

Villa Mateo

Region: Zadar, Sibenik & The North **Sleeps: 8**

Overview

Villa Mateo is a brand new, luxury, four-bedroom villa, located in the quiet, peaceful village of Zatglav, next to Rogoznica. The property is in the second row to the sea, boasting stunning views from all the floors!

Spread over several floors, the villa offers plenty of space to spread out and socialise as a group. After parking in the private car park, you enter the upper floor reception area, opening directly onto a magnificent terrace with breathtaking views, there is ample seating and sun loungers, perfect for evening drinks and watching the sun set on the horizon. Down to the next floor, there are two, double, sea facing bedrooms, with a shared balcony; you can see the ocean from your bed, a truly romantic, relaxing setting! With electric shutters, comfort and privacy are no issue, you can make yourself at home. One of the bedrooms has a large ensuite shower room, whilst the other shares a shower room with a twin bedroom also on this floor. There is also an office for your use. Down another floor, there is another double bedroom, a shower room and a separate WC. Down one more floor and you find the main living and socialising area. A spacious, open-plan, bright and airy dining, kitchen room. With a breakfast bar, it is a lovely space to cook in, whether preparing picnics to take to the beach, or feasts to enjoy al-fresco on the sun terrace. A glass screen and a few steps divide this area from the living room, a comfortable, light space, with loads of room to sit back, enjoy your favourite book, and gaze out towards the pool and horizon beyond.

Outside, Villa Mateo continues to deliver on all fronts, glass sliding doors from the living room, open onto the large terrace, with its fabulous infinity pool. There are sun loungers, a dining table, Weber Barbecue and more, but the star of the show continues to be this unbeatable sea view, with the beach only 50meters away it is as though the waves are knocking at your door.

Facilities

Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Air-Con • Walk to Beach • BBQ • Satellite TV • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



Interior & Grounds

Interior Grounds

Main House Interior

Ground Floor:

- Dining area & living area
- Fully equipped kitchen

First Floor:

- Bedroom 1 – Double bedroom
- Communal bathroom
- Terrace, with outdoor furniture
- Utility room

Second Floor:

- Bedroom 2 – Double bedroom
- Bedroom 3 – Double bedroom, with en-suite bathroom
- Bedroom 4 – Twin bedroom
- Communal bathroom
- Office
- Terrace, with outdoor furniture

Exterior Grounds:

- Private swimming pool, with ladder access
- Weber barbecue
- Outdoor dining & furniture
- Parasol
- Poolside shower
- Sun loungers

Facilities:

- Flat screen satellite television (including English channels)
- Iron & ironing board
- Private parking
- Wi-Fi connection



Location & Local Information

Located in Rogoznica, the Villa offers a great location for families and large groups. Rogoznica has 54km of coastline, located in the centre of Dalmatia it is a popular tourist destination due to the many beautiful beaches and crystal clear water. This is the most protruded part of the Croatian mainland, extending deeply into the Adriatic Sea, making it a hub for sailing, diving and water sports. Daily excursions to other nearby areas are popular, with the Unesco city of Trogir close by and boat trips to various islands on offer. Rogoznica is a great starting point on the mainland, and even better at the sea, beside of its outstanding location, it is the safest harbor on the Adriatic Sea. There are plenty of restaurants and amenities for your enjoyment.



Terms & Conditions

- Security deposit: €500, to be paid upon arrival
- 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
- End of stay cleaning included?: Included in the rental price
- Tax: Included in the rental price
- Pool heating charge?: Included in the rental price
- Changeover day: Saturday between 06/07 - 30/08, otherwise flexible
- Minimum stay: 7 nights between 06/07 - 30/08 & 6 nights between 22/06 - 05/07. Otherwise, 5 nights
- Internet access?: Wi-Fi connection
- Pets welcome?: No
- Smoking Allowed?: Not permitted in the property
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.