

# Villa Velebit

Region: Zadar Sleeps: 8

## Overview

Villa Velebit is a very special villa enjoying a very prestigious location. This amazing, super cool villa sits right beside the sea channel in Nin, Istria with its own boat mooring for boats up to 9 metres. For those that want to spend lots of time on the water exploring this spectacular region, it has to be a rare thing to find such a luxurious, trendy villa where you can moor right outside. That is not the only special treat that Villa Velebit offers. Guests enjoy a superb swimming pool with a state-of-the-art water disinfection system with salt and electrolysis which creates natural chlorine, a Hot Spring hot tub, two sea kayaks, two Giant Talon EC E-MTB bicycles, table tennis, table football, Nintendo Switch, darts, welcome refreshments, stunning living spaces, a state-of-the-art kitchen and four gorgeous bedrooms.

The town of Nin is considered to be one of the oldest cities in Croatia. It is situated just north of Zadar and boasts a pretty incredible history. Seven Croatian rulers were crowned in Nin and before they were announced a ruler, they had to ride to St Nicolas, crawl on top of the church and point their sword to all corners of the world announcing what they planned to accomplish as a king. Nin has a new and old part with the old part being situated on a small artificial island with historic churches and a museum. Its Church of the Holy Cross, Santa Croce, is thought to be considered the smallest cathedral in the world. The sandy beaches of Nin are beautiful.

Villa Velebit offers timeless luxury, very artistic interior design and fabulous views. Throughout the villa you will discover charming exposed stone walls blended brilliantly with stunning feature walls. You will find beautiful contemporary light fittings, vibrant art work and some very quirky touches. The furnishings are trendy, cool and very comfortable. The open plan living and dining room is sensational with an exposed stone wall offering a warm ambience and perfectly contrasted against dazzling white and a stunning feature wall where an ancient bike holds up a shelf looking as though it is parked in a street. The vibrant comfy sofa sits opposite the wall mounted television, alongside a cute designer chair and a beautiful, contemporary coffee table. It is just magical and very clever interior design. The kitchen will delight the most discerning of chefs with its outstanding appliances and its sleek, cool look in wood and black. The splash backs are very inventive and super stylish.

Similarly, the interior designers have waved their magic wands in the



bedrooms. They all boast totally unique design, one with a gorgeous flowering tree as a feature wall, another with exposed stone walls and artwork and bedding to match the soothing beige and brown tones and the sublime, enormous master certainly offers the wow factor. It has an in-room ensuite bathroom with a freestanding bath and shower, gorgeous beams, a very unique shape and exquisite furnishings including a luxuriously dressed super kingsize bed. The room is simply astonishing so you may have to draw straws for it! All four bedrooms are stunning though! There are three bathrooms in total, all with top-of-the-range fittings and sensational style.

Villa Velebit offers a superb outdoor terrace next to your luxury boat and the canal. The state-of-the-art swimming pool is surrounded by sumptuous loungers, hammocks and parasols. Beside the pool, you can pop the corks and drink champagne while relaxing in your fabulous hot tub and around the corner you will find a superb alfresco lounge area, a wonderful spot where you can watch the boats go by. There is a wooden sun deck next to the canal and a shaded alfresco dining area next to the villa. Villa Velebit offers sublime entertainment spaces and a fabulous atmosphere. You will not forget this holiday for a long time!

## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Hairdryer • Ground Floor Bed & Bath • Satellite TV • Cot(s) • Waterfront • Watersports • Sailing • Canoeing/Kayaking • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Velebit is a magnificent 4 bed villa enjoying a very prestigious location, complete with its own boat mooring for boats up to 9 metres.

### Ground Floor

- Open plan living and dining area
- Fully equipped kitchen with refrigerator, stove, microwave, dishwasher and coffee machine
- Double bedroom with ensuite bathroom
- Two double bedrooms
- Bathroom

### First floor

- Double bedroom with ensuite bathroom

### Exterior grounds

- Private swimming pool with terrace and sunloungers
- Covered seating area for al fresco dining
- Hot tub
- Barbecue
- Private 9 meter boat mooring

### Facilities

- Air conditioning
- Hairdryer
- Internet
- Nintendo switch
- SUP and kayaks
- Table tennis and table football
- Darts
- Parking



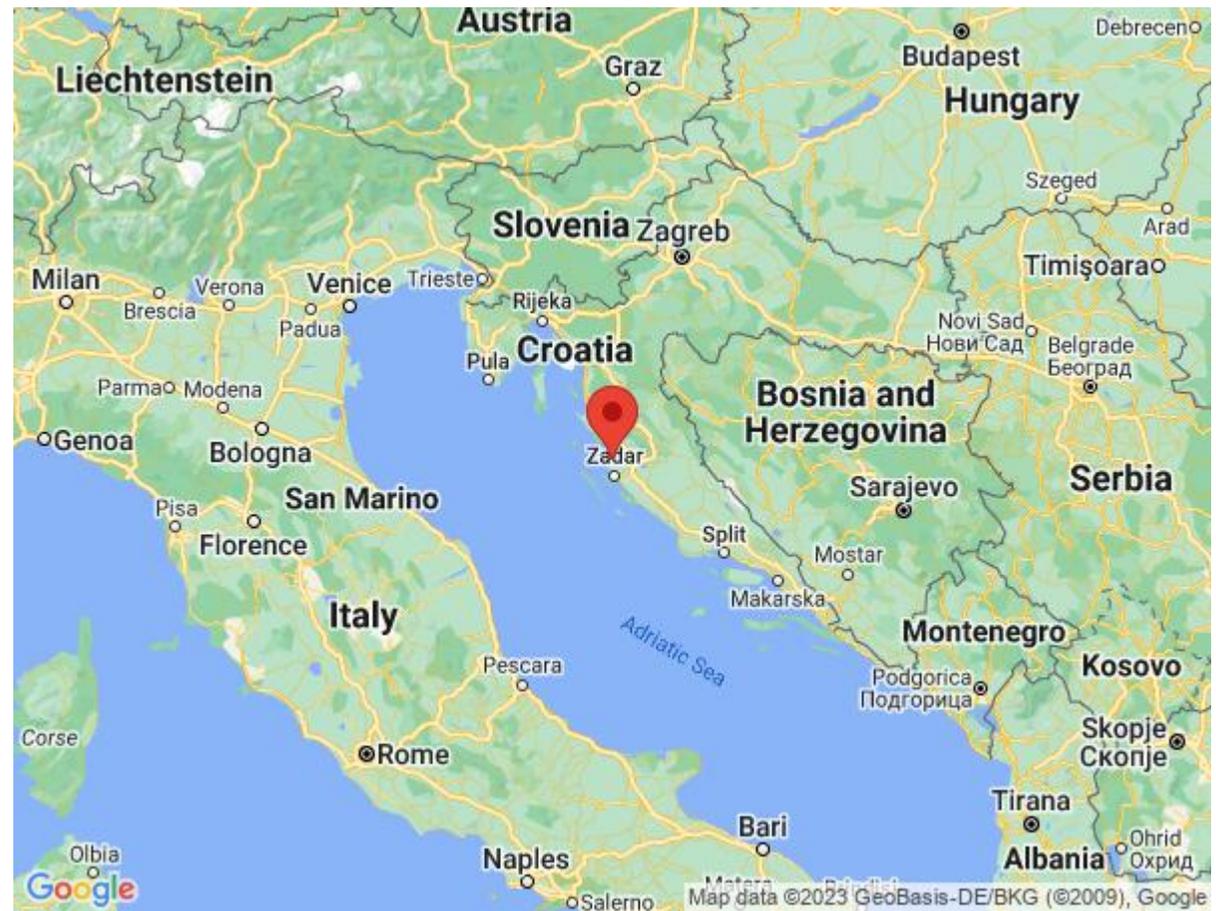
## Location & Local Information

Villa Velebit sits peacefully next to the canal in the ancient city of Nin in the north of Istria. There are plenty of churches to visit including the smallest cathedral in the world, Santa Croce, the Church of St James, the Church of St Nicholas and the Cathedral of St Anselm. Other notable landmarks include the remains of the Roman Temple, the monument dedicated to the Duke Branimir, the port city of Nin and its stone bridge, the Kraljevac Square with its well and the statue of the Bishop of Nin Grgur. There are various events held in Nin during the summer months and plenty of eateries. Villa Velebit is located 950m from the centre and 450m from the sandy beach.

Not far away, you will discover the beautiful town of Rovanjaska, located in a bay at the very end of the Velebit channel, not far from Zadar and close to the stunning Velebit range. It is a fantastic location for those that are looking for tranquility and beauty and love the outdoors. The area enjoys fantastic cycling and hiking paths and breathtaking panorama. Visitors can enjoy thrilling sports at Maslenica, a village famous for the bora wind which offers bungee jumping. Rafting enthusiasts will adore the thrills of the Zrmanja River and its dramatic canyon. The Municipality of Jasenice consists of three villages, Maslenica, Rovanjaska and Zaton Obrovacki as well as the small hamlet of Modric. The 24km road that stretches through the municipality, Podprag, Prag, Kraljicina vrata, Mali Alan and onto the Lika side of the mountain of Velebit to Sveti Rok is incredibly picturesque with breathtaking scenic views.

The dramatic, wild mountain range of Velebit is sensational with two national parks, the Northern Velebit National Park and the Paklenica National Park, a biosphere reserve, forests, deep canyons, caves, paths, cycle routes, botanical gardens and exciting wildlife including Balkan chamois, red deer, brown bears, wolf and lynx. In the foothills of Velebit, the Modric cave is an absolute gem. Velebit's Church of Sv Juraj (St. George) in the heart of the town is a fantastic example of ancient Croatian architecture. Velebit is the largest, though not the highest, mountain range in Croatia, forming part of the Dinaric Alps. The popular spots are the peak of Vucjak above Zavizan, the botanical gardens and the caves.

Another heavenly excursion from Villa Velebit is a visit the Island of Pag. It is barren, rocky and sepia coloured with vast landscapes surrounded by the steely blue Adriatic. When the sky is stormy, the island looks incredibly dramatic with two mountain ranges looming. The island is famous for its long-standing traditions of cheese and winemaking. Pag cheese is one of Croatia's most celebrated culinary exports. The island's Pag lace decorates many walls in Croatia. Novalja has become a party town and Zrce Beach a summer nightlife hot spot.



The richly historic town of Zadar just south of Nin is stunning. Visitors enjoy the beautiful, crystal clear Adriatic sea and the brilliant Vrana Lake with its ornithological reserve. Zadar's renowned sunsets are spectacular and to celebrate them, a 'Monument to the Sun' was built on the edge of the waterfront. It is an all day 22 metre disc which soaks up the solar rays ready to dazzle visitors with coloured light patterns as night falls. The Sea Organ is an art installation formed by cleverly cutting steps into the promenade. The underwater pipes make musical sounds as if each wave is sighing!

Two of the most famous national parks of Croatia are within easy reach of Villa Velebit. The breathtaking Kornati Archipelago National Park boasts reefs, headlands, islands and bays. You can take boat trips to explore the national park with plenty of opportunity to swim and snorkel. If you have rented your own yacht for the holiday, you can visit on your own. The famous Krka National Park boasts its stunning Skradinski Buk and Roski Slap waterfalls. Extending along the 73km Krka River, the park runs from the Adriatic near Sibenik inland to the mountains of the Croatian interior. It is a magical place of gorges and waterfalls, with the river gushing through. Visitors take a boat ride to explore the park. Make sure you take your swimming costumes as you can swim below the waterfalls. Visitors also pass by the magnificent Visovac monastery, located on an island in a magical setting while on the boat ride.

South of Zadar is Sibenik, the city of fortresses with two UNESCO heritage sites, Game of Thrones locations, beautiful beaches, an excellent dining scene and a gorgeous old town. Sibenik was first mentioned in 1066 though most of it was built during the Venetian rule between 1412 and 1797. St James Cathedral is a beautiful masterpiece of Venetian art built in the 15th century. The town's fortresses include St John's Fortress, Fortress Barone, St Michael's, the oldest and most famous and the scene of many summer performances and festivals and St Nicholas. St Nicholas, another Game of Thrones location, is reached via an official boat tour from Riva which includes a boat ride through St Anthony's channel.

Istria has so much to offer. To see everything you want to, you will definitely need at least a two week holiday. Other special excursions are to Novigrad, to go above the clouds at Motovun, to visit the village of artists, Groznjan, to visit Vrsar, the town of Casanova, to see the mummies in Vocnjan, to explore Rovinj, to explore the mines and art in Labin, to hit the beach in Rabac, to try the sardines in Fazana, to walk in the amphitheatre in Pula, to visit Porec, to eat oysters in Lim Fjord, to visit the Brijuni Islands and finally to visit the Porer and Kamenjak National Parks. It is quite a list!

## Local Amenities

Nearest Airport

**Zadar**  
**(27.2km)**

Nearest Town/City	<b>Nin (1.4km)</b>
Nearest Restaurant	<b>Nin (1.4km)</b>
Nearest Supermarket	<b>Supermarket (2.7km)</b>
Nearest Beach	<b>Ždrijac (1km )</b>

## What we love

- Villa Velebit is beautifully appointed and boasts stunning interior design and a superb terrace with alfresco dining and lounging, a hot tub and a beautiful pool, all beside the canal
- This stunning location is perfect for those that enjoy the outdoors. Many of the roads enjoy breathtaking panoramic views plus there are numerous excellent hiking and cycling paths plus you can moor your own luxury yacht right next to the villa. The villa comes with bicycles and kayaks for your entertainment
- The villa is incredibly luxurious with a sensational kitchen. There are no excuses not to cook up a storm here! You should buy some Pag cheese to enjoy with delicious local wines after your meal

## What you should know...

- The villa enjoys a mooring space for boats up to 9 metres
- The villa offers an excellent array of special treats from welcome refreshments to bicycles, kayaks, a superb hot tub and a fabulous state-of-the-art swimming pool
- There is so much to visit in Istria, you should definitely be booking a two week holiday!

# Terms & Conditions

- Security deposit: There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you will be liable for the cost.
- Arrival time: 4.00 p.m.
- Departure time: 9.00 a.m.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- End of stay cleaning included?: 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.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 nights
- Changeover day: Flexible
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Smoking & vaping are not permitted.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.