

# Villa Zoey

Region: Zadar Sleeps: 10

## Overview

Located near the historic town of Vrana and just forty kilometres from Zadar, Villa Zoey offers a stylish retreat close to the Vrana Lake Ornithological Reserve. Designed across two floors, this contemporary home features four ensuite bedrooms for up to ten guests, there is a sofa bed accommodating the additional two guests if required.

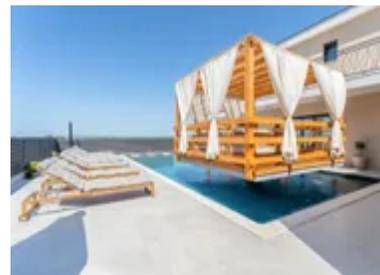
The villa's open-plan ground floor blends comfort and style, with a spacious lounge centred around a sleek sofa and flat-screen television. A modern kitchen with a breakfast bar and an adjacent dining area for ten creates a sociable setting for relaxed meals. Floor-to-ceiling windows flood the space with natural light and lead directly to the expansive outdoor terrace.

Upstairs, the four air-conditioned bedrooms, two with king-sized beds and two with queen-sized beds, all feature ensuite bathrooms with rainfall showers and ample storage. One room also includes a convertible sofa bed.

Outdoors, the standout feature is a striking, elevated swimming pool with the illusion of a floating terrace. Sun loungers, a covered dining area with a barbecue, and a playground with a swing, trampoline, climbing frame and table tennis table complete the scene, ideal for families or groups seeking both relaxation and recreation.

## Facilities

Villa • Walking/Hiking Paths • Canoeing/Kayaking • Ideal for Kids • Cycling • Private Pool • Air-Con • Special Offer • Has Discount • Cots (Cribs) • Great Value • Heated Pool • Ideal for Teens • Pets on Request • All Bedrooms En-Suite • Beach Nearby • <1hr to Airport • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Gym/Fitness Room • Microwave •





# Interior & Grounds

## The Villa

### Interior - Ground Floor

- Fully equipped kitchen
- Open-concept living and dining room
- Fitness room with a treadmill, a stationary bicycle and weights
- Guest WC

### Interior - First Floor

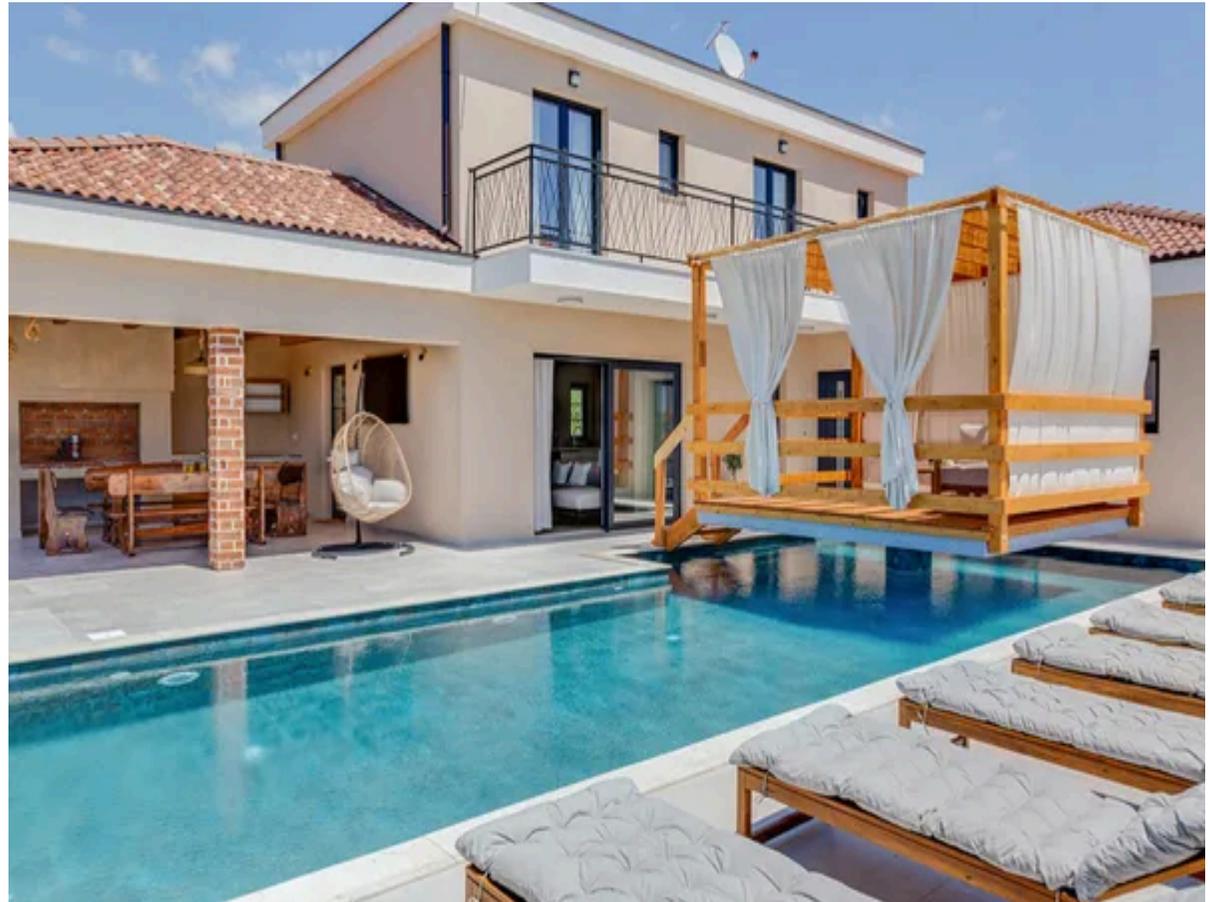
- Two double bedrooms with queen-sized beds and en-suite shower room
- Two double bedrooms with king-sized beds and en-suite shower room

### Exterior

- Large swimming pool
- Outdoor shower
- Hanging pool terrace
- Fully covered terrace with barbecue facilities, a large wooden dining table and a TV
- Fenced children's playground

### Additional Facilities

- Air conditioning
- Satellite TV with Netflix
- Coffee machine
- Washing machine
- Iron & ironing board
- Trampoline
- Ping pong table
- Double sofa bed
- Baby cot & highchair
- Secure parking



## Location & Local Information

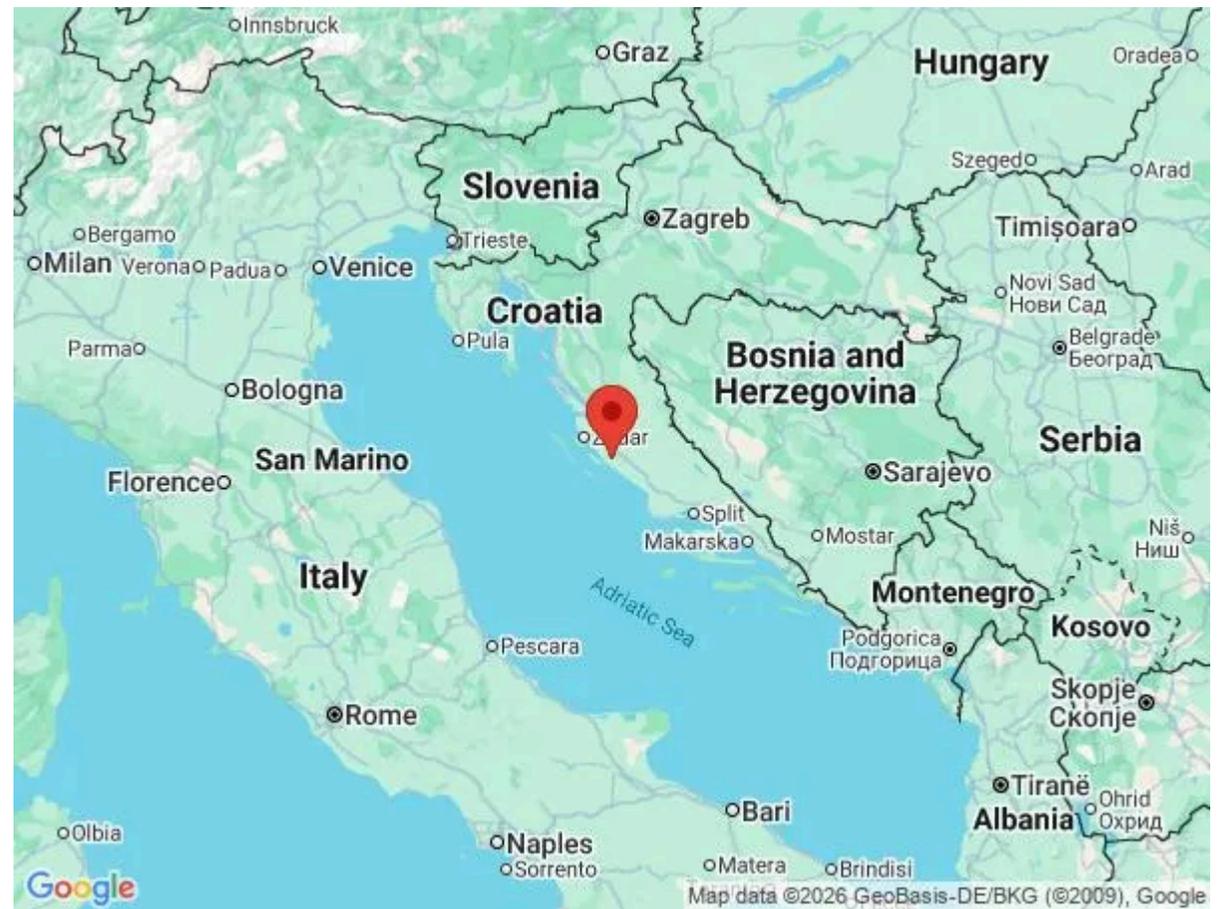
Villa Zoey enjoys a superb location near the Vrana Lake Ornithological Reserve, Croatia's largest natural lake and a haven for birdlife and biodiversity. This protected wetland is a delight for nature lovers and bird watchers, offering an unspoilt escape just moments from the villa.

Just over seven kilometres away, Pakostane's Pine Beach offers sandy shores and crystal-clear waters, shaded by fragrant pine trees. The area is ideal for kayaking, paddleboarding and windsurfing, with a strong emphasis on eco-friendly tourism and sustainable practices.

A short drive away, the coastal village of Drage is known for its pristine waters, perfect for swimming and snorkelling. From here, boat trips depart to the Kornati National Park, a remarkable archipelago of more than 140 uninhabited islands and islets.

### Local Amenities

Nearest Airport	<b>Zadar</b> (35km)
Nearest Beach	<b>Plaža Dražica</b> (13km)
Nearest City	<b>Zadar</b> (49km)
Nearest Supermarket	<b>Maxi Konzum</b> (2km)
Nearest Town	<b>Biograd na Moru</b> (12km)



## What we love

- We love the spacious and inviting open-plan living area, breathtaking swimming pool, well-equipped gym and generously-sized playground that Villa Zoey offers.
- Perfect for families, couples or friends sharing.
- Close to Croatia's largest natural lake and Ornithological Reserve, Villa Zoey is less than an hour from the historic town of Zadar.
- Its proximity to beautiful local beaches and attractions like Kornati National Park adds to the appeal of this stunning villa.

## What you should know...

- Villa Zoey is approximately 36 kilometres from the nearest airport.
- Many Croatian beaches are pebbled, and we recommend that you have good beach shoes.
- Although Villa Zoey has everything you need to enjoy a peaceful and relaxing holiday, we recommend hiring a car to explore the entire area.

# 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. A maximum of 2 pets are welcome free of charge.
- **Changeover day:** Sunday from 14.07 to 16.09. Flexible during all other periods.
- **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 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.