

# Villa Rijabela

Region: Makarska Sleeps: 5 - 6

## Overview

Welcome to the gorgeous new build that is Rijabela. Built in 2020, this villa is ready to make your stay in the peaceful vintage village of Kotisina on the Makarska Riviera, as pleasant and serene as possible. Village life is delightful and there is much on your doorstep including the Kotisina Botanical Garden and the striking medieval castle of Veliki Kastel beneath the Biokovo mountain with its unmatched views of the Adriatic Sea and the many islands that pepper it.

First things first, your home for the duration of your stay. The villa is perfect for a family or group of six, with one person sleeping on the couch in the living area.

A villa full of colour and character, on the ground floor you'll find your own private parking garage, fitness room (for those who want to stay fit and fabulous – especially when the food and wine in the area is so delectable, jacuzzi, infrared sauna, bathroom and shower and many forms of entertainment, including a dancing pole, billiard table, football table, dartboard, and television. Your villa is packed to the rafters with fun.

On the first floor you'll find the kitchen and dining area, designed to be communal so you can prep, eat and be together. The living room is a lovely and lively place to lounge and boasts satellite TV and a nearby bathroom. You'll also find two bedrooms, each with their own balcony, an ideal way to greet the day. Each room has Wi-Fi, air conditioning and satellite television.

The outdoor terrace boasts a pool with shower, sun loungers and parasols so you can shield from the summer sun, and an outdoor dining area with a fire grill.

Split is your nearest airport and you're four km from the closest beach. You'll be greeted with a welcome pack upon arrival. You can also enjoy a bathtub and sauna with oxygen ionizer.

With gorgeous sea views, the glimmering Adriatic will make your stay mellow and miraculous. You're also free to bring pets (on request) to make this a truly enhancing family experience.

A huge assortment of appliances are included for your convenience including



a coffee machine, oven, fridge, freezer, toaster, microwave, stereo, and pool table.

The villa itself is hard to miss – surrounded by vivid green, you're in the heart of Croatia's beauty, and your sunshine yellow home is ready to greet you. Its traditional red top nestles there nicely. Inside, you'll find minimalist décor with a touch of summer – yellow curtains are ready to ensconce you in darkness at bedtime and to be parted in the morning to welcome in the day. The burnt-orange curtains in the living room mimic a sunset.

Simple, but with elegant and personality, this is a beautifully modern but comfortable home which will quickly charm you and your party.

## Facilities

Modern • Wellness • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • BBQ • Hairdryer • All Bedrooms En-Suite • Satellite TV • Sauna/Steam • Gym/Fitness Room • Indoor Games • Table Football • Pool/Snooker • Cot(s) • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Rijabela is a modern two-bedroom villa the quiet old village Kotišina, a short drive from centre of Makarska on the Dalmatian Coast. The villa is ideal for five guests but is able to accommodate an additional guest on a sofa bed.

### Ground Floor

- Bathroom with shower
- Fitness room
- Hot tub and infrared sauna
- Blliard table, football table, dartboard and a TV
- Parking garage

### First Floor

- Kitchen with dining area
- Living room\*
- Bathroom

### Second Floor

- Double bedroom with en suite bathroom and balcony
- Triple bedroom with a double bed, single bed, en suite bathroom and balcony

### Exterior Grounds

- Private swimming pool (6.5m x 3.5m, max depth: 1.4m)
- Outdoor shower
- Sunloungers and parasols
- Outdoor dining area
- Barbecue

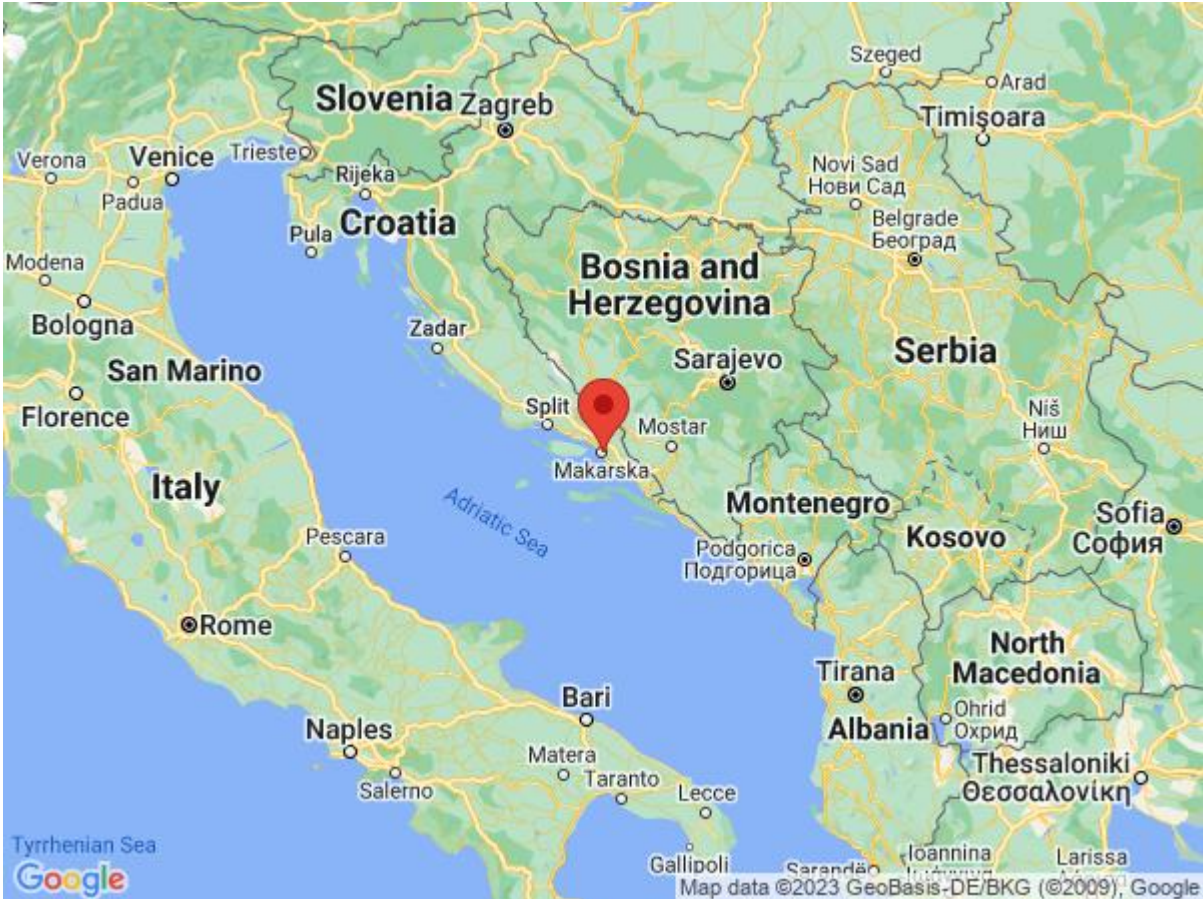
### Additional Facilities

- Air conditioning
- Wifi
- Hairdryer
- Stereo
- LCD television
- Pool table
- Baby cot
- Sofa bed

\*Sofa bed available in living room with a topper for 6th guest



# Location & Local Information



It's not hard to see why people choose to come to Croatia. It's popular but still a classic remnant of the old world, and achingly beautiful.

You'll be based in the village of Kotisina, with its sleepy and gentle pace of life – a great energy for those who wish to replenish themselves far from reality. An easy-going village, here you can experience a taste of traditional Croatia. There are many sights on your doorstep including the Kotisina Botanical Garden and the medieval castle of Veliki Kastel which sits beneath the Biokovo mountain. From here, you can see unadulterated views of the beguilingly blue Adriatic Sea and the many islands that adorn it – most of which you can visit. Don't forget the skywalk – it's a thing to experience and offers a tiny taste of adrenaline.

The centre of Makarska is 3.5km away and the beach a further 4km. A port town, the area is famed for its beaches, delightful seafront promenade (ideal for people watching) and its thriving nightlife which attracts a youthful brigade. It's a brilliant place to be settled, as you'll find yourself cornered by woodland, the sea, and its islands and the towering Biokovo mountain, a great site to see golden eagles. Wind your way to the summit for a taste of adventure. The Riviera is a wonderful place to hike, bike and enjoy endless water sports, as well as delicious food.

From the harbour of Makarska, you may wish to visit the islands of Brac and Hvar. Brac is favoured for the famous Zlatni Rat (golden horn beach) and is a sublime spot for swimming and snorkelling – it teems with marine life. Hvar is a popular summer resort and notorious for its 13th century-walls, fortress, and gorgeous square. Here is the place to go to experience old Croatia at its best. You can also explore some exquisite lavender fields inland or venture further out to the Pakleni Islands for more private beaches and coves.

Further afield, you may wish to explore the village of Blato na Cetini for a trip to the Cetina River and beach. Here, you can partake in rafting, canoeing and take to the water with a skipper by boat which is one of the best ways to enjoy the water. It goes without saying that diving, swimming, and snorkelling shouldn't be passed up here either – Croatia's water is famously clear in many areas.

Of course, it goes without saying that you must see Split – a UNESCO world heritage sight with so much to offer in terms of history, culture, food, and beauty.

Croatia is much like a Russian doll – with every new twist, you'll find a new turn. The only limit is your imagination.

## Local Amenities

Nearest Airport	<b>Split (101km)</b>
Nearest City	<b>Split (87km)</b>
Nearest Town	<b>Makarska (3.5km)</b>
Nearest Beach	<b>Nugal Beach (2.8km)</b>
Nearest Restaurant	<b>Restoran u Anteho (2.4km)</b>
Nearest Supermarket	<b>Kaufland Makarska (2.4km)</b>

## What we love

- We love the classic villa architecture with a sunshine theme. It gives the place a feeling of joy and happiness.
- The terrace, sun loungers and swing chair are wonderful ways to enjoy the great outdoors.
- Zlatni Rat is a must if you want to snorkel and see the underwater world of Croatia.
- If it's true seclusion you're looking for, make sure you book a trip to the Pakleni Islands – it'll feel like being in another world.
- Are you watching House of the Dragon, the prequel to Game of Thrones? If so, take a walking tour of Split to see some famous filming areas from the original show.

## What you should know...

- Most places will accept card, but it never hurts to have cash.
- A phrasebook is a great way to pick up a few local terms.
- Please supervise young children, especially around the pool area.
- A car is a must if you want to explore further afield but there's still a great deal on your doorstep to get excited about.

# Terms & Conditions

- Security deposit: €500 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?: 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: 5 nights. All other durations on request
- Changeover day: Flexible
- Pets welcome?: On request only and with prior agreement with the owner. Charges may apply.
- Smoking Allowed?: Smoking & vaping are not permitted inside the villa.
- Tax: Included in the 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.