

# Villa Minuty

Region: Primosten Sleeps: 11

## Overview

Set across three elegantly connected storeys, Villa Minuty offers sweeping views over the Adriatic Sea and a calm, spacious setting for families or groups seeking a stylish coastal retreat. Designed with both comfort and privacy in mind, the villa features seamless indoor-outdoor living with access to balconies, terraces, and lawns from every level.

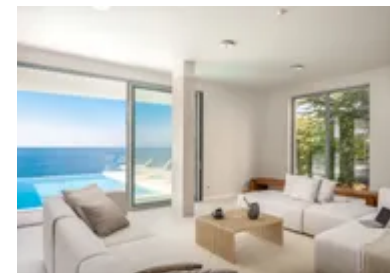
The interiors combine soft tones, wooden accents, and boutique-style furnishings, with a generous open-plan living area at the heart of the home. Large sliding doors open onto the garden, drawing in natural light and framing sea views. A Smart TV, plush seating, and formal dining area offer inviting communal spaces, while the modern kitchen and outdoor summer kitchen provide ample room for entertaining.

Five thoughtfully styled bedrooms ensure a restful stay, including a standout master suite with a private balcony, sitting area, and en-suite shower room. Two lower-ground bedrooms open onto a sea-facing lawn, while two first-floor rooms enjoy private balconies.

Outdoors, guests can relax by the heated private pool or dine alfresco on covered terraces. A pebbled beach lies just 100 metres away, while scenic trails and a local family-run restaurant offer nearby exploration. The historic town of Primošten, eight kilometres away, provides further charm, dining, and cultural interest.

## Facilities

Air-Con • Villa • Tennis Nearby • Watersports • Walk to Village • Private Pool • Ideal for Kids • Ideal for Teens • Special Offer • Has Discount • Wow Factor • Cots (Cribs) • Heated Pool • Walk to Beach • Beach Nearby • All Bedrooms En-Suite • <1hr to Airport • Parking Space • Walk to



Restaurant • Wi-Fi/Internet • Seaview • Seafront • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Laptop Friendly Workspace • Garage • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Sauna/Steam • Wine Cellar • High Chair(s)

# Interior & Grounds

## The Villa

### Interior

- Open plan living, kitchen, dining area
- Fully equipped kitchen
- Sauna
- Gym
- Bedroom 1 - Master bedroom with double bed, walk-in wardrobe, en-suite bathroom, balcony, sea view (first floor)
- Bedroom 2 - Double bed, en-suite bathroom, balcony, sea view (first floor)
- Bedroom 3 - Double bed, en-suite bathroom, balcony, sea view (first floor)
- Bedroom 4 - Double bed, en-suite bathroom, sea view, access to garden (lower ground floor)
- Bedroom 5 - Double bed, en-suite bathroom, sea view, access to garden (lower ground floor)

### Exterior

- Private heated swimming pool
- Sunbeds
- Seating area
- Covered dining area
- Summer kitchen
- Garden

### Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- Smart TV
- Netflix
- Apple TV
- Blender
- Ice maker
- Juicer
- Washing machine
- Dryer
- Drying rack
- Iron & board
- Safe
- Hairdryer
- Toiletries
- SUP
- Fitness equipment
- Highchair
- Cot
- Garage
- Barbecue
- Speakers



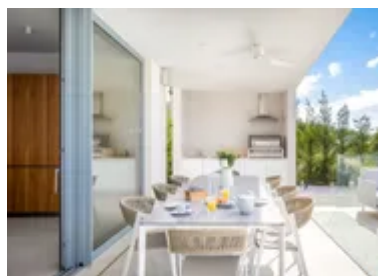
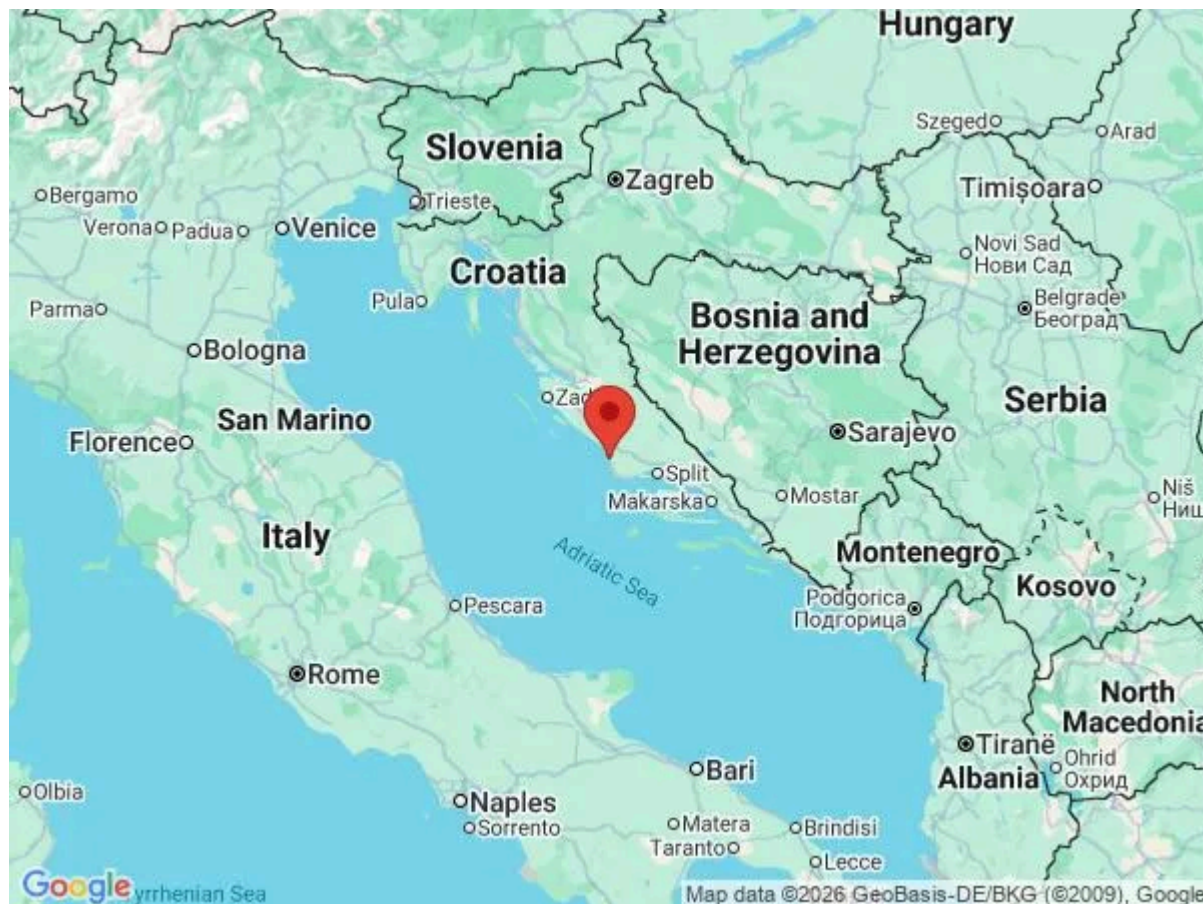
## Location & Local Information

Villa Minuty enjoys a serene setting in the coastal village of Bilo, offering uninterrupted views of the Adriatic and a peaceful base for those seeking rest and natural beauty. Though quiet and secluded, the area is ideal for coastal walks and leisurely days by the sea, with a charming pebbled beach just a short stroll away.

While Bilo has no shops or restaurants, nearby Beach Rtić offers a small selection of local eateries. For a livelier atmosphere and a wider range of amenities, the picturesque town of Primošten is just eight kilometres away. Here, visitors can explore winding cobbled streets, discover local boutiques, and enjoy diverse dining options, all set against a backdrop of historic architecture and coastal charm.

### Local Amenities

Nearest Airport	<b>Split Airport</b> (44km)
Nearest Beach	<b>Pebble Beach</b> (30m)
Nearest Ferry Port	<b>Split Ferry Port</b> (66km)
Nearest Supermarket	<b>Tommy Hipermarket</b> (7km)
Nearest Tennis	<b>Tennis Centar Primosten</b> (6km)
Nearest Town	<b>Primosten</b> (8km)



## What we love

- Guests can enjoy staggering views of the Adriatic Sea around the home and garden.
- Villa Minuty is a spacious, three-storey home that comfortably accommodates up to eleven guests.
- The on-site fitness room means you do not have to miss out on your workout unless you want to!
- The nearest beach and restaurant are under 100m from the villa, while the town of Primošten is 8km away and offers a wealth of attractions.

## What you should know...

- Due to the quiet setting, a car is needed when staying at Villa Minuty.
- The home can accommodate eleven guests, including a baby.
- Those with little ones should watch them carefully on the balconies and in the infinity pool.

# 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?:** Not allowed.
- **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 end of May to mid September. <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.