

Villa Pom

Region: Rogoznica Sleeps: 9

Overview

Nestled in the charming town of Ražanj in the picturesque region of Dalmatia, Villa Pom beckons those in search of a perfect blend of serenity and luxury. Constructed in 2022 with a contemporary architectural style, this exquisite villa boasts a total living space of 277 m², featuring 162 m² of interiors and an additional 115 m² dedicated to the inviting pool area. The villa's prime location offers a breathtaking view of the crystalline Adriatic Sea, a mere 10 metres away, creating an idyllic setting for a tranquil retreat.

Accommodating up to 9 guests, the villa features five bedrooms, four of which are equipped with double beds (160x200) and one with a single bed (90x200). Three bathrooms with showers and a separate toilet ensure convenience and comfort for all guests. The living room, adorned with sumptuous sofas and a TV, provides a cosy space for relaxation, while the adjacent dining room with a table for 6 offers a delightful setting for socialising over delectable meals prepared in the fully equipped kitchen.

Step onto the outdoor terrace to discover a 28 m² heated pool, 1.45 metres deep, surrounded by six inviting deckchairs for undisturbed relaxation. An outdoor grill, suitable for wood or coal, and a covered dining table complete the alfresco experience, inviting guests to immerse themselves in the refreshing pool during warm summer evenings with loved ones.

Additional amenities include a washing machine and an iron for convenience. The completely fenced yard provides four private parking spaces, complemented by two additional spaces outside. For those arriving by boat, a mooring with a sea depth of 7 metres awaits.

Villa Pom goes beyond expectations, offering two stand-



up paddleboards (SUPs), one of which doubles as a kayak. A water taxi, available in the summertime, swiftly connects to Rogoznica, a tourist hotspot with excellent restaurants and a charming promenade.

Discover the allure of Ražanj, an idyllic destination for a peaceful family vacation amidst unspoiled nature, complemented by the vibrant scene in nearby Rogoznica. From summer parties to water sports, the region caters to a variety of interests. Explore the nearby town of Trogir, a UNESCO World Heritage Site, blending history and pebble beaches seamlessly.

Immerse yourself in the tranquillity of luxury living at Villa Pom, where every detail has been carefully crafted to exceed expectations, leaving you yearning to return year after year.

Facilities

Air-Con • Villa • Cycling • Canoeing/Kayaking • Private Pool • Watersports • Ideal for Kids • Walk to Village • Special Offer • Has Offer • Has Discount • Ideal for Teens • Heated Pool • Walk to Beach • Beach Nearby • <1hr to Airport • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • Seafront • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave • Outdoor Games

Interior & Grounds

The Villa

Interior

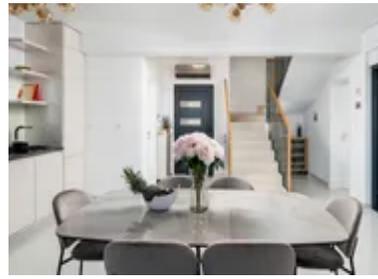
- Open plan living, kitchen, dining area
- Fully equipped kitchen
- WC
- 4 double bedrooms
- 1 single bedroom
- 3 bathrooms

Exterior

- Private heated swimming pool (28m2)
- Sunbeds
- Covered dining area
- Shower

Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- TV
- Dishwasher
- Coffee machine
- Microwave
- Washing machine
- Iron & board
- Kayak
- SUP
- Parking
- Barbecue



Location & Local Information

Situated in the heart of the enchanting town of Ražanj, Villa Pom embraces an idyllic location within the picturesque region of Dalmatia. This charming town, renowned as a quaint tourist village, annually captivates the hearts of both local and international visitors with its unique blend of tranquillity and opulence. If you're yearning for a retreat that marries serenity with luxury, then Villa Pom is your perfect haven.

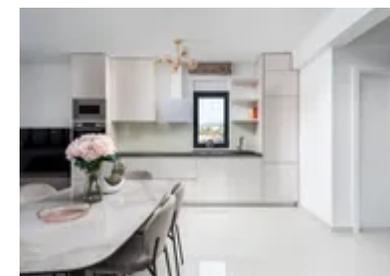
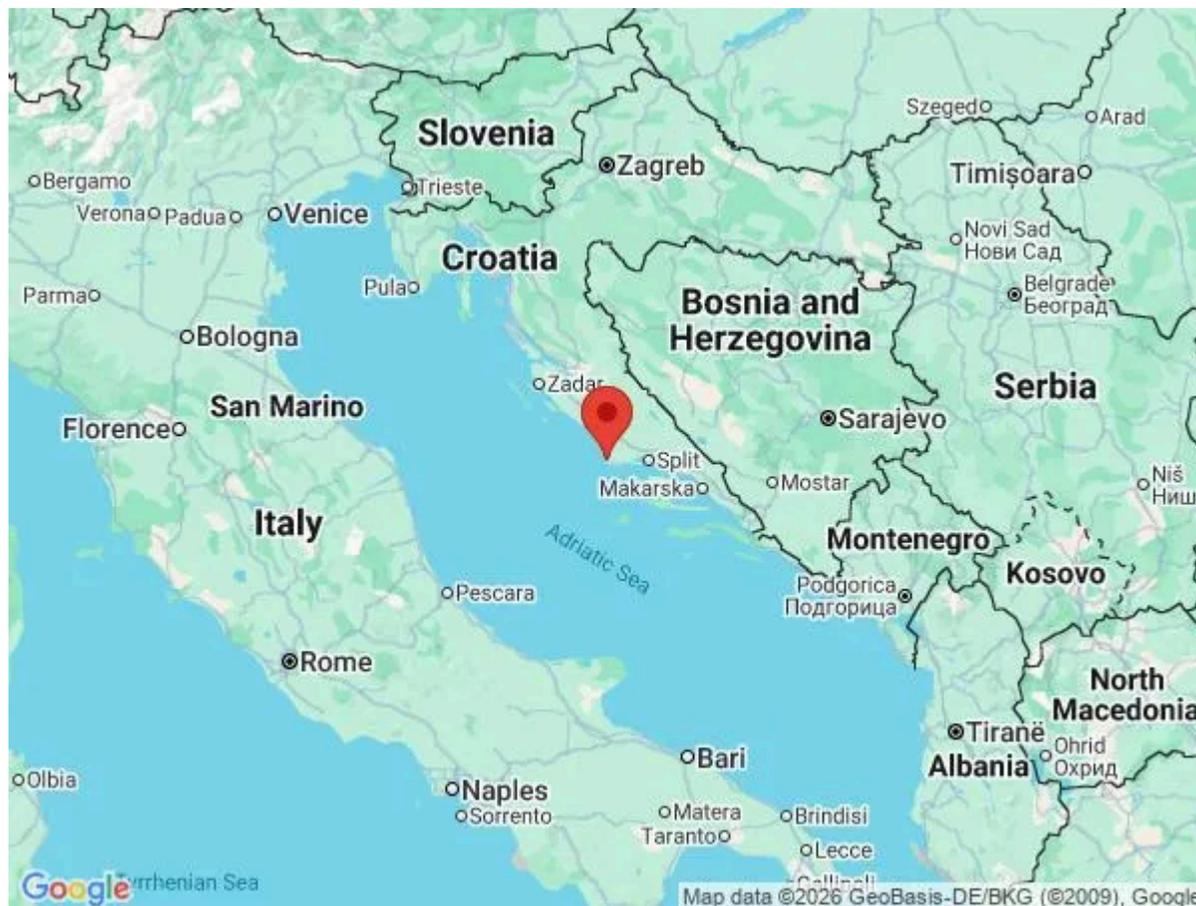
Perched just 10 metres away from the crystalline Adriatic Sea, the villa offers a panoramic view that will leave you breathless. The prime location provides an immersive experience, allowing you to bask in the beauty of the sea and absorb the calming vibes of the surroundings.

The allure of Ražanj extends beyond the villa's doorstep, offering a myriad of attractions and amenities for every taste. A short stroll will lead you to the vibrant scene of nearby Rogoznica, a tourist hotspot boasting excellent restaurants and a charming promenade. Here, you can immerse yourself in the local culture and sample the delectable flavours of Dalmatian cuisine.

For those seeking lively nightlife, the renowned discotheque "Aurora" near Primošten promises all-night entertainment, providing a perfect blend of excitement and relaxation during your stay. Sports enthusiasts can indulge in a variety of activities, from fishing and diving to cycling and various water sports, all within easy reach of Villa Pom.

Venture a bit further, and you'll find the nearby town of Trogir, a UNESCO World Heritage Site since 1997. This historical gem seamlessly blends ancient charm with pebble beaches, creating a perfect backdrop for strolls and cultural exploration.

In Ražanj, Villa Pom offers a luxurious accommodation choice and a gateway to an enchanting world where pristine nature meets vibrant local life. Whether you're yearning for peaceful family moments or an active holiday,



this villa's location ensures you can tailor your experience to your desires, leaving you with memories that linger long after you've bid farewell to this coastal haven.

Local Amenities

Nearest Airport	Split Airport (33 km)
Nearest Ferry Port	Split Ferry Port (54.9 km)
Nearest Village	Ražanj (1.7 km)
Nearest Beach	Swim Platform (Walking distance)
Nearest Shop	Studenac Market (1.2 km)

What we love

- We loved the incredible ocean views - don't forget to pack your camera!
- The whole family enjoyed making use of the villa's private pool.
- The light, fresh decor was modern and homely, while the open-plan layout made it easy to relax and cook together.
- A boat mooring is available!

What you should know...

- The bedrooms don't have ensuite facilities.
- The villa features a washing machine - a handy addition for those who are enjoying an extended stay.
- Parking is available for up to 4 cars.
- It is possible to rent Villa Pom and Villa Sarn (<https://www.oliverstravels.com/croatia/rogoznica/villa-sarn/>) together, please enquire if you wish to do so.

Terms & Conditions

- **Security deposit:** €300 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. If accepted, a fee of €15 per day per pet (under 5kg) and €20 per day per pet (over 5kg) will be required to be paid on arrival in cash.
- **Changeover day:** Flexible.
- **End of stay cleaning:** Extra €200, payable locally. 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 end of June - beginning of September.
 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.