

# Villa Barte

**Region:** Split **Sleeps:** 10

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## Overview

Villa Barte is a five-bedroom home which gazes out over the sea and is enveloped in lush Mediterranean gardens. Perfectly set up for outdoor living and making the most of the wonderful weather, this is the ideal setting for your summer holiday.

The heart of Villa Barte resides on the ground floor, where a contemporary living area beckons with plush sofas and a state-of-the-art TV. This space seamlessly transitions into a formal dining area, creating an open and inviting atmosphere. The fully-equipped kitchen, adorned with built-in appliances and a coveted coffee machine, caters to culinary enthusiasts, offering a hub for preparing delectable meals with a touch of Croatian flair.

Venturing to the lower ground floor unveils a wellness haven within Villa Barte. A well-equipped gym awaits fitness enthusiasts. Adjacent to the gym, a soothing sauna provides a retreat to relax tired muscles, completing the holistic well-being experience.

Ascending to the upper floors, the villa generously accommodates a large group with five beautifully appointed bedrooms. Each room is adorned with double beds, offering a sanctuary of rest and rejuvenation. Some bedrooms boast the added luxury of en-suite bathrooms and balconies, providing enchanting views of the surroundings. The remaining bedrooms share access to a spacious family bathroom, ensuring convenience for all occupants.

A meticulously designed garden invites outdoor living, featuring a summer kitchen complete with a wood-burning oven and barbecue. This alfresco haven encourages the preparation of delightful dishes in the open air. Multiple atmospheric dining areas, cosy outdoor sofas, and a heated swimming pool add to the allure of the villa, creating a perfect setting to savour the Croatian sunshine and embrace the joys of summertime living.

The house is set on a wooded hillside overlooking the sea in a serene setting. Though you can enjoy peaceful sea views and relaxed days in the garden here, you are not too far away from the nearest towns and beaches, which are just 3km away. Kaštel Kambelovac and Kaštel Sućurac are the nearest towns and each have their own charms and amenities as well as pretty beaches.

## Facilities

BBQ • Walking/Hiking Paths • Watersports • TV • Historical Sites • Walk to Beach • Boat Trips • Wine Tasting • Hairdryer • Seaview • Air-Con • Coffee Machine • Wi-Fi/Internet • Villa • Washing Machine • Wow Factor • Table Tennis • Chef/Cook Available • Walk to Village • Cots (Cribs) •



Beach Nearby • Gym/Fitness Room • Private Pool • Wine-Tasting Available  
• Transfers Available • On-Site Concierge • Heated Pool • Ideal for Babies  
& Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to  
Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave •  
Sauna/Steam • High Chair(s) • Parking Space • Outstanding Landscapes •  
Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Ground floor

- Living room with sofas and TV
- Kitchen with stove, oven, fridge, freezer, dishwasher, microwave, blender, toaster and coffee machine
- Dining area
- Bedroom with king-size bed
- Bathroom

### First Floor

- 2 x bedrooms with king-size beds
- 2 x bathrooms
- Master bedroom with king-size bed, terrace and ensuite bathroom

### Lower Ground Floor

- Bedroom with king-size bed
- Bathroom
- Gym
- Sauna with shower
- Laundry room
- Table tennis

### Outside Grounds

- Private heated swimming pool (40m2)
- Sunbeds
- Outdoor shower
- Seating areas
- Dining area
- Summer kitchen with grill, fridge and wine cooler
- Playground
- Garden
- Barbecue
- Parking

### Facilities

- Internet/Wi-Fi
- Air conditioning
- Heating
- TV
- Washing machine and dryer
- Iron & ironing board
- Hairdryer
- Table tennis



# Location & Local Information

Indulge in an enchanting holiday experience based in Kaštel Kambelovac, Croatia, where the inviting Villa Barte serves as a perfect retreat, located just 3 km from the town centre and the nearest beach.

Nestled on the picturesque Adriatic coast, the town centre of Kaštel Kambelovac welcomes visitors with a charming blend of historic character and modern conveniences. Meander through narrow cobblestone streets lined with traditional stone houses and discover local shops offering a variety of souvenirs, clothing, and artisan goods. Cafés and restaurants dot the town, inviting you to savour delicious Croatian cuisine. Explore cultural gems like castles and churches that reflect the rich history of the region. The vibrant atmosphere of Kaštel Kambelovac ensures a delightful mix of relaxation and exploration.

Venture 15km south to the vibrant city of Split for a captivating day trip. Explore the UNESCO-listed Diocletian's Palace, an ancient Roman marvel that now houses shops, restaurants, and historical sites. Wander through the lively Riva promenade, adorned with palm trees and dotted with inviting eateries. Dive into Split's rich history by visiting the Cathedral of Saint Domnius and the Temple of Jupiter. The city's bustling atmosphere, cultural treasures, and seaside charm create an unforgettable day of exploration.

Seize the opportunity to embark on boat trips to nearby islands, each offering its unique charm. Sail to the island of Brač for its iconic Zlatni Rat beach, or explore Hvar with its lavender fields and historic towns. Alternatively, immerse yourself in the tranquillity of scenic walks along the coastline, providing panoramic views of the Adriatic Sea and the surrounding landscapes.

## Local Amenities

Nearest Airport	Split Airport (9 km)
Nearest Bar/Pub	Kaštel Lukšić (Within walking distance)
Nearest Beach	(Within walking distance)
Nearest City	Split (15 km)
Nearest Ferry Port	Split Ferry Port (15 km)
Nearest Restaurant	Kaštel Lukšić (Within walking distance)
Nearest Supermarket	Kaštel Stari (2 km)



Nearest Village

Kaštel Lukšić  
(Within walking distance)

## What we love

- Villa Barte sits in beautiful gardens overlooking the glistening blue sea.
- Outdoors, there is a beautiful garden space with a private pool, summer kitchen and lots of sofas to read your favourite book.
- Although the house enjoys a serene setting, you can reach the nearest beaches and towns within 3km.

## What you should know...

- We recommend guests hire a car to make the most of the beautiful surroundings and beaches.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card by the owner before/upon arrival and refunded two weeks after 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.
- **Changeover day:** Flexible.
- **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 from July to end of August. <br> 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.