

Villa Tonia

Region: Zaton **Sleeps:** 10

Overview

Set peacefully into a tree-studded hillside in the Štikovica area overlooking Zaton Bay is Villa Tonia, a contemporary holiday home designed with total relaxation in mind.

The villa boasts luxurious features and furnishings throughout, with clean lines and a colour palette inspired by nature. This perfectly reflects Villa Tonia's idyllic situation, as it's surrounded by truly lush scenery. An abundance of glass floods the whole villa with light and creates a very natural transition between the inside and stunning outside space.

Found on the ground floor is a bright and spacious open-plan living area. The lounge area is cosy and comfortable, with a sofa and chairs to relax back into as you watch a film on the flat screen television. Next to this area is a dining table, with the fully-equipped kitchen just next to it.

Every amenity you could need to make meal preparation a breeze is available here. There's also a breakfast bar/island where you can grab a quick glass of juice in the mornings before heading out.

Large glass sliding doors open straight onto the outside space, with easy access to a partially covered terrace with outdoor dining table and kitchen. There's a wall-mounted flat screen television out here too. Also on the ground floor is a small service area with a bedroom, laundry room and guest toilet.

The upper floor is home to the remaining four bedrooms, which are all beautifully appointed. Each has a double bed, an ensuite bathroom and private balcony with outdoor seating. The views from the balconies over the bay and to the hills beyond are breathtaking.



The outside space is extensive, with the most impressive feature being the large, private pool with a jacuzzi as a luxurious bonus. You can enjoy unspoilt views of the bay from here, as well as from one of the many sun loungers dotted around the stone terrace.

There's also an outdoor seating area for unwinding and soaking up the tranquil atmosphere in style. Found around the outside space are lawned and gravel areas with palm trees and various exotic plants.

Facilities

Ground Floor Bed & Bath • Wi-Fi/Internet • Golf Nearby • Air-Con • Hairdryer • Beachfront • Walk to Beach • Tennis Nearby • Watersports • Waterfront • Wow Factor • Maid Service Available • Walk to Village • Private Pool • Beach Nearby • Modern • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Safety Deposit Box • All Bedrooms En-Suite • Satellite TV • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Tonia sits nestled in a string of the finest private villas in the elite area of Štikovica. There are 5 bedrooms and 5 bathrooms, and it can accommodate up to 10 people

Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining area
- Guest W.C.
- Laundry room
- Bedroom with double bed and en-suite bathroom

First Floor

- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom

Exterior Grounds

- Swimming pool (8m x 3.5m)
- Jacuzzi
- Outdoor shower
- Terreaces
- Sun loungers
- Outside dining area
- Barbecue

Additional Facilities

- Air Conditioning
- Wi-Fi
- Satellite TV
- Soundproof
- Iron/Ironing Board
- Washing machine
- Tumble dryer
- Safety deposit box
- Baby cot on request
- High chair on request
- Hairdryer



Location & Local Information

Although Villa Tonia is in the quiet area of Štikovica, there are still some amenities within walking distance. A few restaurants are just a five-minute walk away, with many more around Zaton Bay being less than a 10-minute drive. A supermarket for stocking up on groceries is also around 10 minutes away by car.

You can stroll down to Štikovica Beach from Villa Tonia in just five minutes. Here you'll find a pretty, pebbled stretch that's perfect for a day out by the sea with the family. It's a quiet, laidback spot to soak up the views and relaxed atmosphere, so why not take a picnic with you for a leisurely lunch.

Alternatively, there are a couple of restaurants on or near the beach to try. Enjoy a swim in the calm waters, or take advantage of how clear they are by snorkelling and spotting plenty of fish. You can also hire sun loungers and watersports equipment, such as kayaks.

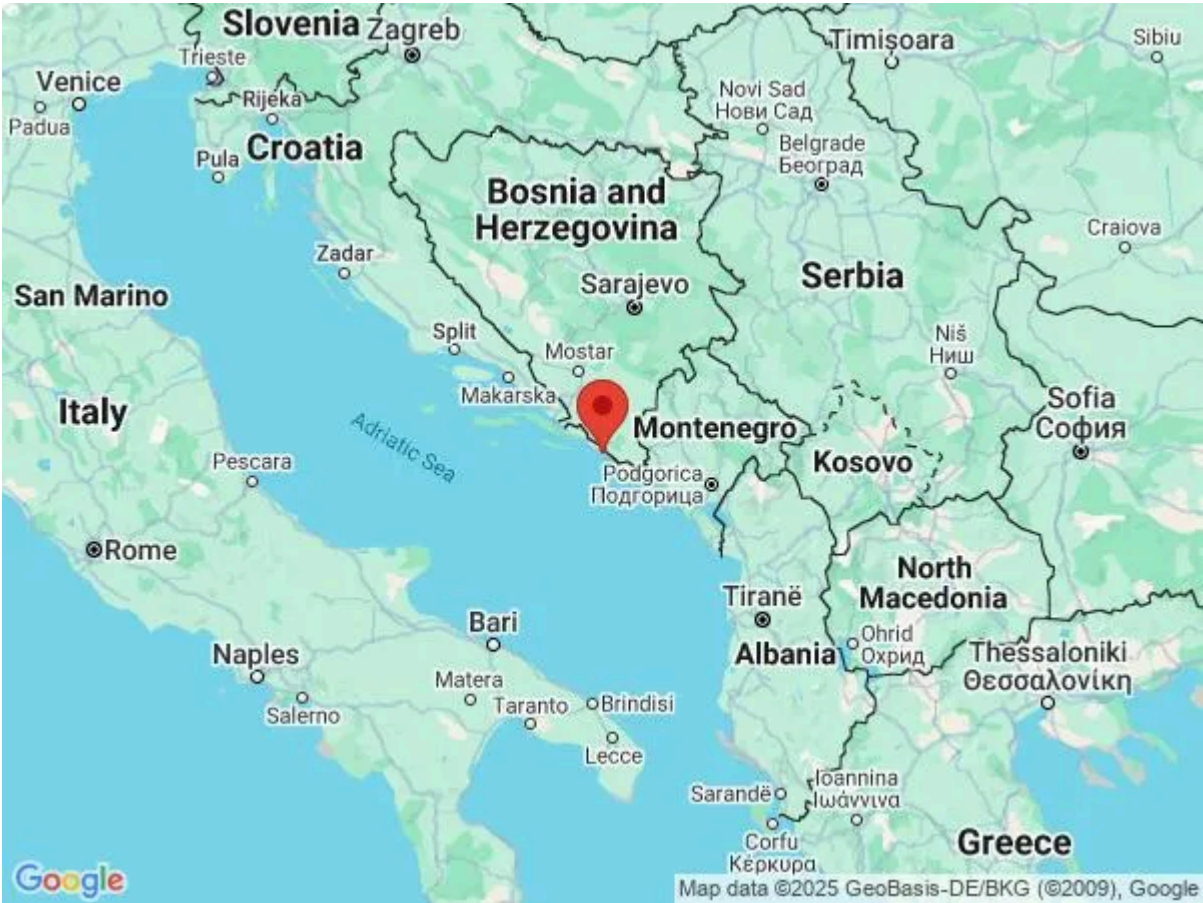
The historic, coastal city of Dubrovnik is around a 25-minute drive away. Its most beautiful area is the Old Town, which is a labyrinth of winding, cobbled streets encircled by 16th-century stone walls.

You can even walk along these walls and marvel at the impressive forts built along its lengths. Stunning architecture can be found at every turn, with 15th-century Big Onofrio's Fountain being one of Dubrovnik's most ornate and famous landmarks.

Also be sure to visit the Franciscan monastery and the number of Baroque churches found throughout the city. There are plenty of museums to enjoy, with one of the most interesting being the Ethnographic Museum.

Local Amenities

Nearest Airport	Dubrovnik Airport (36 km)
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Nearest Village	Zaton (4 km)
Nearest Town/City	Dubrovnik (18 km)
Nearest Restaurant	Konoba Veranda (100 m)
Nearest Beach	Stikovica (300 m)
Nearest Ferry Port	Dubrovnik Ferry Port (17 km)

What we love

- The villa has a spectacular hillside setting close to Štikovica Beach, with unobstructed views of Zaton Bay to be enjoyed both inside and out
- Take in the pictures from many areas, including the private upper-floor balconies, pool terrace and landscaped garden
- The luxurious interior features exceptionally high attention to detail, with every room being comfortable and restful
- Despite being in a quiet location, Štikovica Beach is just a five-minute walk away

What you should know...

- The infinity pool is unfenced, so take extra care with the little ones
- Those with mobility issues should be aware that there are several external staircases
- Other properties are close by, but you aren't overlooked

Terms & Conditions

- **Security deposit:** €1500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 5.00 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
- **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:** Yes, included in the rental price. 7 nights during July and August
 5 nights the remainder of the year
- **Tax:** Included in the rental price.
- **Internet access?:** Wi-Fi internet access included.