

# Villa Notaz

Region: Dubrovnik Riviera **Sleeps: 6**

---

## Overview

If you are looking for a relaxing holiday with glorious sea views near to some of Croatia's most stunning locations, Villa Notaz would be perfect. With three bedrooms, a lovely swimming pool and some stunning vistas, it will be hard to tear yourself away to visit Dubrovnik, only ten minutes away and known to be one of the most beautiful cities in the world.

Set up on a hillside in Zaton Bay, you could spend all day on the spacious terraces, lounging in the sun, enjoying long lunches on the alfresco dining table or heading down the steps to the swimming pool and Jacuzzi, all while looking out to the pretty views of the bay. As the evening nears, head upstairs where two of the double bedrooms have their own balconies and enjoy a sundowner before you venture out to a local restaurant.

The living space in Villa Notaz is equally inviting with an open-plan living area with satellite television and DVD, perfect for kids on hot afternoons or cooler evenings, plus a bright modern kitchen and dining area, with doors opening up to the terrace. The bedrooms are comfortable and clean with white-washed walls complimenting the green hills, rooftops and blue sea that can be seen through two of the balconies plus neat, modern bathrooms and air conditioning throughout.

You can walk downhill to Zaton Mali in about 15 minutes or it's a very short drive down to the waterfront. In Zaton Bay, you can walk along the long and beautiful promenade, stopping in one of the seafront restaurants and admiring the views or dipping your toes in the crystal clear Adriatic. The town has a peaceful and relaxed ambience and it is hard to believe that incredible city of Dubrovnik, a UNESCO World Heritage Site, is just ten minutes away.

There is a great range of activities in the area from boat excursions to nearby islands, kayaking to nearby beaches or various other watersports close to Dubrovnik, plus cycling, hiking horse-riding in the magnificent countryside.

With lovely surroundings and so much to do, Villa Notaz is a wonderful holiday home for family or friends in this remarkable part of Croatia.



## Facilities

Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Satellite TV • DVD • Heating • Cot(s) • High Chair(s) • Watersports • Canoeing/Kayaking • Wine Tasting • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Notaz is a striking villa with great views of Zaton bay. This 3-bedroom villa, can accommodate up to 6 guests. With a studio apartment attached, there is an added level of privacy.

### Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining area
- Utility room

### First Floor

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

### Studio Apartment

- Living area with kitchenette
- Bedroom with double bed
- Bathroom

### Exterior Grounds

- Private swimming pool
- Outdoor shower
- Terrace
- Barbecue
- Sun loungers
- Outdoor dining area

### Additional Facilities

- Wi-Fi
- Television
- Washing machine
- Parking



## Location & Local Information

The small picturesque town of Zaton Bay is located just 10km north-west of Dubrovnik. Zaton stretches around a horse shoe bay and is made up of two areas; Veliki Zaton, which is slightly larger with shops, a supermarket, bakery and charming restaurants and Mali Zaton, the smaller of the two settlements.

On a hillside location above the bay, Villa Notaz is located approximately 15 minutes walk from Mali Zaton, downhill via some steps. A few metres from the villa, you can take a path which takes you down to the main road leading to Dubrovnik and then further down to the bay. If you drive it takes about five minutes.

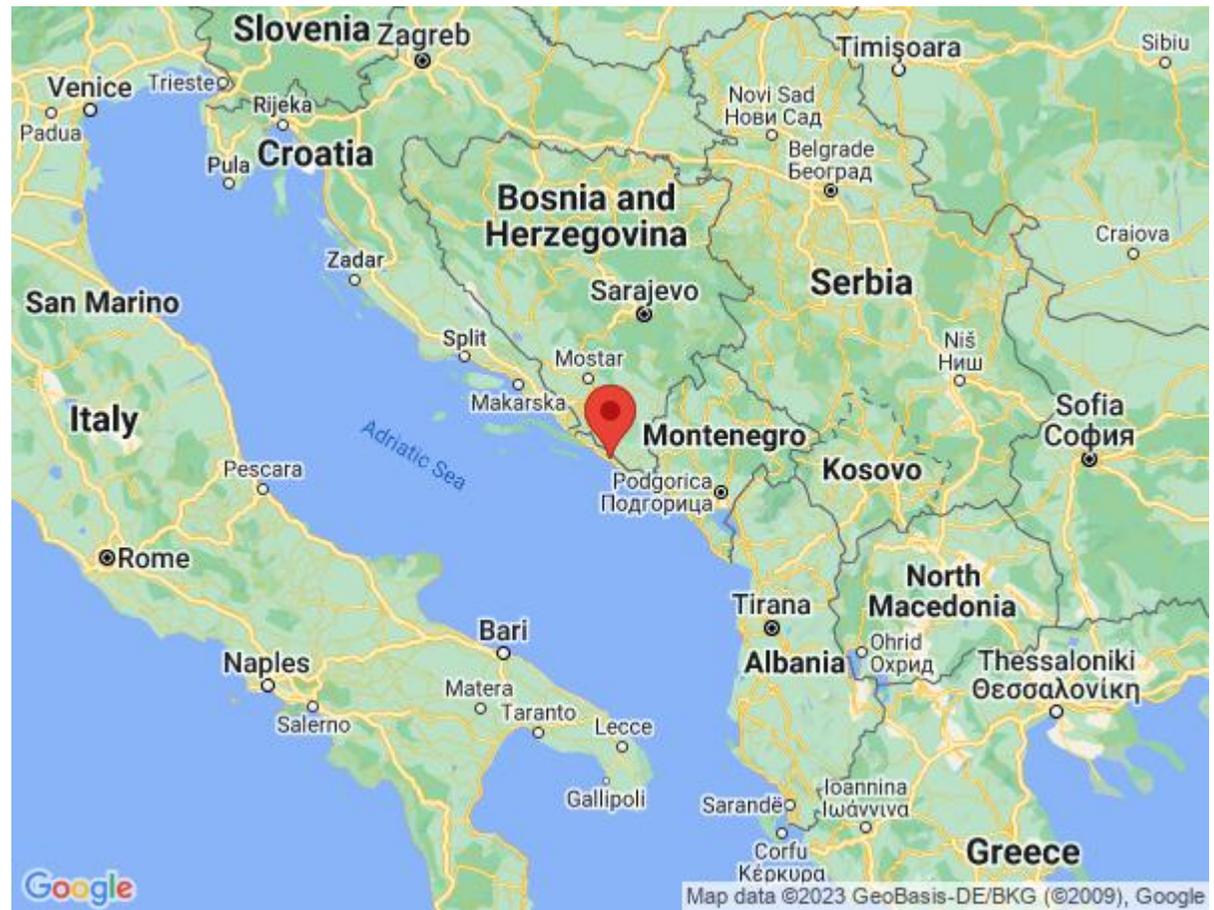
Once you are by the bay, you can walk along the long beautiful promenade connecting the two areas, stopping in one of the seafront restaurants, enjoying a glass of local wine and admiring the views. There are little coves and swimming spots dotted around Zaton, backed by shady pinewood, plus some longer beaches within a short drive. Noble aristocratic families built their summer residences here in Zaton, some of which can be viewed by visitors. The town has a peaceful and relaxed ambience and it is hard to believe that bustling Dubrovnik is just a short drive by car, bus or taxi.

The villa sits in a convenient location near the coastal road between Dubrovnik and Split, meaning there is a wealth of pretty villages easy to reach. Heading west, you'll soon arrive at the ancient olive groves and picturesque beach at Orašac, then head to Trsteno with its natural beauty and a long tradition of culture with many artists and poets living there. It's also worth driving up the coast to Slano with its gentle bay backed by pine trees and olive groves.

In the other direction, Dubrovnik is known to be one of the most beautiful cities in the world and is a UNESCO World Heritage Site with good reason. Walk around the city's medieval walls dating back to the 13th century, discover the Baroque churches and palazzi in the pedestrianised city centre and dine well in one of the many upmarket restaurants specialising in local seafood. The cable car up to the top of Mount Srđ offers stunning views of the city, sea and islands and keen hikers can walk back down! From Dubrovnik port you can also discover one of the other islands in the Adriatic with a wide choice of boat excursions on offer.

Being so close to Dubrovnik means you have so many activities on offer with a wide range of watersports nearby such as jet ski, kayaking and parasailing plus boat rental and fishing.

You can also drive inland for further activities in the beautiful Konavle Valley (around 40km) where you can explore an area that has retained its old traditions and customs. It's an area wonderful for walkers with many trails and



horse-riding is possible in the countryside and remote coastal paths of the region.

## Local Amenities

Nearest Airport	<b>Dubrovnik Airpot (30 km)</b>
Nearest Village	<b>Zaton (4 km)</b>
Nearest Town/City	<b>Dubrovnik (12 km)</b>
Nearest Beach	<b>Tri Brata (3 km)</b>
Nearest Restaurant	<b>Konoba Vala (1 km)</b>
Nearest Ferry Port	<b>Dubrovnik Ferry Port (10 km)</b>
Nearest Supermarket	<b>Pemo (500 m)</b>

## What we love

- You can spend all day on the terraces, gazing out over the rooftops to the pretty bay
- The glorious swimming pool has a Jacuzzi at one end - perfect for cooling down after a day exploring
- The Villa Manager is at your service for anything you may need - from boat hire to private chefs and more
- It's only 10 minutes drive to Dubrovnik, known to be one of the most beautiful cities in the world

## What you should know...

- You can walk down to Zaton Mali in about 15 minutes - it's downhill and via some steps, bear in mind for the way back!
- There's also quite a few steps down to the swimming pool terrace, so it's not ideal for those with walking difficulties
- Villa Notaz is semi-detached so you will have neighbours enjoying the sea view too

# Terms & Conditions

- Security deposit: €300 to be paid in cash upon arrival
- Arrival time: 5.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Included in the rental price
- Linen & towels included?: Included in the rental price, once a week for 7 night stays
- End of stay cleaning included?: Included in the rental price
- Tax: Included in the rental price
- Changeover day: Saturday between June - September, otherwise flexible
- Minimum stay: 7 nights between June - September, 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.