

# Villa Dot

**Region:** Zadar **Sleeps:** 10

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## Overview

Welcome to Villa Dot, a newly built retreat, perfect for family vacations or groups of friends. Located just over twenty kilometres from the charming city of Zadar, this stunning four-bedroom villa comfortably sleeps eight to ten guests.

The ground floor is the heart of the home, featuring a spacious open-plan kitchen, dining, and living area. The sleek kitchen comes fully equipped with modern appliances, including a dishwasher, coffee machine, and microwave. The living room, bathed in natural light from large glass doors, opens directly to the pool terrace, where you'll find a 32m<sup>2</sup> heated swimming pool surrounded by sun loungers, ideal for sunbathing and relaxation. The terrace also boasts a fabulous summer kitchen with a covered dining area, perfect for alfresco meals, and a hot tub for ultimate relaxation.

On the first floor, you'll find four bedrooms with king-size beds, three of which include en-suite bathrooms. Villa Dot is fully air-conditioned and offers additional conveniences such as a washing machine, tumble dryer, hairdryers, and more.

Whether you're unwinding in the sauna, taking a dip in the pool, or enjoying the nearby attractions of Vrsi and Zadar, Villa Dot promises a perfect blend of comfort and entertainment

## Facilities

Air-Con • Special Offer • Has Discount • Villa • Beach Nearby • Wi-Fi/Internet • Private Pool • Heated Pool • Ideal for Teens • Hot Tub • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • TV • Sauna/Steam • Fenced Grounds •





# Interior & Grounds

## The Villa

### *Interior - Ground floor*

- Open plan kitchen, living, dining area with sofa bed
- Fully equipped kitchen
- Sauna
- Bathroom

### *Interior - First floor*

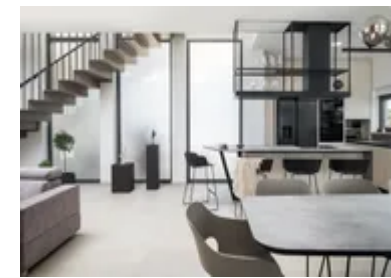
- Bedroom 1 - King-size bed (180x200cm), en-suite bathroom
- Bedroom 2 - King-size bed (180x200cm), en-suite bathroom
- Bedroom 3 - King-size bed (180x200cm), en-suite bathroom
- Bedroom 4 - King-size bed (180x200cm)

### *Exterior*

- Private heated swimming pool (32m2)
- Sunbeds
- Parasol
- Outdoor kitchen with covered dining area
- Hot tub
- Seating area
- Lawn

### *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- TV
- PlayStation
- Dishwasher
- Microwave
- Coffee machine
- Washing machine
- Dryer
- Exercise equipment
- Hairdryer
- Iron & board
- Parking



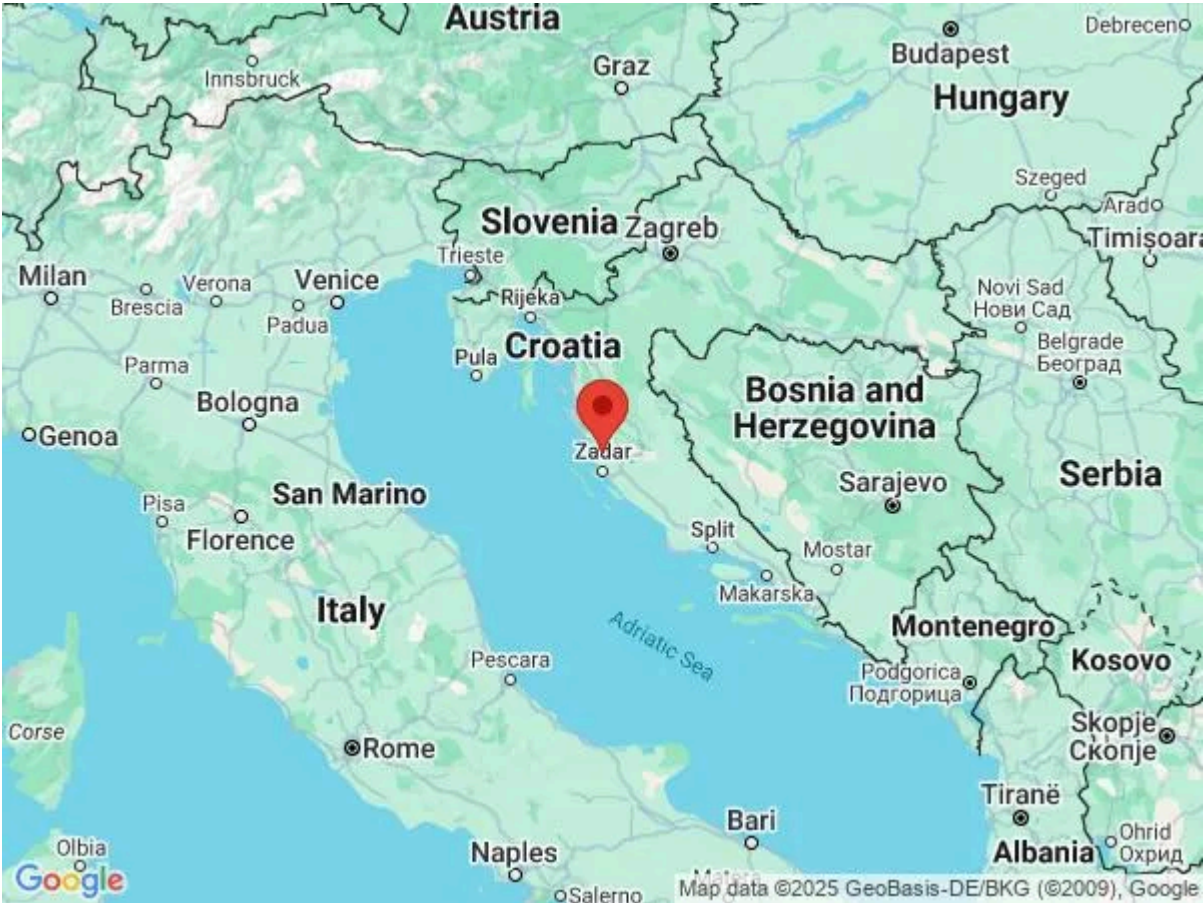
# Location & Local Information

Villa Dot is perfectly situated just twenty kilometres from the vibrant city of Zadar, known for its historic landmarks, lively atmosphere, and the stunning waterfront. Only six kilometres away is the charming town of Nin, famed for its rich history, including the smallest cathedral in the world and ancient salt pans. Nin's beautiful sandy beaches and shallow waters make it a family favourite. The area is also perfect for outdoor adventures like kite surfing, cycling, and enjoying Nin's therapeutic mud baths.

The villa is only one kilometre from the nearest beach, offering a quick escape to the Adriatic Sea for sun, sand, and relaxation. Supermarkets and essential shops are conveniently located within a 15-minute drive, ensuring easy access to everything you need for a stress-free stay. Villa Dot's prime location provides the perfect balance between tranquillity and proximity to key attractions.

## Local Amenities

Nearest Airport	Zadar Airport (30km)
Nearest Ferry Port	Zadar Ferry Port (29km)
Nearest City	Zadar (23km)
Nearest Town	Vrsi (1km)
Nearest Supermarket	Plodine, Nin (8km)
Nearest Beach	Plaža Vrsi-Mulo (1km)



## What we love

- Villa Dot boasts a luxurious heated pool, perfect for sunbathing and relaxation in style.
- The spacious, open-plan living area seamlessly connects to the stunning outdoor terrace, summer kitchen and hot tub.
- Enjoy modern comforts and elegant design in every room, with en-suite bathrooms in three bedrooms for added luxury.

## What you should know...

- One of the bedrooms does not have an en-suite bathroom.
- A car is recommended in order to make the most of the surrounding area.

# 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 with the owner. If accepted, an additional fee may be applicable.
- **Other Ts and Cs:** Please note, the minimum age allowed at this villa is 23.
- **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 13.07 - 30.08. <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.