

# Villa Novia

Region: Trogir Sleeps: 10

## Overview

Located in the charming coastal region of Trogir, this detached and welcoming villa is spread across 260 square metres and accommodates up to ten guests, with four bedrooms and four bathrooms. Inside, the sleek kitchen features a dining table for six, complemented by an outdoor area for alfresco meals for eight beside a wood-burning grill. The outdoors is equally striking, with a heated pool set among ten loungers, an open-air jacuzzi, and panoramic sea views. Guests seeking an active stay can make use of the fitness room, and the villa includes three private parking spaces.

Indoors, a soothing modern interior showcases earthy tones with vibrant blue accents, offering a joyful and contemporary feel. Additional conveniences include air conditioning, complimentary Wi-Fi, and BBQ facilities. A sauna adds a touch of wellness luxury. The property lies approximately two kilometres from Trogir's historic centre and only around five hundred metres from the beach.

## Facilities

Air-Con • Villa • Boat Trips • Historical Sites • Watersports • Private Pool • Walk to Village • Ideal for Kids • Pets on Request • Special Offer • Has Discount • Ideal for Teens • Walk to Beach • Cots (Cribs) • Beach Nearby • <1hr to Airport • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Gym/Fitness Room • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Smart TV • Sauna/Steam • High Chair(s)



# Interior & Grounds

## The Villa

### Interior

- Open plan living, dining area
- Fully equipped kitchen
- Gym
- Sauna
- Bedroom 1 - King-size bed, en-suite bathroom
- Bedroom 2 - King-size bed, shared bathroom
- Bedroom 3 - King-size bed, shared bathroom
- Bedroom 4 - King-size bed, en-suite bathroom

### Exterior

- Private swimming pool
- Sunbeds
- Parasols
- Hot tub
- Roof terrace
- Summer kitchen
- Covered dining area

### Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- Smart TV
- Netflix
- Dishwasher
- Microwave
- Coffee machine
- Blender
- Washing machine
- Tumble dryer
- Iron & board
- Cot (on request)
- Highchair (on request)
- Fitness equipment
- Barbecue
- Parking

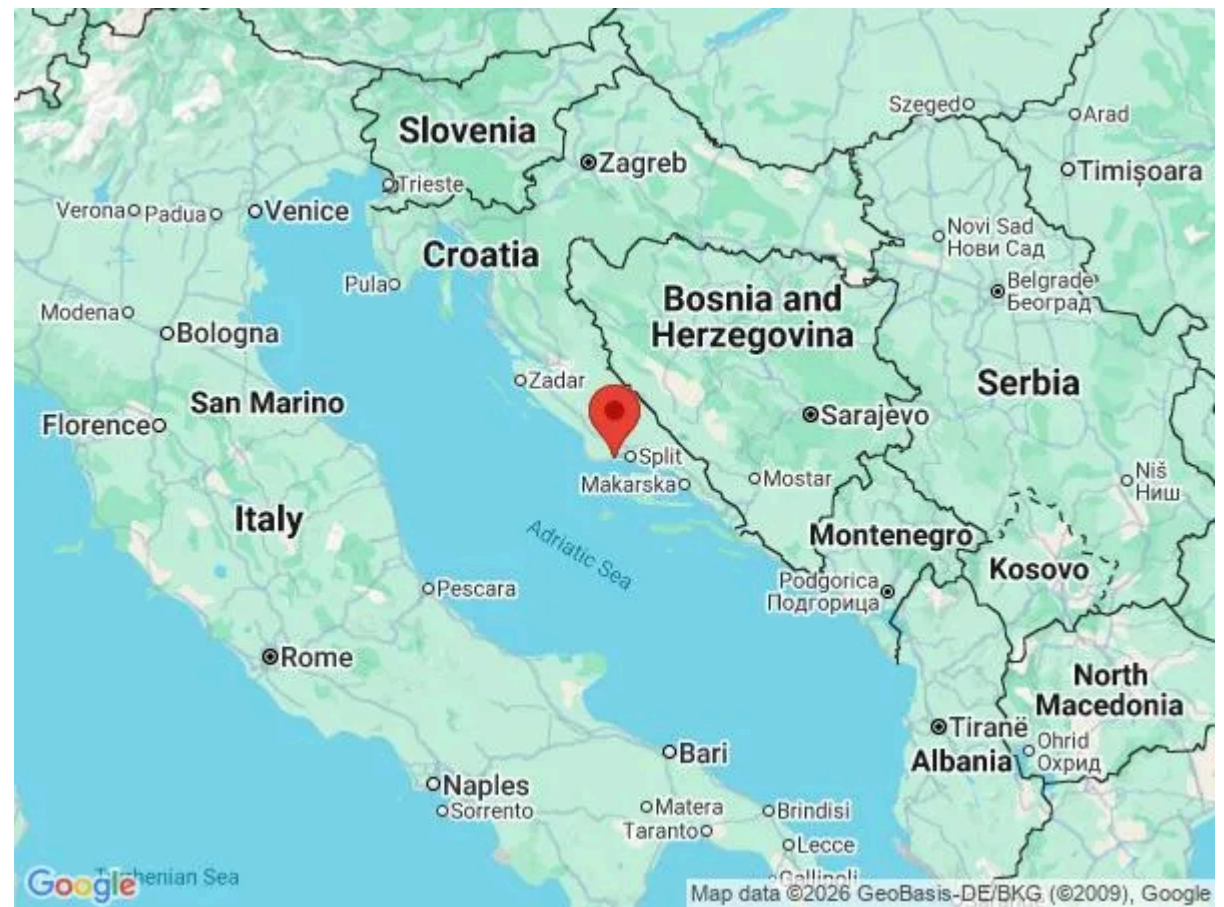


## Location & Local Information

Villa Novia, nestled in the charming village of Okrug Gornji, near Split on Croatia's Adriatic coast, offers an idyllic sea view retreat. The nearest international airport to Split is ten kilometres away.

The villa is just 450 meters from pristine beaches, providing easy access to some of the region's finest coastal spots. Nearby beaches of Bacvice and Kasjuni boast crystal-clear waters and are perfect for sunbathing and swimming. Water sports enthusiasts can indulge in a variety of activities, including snorkelling, paddleboarding, and jet skiing along the Adriatic's azure waters. Those seeking on-land adventures can explore nearby hiking trails or try their hand at beach volleyball. The villa's proximity to Split opens doors to rich cultural experiences. Explore the historic streets of Split's Old Town, a UNESCO World Heritage site, or visit nearby must-see Trogir and Omis to immerse yourself in the local history and architecture.

Boat trips to nearby Hvar and Brac islands offer captivating day excursions. Don't miss the opportunity to taste some of Croatia's finest wines, with local vineyards offering tastings and tours. In the evening, dine at charming local restaurants, savouring freshly caught seafood and Mediterranean cuisine by the seashore.



## Local Amenities

Nearest Airport	<b>Split Airport (9km)</b>
Nearest Beach	<b>Okrug Gornji Beach (Walking distance)</b>
Nearest City	<b>Split (30km)</b>
Nearest Ferry Port	<b>Split Ferry Port (31km)</b>
Nearest Supermarket	<b>Tommy Maximarket (1km)</b>



Nearest Town	<b>Okrug Gornji (Walking distance)</b>
Nearest Town/City	<b>Trogir (3km)</b>

## What we love

- We love the upside-down aspect of Villa Novia, with the living space and sea view terrace at the top of the house and the bedrooms and pool terrace in the lower quarters.
- We love the idea of lazing the day away on the deep-cushioned double day beds, with their billowing curtains providing a welcome sea breeze.
- The best way to end the day is to dine alfresco under a twinkling sky, especially when its dishes are prepared in the wood-burning oven and shared with family and friends.

## What you should know...

- All four bedrooms at Villa Novia have king-size beds, great for four couples sharing or a family.
- Villa Novia can accommodate up to ten guests, with two further guests on the sofa/sofa beds in the seating area. Please note, however, the indoor and outdoor dining tables can sleep eight and six.
- Pets are welcome at Villa Novia by arrangement, and extra charges may be applied.

# 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. 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 during July and August. <br> 5 nights during June and September. <br> 4 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.