Villa Rosia

Region: Ugljan & Pasman **Sleeps:** 12

Overview

Located in a peaceful resort on the stunning island of Ugljan, Villa Rosia offers a contemporary and comfortable haven for those looking to unwind in style. This spacious six-bedroom villa is designed for both relaxation and convenience, making it the perfect escape for families or large groups.

The ground floor features a large, open-plan kitchen, living, and dining area, designed for easy flow and connection. The space opens up to a terrace, ideal for enjoying the outdoors. Two en-suite bedrooms are located on this level, one of which is thoughtfully designed for a nanny or staff. Though it is intended for staff, the room is still beautifully appointed with its bathroom and terrace access.

Downstairs, the lower ground floor includes four en-suite bedrooms, each with its own terrace and direct access to the pool. This setup provides plenty of space and privacy for all guests.

Outside, the pool terrace is perfect for outdoor living, complete with sunbeds, a dining area, and a comfortable seating area. Guests also have access to two communal pools, a beach club, and direct access to the beach. For those seeking adventure, SUP rentals are available, and the kids can enjoy the multifunctional playground.

With a 24/7 front desk and concierge service, all your needs are taken care of, allowing you to truly relax and enjoy your stay at Villa Rosia.









Facilities

Air-Con • Resort • Villa • <1hr to Airport • Private Pool • Walk to Beach • Special Offer • Has Offer • Heated Pool • Ideal for Teens • Wow Factor • Has Discount • All Bedrooms En-Suite • Beach Nearby • Parking Space • Wi-Fi/Internet • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • TV • Dishwasher • Microwave

Interior & Grounds

The Villa

Interior - Ground floor
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- WC
- Bedroom 1 - Double bed, en-suite bathroom with shower, terrace access
- Bedroom 2 - Double bed, en-suite bathroom with shower, terrace access

Interior - Lower ground floor
- Bedroom 3 - Double bed, en-suite bathroom with shower, pool terrace access
- Bedroom 4 - Double bed, en-suite bathroom with shower, pool terrace access
- Bedroom 5 - Double bed, en-suite bathroom with shower, pool terrace access
- Bedroom 6 - Double bed, en-suite bathroom with shower, pool terrace access

Exterior
- Private heated swimming pool
- Terrace
- Covered dining area
- Garden
- Seating area
- Sunbeds
- Parking

Resort Facilities
- Multifunctional playground
- Beach Club (food and beverage facilities)
- 24/7 front desk
- 2 communal pools
- SUP rental
- Concierge service
- Two beach access points

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- TV
- Hairdryer
- Toiletries
- Barbecue









Location & Local Information

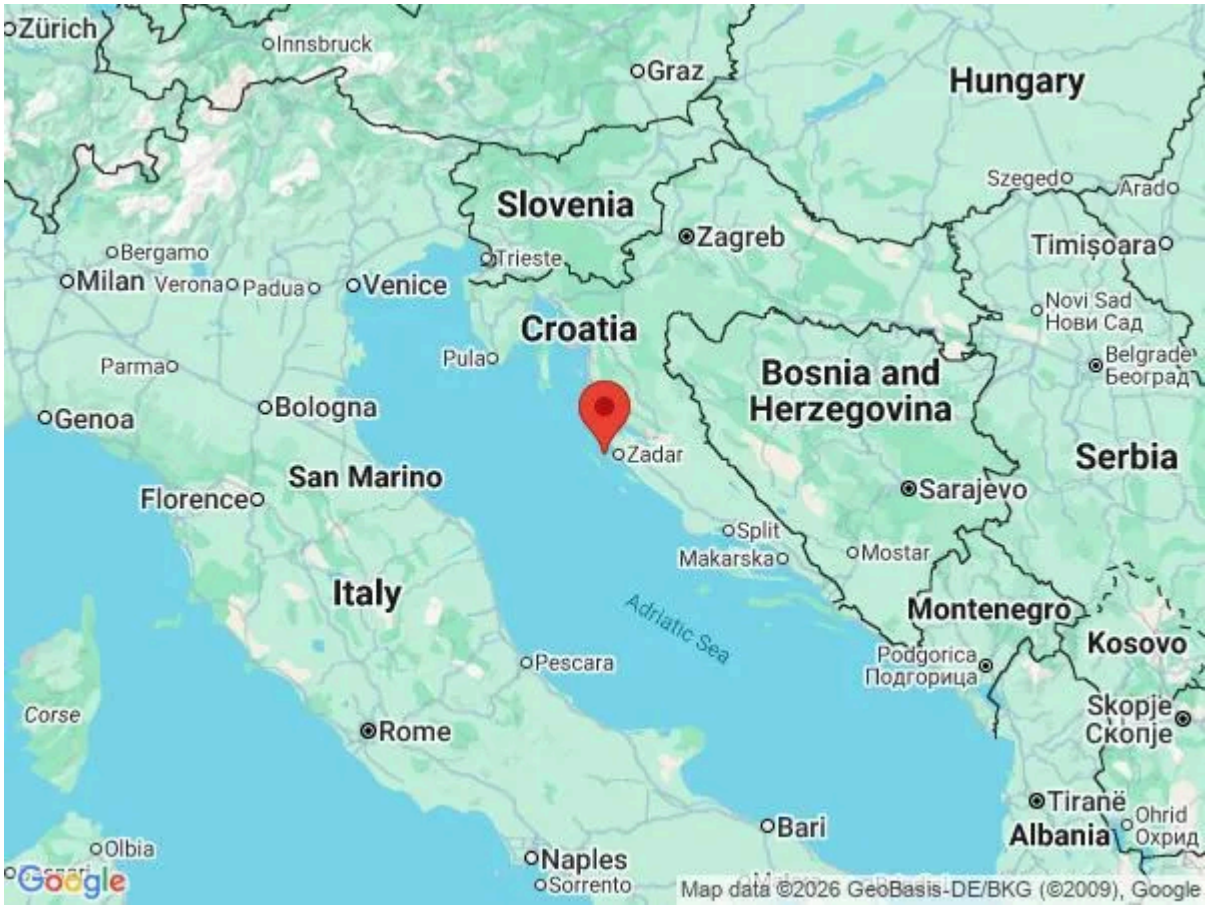
Villa Rosia is located on the beautiful island of Ugljan, just under thirty kilometres from Zadar, easily accessible by a short ferry ride. Set within a premium resort, the villa offers direct access to the beach, making it the perfect spot for enjoying the clear waters of the Adriatic Sea.

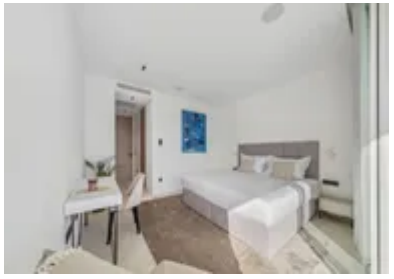
The charming village of Ugljan, just over two kilometres away, offers a selection of restaurants and shops, ideal for tasting local cuisine or picking up necessities. For more variety, Preko, the island's main town, is a little further. Here, you'll find a supermarket, more dining options, and the ferry port that connects the island to Zadar.

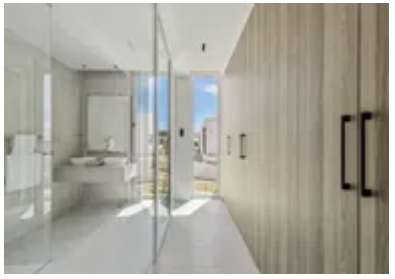
Ugljan is famous for its stunning beaches, scenic cycling trails, and rich history. Explore St. Michael's Fortress, a medieval stronghold with panoramic views of the Dalmatian coast, or discover hidden coves and quiet bays for a peaceful escape. Active travellers can enjoy kayaking, paddle boarding, or hiking, while culture enthusiasts can visit traditional fishing villages for an authentic experience.

Local Amenities

Nearest Airport	**Zadar Airport (via Ferry) (27km)**
Nearest Ferry Port	**Preko Ferry Port (12km)**
Nearest Village	**Ugljan (2km)**
Nearest Beach	**(Walking distance)**
Nearest Supermarket	**Tommy Hipermarket (11km)**









What we love

- Villa Rosia offers spacious, modern interiors and stunning outdoor spaces, perfect for relaxing and entertaining.
- The villa's direct access to the pool and beach provides ultimate convenience and scenic views.
- With 24/7 concierge services and luxurious amenities, Villa Rosia ensures a stress-free and memorable stay.

What you should know...

- This villa is located in a resort.
- The sixth bedroom is designed for staff, but it's fully equipped and comfortably appointed, making it ideal for guests.
- The modern home has features such as smart lighting and security cameras.

Terms & Conditions

- **Security deposit:** €1000 to be paid in cash upon arrival and refunded at check out, subject to full inspection of the property.

- **Arrival time:** 3.00 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:** 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:** 3 nights.

- **Heating costs included?:** Yes, included in the rental price.

- **Tax:** Tourist Tax of €1.50 per person per night for over 12's is not included in the rental price and will need to be paid locally in cash on arrival.

- **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.

- **Pool towels included?:** Yes.