

# Villa Balta

Region: Zadar    Sleeps: 7

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## Overview

Welcome to Villa Balta, an exquisite three-bedroom retreat nestled just outside the charming town of Sveti Filip i Jakov. This stunning property combines modern luxury with serene comfort, offering an unparalleled vacation experience.

Step into the heart of the villa, a vast open-plan kitchen, living, and dining area, where floor-to-ceiling glass doors invite you to bask in the sunlit pool terrace. The seamless flow between indoor and outdoor spaces ensures that you can effortlessly enjoy the beauty of your surroundings.

Unwind in the wellness area, which features a soothing sauna and a private hot tub for two. Each of the three elegantly appointed bedrooms has a double bed and a sleek en-suite bathroom with a refreshing shower, ensuring comfort and privacy for all guests.

Outside, the highlight is a 44m<sup>2</sup> heated hydromassage swimming pool, perfect for a relaxing dip. Surrounding the pool are six luxurious sun loungers, an outdoor shower, and ample seating for lounging. Enjoy alfresco dining at the barbecue area or explore the small lawn with a climbing frame, ideal for children.

The villa also offers a shared sports court with the neighbouring villa, perfect for mini football, basketball, or badminton. Two bikes are available for those looking to explore the area, and you can savour fresh vegetables from the villa's garden. With two dedicated parking spots and an EV charger, convenience is at your fingertips.

Discover the perfect blend of luxury and relaxation at Villa Balta—your idyllic retreat awaits.



## Facilities

Air-Con • Wi-Fi/Internet • Washing Machine • Villa • Coffee Machine • TV  
• Hairdryer • Walking/Hiking Paths • Special Offer • Has Discount • Cots  
(Cribs) • Private Pool • Beach Nearby • Heated Pool • Ideal for Babies &  
Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • <1hr to Airport •  
Dishwasher • Microwave • Sauna/Steam • Outdoor Games • High Chair(s)  
• Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities  
• Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior*

- Open plan kitchen, living, dining area with sofa bed
- Fully equipped kitchen
- Wellness area with hot tub and sauna
- Bedroom 1 - Double bed (160x200cm), en-suite bathroom with shower
- Bedroom 2 - Double bed (160x200cm), en-suite bathroom with shower
- Bedroom 3 - Double bed (160x200cm), en-suite bathroom with shower

### *Exterior*

- Private heated swimming pool with hydromassage (44m2)
- Sunbeds x 6
- Shower
- Parasols
- Seating area
- Shaded dining area
- Barbecue area
- Shared playing field
- Lawn with climbing frame

### *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- Smart TV
- Dishwasher
- Microwave
- Coffee machine
- Washing machine
- Iron & board
- Cot
- Highchair
- Hairdryer
- Electric car charger
- Bikes x 2



# Location & Local Information

Villa Balta is ideally positioned to discover Croatia's stunning coastline. Just six kilometres away, the picturesque town of Sveti Filip i Jakov invites you to enjoy its beachside restaurants, scenic coastal views, and convenient local supermarkets.

Venture twelve kilometres south to Biograd na Moru for a broader range of activities. This vibrant town boasts sandy beaches, exciting watersports, and a rich cultural heritage. Visit the Biograd Heritage Museum, embark on boat trips to nearby islands, or unwind at one of the charming seaside cafes.

Zadar is located just over twenty-four kilometres away for a taste of urban charm. This historic city is renowned for its impressive landmarks, including the ancient Roman Forum and medieval churches, as well as contemporary attractions like the Sea Organ and Sun Salutation. Zadar also offers bustling markets, breathtaking sunsets, and a scenic waterfront promenade, perfect for a day of exploration and relaxation.

## Local Amenities

Nearest Airport	Zadar Airport (17km)
Nearest Ferry Port	Zadar Ferry Port (21km)
Nearest City	Zadar (25km)
Nearest Town	Sveti Filip i Jakov (7km)
Nearest Beach	Plaža Filip (7km)
Nearest Supermarket	Plodine (7km)



## What we love

- Villa Balta's vegetable garden offers fresh produce right at your doorstep.
- The heated pool at Villa Balta provides the ultimate relaxation experience.
- Unwind in the luxurious wellness area with a soothing sauna and hot tub.

## What you should know...

- The court is shared with the neighbouring villa, Villa Careto.
- Two parking spaces are available at Villa Balta, and an EV charger.
- Please be mindful of children playing around the pool as there is no fence.



# 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. There may be an additional charge. Maximum 2.
- **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:** 5 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Pool heating is available upon request at time of booking and is included in the rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **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.