa provides a shaded oasis with comfortable garden furniture and stunning views. You will also be delighted to find a well-proportioned hot tub shaded by a further pergola. When the sun goes down, an outdoor dining area is exactly what you need to enjoy lazy evening meals and cocktails. An external staircase will lead you to a sun terrace with limited shade, comfortable outdoor seating and a table. The best part of this? The stunning views of the Dalmatian countryside.

The ground floor is entered through wide patio doors. The main open-plan living area is light and bright and overlooks the pool terrace. Hardwood floors and contemporary furnishings in a nautical theme make this spacious area a perfect place to spend time after sunset. Plump comfortable sofas and a dining table that seats eight means you can relax and enjoy whatever the weather. The fully equipped, sleek and spacious kitchen has a breakfast bar, and large American-style fridge



freezer and all the appliances you would expect in a property of this calibre. It is also possible to enter the sauna room from the pool terrace, where you will find the sauna, shower and loungers.

Bedroom one can be found on the ground floor. A spacious and air-conditioned double bedroom with en-suite bathroom, shower, and wall-mounted satellite television. Patio doors lead to the terrace. An internal staircase will take you to the first floor, where you will find three more air-conditioned bedrooms. Bedroom two is a double room with an en-suite bathroom, shower, and flat-screen satellite television. Bedrooms three and four are also double rooms but share a family bathroom.

Facilities

Air-Con • Villa • Hairdryer • TV • Wi-Fi/Internet • Private Pool • Cots (Cribs) • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • Sauna/Steam • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Ground Floor

- Fully equipped kitchen
- Open plan living and dining area
- Bedroom with en-suite shower room
- Guest WC

First Floor

- Bedroom with en-suite shower room
- Two double bedrooms
- Bathroom with shower
- Terrace with outdoor lounge furniture

Exterior Grounds

- Heated swimming pool (11 x 4 m, depth: 150 cm)*
- Terrace with sun loungers and parasols
- Outdoor shower
- Hot tub with pergola
- Covered outdoor dining area
- Barbecue

Additional Facilities

- Air conditioning
- Wi-fi
- Television
- Washing machine
- Tumble dryer
- Sauna
- Baby cot
- Hair dryer
- Private parking

*Seasonal availability: 01.May - 30.Sep



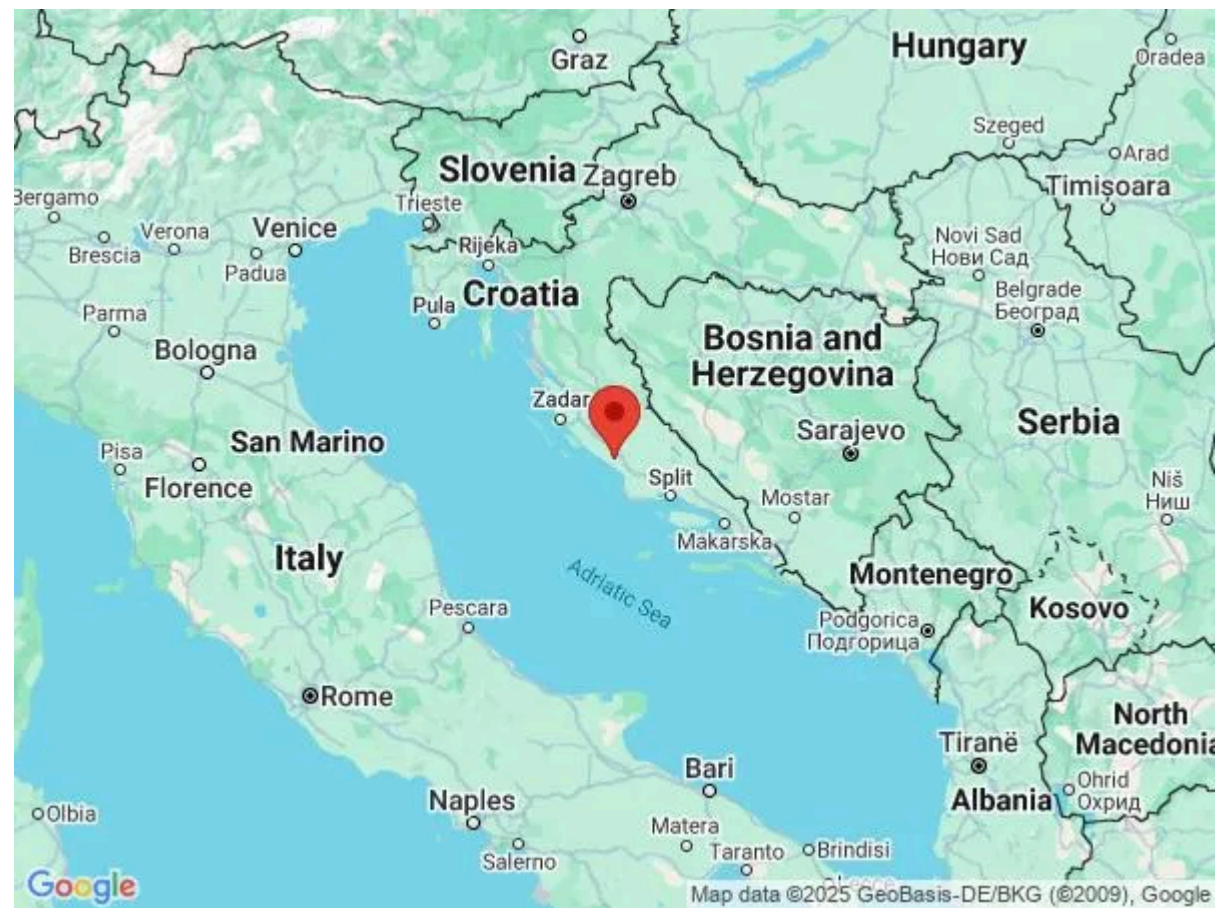
Location & Local Information

Villa Niksa is just 1.5 kilometres from the quiet resort of Zaton. It's perfect blend of mild climate, natural beauty and rich cultural heritage makes Zaton a popular destination. In the shade of centuries old pine forest on the banks of the beautiful sandy beaches with crystal clear water. The beach extends for 1.5 kilometres and has a blue flag that symbolizes the quality of service and purity of the sea. Shallow waters, sand and gravel shoreline make Zaton the perfect destination for families with small children who will enjoy everything the summer fun has to offer. Near the beach there is a dense pine forest which on hot days supplies much needed shade and there are plenty of snack bars and restaurants to enjoy many local specialties.

Visitors to Zaton travelling without small children might want to travel a little further south to reach Gof Beach. Here you will find the clear waters expected of the Adriatic coast and isolation. To the west, right at the end of the peninsula, there are rocks for teenagers to jump into the sea, a small cave and sometimes, a rope swing.

Gourmands don't need to traipse into Dubrovnik for a splendid meal, Zaton has everything you could need. For a hearty, unfussy, traditional and tasty meal take yourself to a Konoba, the Dalmatian equivalent of a tavern. One in particular might be Konoba Vala at the north of the bay. It offers an ample terrace with spectacular views, a small playground for the little ones and an amazing selection of food. From salads to pizza or seafood to steaks you will find generous portions and good quality.

The old medieval town of Dubrovnik is close by and is well worth a visit. The Old Town has many winding streets filled with authentic and quaint shops and an amazing fruit and vegetable market open most days. Here it is possible to book a boat to visit neighbouring islands and in particular the island of Lokrum, a stunning and uninhabited nature reserve having the ruins of a former Benedictine monastery. A perfect place to relax and get away from it all!



After a long day of sightseeing why not enjoy a coffee or meal at one of the many restaurants in the harbour whilst watching the boats come and go? A perfect place for a spot of people watching.

Dubrovnik is a mecca for history buffs! From a coastal fortress leaning over the sea to the famous thoroughfare of Stradu, the city boasts some of the most impressive medieval architecture in Europe. One of its most iconic sights will be the City Walls, believed to be some of the best preserved medieval fortifications in the World! Another must see will be the Minceta Tower. Fans of Game of Throes will at once recognise the Tower as the House of the Undying in Qarth.

Finally, a highlight to a complete a day’s sightseeing would be a visit to Dubrovnik Cathedral. Completed in 1713 it holds a large collection of relics, some belonging to the city’s patron Saint Blaise.

Another town well worth a visit is Sibenik. A quiet historic town offering a slower pace of life, not as many tourists but incredible views! The star of the town is the Cathedral taking over 100 years to build and is now the most important Renaissance monument in all of Croatia. You cannot fail to miss the magnificent dome shape which can be seen from almost anywhere in the city. Game of Thrones fans will recognise the inside where several scenes were shot for the Iron Bank.

For a fantastic day out, why not visit Krka National Park. Named after the Krka River, the Park covers an area of just over 142 square kilometres and includes two-thirds of the river itself. The top attraction in the park are its magnificent waterfalls, including the famous Skradinski Buk falls, one of Croatia’s most famous sights. One of the best was of seeing the park would be a boat trip, included in the entrance ticket.

Local Amenities

Nearest Airport	Split Airport (69.5km)
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Nearest Airport 2	Zadar Airport (62km)
Nearest Town	Vodice (11.5km)
Nearest Beach	Zvizda Beach (2.5km)
Nearest Supermarket	Studenac Market (1.5km)

What we love

- Want to get away from it all and enjoy a quiet holiday with the children? Then Villa Niksa, close to Zaton, is the perfect choice.
- A heated swimming pool, jacuzzi, and sauna are perfect for relaxing and enjoying the fantastic Dalmatian weather.
- With the pretty town of Zaton just one and a half kilometres away, you will never be far from shops and restaurants.

What you should know...

- Two of the four bedrooms are not en-suite. The shared Jack and Jill bathroom can be accessed from bedrooms three and four.
- Many local beaches are pebbled, and sturdy beach shoes are advised.
- Although the town of Zaton is just 1.5 kilometres away, a car would be useful for visiting further afield.

Terms & Conditions

- **Security deposit:** €300 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. All other changeover days on request.
- **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:** Included in the rental rate.
- **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 opening dates?:** The pool is open from May to September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.