# Villa Karstenza

**Region:** Imotski **Sleeps:** 8

## Overview

Sitting high above the Imotski Valley, Villa Karstenza offers contemporary comfort with spectacular countryside views and a peaceful rural setting. Designed with groups and families in mind, this spacious four-bedroom villa comfortably sleeps eight, with all bedrooms featuring sleek en-suite bathrooms and calming views across the valley or gardens.

The heart of the home is the outdoor terrace, where a generous heated infinity pool and whirlpool invite you to unwind beneath the sun or stars. Whether you're sharing stories around the barbecue, lounging in the shaded chill-out corner, or challenging each other to billiards and table tennis, there's plenty here to keep everyone entertained.

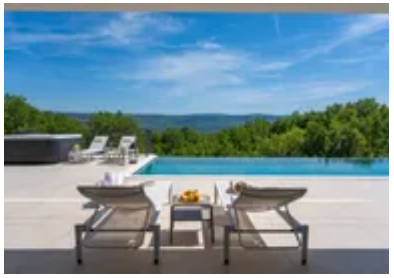
Inside, two stylish kitchens, two lounges (one with PS4), and a dedicated games area offer room for both gathering and retreat. Air conditioning runs throughout, and the layout makes it easy to come together or enjoy quiet moments alone.

Tucked in the peaceful village of Zmijavci, yet just a short drive from Imotski's famous lakes and the beaches of the Makarska Riviera, Villa Karstenza is an ideal base for those looking to blend countryside charm with coastal adventures.









## Facilities

Walking/Hiking Paths • Padel • Villa • Wellness • Historical Sites • Ideal for Kids • Private Pool • Golf Nearby • Air-Con • Wine Tasting • Special Offer • Has Offer • Cots (Cribs) • Has Discount • Heated Pool • Ideal for Teens • All Bedrooms En-Suite • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pool/Snooker • Table Tennis • Indoor Games • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Heating • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

### Villa Interiors

*Ground Floor (pool level)*

- Fully equipped kitchen with kitchen island
- Media room with sofa, TV, and PlayStation 4 (plus two additional sleeping places)
- Games area with billiards, darts, TV, and bar table
- Bathroom with shower
- Laundry room with washing machine and dryer
- Direct access to pool terrace

*First Floor*

- Fully equipped kitchen with kitchen island
- Dining table for 10
- Living area with sofa and TV
- Bedroom 1: Queen-size bed (160 x 200 cm), en-suite bathroom with shower, A/C, TV, balcony with pool views
- Bedroom 2: Queen-size bed (160 x 200 cm), en-suite bathroom with shower, A/C, TV, balcony with pool views
- Bedroom 3: Queen-size bed (160 x 200 cm), en-suite bathroom with shower, A/C, views of natural surroundings
- Bedroom 4: Two single beds (90 x 200 cm, can be joined into a double), en-suite bathroom with shower, A/C, views of natural surroundings
- WC

### Outside Grounds

- Heated infinity swimming pool (11 x 4.5 m) with hydromassage and whirlpool (hot tub)
- Sun deck with 8 deck chairs
- Covered outdoor dining area with TV
- Covered lounge corner with barbecue (charcoal/wood)
- Covered table tennis area
- Parking (6 cars)

### Additional Facilities

- Wi-Fi
- Air conditioning
- Washing machine and dryer
- Highchair and baby cot
- Satellite TV
- Game console (PlayStation 4)









# Location & Local Information

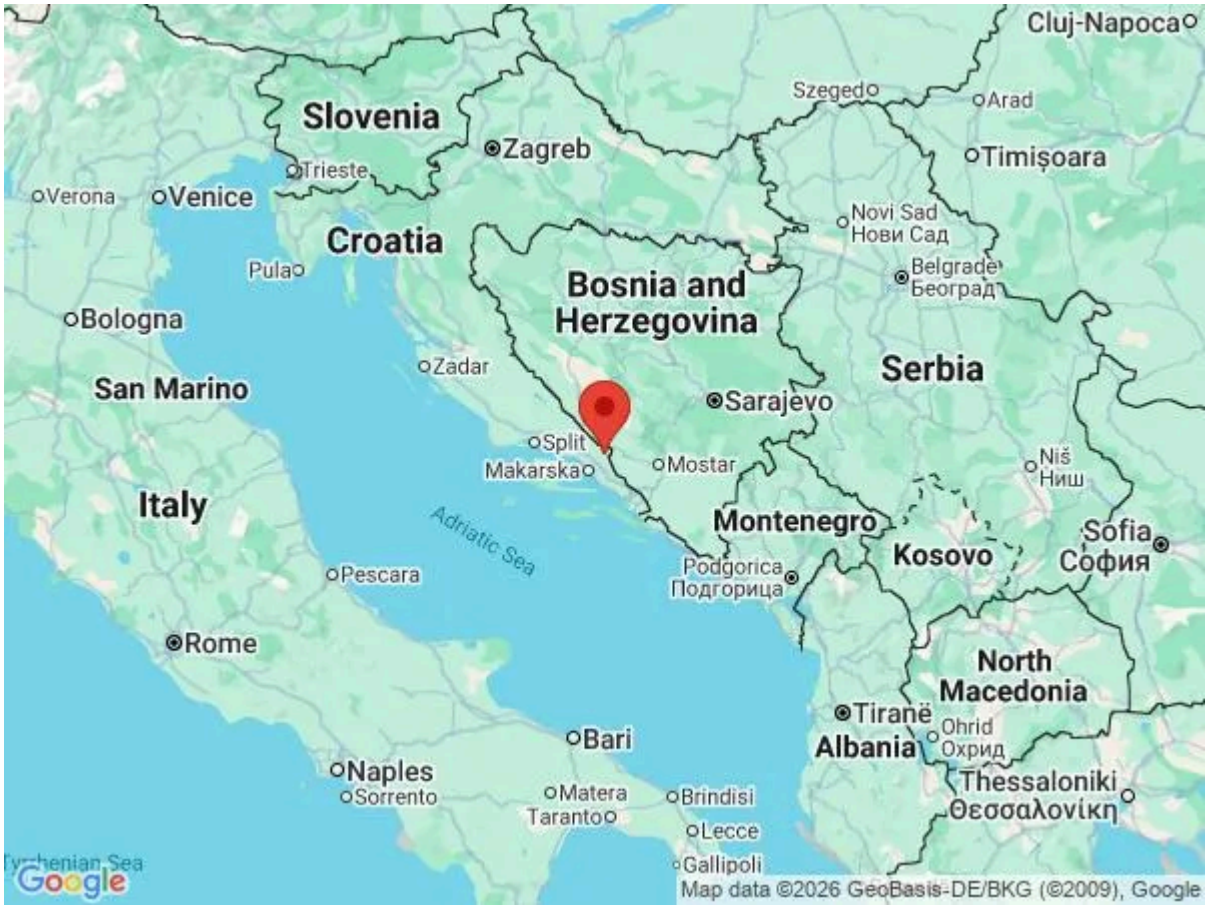
Villa Karstenza occupies a peaceful rural plot in Zmijavci, a small village in Croatia's Split‑Dalmatia County set among rolling agricultural land and vineyards, just a few minutes' drive from the historic town of Imotski. This inland Dalmatian setting offers a genuine taste of local life, with village amenities such as a mini market, café and traditional restaurants all close by.

The region is rich in natural attractions: the dramatic Blue Lake and Red Lake near Imotski are striking karst sinkholes perfect for short outings, while the nearby Biokovo Nature Park - part of the UNESCO‑designated Geopark Biokovo‑Imotski Lakes - offers hiking, panoramas and access to dramatic mountain scenery.

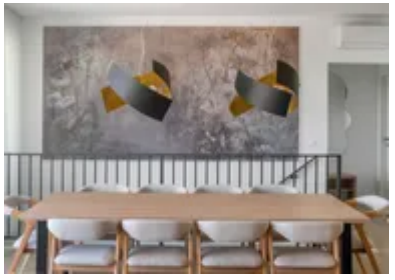
Despite its tranquil atmosphere, Villa Karstenza is still within easy reach of coastal highlights: the beaches of the Makarska Riviera lie about 30‑40 minutes away by car, and the main highway via Zagvozd ensures connections to Split, Krka National Park, and other Dalmatian icons.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Split Airport (97km)** |
| Nearest Beach | **Plaža Oseka (28km)** |
| Nearest City | **Split (84km)** |
| Nearest Golf | **Golf klub Posušje (16km)** |
| Nearest Restaurant | **Bistro Traverca (1km)** |
| Nearest Supermarket | **Supermarket in local village (750m)** |
| Nearest Tennis | **Tenis Centar Makarska Lukas Spor (33km)** |







# What we love

- The spacious pool terrace with a heated infinity pool, whirlpool, and covered outdoor lounge
- Two stylish kitchens and living areas, ideal for groups or two families holidaying together
- Dedicated media and games rooms with PS4, billiards, darts, and table tennis for all-ages fun

# What you should know...

- The villa is located in a rural village - ideal for peace and privacy, but a car is essential.
- The nearest beaches are around 30 - 40 minutes away by car.

# Terms & Conditions

- **Security deposit:** €700 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **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 and Vaping are not permitted.

- **Minimum stay:** 7 nights from mid-June to mid-September 6 nights during mid September 5 nights from late-March to late-May and late-September to start-October 4 nights during all other periods