Villa Adriatica

Region: Brac **Sleeps:** 10

Overview

Villa Adriatica holds a fabulous waterside position in one of the most desired location on the Adriatic. While being situated in a peaceful bay far away from any hustle & bustle, the near-by fishing village of Sumartin offers a range of helpful amenities including restaurants, a bakery and a supermarket. Selca itself is just a five minute car journey away and boasts beautiful architecture, shops and a variety of café bars.

The luxurious and newly-built villa can accommodate up to ten guests across five spacious and beautifully furnished bedrooms, an additional child can be accommodated using a single bed in one of the double bedrooms. On the ground floor is the main open-plan living accommodation, comprising of a fully equipped kitchen with top of the range Miele good, dining facilities and living room. For those that wish to keep fit while on holiday, there is a handy gym area and a sauna. Upstairs, on the first floor is the double bedroom, an additional single bed, dressing room and en-suite bathroom. Also on this level, are a further two double bedrooms both with en suite bathrooms and access to a shared terrace complete with jacuzzi. The entertainment room which boasts a flat screen TV, games and table football is the perfect place for kids and big kids alike to hang out! On the second floor are the final two double bedrooms again with en-suite bathrooms, both with access to a shared terrace from which the gorgeous views can be enjoyed.

The outside space is equally as impressive, the villas location next to the sea, surrounded by fragrant pine trees helps create a sense of complete tranquillity making it the ultimate destination for a relaxing getaway from everyday life. The private infinity swimming pool is the perfect spot to enjoy a morning swim in the Croatian sunshine, while the covered terrace makes a fantastic spot for the whole









family to dine al fresco while making the most of the picturesque scenery.

Facilities

Air-Con • Villa • Eco Friendly (Sustainable) • Private Pool • Ideal for Kids • Chef/Cook Available • Special Offer • Has Offer • Has Discount • Wow Factor • Ideal for Teens • Cots (Cribs) • Walk to Beach • Maid Service Included • Beach Nearby • Waterfront • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Indoor Games • DVD • Hot Tub • Sauna/Steam • Heating • Transfers Available • Supports the local community (locally owned) • Ideal for Babies & Toddlers • Supports the local community (promotes local businesses) • Promotes Sustainable Living (Recycling) • High Chair(s)

Interior & Grounds

The Villa

Villa Adriatica is an impressive 5 bedroom, 7 bathroom villa built of Brac stone offering direct views of the Adriatic.

Ground Floor
- Living room with TV
- Open-plan kitchen with miele oven and stove, microwave, kettle, nespresso machine , toaster, blender, 2x fridges, 2 x dishwasher and breakfast bar dining facilities
- Gym area
- Sauna
- Wine cellar
- Cloakroom with WC

First Floor
- Bedroom with double bed, additional single bed, dressing room, en-suite bathroom and access to shared terrace
- Bedroom with double bed, en-suite bathroom and access to shared terrace with jacuzzi
- Bedroom with double bed, en-suite bathroom and access to shared terrace with jacuzzi
- Entertainment room with TV and table football

Second Floor
- Bedroom with double bed, en-suite bathroom and access to shared terrace
- Bedroom with double bed, en-suite bathroom and access to shared terrace

Exterior Grounds
- Private infinity pool (6 x 5m)
- Sunloungers
- Dining facilities
- Private mooring for boats (up to 15m)

Additional Facilities
- Wi-Fi
- Air conditioning
- SONOS music system with Bose speakers throughout
- Washing machine
- Tumble dryer
- Iron & ironing board
- Hairdryers
- Baby cot & highchair
- Kayaks
- Snorkel & fins
- Bicycles
- Barbecue & pizza oven









Location & Local Information

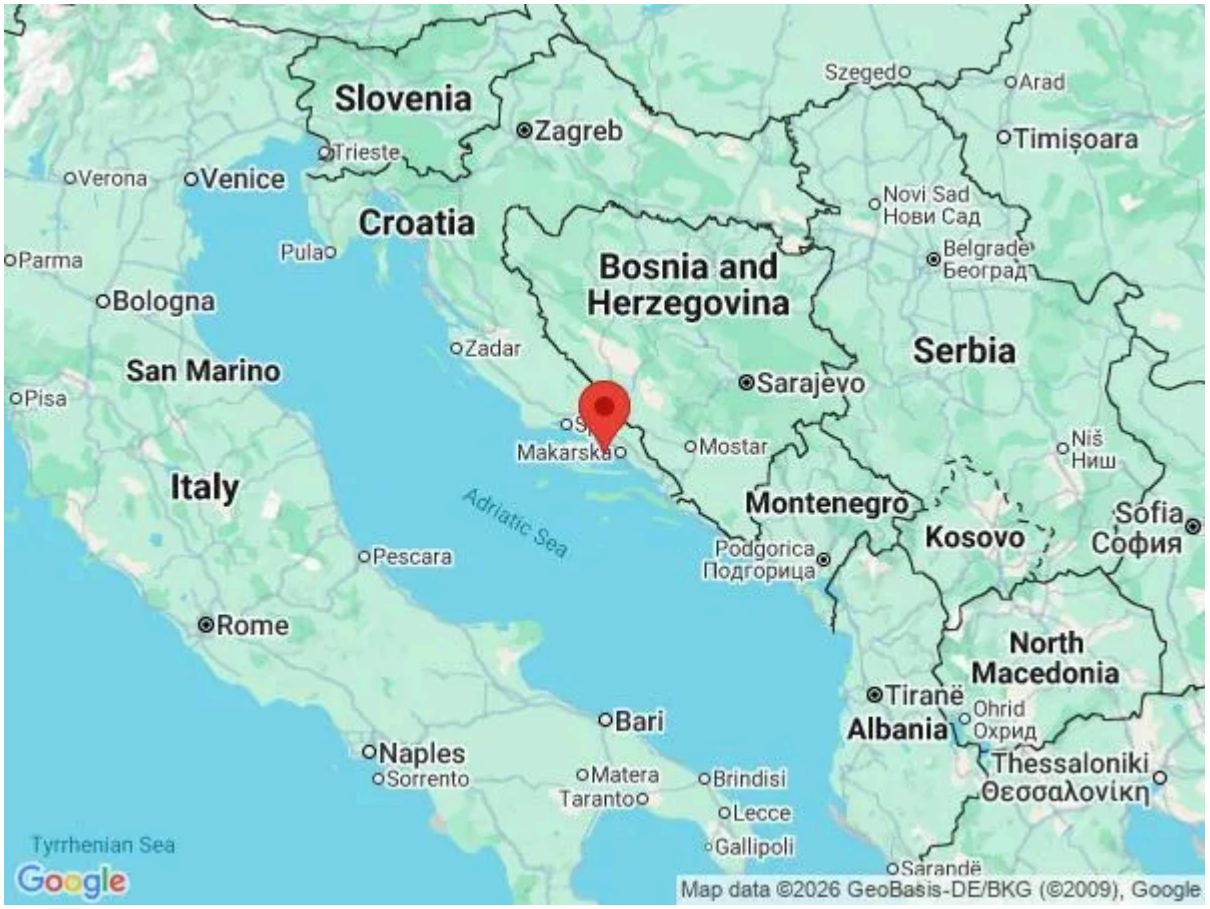
The villa has a great location in a quiet bay on the east-side of the island of Brac, forty minutes from the town of Supetar and just a few km from the amenities of the villages of Selca and Sumartin. The closest airport to the villa is Split, from Split a boat can be taken to Supetar and from here a taxi to the property. Day boat trips from Sumartin to Makarska and a visit to the island of Hvar are a must.

The island's rich history is reflected in its charming towns, such as Bol and Supetar, where ancient stone streets lead to historic landmarks like the Dominican Monastery and the Parish Church of St. Mary. Brac is also known for its traditional stone masonry, and visitors can explore the famed Stonemasonry School in Pucisca to witness skilled craftsmen at work.

Outdoor enthusiasts can embark on hiking and cycling adventures through the island's diverse landscapes, discovering hidden coves, olive groves, and fragrant pine forests. Brac's gastronomic scene boasts fresh seafood, olive oil, and wines for a taste of local flavours. The island hosts numerous cultural events and festivals throughout the year, providing an opportunity to immerse in authentic Croatian traditions.

Local Amenities

Nearest Airport	**Split (40km)**
Nearest Ferry Port	**Sumartin (to Makarska) (3km)**
Nearest Restaurant	**Bilin (1.5km)**
Nearest Bar/Pub	**Sumartin (3km)**
Nearest Shop	**Sumartin (3km)**









Nearest Beach	**(2m)**
Nearest Town/City	**Supetar (36km)**
Nearest Village	**Sumartin (3km)**

What we love

- Magnificent private location on the water's edge while remaining close to local amenities in the villages of Sumartin and Selca
- The infinity pool is the perfect spot to relax at dusk and enjoy the tranquil surroundings and excellent views
- Take a boat trip to the island of Hvar and be sure to visit picturesque Stari Grad on the island's north coast, it is said to be the the oldest town in Croatia and is quieter and more cultured that Hvar Town itself

What you should know...

- While the hand crafted staircase is a beautiful feature, those travelling with very young children should ensure they are not left to play unattended due to the lack of handrails.
- The villa is set over three levels so is not whellcahir accessible or suitable for those with poor mobility.

Terms & Conditions

- **Security deposit:** 30% of cost of stay paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.

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

- **Departure time:** 11.00 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, a cleaning fee of €250 will apply (paid locally).

- **Other Ts and Cs:** The villa has 1 baby cot available

- **Changeover day:** Saturday. All other changeover days on request.

- **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.

- **Other Cleaning:** Maid service included daily on a complimentary basis

- **Smoking Allowed?:** Smoking & vaping are not permitted.

- **Other 2:** The drinks fridge will be fully stocked with cold beers, wine and soft drinks, guests who use this facility will be charged the cost of what is used at the end of their stay.

- **Minimum stay:** 7 nights. All other durations on request.

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

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €500 (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Internet access?:** Wi-Fi internet access included.