

# Villa Asiwa

**Region:** Rogoznica **Sleeps:** 8

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## Overview

Villa Asiwa is a beautifully designed, modern home enveloped by a rural landscape and a vast garden. Within 6km of this countryside retreat, you can find the nearest beaches and Rogoznica, which is around 8km away, meaning you are not isolated here.

The villa is a serene escape, seamlessly blending modern comfort with rustic charm. The farmhouse-style building exudes tranquillity as you approach through lush fields and vibrant flower beds. Inside, the double-height living room captivates with its tasteful design, featuring an L-shaped sofa, armchairs, and a flat-screen TV. The kitchen, adorned with contemporary elements, invites culinary endeavours.

The house accommodates four bedrooms, including three doubles with balconies and a unique twin room with a captivating window overlooking the living space. Three elegant bathrooms, one with a bath and two with walk-in showers enhance the guests' experience.

Outdoors, the expansive garden offers a haven for relaxation and play. Children can delight in a football pitch, climbing frame, and a charming swing set. The main terrace, complete with a summer kitchen and dining space, is perfect for al-fresco meals. The inviting heated swimming pool becomes a focal point, encouraging leisurely dips and enjoyment for all ages.

Villa Asiwa effortlessly combines modernity and tradition, creating an idyllic escape for families or groups seeking a peaceful retreat surrounded by nature's beauty.

Surrounding the villa, you can easily access hiking trails, scenic picnic spots and cycling routes. There are bikes available for your use to make a day of cycling in the



gorgeous surroundings as easy as can be.

When you wish to find the nearest restaurants and shops, there are a few under 5km away, while many more can be found in Rogoznica which is 8km away. This former fishing village has become a famous seaside town with delightful pebble beaches where you can spend many lazy days in the sun.

A short drive away, you can also visit Primošten, which is 15km away. This fantastic old town is set on its own island, connected to the mainland by a small strip.

## Facilities

Villa • Historical Sites • Cycling • Walking/Hiking Paths • Hairdryer • Coffee Machine • Washing Machine • Air-Con • Wi-Fi/Internet • Cots (Cribs) • Private Pool • Pool/Snooker • Bicycles Provided • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Outdoor Games • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior*

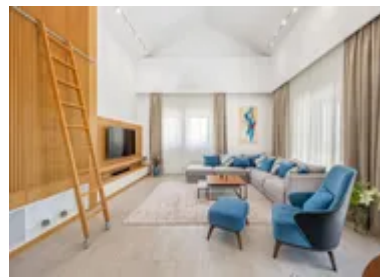
- Fully equipped kitchen
- Large open plan living and dining area
- Two bedrooms with king size bed
- Bedroom with double bed
- Bedroom with twin beds
- Three shared bathrooms

### *Exterior*

- Private swimming pool
- Outdoor shower
- Terrace with sun loungers and a parasol
- Covered outdoor dining area
- Barbecue
- Mediterranean garden
- Playground with goals, climbing frame and trampoline

### *Additional Facilities*

- Air conditioning
- Wifi
- Satellite TV
- Safe
- Coffe machine
- Mircowave
- Dishwasher
- Washing machine
- Drying rack
- Iron and board
- Hairdryer
- Baby cot
- Highchair
- Pool Table
- Darts
- Four bicycles
- Covered parking





## Location & Local Information

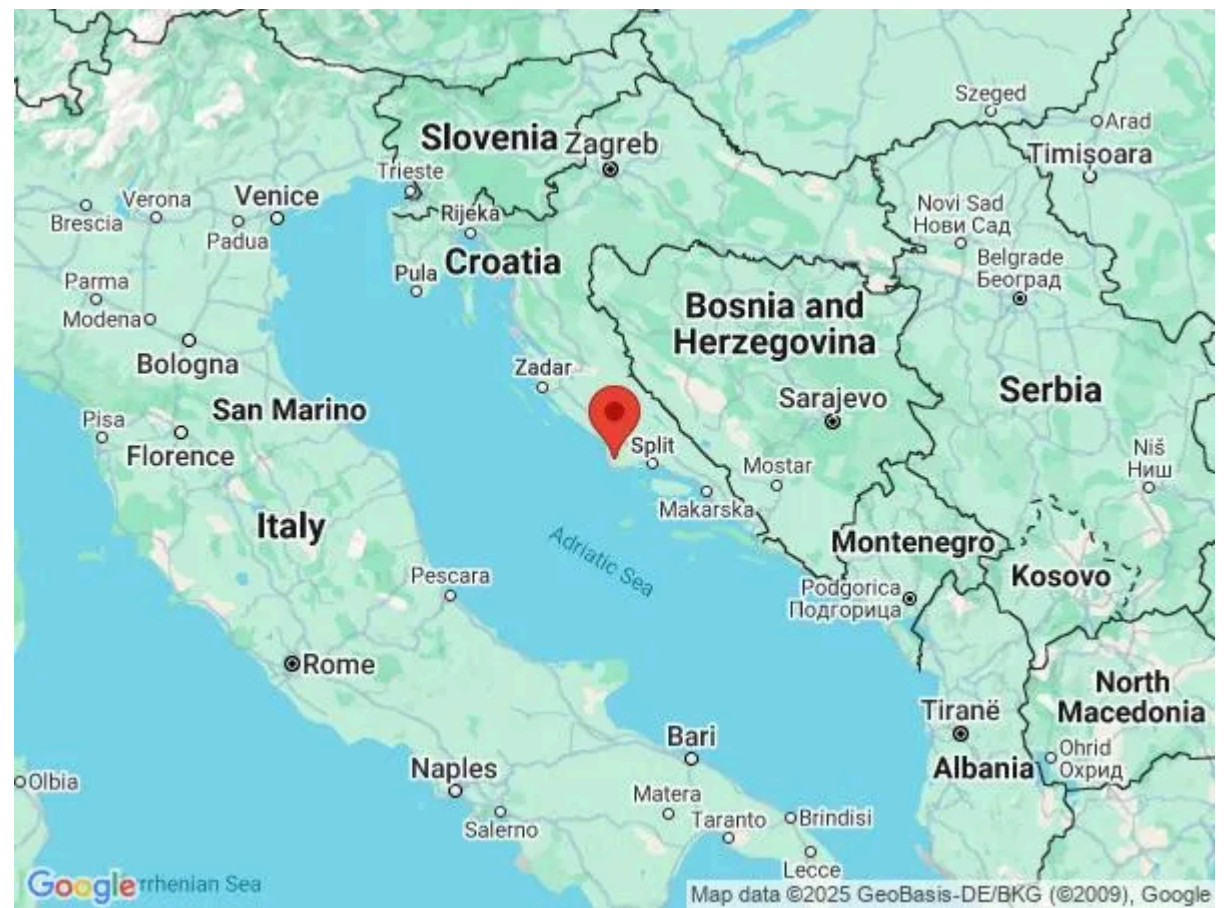
Why not try somewhere different for your summer break and embark on a captivating holiday to the Primošten area with Villa Asiwa as your rural retreat? Nestled in a tranquil setting, this haven offers the perfect blend of relaxation and exploration. Within a few kilometres, discover a scattering of shops and restaurants, providing a taste of local flavours.

Immerse yourself in nature with walking and cycling routes right at your doorstep, enhanced by the convenience of bicycles available at the villa. The picturesque rural landscape invites you to explore the beauty of the Rogoznica area, offering a serene backdrop for leisurely strolls and invigorating bike rides.

Venture into Rogoznica located around 6km from Villa Asiwa. This charming coastal town beckons with a wider array of shops, restaurants, and amenities. Explore local markets to savour fresh produce and artisanal goods or indulge in delightful meals at seaside eateries. The marina enhances the town's allure, creating a scenic setting for a leisurely afternoon by the water.

Revel in the sun-kissed Adriatic coastline by visiting nearby beaches. Beach Stupin and Plaža Lozica offer inviting stretches of sand and crystalline waters. Whether you seek a tranquil spot for sunbathing or wish to engage in water activities, these beaches provide a perfect retreat just moments away from Villa Asiwa.

While staying here, you should experience a captivating day trip to the picturesque village of Primošten, which is under 15km away. Begin by exploring the charming Old Town, adorned with cobblestone streets and medieval architecture. Visit the iconic Church of St. George for panoramic views. Delight in a wine tasting at local vineyards, showcasing the renowned Babić wine. Indulge in a seafood lunch by the azure Adriatic, followed by relaxation on pristine beaches like Raduča. Stroll along the lively waterfront promenade, shop for local crafts, and savour a gelato. Conclude your day with a romantic dinner



in the Old Town, surrounded by the enchanting ambience of Primošten.

For a cultural excursion, treat yourself to a day trip to Split, situated 50km from Villa Asiwa. Explore the heart of the city with a visit to Diocletian's Palace, a UNESCO World Heritage Site showcasing ancient Roman architecture.

Local Amenities

Nearest Airport	Split Airport (32.5km)
Nearest Town	Rogoznica (8km)
Nearest Beach	Beach Stupin (6km)
Nearest Supermarket	Studenac Market (3km)

## What we love

- Villa Asiwa lies a few kilometres inland in a luscious countryside area offering stunning views.
- This home is perfect for those with children; here, you can find a trampoline, football pitch, children's climbing frame and a Playstation to keep the little ones happy.
- The garden here is a verdant oasis with a heated swimming pool, outdoor kitchen and plenty of seating to relax in the sun, surrounded by fragrant lavender.
- The house sits in beautiful countryside, though you can reach the centre of Rogoznica town in just 6km.

## What you should know...

- The private swimming pool can be heated upon request
- One of the bedrooms has sloping ceilings, which you should be aware of
- If you wish to bring your pet, this can be arranged and may incur a small charge.
- A car will be required when staying here, and four car parking spaces are available for your use.

# Terms & Conditions

- **Security deposit:** €700 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 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 06.07 to 23.08. <BR> Flexible during all other periods.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Included in the rental rate.
- **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.