Villa Nuesta

Region: Zadar **Sleeps:** 8

Overview

Ideally situated under a kilometre away from the crystal-clear waters of the Adriatic Sea, Villa Nuesta is a fabulous contemporary property where up to eight guests can enjoy soaking up the warm Croatian sunshine. The villa is located in the charming village of Kožino, only a fifteen-minute drive from the vibrant Dalmatian city of Zadar. With a sun-drenched terrace, a private swimming pool and stylish interior living spaces, Villa Nuesta is the perfect place to enjoy a relaxing and rejuvenating retreat with your loved ones while discovering Dalmatia's coastal wonders.

Each morning, bright blue skies will draw you outside to the villa's spacious terrace, where you can enjoy a refreshing dip in the swimming pool or unwind as you sip a freshly brewed cup of coffee from the comfort of a poolside sun lounger. A verdant garden with a cute kids' play area is great for fun and games in the sun, or you can stroll to the nearby beach to enjoy a family swim in the ocean's warm waters.

Upon entering Villa Nuesta from the peaceful terrace, guests will find a bright, airy living space on the ground floor, with elegant décor and a contemporary open-plan layout. A welcoming lounge area features sumptuous sofas and a smart TV, inviting guests to curl up and unwind after a day spent taking in the city sights of nearby Zadar. Adjacent to the lounge area is a delightful dining area which flows seamlessly into a modern, minimalist kitchen, complete with everything you might need to prepare a tasty feast using fresh local produce.

Villa Nuesta has three delightful double bedrooms upstairs, each offering guests a cool and calm ambience. Each bedroom features a modern en-suite bathroom with a walk-in shower, and one bathroom also provides guests with laundry facilities. One of the charming bedrooms









boasts a private balcony with a seating area overlooking the terrace, offering an idyllic spot for a leisurely breakfast or a romantic glass of wine at sunset. Air conditioning ensures that your nights are as restful as your days are relaxing, while a flatscreen TV is also provided in each bedroom. The villa's main living space has a convertible sofa bed that sleeps two additional guests if required.

Facilities

Air-Con • Villa • Private Pool • Tennis Nearby • <1hr to Airport • Walk to Village • Ideal for Kids • Pets on Request • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Beach Nearby • All Bedrooms En-Suite • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave • Safety Deposit Box • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa

Interior
- Fully equipped kitchen
- Open plan living, dining area
- Dining table for 8 people
- Sofabed
- WC with laundry facilities
- Bedroom 1 - Double bed, ensuite bathroom with shower, TV, balcony
- Bedroom 2 - Double bed, ensuite bathroom with shower, TV
- Bedroom 3 - Double bed, ensuite bathroom with shower, TV

Exterior
- Private swimming pool
- Sunbeds
- Covered dining area
- Lawn with climbing frame
- Outdoor shower

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- TV
- Dishwasher
- Coffee machine
- Washing machine
- Iron & board
- Safe
- Children's playground
- Parking
- Barbecue
- Cot (on request)
- High chair (on request)









Location & Local Information

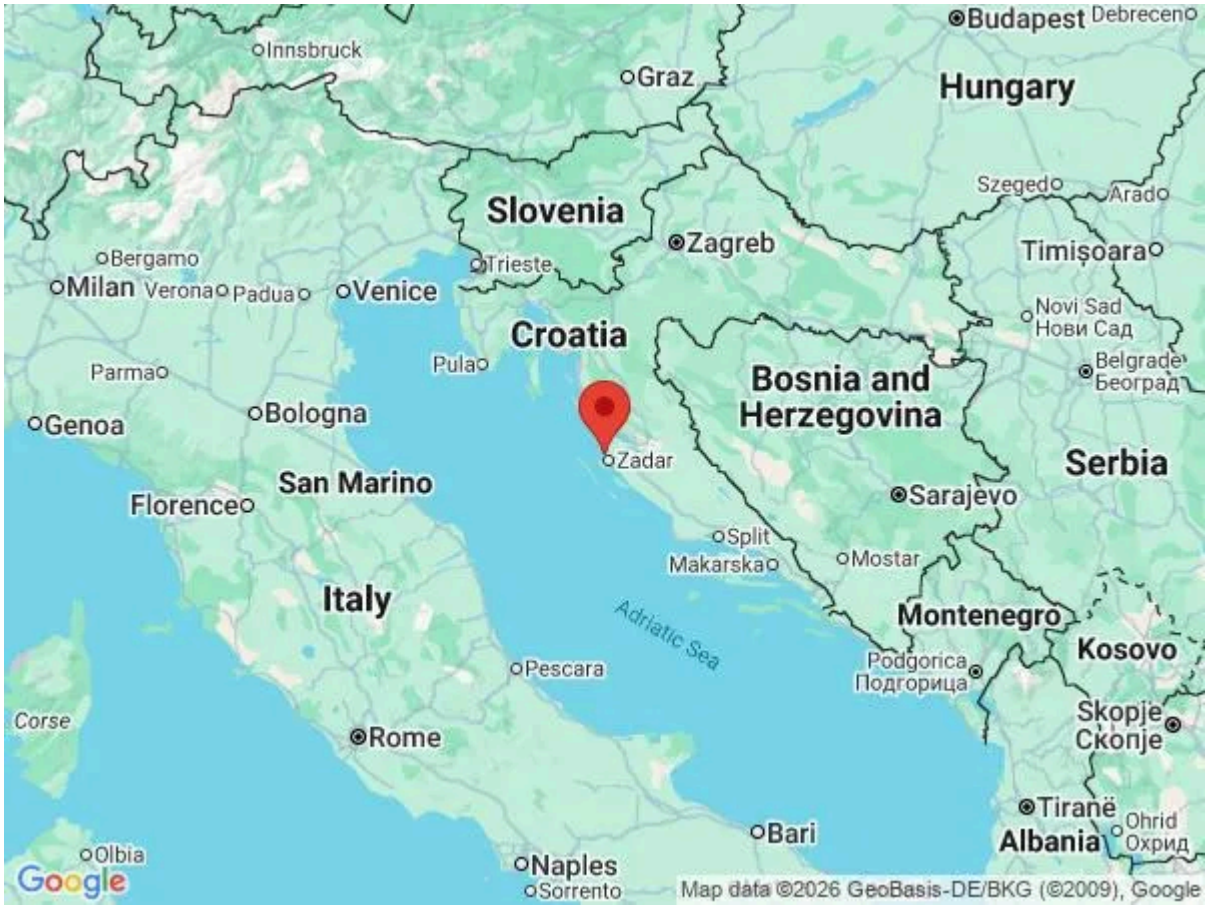
Just a short walk from the Adriatic shoreline, Villa Nuesta offers an excellent base for exploring the Dalmatian coast while enjoying the relaxed atmosphere of Kožino, a small seaside village just north of Zadar. The village is home to a selection of cafés, restaurants and bars, along with a lovely pebble beach and a waterfront promenade that comes alive in the evening. Local restaurants serve regional favourites, including freshly caught seafood, Dalmatian prosciutto, local cheeses, lamb dishes and wines produced throughout the region.

Kožino Beach is ideal for leisurely days by the sea, with clear waters, pebble shores and pine trees providing welcome shade during the warmer months. The calm Adriatic waters are perfect for swimming and snorkelling, while nearby Zadar offers a wider range of water sports, including jet ski hire and paddleboarding. Families and adventure seekers can also enjoy a visit to Kožino Adventure Park, where zip lines and aerial obstacle courses provide plenty of excitement.

Nature lovers are well placed to discover some of Croatia's most celebrated landscapes. Paklenica National Park, less than an hour away by car, features dramatic canyons, forested slopes and extensive hiking and cycling trails. Krka National Park is also within easy reach, offering scenic walking routes and a series of striking waterfalls.

The historic city of Zadar is only a short drive away, where Roman ruins, Venetian fortifications and lively cafés sit alongside contemporary attractions such as the Sea Organ and Greeting to the Sun. Wander through the old town, enjoy waterfront views and experience the city's vibrant restaurant and nightlife scene.

For a memorable day out, take a boat trip to the nearby island of Ugljan. Known for its walking trails, historic fortresses and quiet coves, it offers another perspective on the beauty of Croatia's Adriatic coastline.









Local Amenities

Nearest Airport	**Zadar Airport (20km)**
Nearest Ferry Port	**Zadar Ferry Port (13km)**
Nearest Village	**Kožino (Walking distance)**
Nearest City	**Zadar (8km)**
Nearest Supermarket	**Lidl (8km)**
Nearest Beach	**Plaża Kozino (2km)**
Nearest Tennis	**Teniski Tereni Zadar (7km)**

What we love

- We love Villa Nuesta's idyllic setting, where the hardest part of each morning is deciding between a refreshing dip in the swimming pool or a stroll down to Kožino Beach to swim in the crystal-clear waters of the ocean.
- With the vibrant city of Zadar just a fifteen-minute drive away, you can spend sunny afternoons wandering quaint cobblestone streets and discovering quirky art installations.
- We highly recommend a boat trip to the stunning natural beauty of Uglijan, an island of forests, fortresses and secluded beaches.

What you should know...

- We recommend that young children remain supervised whilst playing on the terrace or near the swimming pool at Villa Nuesta.
- The nearest beach is located under a kilometre away from the property.
- The beaches of the Dalmatian coastline are mostly pebble beaches – we recommend that you bring comfortable sea shoes on your travels!

Terms & Conditions

- **Security deposit:** €500 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?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of 10€ per pet per day will apply (payable locally). Please note only one pet per reservation can be accepted.

- **Changeover day:** Saturday from 22nd July - 16th September.
 Flexible all other dates.

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

- **Minimum stay:** 7 nights from 22nd July - 16th September and in May.
 5 nights all other dates.

- **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.