

# Villa Marja

Region: Rogoznica Sleeps: 8

## Overview

Enjoy a stay in the seriously stylish seafront Villa Marja, near Rogoznica on the Croatian Dalmatian coast. This three-storey, four ensuite bedroom villa can comfortably accommodate up to eight guests, which makes it ideal for a large family or friend's get-together fabulous vacation. Villa Marja is white stone property, situated on the second row of smart holiday homes in the coastal village of Razanj, which rewards you with stunning sea views over the sparkling turquoise Adriatic Sea, just a short fifty-metre walk to the beach. The villa is set in its own grounds and gardens and comes with private parking. The interiors have been designed with meticulous attention to detail, and the contemporary fixtures and furnishings which are all cleverly coordinated from a neutral palette with shades of grey and baby blue highlights, whilst eclectic art adorns the walls. Floor-to-ceiling sliding glass doors with billowing white curtains give the villa a sense of space, light and airiness.

Enter the villa on the ground floor, with a luxurious open-plan living space. The seating area has a huge elephant grey comfy sofa and a large matching footstool; a wooden coffee table and a nest of side tables all face a flat-screen television. The adjacent white dining table with eight contrasting black and white chairs would make for some impressive indoor entertaining. The pale wood and white kitchen with stainless steel appliances are fully equipped to cater to all your holiday needs, including a family-size American-style fridge freezer with a water dispenser, a built-in oven, a microwave, and the obligatory morning coffee maker. The kitchen also has a wooden preparation island, a built-in hob, and four funky white bar stools. There is a convenient guest cloakroom, and a beautiful curved marble staircase will take you to the first floor. Four double bedrooms are located throughout the villa, three of which have double beds, and one is a twin room with two single beds. All the bedrooms have flat-screen televisions, a dressing table/writing desk, wardrobes and bedside tables, and ensuite marble bathrooms with walk-in showers, hand basins and WCs. On the first floor is a large terrace with soft seating, wicker chairs and table set, and magnificent sea views, the hot spot for sundowners at sunset.

Take the stairs to the lower ground floor, where you will discover an entertainment space to please all guests. Work up a sweat in the family-size wooden Finnish sauna, bench press a few free weights in the fitness room, practice your cueing action on the full-size pool table, and win the world cup on the fun table football. For the younger guests, there is a children's play area



on the lawn in the garden. After all of that, you've earned a day relaxing in the enclosed grounds on the terrace, where there is a large step-entry rectangular swimming pool, perfect for a few lengths before breakfast, or a cooling afternoon dip in the warmth of the sun. The pool is surrounded by state-of-the-art sunbeds, with geometric side tables to house your cocktails, and a single swing chair is perfect for relaxing and catching up with this year's best seller. A table and eight turquoise padded chairs in the shade at the back of the villa is the ideal spot for a morning coffee and chit-chat. Whilst an eight-seater table and chairs under the built-in pergola, with an adjacent preparation kitchen and brick barbecue, is just suitable for dining alfresco under the twinkling stars.

## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • <1hr to Airport • BBQ • All Bedrooms En-Suite • Satellite TV • Sauna/Steam • Gym/Fitness Room • Games Room • Table Tennis • Pool/Snooker • Toys • Seaview • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Loacted in a small bay, just a short drive from Rogoznica, Villa Marja is a modern the four bedroom villa, perfect for a family or a group of friends

### *Ground Floor*

- Fully equipped kitchen
- Open plan living and dining area

### *First Floor*

- Three double bedrooms with en suite bathrooms
- Twin bedroom with two single beds and en suite bathroom

### *Lower ground floor*

- Fitness area with shower room
- Sauna
- Games room with pool table and table football

### *Exterior Grounds*

- Private swimming pool
- Terrace with sunloungers
- Childrens play area
- Covered outdoor dining area
- Traditional barbecue





## Location & Local Information

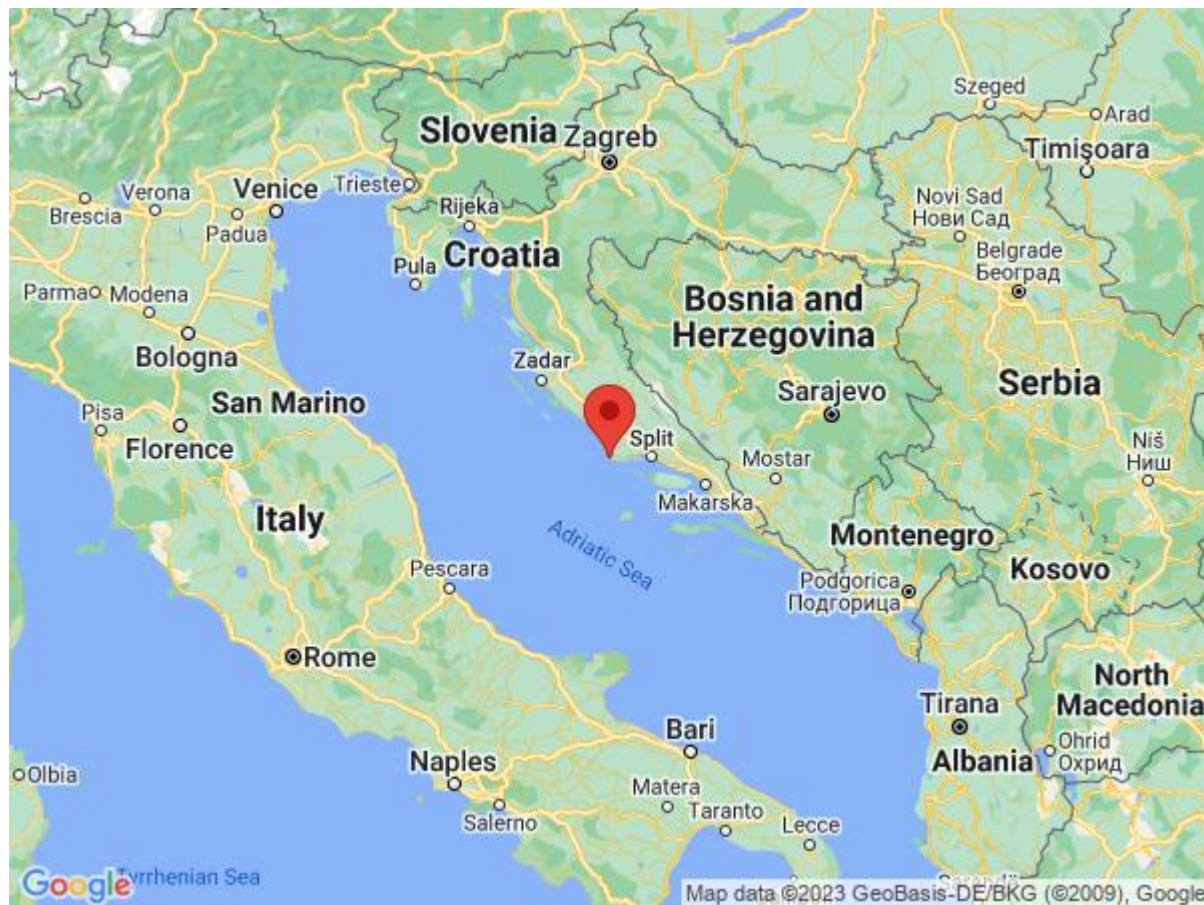
Villa Marja is set into the dramatic rocky outcrop on the second row of similar smart properties in the small village of Razanj, near Rogoznica, on Croatia's Dalmatian coast. Split International Airport is just under an hours drive from the villa; hire a car for the duration of your holiday and follow the coast road, or take a local taxi to reach the villa.

The villa is only fifty metres from the nearest beach, an early morning dip will have you back for breakfast. Local supermarkets and shops for provisions for your holiday are two kilometres away in Rogoznica. While you are there, enjoy a coffee in one of many cafes or a meal in a friendly, freshly caught fish restaurant.

A regular boat trip from Razanj to Rogoznica operates every day in the summer season. From there, boats can take you to Primosten, the Croatian islands in the Split archipelago, such as Hvar and Brac, and even the Blue Cave at Bisevo. Rogoznica is a traditional fishing village set in a bay protected from the strong winds. It is one of the safest harbours on the Adriatic coast and hosts some wonderful beaches. The town also has the must-visit man-made Marina Frapa, a complex with hotels, cafes, restaurants, a sports centre, swimming pools, and nightclubs, and hosts all the major local events.

For something more spiritual, visit the Baroque Neo-Gothic Church of the Assumption of the Blessed Virgin Mary, originally built in 1615, and decorated with Italian art and artefacts. Near Marina Frapa is the natural phenomenon of the oval Lake Zmajev Oko, or Dragon's Eye, which is filled with salt water, and considered to be a natural bioreactor, with a series of cliffs from four to twenty-four metres tall, fabulous for those of you daredevils who fancy a go at cliff diving. Absorb some of the area's myths with a visit to Cape Planka, with records dating from the sixth century BC, and mentioned in Homer's Iliad, wonder at its natural beauty and admire the vista. For those that fancy scuba diving, explore the underwater museum of the sunken Italian transport ship, the Nuncio, only discovered as recently as 2008.

Escape to Jaz Island, an uninhabited paradise just four kilometres from Rogoznica, find peace and privacy under shady pine trees, and cool down with a swim in its crystal clear water; get there by boat, or you can even walk to it. Relax on the beach in the village of Zatoglav, or take a walk around the UNESCO old town of Trogir, just a few kilometres from Rogoznica. The nearby old town of Primosten is on a small island connected to the mainland and is renowned for its interesting architecture, beaches and clear blue sea, as well as the cultivation of grapes and olives, and fishing. Dine at the local award-winning Saricevi Dvori restaurant, known for pioneering Croatian agritourism, cooking ancient recipes and preparing fresh Dalmatian delicacies with



traditional methods. Afterwards, dance until dawn at one of the clubs in the Marina, or the famous Aurora nightclub in Primosten, but remember in Croatia most clubs don't start the music until after midnight.

Definitely worth the trip is a visit to the city of Split, only twenty seven kilometres away, perfect for lots of brand label and souvenir shopping and sight-seeing, and world-class wining and dining. Further afield is the historic city of Dubrovnik, where you can take in its history walking the length of its famous walls, before visiting the many museums and churches, or taking a boat trip to one of its sandy beaches.

## Local Amenities

Nearest Airport	<b>Split Airport (33.4km)</b>
Nearest Village	<b>Razanj (2.2km)</b>
Nearest Beach	<b>Pebble beach (50m )</b>
Nearest Restaurant	<b>Pizzeria &amp; Spageteria BONO (1.8km)</b>
Nearest Supermarket	<b>Studenac Market (1.9km)</b>

## What we love

- Villa Marja is fabulous for families, it has so much on site to keep children occupied all day, whether its splashing in the pool, playing in the kid's area on the lawn, setting up a table football tournament, potting a few balls on the pool table, watching their favourite films on their own televisions in their rooms, or taking a short walk down to the sea, there is always something for them to do.
- Villa Marja is located on a rocky outcrop in the second row of smart villas, simply take the ready made road down to the sea, and within minutes you are splashing about in the crystal clear waters of the Adriatic.
- The villa has been beautifully designed and well equipped with everything you will need for a happy holiday, but most importantly it has been built it with a splendid sea view, and an upper terrace where you can sip cocktails and watch the sun set, and it really doesn't get any better than that!

## What you should know...

- The villa is built into the second level of a rocky outcrop, sea views from the ground floor may be slightly restricted, but the upper terrace more than makes up for it.
- The access to the sea is from a rocky platform, which may be difficult for those with mobility issues, the swimming pool however has easy entry handrail steps.
- The three double bedrooms have double beds that cannot be separated, and the twin room has two single beds that could be pushed together to make a double.
- The village of Razanj is very small, the nearest facilities is really Rogoznica, a walking distance of just under two kilometres away, you may want to consider hiring a car to make the most of seeing all that the area has to offer

# Terms & Conditions

- Security deposit: €300 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: 7 nights from June to September. 5 nights during all other periods.
- Changeover day: Saturday from 3rd June to 22nd September. Flexible during all other periods.
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & vaping are not permitted.
- 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.