

# Villa Gravel

Region: Split    Sleeps: 8

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## Overview

Wow! Villa Gravel is a brand new 'Grand Designs' type modern blend of stone and stark white. Its leading-edge, contemporary overhanging 1st floor is artistic and it is on a large, very private plot offering complete seclusion for up to 8 guests in 3 bedrooms.

The villa is located in an absolutely quiet part of Ugljane village, very scenic but it is only 1km to a minimarket, restaurant and bar. Ugljane is up on the stunning mountains between Split and Omis. The nearest town is Trilj on the Cetina river. Split is just 30 minutes away.

Villa Gravel has been designed with fantastic flair inside and out. It boasts a truly urban appearance and is surrounded by unspoiled greenery. What a setting with its wonderfully undisturbed views of nature and fields!

The outdoor area is completely private. It has a delightful 29sqm pool, terrace with modern furniture and covered state-of-the-art dining area complete with tv! It is so peaceful and serene. Children will love the table tennis table, trampoline and vast space to run and play.

Inside, the double-height aspect atrium is impressive with its stunning lighting hanging from suspended wooden beams. The open space concept of living and dining is light and beautiful. The art collection is contemporary and complementary to this fantastic space as is the well-chosen furniture. You feel like you are in an art gallery.

The trendy staircase takes you to 3 immaculate bedrooms. 2 bedrooms have king-sized beds and sofa beds for another person and the other has twin beds. All of the bedrooms have incredible en-suites.

All of the wall finishings and bathroom tiles are very cool.



You might very easily want to know where they came from!  
The bedrooms have very vogueish open wardrobes. From the open hallway, you can step onto 2 spacious terraces, one facing South and the other facing North.

Both have wonderful outdoor lounge furniture and alluring views. They are perfect places for lazy evenings with a glass of wine and to watch the stars. Also, perfect to catch the last evening rays, or to find a lovely shady spot to read!

## Facilities

Table Tennis • Walk to Village • Wi-Fi/Internet • Air-Con • Indoor Games • Bicycles Provided • Gym/Fitness Room • DVD • Cots (Cribs) • Playground • Trampoline • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Football net • Soccer • Basketball net • Ideal for Teens • <1hr to Airport • All Bedrooms En-Suite • Wheelchair Access • Outdoor Games • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Gravel is a brand new 'Grand Designs' type modern blend of stone and stark white. Its leading-edge, contemporary overhanging 1st floor is artistic and it is on a large, very private plot offering complete seclusion for 6+2 guests in 3 bedrooms.

### Ground Floor

- Fully equipped open-plan kitchen with dining area
- Open concept Living dining area
- Toilet
- Pantry

### First Floor

- Double bedroom with king size bed and a sofa bed with en-suite bathroom with shower
- Twin bedroom with two single beds a PS4 and es-suite bathroom with shower
- Double bedroom with king size bed and a sofa bed with en-suite bathroom with shower
- Two terrace

### Exterior Grounds

- Private swimming pool
- Summer kitchen
- Outdoor covered dining area with TV
- 6 Sun loungers
- Lounge Area
- Barbecue
- Parking
- Children's play area\*
- Basketball court\*
- Football area\*

### Additional Facilities

- Fully air-conditioned
- Iron & board
- Exterior lighting
- PS4
- Hairdryer
- Child's highchair
- Toys
- Washing machine and dryer
- Coffee maker
- Toaster
- Safe
- Two bicycles upon request
- Gym equipment\*

*\*These areas are being developed and will be available from mid-May 2020.*





## Location & Local Information

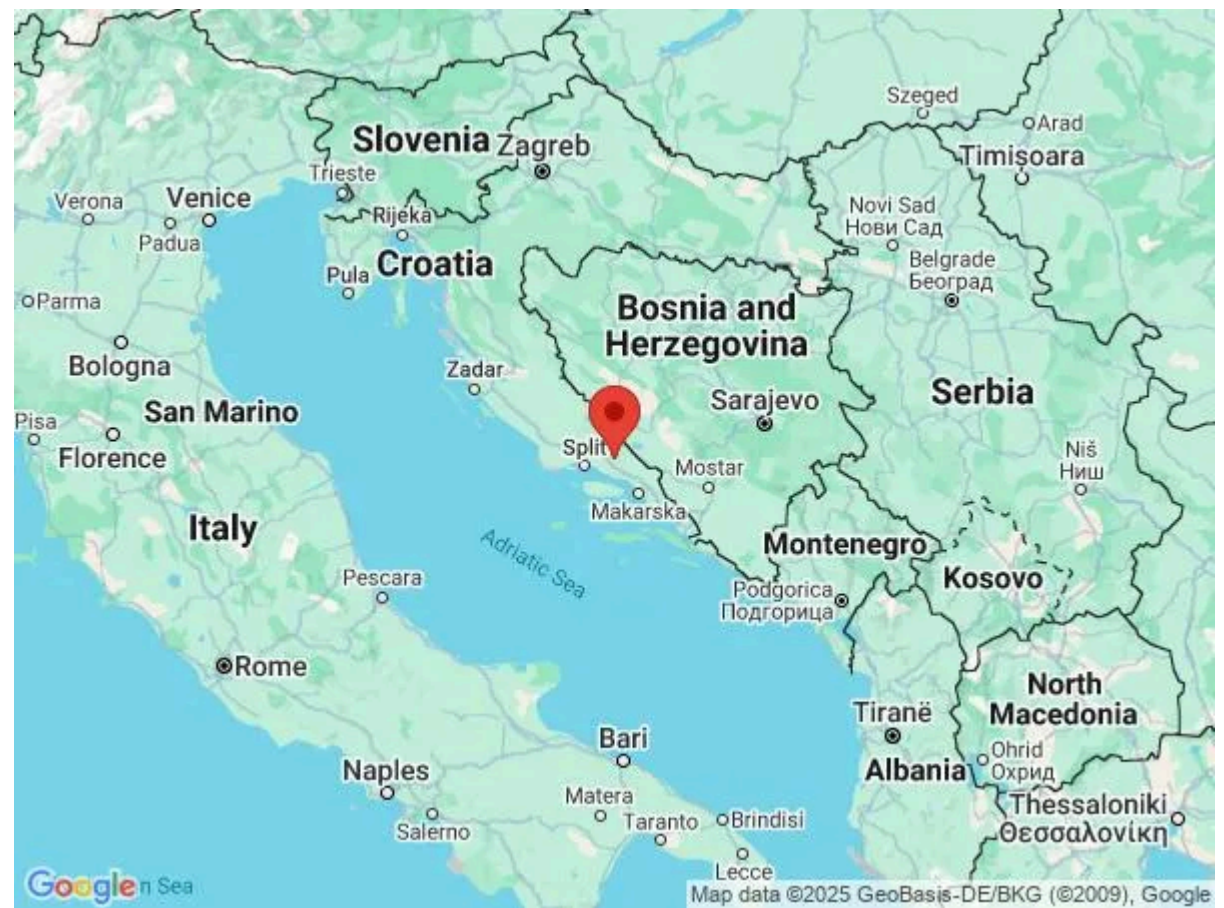
You can take a relaxed short walk from the villa to a very small village with just a few stone houses. Ugljane is very rural and idyllic. Trilj, 5km away, has several traditional restaurants and Sinj town is only 20 minutes away. Its a great place with shades of green reflecting from the fertile Sinj fields, steel grey glows from the surrounding Kamesnica, Svilaja and Dinara mountains, chestnut hues of Sinj Alka horses as they break into a gallop and the turquoise lustre of the bewitching Cetina river. It has an amazing interactive museum and you can arrange to go horse riding. Re-enacted since 1716, Sinj Alka is one of the oldest knight tournaments in Europe taking place over 3 days at the beginning of August.

Within 30 minutes you can visit the famous town of Split with UNESCO heritage, the beautiful Omis and Trogir. In Split you should visit the gigantic ancient fortress, Diocletian's palace and its basement halls and the Cathedral of Saint Domnius. Nowhere else in Split can you find the view at the top of the bell tower. It is incredible. Festival Zabavne, Split is a pop music festival that has been going since 1960.

Marjan is a beautifully maintained park, perfect for an afternoon walk or bike ride. The small and shiny gem of Omis is a historical town settled between the Adriatic Sea and the Cetina river. In the middle ages Omis was a well-known pirate town.

The ideal place for rafting and canoeing is one of the prettiest rivers in Croatia, the Cetina river. This is so close to the villa and a must-do day out! If you are really brave, you could buckle up and get ready to fly like Batman through the lush forest surrounding the beautiful waters of the river and zipline there. There are 8 steel wires strained across the canyon which you will descend one by one with the help of a harness – guaranteed to get your blood pumping!

Trogir, designated a UNESCO World Heritage site in 1997, is home to several fascinating historic attractions. The



best is Cathedral of St Lawrence, the main part being completed in 1250!

Local Amenities

Nearest Airport	Split Airport (65 Km)
Nearest Village	Ugljane (500 m)
Nearest Town/City	Trilj (5 Km)
Nearest Beach	Vruja Beach (32 Km)
Nearest Supermarket	Prsut Vostane (3 Km)
Nearest Restaurant	Restoran Bila Kuca-Rooms (2 Km)
Nearest Golf	Golf course Stobreč (40 Km)

## What we love

- Leading-edge design of this villa on a wonderful secluded plot surrounded by lush trees and fields
- Complete privacy and open space to come back to after a busy day sightseeing!
- Situated close to many historical towns and wonderful beaches

## What you should know...

- This villa is wheelchair inaccessible. There are different levels on the plot so those less mobile should take care
- Visits to Split, Omis and Trogir are really recommended
- We highly recommend car hire in this area, even though you will not see too many cars in Ugljane!

# Terms & Conditions

- **Security deposit:** €300 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4 pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in rental price
- **Linen & towels included?:** Bed linen and bath towels are included in the rental price.
- **Pets welcome?:** Not allowed
- **Other Ts and Cs:** The owner has informed us that this property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.
- **Changeover day:** Saturday across June, July & August, any day for the remainder of the year
- **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?:** Not permitted.
- **Minimum stay:** 7 nights across May, June July & August, 5 nights for the remainder of the year
- **Heating costs included?:** Yes, included in rental price
- **Pool heating charge?:** Pool heating is included in the rental price and will be turned on by the owner, it is not necessary to request at time of booking. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Yes, included in rental price
- **Internet access?:** Wi-Fi internet access included in rental price
- **Pool towels included?:** Yes.