

# Villa Marijana

Region: Hvar Sleeps: 8 - 10

## Overview

Nestled in the hills on the northern edge of the town Hvar, lies villa Marijana, sleeping nine guests. Being on a quiet road, you will get all the peace and quiet you need to truly relax.

Villa Marijana is a beautiful stoned walled and wooden shuttered property, spread across two floors. Welcoming from the moment you step foot inside, the ground floor has an open plan kitchen, diner and living room. The open stone work of the outside changes to a calming white washed walls with wooden beams overhead. Soft, leather couches sit in front of a characterful rug and TV. An open fire place warms the family space in the winter while double doors opening out to the patio will cool you in the summer; although with air-conditioning flowing through the villa you can keep cool throughout the summer months.

The wooden dining table behind seats eight high backed chairs. The kitchen is tucked to the side and has wooden cabinets, a breakfast bar with two high chairs and all the appliances you would need for a effortless stay. Colourful paintings hang on all walls in the villa, making it feel like a home away from home with cosy details. This is repeated throughout the bedrooms. Spread across the ground and first floor are four bedrooms.

The four bedrooms are spread out across the ground floor and first floor, each cosy and welcoming. The master bedrooms is on the first floor and has wooden beams above matching the wooden furniture. The ensuite bathroom is light and spacious with a walk-in shower. Two other bathrooms are in the villa for everyone to use. On the first floor, a balcony runs round the back of the villa, giving you a space to enjoy the stunning view of the Adriatic Sea.

Outside, there is a large heated pool, with steps leading into the water, making it easy for everyone to take a dip. Surrounded by comfortable sun loungers and greenery the private garden looks out over the Adriatic Sea. A bar and small kitchenette with a wooden dining table shelter on one side of the villa so you can enjoy the sunset evenings while eating a delish feast with the family. A cosy corner is tucked to the other side of the villa, with cushioned seats and views out over the garden, pool and sea. Here you can take a moment to yourself, enjoy watching the sun set or with your morning coffee to wake you up for the day ahead.



There are no excuses not to get out and explore the Adriatic Sea as the villa comes with stand up paddleboards and kayaks. The sea is a short walk down the hill to the local beach.

## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Satellite TV • High Chair(s) • Seaview • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Marijana is a charming, modern villa on the island of Hvar. The villa offers beautiful sea views and four bedrooms.

### *Interior*

- Fully equipped kitchen
- Living and dining area with fireplace
- Three double bedrooms with king size bed
- Bedroom with king size bed and bunk bed
- Three bathrooms with shower
- Toilette

### *Exterior Grounds*

- Heated infinity swimming pool
- Garden with sunloungers
- Covered outdoor dining area
- Barbecue
- Bar

### *Additional Facilities*

- Air conditioning
- Wifi
- Satellite TV
- Hair Dryer
- Highchair
- Washing machine
- Iron & Board
- Parking
- Paddle boards
- Kayaks



## Location & Local Information

Villa Marijana is located on the popular island Hvar and it is easy to see why this island has such a reputation.

Locally, villa Marijana is in the countryside surrounding the town Hvar. The Hvar landscape changes with the seasons and offers something very unique. Blossoming lavender fields bloom during June and July, along with ancient olive trees that date back over a thousand years and are harvested at the end of October. The town of Hvar is on the western side of the island, close to the villa. The significant architecture inhabiting the island dates back over a thousand years. The Cathedral of St. Stephen is intriguing due to its different architectural styles, dating from the fourteenth to the seventeenth century. Within all this history you can immerse yourself in the oldest public theatre in Europe, established in 1612.

Admire the iconic Hvar town waterfront where historic docks meet some very modern yachts. You can take to the seas yourself, with a variety of boat hires and rental options available from the villa or in town. Underneath the terracotta rooftops lie characterful cafés and beach bars, as well as restaurants that are filled with locally sourced ingredients, perfected over the years and constantly changing in line with the seasons. Vineyards are scattered across this island, allowing guests to enjoy learning about the different varieties of wine and how they began.

The islands off the coast of Hvar are a must to explore. Palmižana is the largest island and is filled with secret bays waiting to be discovered like Tarš?e Bay and Vinogradiš?e. On the main island, Pokonji beach nearby, away from Hvar's city centre, and is a beautiful place to detox from your stresses. There are two restaurants to quench your thirst and also have the option to rent sunbeds, umbrellas or even have a sea adventure with kayaks or paddle boats. The calm turquoise beach is the perfect spot to get on the water, with the glass-like sea so clear you can see all the creatures who reside under the surface. There are tours available if you want a more in-depth experience of the island, booking in advance is advisable to save any disappointment.

Neighbouring islands of Bra?, Vis and Kor?ula also offer their unique landscapes and heritage and are easily accessible for a day's adventure. The neighbouring island of Bra? offers white sandy beaches as well as an abundance of water sports including kayaking, sailing, peddle boats and much more.

The famous city of the Split offers a great deal to be explored and is only a ferry ride away. Located on the mainland it is filled with history, longstanding architecture built centuries ago and an abundance of cafes, restaurants and



shops to delve into.

## Local Amenities

Nearest Airport	<b>Split (via ferry)</b> <b>(83km)</b>
Nearest Ferry Port	<b>Stari Grad</b> <b>(15km)</b>
Nearest Town/City	<b>Hvar</b> <b>(4.5km)</b>
Nearest Beach	<b>Beach Križna Luka</b> <b>(1.4km)</b>
Nearest Restaurant	<b>Gustico</b> <b>(350m)</b>
Nearest Supermarket	<b>Lito Market</b> <b>(650m)</b>

## What we love

- Villa Marijana's location is perfect. The road itself is very quiet but its quick to access Hvar town.
- The character of the villa is a home away from home. It was easy to settle into and the perfect base for our holiday.
- The heated pool and garden was great for everyone to enjoy. The grass gave the children somewhere to play while we enjoyed the sun loungers.
- The paddleboards and kayaks are a great additional, making it easy to take to the waters and explore the Adriatic Sea.

## What you should know...

- The villa is located on the island Hvar which can only be accessed via ferry, make sure you check ferry times as outside of tourist season the timetable changes.
- One of the bedrooms has a bunkbed, ideal for children or families sharing but may not be suitable for adults.
- The villa is less than a mile away from the local shops and restaurants.

# Terms & Conditions

- Security deposit: €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 10.00 a.m.
- Departure time: 4.00 p.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?: Extra €400, paid locally. 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 garbage disposal required will be charged against the security deposit.
- Internet access?: Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- Minimum stay: 3 nights. All other durations on request.
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & vaping are not permitted.
- Tax: Tourist tax will be charged according to the local rate upon arrival in cash:  
€1.50 per adult per day  
Guests aged 12 to 18 years old are to pay 50% of the rate  
Children up to 12 years old are exempt from paying tax.
- 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.