

# Villa Diocletian

Region: Split Sleeps: 10

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## Overview

Villa Diocletian is situated in the most exclusive part of Split, in a quiet and relaxed area close to the famous forest, Marjan Hill. Only a ten-minute walk away from Split's waterfront promenade Riva, this remarkable house is an ideal holiday location.

The property is over a hundred years old and offers the unique opportunity to stay in a property that is under the protection of The Institute for Protection of Cultural Monuments of Republic of Croatia. The careful restoration of the property in 2004 has added some modern charms to both the internal and external areas of this villa. This is the perfect, luxury residence for ten guests. The three-storey property boasts spacious living areas, with plenty of space to socialise as a group, whilst also finding private moments to yourself. On the ground floor you will find a kitchen, dining and living area, as well as one bedroom and a bathroom. From there you have access to the two upper floors, using a staircase. As you step up to the first floor, there is a spacious hall with a fireplace. A modern kitchen has been fitted on this floor, fully equipped for your use, if you decided to cook and dine in the villa. There is a further living room and dining room with a terrace. You will also find a fitness room, sauna and library on this floor. The second floor offers four double bedrooms, three bathrooms and a terrace. Villa Diocletian is south facing, with a wonderful sea view from almost every room. The blend of modern and traditional furnishings makes for a relaxed, comfortable atmosphere, will elements of grandeur. The villa offers all necessary luxury amenities, all rooms have television, Wi-Fi and individually controlled air-conditioning/heating.

Outside, a spacious Mediterranean garden boasts a swimming pool, jacuzzi and a wonderful open-air dining area, a magical space for private dinners and cocktail



parties that you won't forget. Perfect for celebrations, family holidays and much more, this Villa is that bit of luxury you have been searching for, a relaxing, private space, close to the city centre.

## Facilities

Air-Con • Walk to Village • Ideal for Kids • Private Pool • Special Offer • Has Discount • Wow Factor • Ideal for Teens • Walk to Beach • Beach Nearby • Ground Floor Bed & Bath • Modern • <1hr to Airport • Walk to Restaurant • Waterfront • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • DVD • Gym/Fitness Room • Hot Tub • Satellite TV • Sauna/Steam • Working Fireplace/Woodburner • Fenced Grounds

# Interior & Grounds

## The Villa

### Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining area
- Bedroom with double bed
- Bathroom

### First Floor

- Fully equipped kitchen
- Dining room
- Living room
- Library
- Gym
- Sauna

### Second Floor

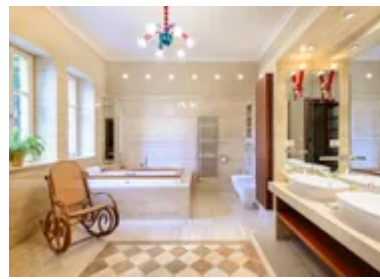
- Bedroom with double bed
- Bedroom with double bed
- Bedroom with double bed
- Bedroom with double bed
- Bathroom
- Bathroom
- Bathroom

### Exterior Grounds

- Private swimming pool (12m x 6m)
- Jacuzzi
- Outdoor shower
- Terrace
- Lawned area
- Sun loungers
- Covered outdoor dining area
- Barbecue

### Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- Iron and ironing board
- Parking

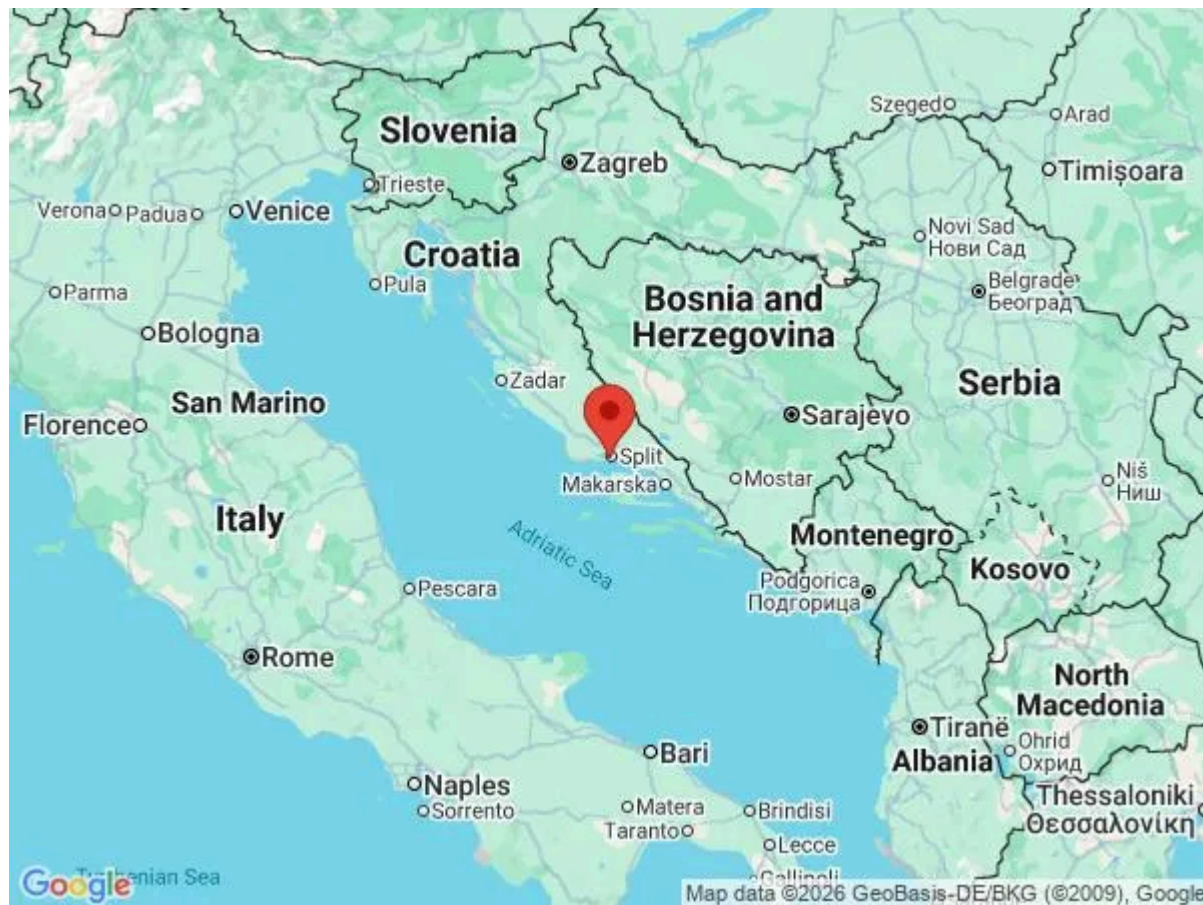


## Location & Local Information

Split is Croatia's second largest city and is a great base for exploring all that Croatia has to offer. Always buzzing, Split is a great place to see Dalmatian life as it's really lived. Step inside Diocletian's Palace (a UNESCO World Heritage site and one of the world's most impressive Roman monuments) and you'll see dozens of bars, restaurants and shops thriving amid the atmospheric old walls where Split life has been humming along for thousands of years. Split offers a fabulous balance of tradition and modernity, creating a fun, exciting atmosphere perfect for a holiday away. It is well worth taking a ferry to visit some of nearby island and stunning Croatian beaches.

### Local Amenities

Nearest Airport	<b>Split Airport</b> (26 km)
Nearest Village	<b>Varos</b> (300 m)
Nearest Town/City	<b>Split</b> (2 km)
Nearest Restaurant	<b>Fife</b> (1 km)
Nearest Beach	<b>Jezinac</b> (300 m)
Nearest Supermarket	<b>Ribola Supermarket</b> (700 m)
Nearest Ferry Port	<b>Split Ferry Port</b> (5 km)



## What we love

- 100-year old property, renovated with all modern amenities in 2004
- Fabulous sea views from the south-facing terrace
- Walking distance from the centre of Split

## What you should know...

- Make sure you take a trip to the stunning Krka waterfalls during your stay
- The ground floor bedroom would suit those who struggle with stairs, as the remaining bedrooms are on the second floor
- Please note that the gaps in the terrace balustrades exceed 10 cm in width; kindly review the photos carefully before booking. Children must be supervised by an adult at all times when on the balcony.

# Terms & Conditions

- **Security deposit:** €1000 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?:** Included in the rental price
- **Linen & towels included?:** Included in the rental price
- **Pets welcome?:** No
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Included in the rental price
- **Smoking Allowed?:** Not permitted in the property
- **Minimum stay:** 3 nights
- **Pool heating charge?:** Included in the rental price
- **Tax:** Included in the rental price
- **Internet access?:** Wi-Fi connection