

# Villa Rosa Adriana

**Region:** Brač **Sleeps:** 10

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## Overview

Nestled just steps from the sparkling Adriatic, Villa Rosa Adriana is a characterful seaside retreat tucked away in a quiet bay on the island of Brač. Stepping through the gate, you're met with fragrant pine and olive trees and the gentle hum of waves, setting the tone for a tranquil escape. The property is made up of two charming stone-built houses that together sleep up to ten guests. Inside, the spaces are bright and welcoming, with four comfortable bedrooms, ensuite bathrooms, and a fully equipped kitchen ready for family feasts or relaxed dinners.

Outside, the villa's garden spills out onto a spacious sun-drenched terrace, complete with a large, heated pool, jacuzzi, and a traditional Dalmatian fireplace – perfect for grilling fresh fish just pulled from the sea. There's a shaded dining area, ideal for lingering over long lunches, and even a children's play area with a sandbox for the little ones.

Set only 15 metres from the sea, and surrounded by vineyards and olive groves, the villa offers peaceful seclusion just a short stroll from Supetar and the charming village of Mirca. With its laid-back Mediterranean soul and every comfort thoughtfully included, Villa Rosa Adriana invites you to slow down and savour every moment.

## Facilities

Air-Con • Wi-Fi/Internet • Washing Machine • Villa • Coffee Machine • Walk to Beach • Seaview • TV • Hairdryer • Beachfront • Walking/Hiking Paths • New Villas 2025 • Walk to Village • Cots (Cribs) • Private Pool • Seafront • Beach Nearby • Heated Pool • Ideal for Teens • Hot Tub • Dishwasher • Microwave • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

### Main House

#### Interior - Ground floor

- Open plan kitchen, dining, living area
- Fully equipped kitchen
- Bedroom 1 - Double bed, A/C, en-suite bathroom
- Bedroom 2 - Twin beds, A/C
- Family bathroom

### Annex

#### Interior - Ground floor

- Bedroom 3 - Double bed, A/C, TV, en-suite bathroom, extra bed for one available
- Bedroom 4 - Double bed, A/C, TV, en-suite bathroom, extra bed for one available

### Exterior

- Private heated swimming pool (4.10m x 1.4m)
- Hot tub
- Sunbeds
- Seating areas
- Parasols
- Covered dining and seating area
- Children's playground
- Beach access

### Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- TV
- Iron & board
- Cot (on request)
- Highchair (on request)
- Parking





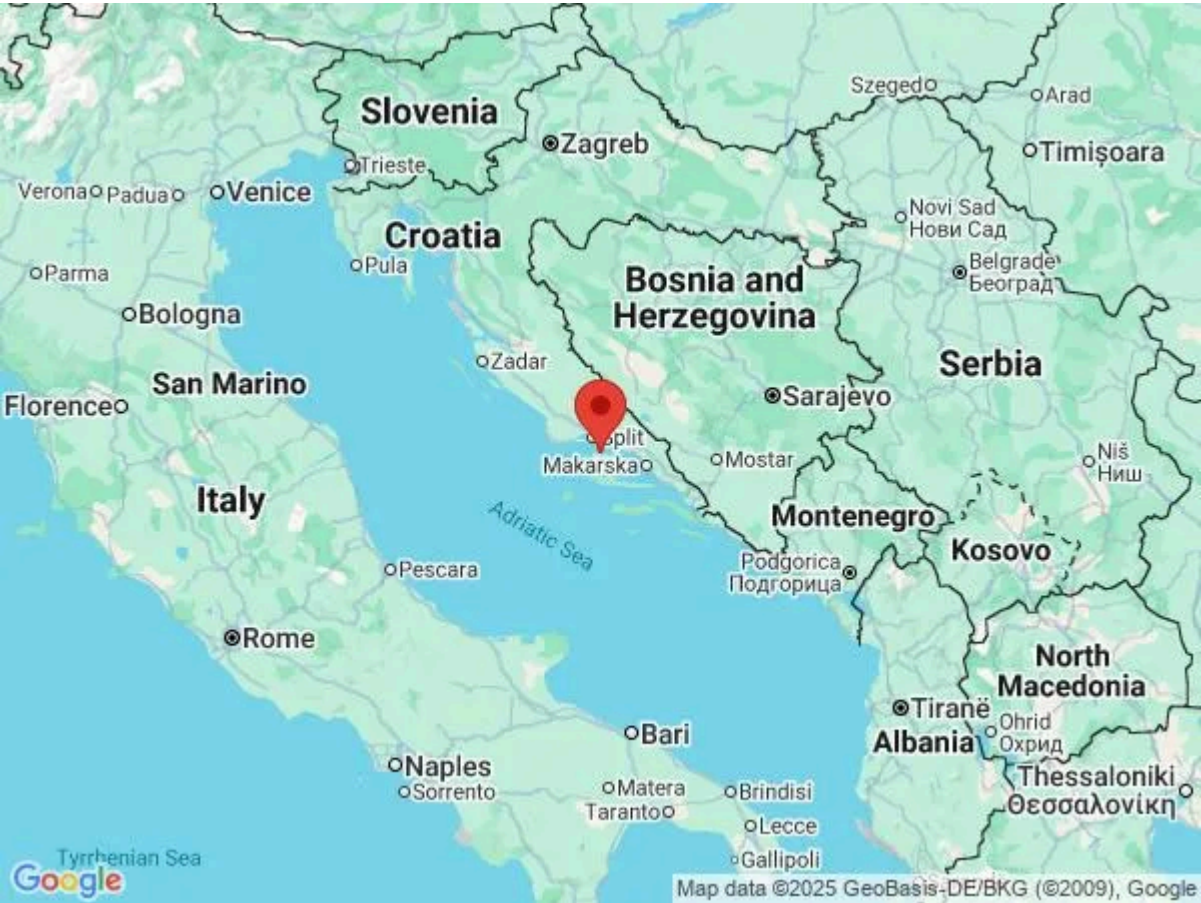
# Location & Local Information

Villa Rosa Adriana is located in a serene bay on the northern coast of Brač, just 1 km from Supetar, the island's largest town. The area is a peaceful blend of natural beauty and local charm, with traditional stone houses nestled among lush olive groves and vineyards. The nearby town of Mirca, with its quaint streets and the Church of the Annunciation of Mary, offers a glimpse into the island's rich history dating back to the 16th century.

Supetar, only a short drive away, provides a variety of amenities including local markets, restaurants, and cafes, as well as a lively harbour with boat trips to neighbouring islands. For nature lovers, hiking trails through ancient olive groves lead to stunning viewpoints, while the clear waters and pebbled beaches invite visitors to swim, snorkel, or simply relax. Brač is also famous for its marble, with the renowned stone used in historical landmarks, including the White House in Washington, D.C.

## Local Amenities

Nearest Airport	Split Airport (via ferry) (44km)
Nearest Airport 2	Brac Airport (25km)
Nearest Village	Mirca (1km)
Nearest Town	Supetar (2km)
Nearest Ferry Port	Supetar Ferry Port (2km)
Nearest Supermarket	Lidl, Supetar (3km)
Nearest Beach	Pebble Beach (Walking distance)



## What we love

- Just 15 metres from the sea, Villa Rosa Adriana offers an unbeatable location for beach lovers, with tranquil, clear waters right on your doorstep.
- Surrounded by vineyards and olive groves, the area provides picturesque walks and a true taste of Mediterranean charm, perfect for those seeking peace and natural beauty.
- The private heated pool and jacuzzi, along with the traditional Dalmatian grill, make for an idyllic setting to relax, dine, and unwind under the sun!

## What you should know...

- The property is not fully fenced, so young children should be supervised around the pool and outdoor areas.
- While the villa is close to the sea, the beach is a pebble beach, which might not be as comfortable for some guests compared to sandy shores.

# 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?:** Not allowed.
- **Other Ts and Cs:** Cot and highchair available, please request at time of booking.
- **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 01.07 - 31.08. <br> 5 nights all other dates.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Tourist tax is not included in the price and will need to be paid in cash on arrival. Approximately €1.00 per person per night and 50% for children aged 12-18, free of charge for children under 12.
- **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.