

# Villa Ljeto

Region: Dalmatian Coast **Sleeps: 8**

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## Overview

Situated along the coast of the Adriatic Sea is the elegant four-bedroom villa Ljeto. Sleeping eight guests, this beautiful villa allows you to leave your stresses on the plane. With beautiful views, comfortable beds, and the Croatian coast's adventures at your fingertips, you won't be disappointed.

Set across three floors, the villa has plenty of space for everyone to enjoy. The main communal space is a smart open plan lounge, dining table and kitchen. Soft furnishings in the lounge area pair with stylish décor, and hints of green run through the family area. With grey walls and bold wooden designs, it is easy to feel at home here. The staircase runs through the centre of the villa linking the floors together. This space opens up further with bi-folding doors joining the outdoor dining table and patio to the indoor living area. With a panoramic view of the coastline, you instantly leave your busy life behind you. The dining table especially allows you to see the first morning rays while having breakfast and the last embers of light as you enjoy a delicious feast.

There are two double bedrooms across the ground and the first floor in the villa. All bedrooms have big open windows to make the most of the fantastic views filled with the blue water, clear skies and rich greenery of the hills of the coast. The master bedroom has dual sinks in the ensuite and access to a private deck with sun lounges on, allowing you to catch the first rays of the day in peace.

In the basement is a gym and sauna ready for you to use, especially after a couple of laps of the pool. Two double bedrooms are on the same floor, with direct access to another patio complete with sundeck and loungers. Both are spacious, light and will make you feel rested after a long day of exploring.

The outside space is one of several layers creating a variety of peaceful places you can soak up the Croatian sunshine. The pool is on one of the lower layers, with the boat mooring even further down. It is important to note to get to these levels, there is a steep outdoor staircase that may be precarious for some users. Venturing all the way down to the shore, you can rent boats for the day or whole week if you wish- being able to go from your bed to the boat in a couple of minutes is a dream- as long as you grab the sun cream and towels on your way out!



## Facilities

Modern • Private Pool • Heated Pool • Beach Nearby • Ideal for Kids •  
Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ •  
Sauna/Steam • Gym/Fitness Room • Waterfront • Outstanding Landscapes  
• Outdoor Pursuit & Activities • Tourist Towns & Villages • Boat Trips •  
Seafront

# Interior & Grounds

## The Villa

Villa Ljeto is an elegant four-bedroom villa, with four bedrooms and bathrooms sleeping eight guests.

### *Interior*

- Modern open plan living-dining room
- Fully equipped kitchen
- Two double bedrooms with ensuite bathroom with walk-in shower and access to a patio
- Two spacious double bedrooms with direct access to the patio
- A sauna and gym are ready to use

### *Exterior Grounds*

- Heated outdoor swimming pool
- Dining Table and chairs seating eight guests
- Comfortable lounge chairs
- Barbecue
- Boat mooring

### *Facilities*

- Wi-Fi
- Heating
- Air-conditioning
- TV
- Sauna
- Cot and high chair
- Boat rental
- Parking

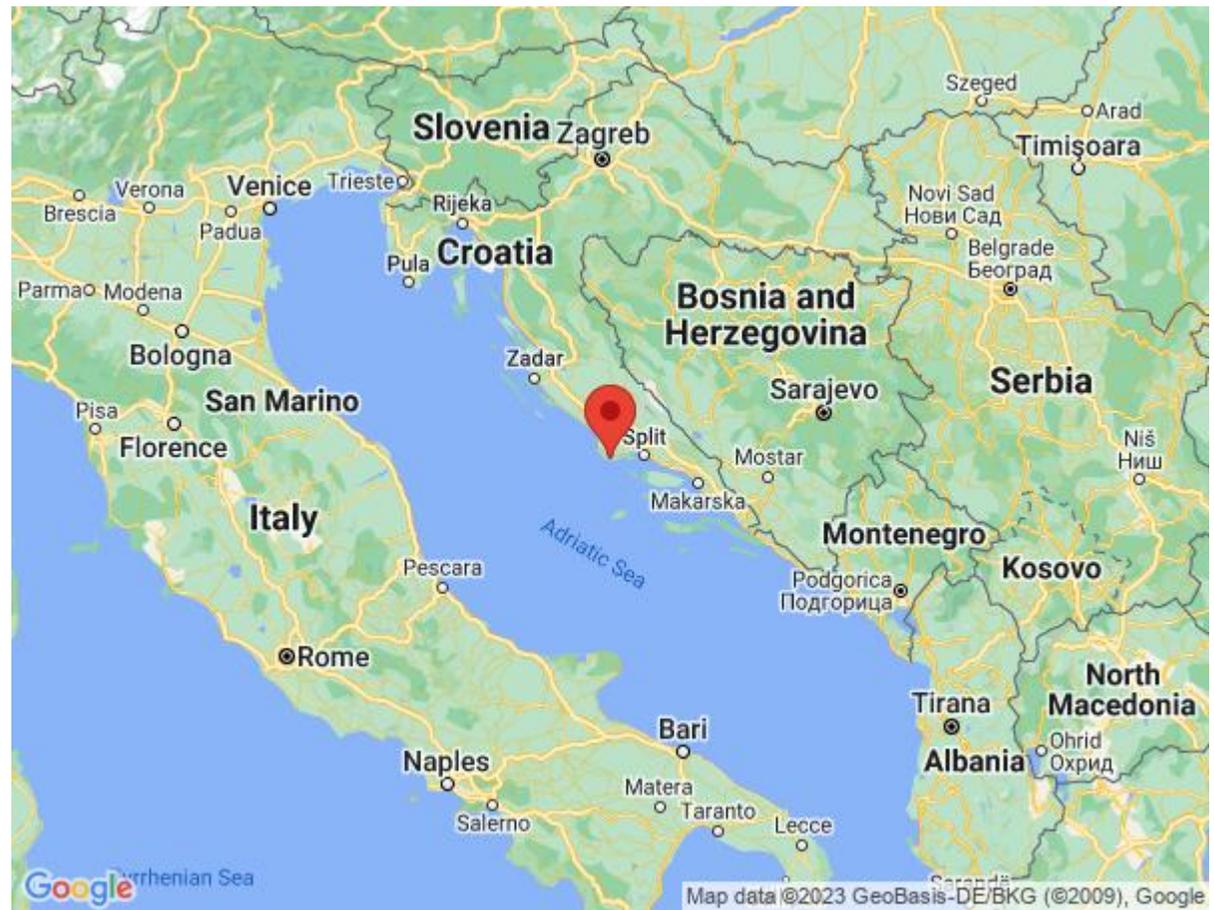


## Location & Local Information

Nestled on the rocky Croatian coastline lies Villa Ljeto. Near the villa is the small harbour village Viniš?e; a charming way to spend a morning exploring the terracotta roof-top streets, clear waters and the hidden sandy coves are speckled along the coast. Island hopping is also a popular pastime for tourists as each corner has someone unique to offer. Drvenik Mali is the closest island to the villa via boat. You will love exploring its hidden corners and tranquil waters as you delve deeper into why tourists love Croatia.

Hidden out of sight is a unique way to see some local history this region has to offer. Via Crucis is an underwater museum. The first in Croatia, this museum can only be seen if you submerge yourself under the water and scuba dive to see the many statues now on the seabed. Run by professionals, this scuba dive is suited for beginners or experienced divers and will be an unforgettable experience for everyone as you dive to up to ten metres. However, if you don't want to swim underwater, there's also a beach to explore, boat hire available and water sports activities above the water to enjoy! It's a family day out that everyone can be involved with.

Less than an hour's drive away is the famous city Split. A labyrinth of white walls and terracotta roof tiles, Split is one of the most loved cities. With bricked architecture that dates back nearly two thousand years ago, you can immerse yourself in the rich history of this city. See how the people of Split have reclaimed a Roman Emperors' home when visiting Diocletian's Palace. Surrounded by high columns, detailed entrances and imposing arches, you can immerse yourself in the past while exploring a host of shops, bars and cafes that now reside within its walls. It's not difficult to find either, as its walls are integrated into the old town's narrow streets, merging the palace into the rest of the city. You can all immerse yourself in the rich history of this city.



## Local Amenities

Nearest Airport	<b>Split Airport (27.3km)</b>
Nearest Village	<b>Viniš?e (5km)</b>
Nearest Town	<b>Sevid (4.9km)</b>
Nearest Beach	<b>(20m)</b>



Nearest Restaurant

**Konoba-pizzeria Porat  
(5.4km)**

Nearest Supermarket

**Studenac Market  
(5.3km)**

## What we love

- The heated outdoor infinity pool is perfect after long days of exploring the hidden coves and corners of the Croatian coast.
- The views from Villa Ljeto are spectacular! Especially from the upper deck, it was made the morning coffee taste that much better.
- We adored the boat mooring; it was so easy to book and get out onto the Adriatic Sea and make a splash in the clear waters.
- Opening the doors onto the outdoor dining area really extended the living space in the villa and made the evenings even more special altogether.

## What you should know...

- Boat hire may be better to arrange in advance of your stay to make sure you can get out onto the waters.
- The infinity pool is on a separate lower level outside than the villa, suiting young families as you can throw open the doors and not worry about any unsupervised swims.
- The villa, both inside and outside, is on many levels and there are many steps to make to access the whole property.

# Terms & Conditions

- Security deposit: €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 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 night in July and August. All other periods 5 nights.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Tax: Included in rental price.
- 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.