

# Villa Roisin

Region: Trogir Sleeps: 10

## Overview

Villa Roisin, set on the Adriatic coastline near Trogir, offers a refined retreat for up to ten guests. With five en-suite bedrooms and a thoughtful balance of space, comfort and style, it is perfectly suited for families or groups of friends.

Inside, the villa blends contemporary design with traditional Croatian touches. Large windows flood the open-plan living area with natural light, where guests can relax in the lounge, prepare meals in the fully equipped modern kitchen, and gather around the dining table. Each bedroom provides a private sanctuary, many with balconies overlooking the sparkling sea.

Outdoors, the villa's infinity pool is the highlight, complete with an integrated hot tub for evenings under the stars. A sun deck with loungers invites long afternoons by the water, while the shaded terrace offers the ideal setting for al fresco dining and cocktails against a backdrop of sweeping coastal views.

## Facilities

Walk to Village • Air-Con • Walking/Hiking Paths • Watersports • Ideal for Kids • Villa • Boat Trips • Private Pool • Wow Factor • Ideal for Teens • Cots (Cribs) • Walk to Beach • Has Discount • Heated Pool • Special Offer • Pets on Request • Beach Nearby • Modern • Beachfront • <1hr to Airport • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Seafront • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Gym/Fitness Room • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Outdoor Games • Ideal for Babies & Toddlers • High Chair(s)



# Interior & Grounds

## The Villa

### Interior

- Open plan kitchen, living room
- Fully equipped kitchen
- Dining area for 8 people
- Fitness room
- Bedroom 1 - Double bed, shared bathroom, sea view
- Bedroom 2 - King-size bed, shared bathroom, sea view
- Bedroom 3 - Double bed, shared bathroom, terrace, sea view
- Bedroom 4 - Double bed, shared bathroom, terrace, sea view
- Bedroom 5 - King-size bed, en-suite bathroom, terrace, sea view

### Exterior

- Private heated swimming pool (10m x 5m)
- Hot tub (built into the pool)
- Sunbeds
- Covered dining area
- Seating area
- Shower
- Summer kitchen
- Garden

### Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- Smart TV
- Surround sound system
- Ice maker
- Blender
- Juicer
- Drying rack for clothes
- Safe
- Iron & board
- Hairdryer
- Fitness equipment
- PlayStation
- Badminton
- SUP's x 2
- Cot (on request)
- Highchair (on request)
- Parking
- Barbecue



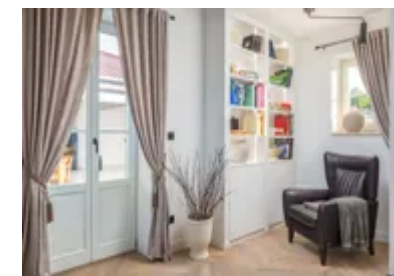
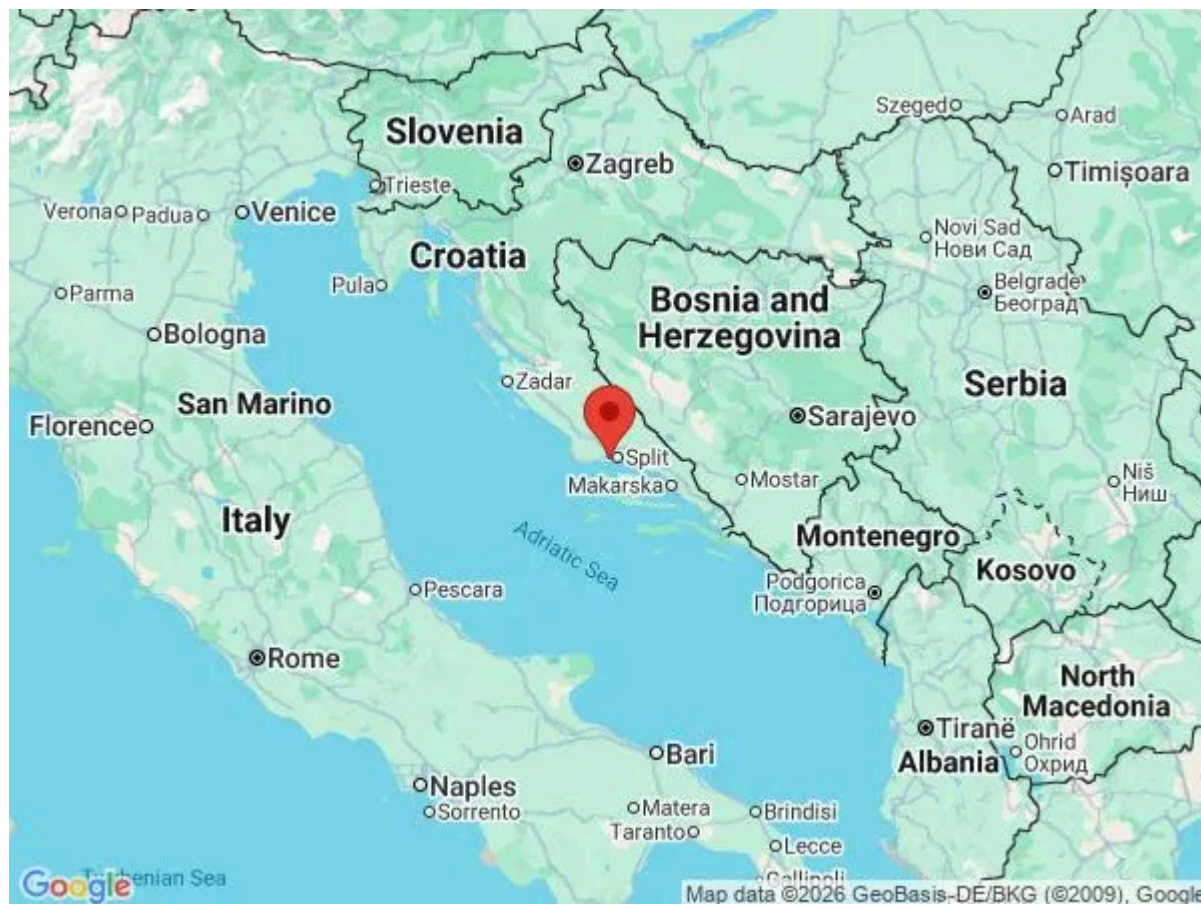
## Location & Local Information

Villa Roisin enjoys a prime position on Croatia's Adriatic coast, just moments from the UNESCO-listed town of Trogir. Often described as a "mini Dubrovnik," Trogir enchants with its cobbled streets, medieval architecture and lively waterfront. Families can wander through the Old Town, discovering historic landmarks, colourful markets and charming squares, before enjoying a relaxed meal in one of the many restaurants that showcase authentic Dalmatian cuisine.

Beyond history and culture, the coastline offers endless opportunities for outdoor enjoyment. Beautiful beaches are within easy reach, whether you prefer peaceful coves for a quiet swim or livelier stretches of sand and shingle with water sports on offer. The crystal-clear waters of the Adriatic invite days of swimming, snorkelling and sailing, making the villa a perfect base for sea lovers.

### Local Amenities

Nearest Airport	<b>Split Airport</b> (12km)
Nearest Beach	<b>Porat Beach</b> (70m)
Nearest City	<b>Split</b> (33km)
Nearest Ferry Port	<b>Trogir Ferry Port</b> (9.7 km)
Nearest Restaurant	<b>(Walking distance)</b>
Nearest Shop	<b>Studenac Market</b> (950m)
Nearest Supermarket	<b>Tommy Maxmarket</b> (9km)
Nearest Town	<b>Slatine Centre</b> (900m)
Nearest Town/City	<b>Trogir</b> (9km)



## What we love

- The villa feels like a home away from home, filled with all the essentials and beautifully decorated.
- Go out on the stand-up paddleboards and enjoy the sea.
- The views are stunning and offer the perfect backdrop for your family holiday!

## What you should know...

- Only one bedroom has its own en-suite; the others have access to shared bathrooms.
- Be mindful of marble and tiled flooring throughout the villa, which can become slippery when wet, so take care to avoid accidents.
- Use caution with children near the infinity pool, as it may not be safe for unsupervised swimming.
- You can take a ferry from the local harbour to Trogir.

# Terms & Conditions

- **Security deposit:** €1000 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. Extra charges may apply.
- **Changeover day:** Flexible.
- **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.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights from July - August. <br> 5 nights during June and September. <br> 4 nights during May. <br> 3 nights from January to April and October to December.
- **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.