

# Villa Aklinia

Region: Zadar    Sleeps: 6

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## Overview

Stay in style at the ultra-modern Villa Aklinia, found in the exclusive residential district of Sukošan, near the historic town of Zadar, on the coast of Croatia, in the azure waters of the Adriatic Sea. This two-storey, detached villa boasts one hundred and ninety square metres of living space, with three ensuite double bedrooms, comfortably accommodating up to six guests, ideal for a family holiday or friends' get-together.

The property is set in a thousand square metres of grounds, surrounded by a stone wall and high fencing for privacy, security, and shade, and home to a lawned garden with your own private swimming pool. Villa Aklinia comes complete with complimentary air conditioning and Wi-Fi throughout, flat-screen satellite televisions in the sitting room, and all the bedrooms. The villa is built out of classic white Mediterranean whitewashed walls, with floor-to-ceiling picture windows that flood the space with natural light and open onto the pool terrace and private balconies. The interiors are contemporary chic, furnished with the latest pieces, natural wood timbered ceilings, parquet floors, and decorated in a calm colour palette of crisp, clean white, with shades of grey and hues of blues highlights.

Enter the villa at ground floor level, where there is a seating area with a dove grey L-shaped corner sofa and marching pouffe, a nest of tables, and a flat-screen satellite television. The powder blue and natural wood kitchen is fully equipped with everything you need to cater for your holiday, including that must-have morning coffee maker. The adjacent six-seater dining set is ideal for some informal indoor entertaining. The first of the three well-appointed bedrooms can be found on this floor, with a double bed, a flat-screen television, and an en-suite shower room. A guest cloakroom completes the ground



floor. Take the stairs to the first floor, where you will find a huge master bedroom with a king-size bed, fitted wardrobes, a flat-screen television, a superb en-suite bathroom with a freestanding egg-shaped bathtub, and a furnished balcony. The third bedroom also has a large double bed, fitted wardrobes, a flat-screen television, an en-suite shower room, and a furnished balcony.

The tiled terrace is home to a step-entry heated swimming pool, surrounded by stylish, laid-back, deep-cushioned sun loungers and shady parasols. Relax on the lush green lawn under the ancient olive tree, and catch some summer rays. An inviting soft seating area and patio set is the hot spot to meet for cocktails as the sun sets. A six-seater dining set sits under a veranda, where you can enjoy breakfast in the shade. As dusk falls, make your way to the independent, fully-equipped, charcoal grey summer kitchen. Take a seat at the impressive ten-seater dining table, feast off local delicacies freshly cooked on the built-in, wood-burning barbecue, and raise a toast to the most memorable holiday.

## Facilities

Air-Con • Villa • Coffee Machine • Hairdryer • Tennis Nearby • Watersports • TV • Wi-Fi/Internet • Walk to Beach • Walk to Village • Beach Nearby • Private Pool • Cots (Cribs) • Heated Pool • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## *Interior*

- Open plan living, dining, kitchen area
- Fully equipped kitchen
- Tavern with fully equipped kitchen and dining area
- Bedroom 1 - Double bed, en-suite bathroom with shower and separate WC (ground floor)
- Bedroom 2 - Double bed, en-suite bathroom with shower and balcony (first floor)
- Bedroom 3 - Double bed, en-suite bathroom with bath and balcony (first floor)

## *Exterior*

- Heated swimming pool (32msq)
- Sunbeds
- Seating area
- Parasols
- Covered dining area

## *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- TV
- Dishwasher
- Washing machine
- Dryer
- Iron & board
- Cot (on request)
- Highchair (on request)
- Barbecue
- Parking



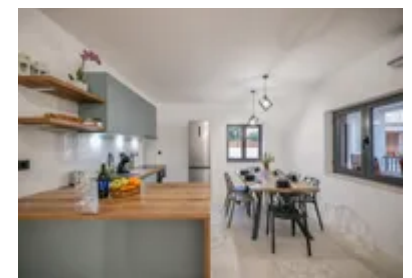
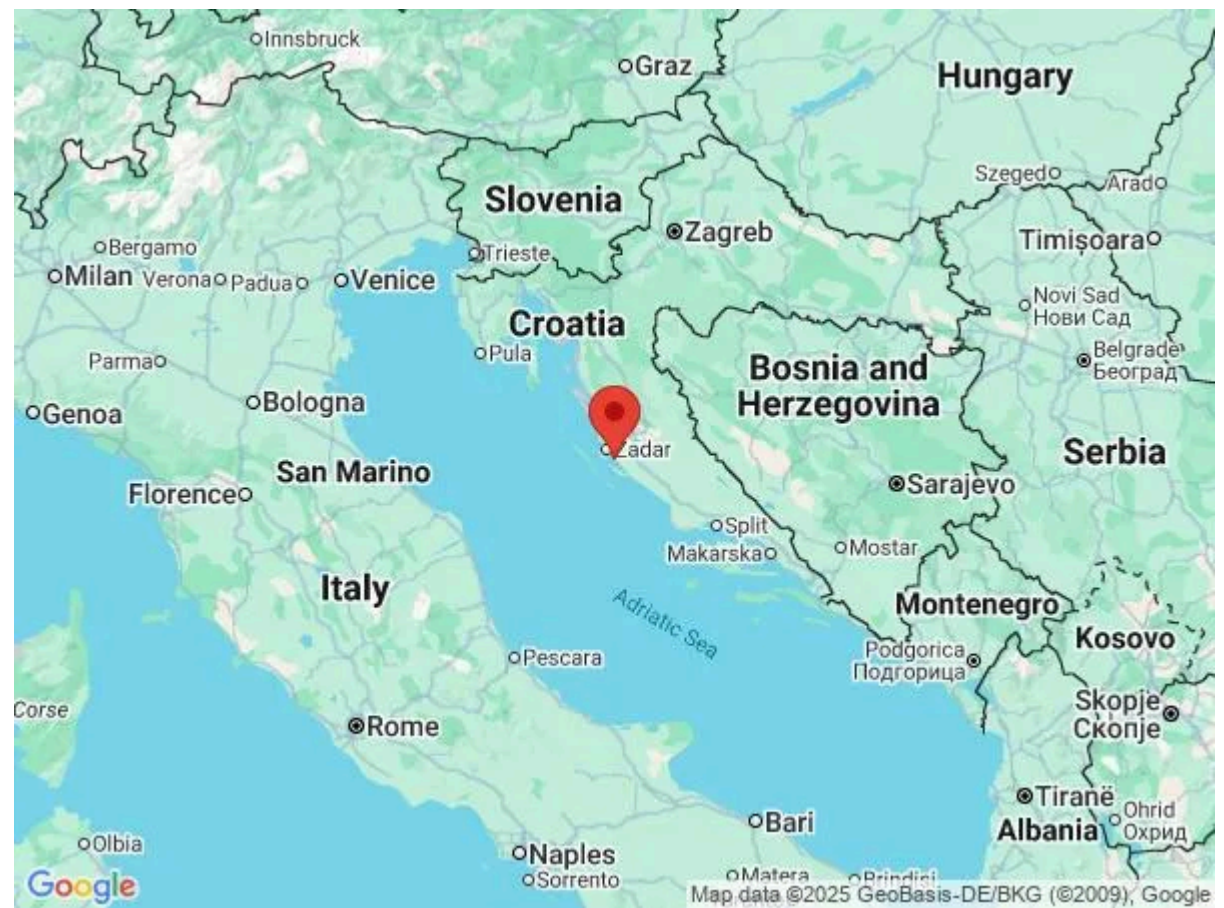


## Location & Local Information

Villa Aklinia can be found in the exclusive residential district of Sukošan, a charming resort on Croatia's coast near the historic city of Zadar. Zadar International Airport is under 10 kilometres from the villa. You will find the nearest minimart stocked with provisions for your holiday and local tavernas serving traditional and international dishes within walking distance. Picturesque Sukošan is home to an old town centre, go through the 1470 Gornja Vrata gate to find Dalmatian stone houses, historic buildings, Baroque churches, cafes and bars, waterfront restaurants, and, best of all, a five-kilometre-long coastline of sandy beaches. Villa Aklinia is just over a 10-minute walk from the nearest beach, with easy entry into the crystal-clear waters of the Adriatic Sea.

The coastline is populated with beautiful, organised beach clubs, many of them offering a selection of thrilling water sports. Most notable are Makarska, Soline, and the famous Zlatna Luka, otherwise known as the Gold Beach, with a green sunbathing lawn. The area is renowned for its range of activities, including walking and hiking trails, jogging tracks, swimming, snorkelling and scuba diving, cycling, surfing, and water rafting. Kayak out to the Archbishop's Summer Palace, now only a ruin, peeking out of the turquoise sea. Wander around the Marina Dalmacija, which connects Sukošan with the resort of Bibinje, and admire the luxury yachts moored in such a beautiful setting. The historic town of Zadar is only twelve kilometres from the villa, known for its Roman-era forum, Venetian gates in the city walls, the eleventh-century St Mary's convent, decorated with art dating to the eighth century, and the twelfth-century St Anastasia's cathedral.

Within the villa's vicinity are six major national parks that are well worth a visit. Choose from Kornati, where you can see dolphins and seventy species of butterflies; Paklenica, a UNESCO biosphere reserve; Plitvicka, with its natural lakes, waterfalls, and canyons; Telascica, full of wildlife and sea creatures; Vrana Lake, with its water birds and water springs; or Velebit, the most extensive mountain range in Croatia. The area is also renowned for its exquisite cuisine



and local wines. Enjoy a local vineyard tour, sample the delights, and take a bottle or two home with you. No holiday to Sukošan is complete without a day at sea. Charter a yacht or join a shared boat for a day swimming and snorkelling hidden caves and secret coves, see sunken ships and try your hand at stand-up paddle boarding. As night falls, hit the bars of Sukošan for a sundowner cocktail whilst watching the stunning Adriatic sunsets, then take a taxi to Zadar for some carefree, open-air clubbing at one of the happening beach bars.

Local Amenities

Nearest Airport	Zadar Airport (8.8 km)
Nearest Ferry Port	Zadar Ferry Port (12.0 km)
Nearest Shop	Konzum (94 m)
Nearest Beach	Plaža Ždralovac (700 m)
Nearest Tennis	Tennisplatz (1.4km)

## What we love

- We love the summer kitchen at Villa Aklinia, especially the wood-burning oven, which is great for pizza, and the ten-seater dining set for some impressive entertaining.
- The interior décor at Villa Aklinia is super stylish, ultra-modern, yet comfortable and has a great holiday home-from-home feel.
- The master bedroom at Villa Aklinia is seriously spacious, and the en-suite bathroom with a free-standing bath is superb.
- Villa Aklinia is near to shops and restaurants, within walking distance of a fabulous beach, not far from town, and down the coast from Zadar.

## What you should know...

- Further to the maximum of six guests in the three double bedrooms, two children aged 0-2 can be accommodated in baby cots.
- All three bedrooms have double beds, no twin rooms, perfect for a small family or couple's sharing.
- The villa shares a drive with the neighbouring property.
- The private swimming pool can be heated in the cooler months.

# Terms & Conditions

- **Security deposit:** €400 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 3.00 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 15/07 - 18/08. Flexible all other dates.
- **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:** 3 nights from 01/04 - 15/06 and 01/10 - 30/11. 4 nights from 16/06 - 30/06. 5 nights from 01/07 - 14/07 and 01/09 - 30/09. 7 nights from 15/07 - 31/08.
- **Heating costs included?:** Yes, included in the rental price.
- **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.