

# Villa Andele

Region: Rogoznica Sleeps: 8 - 10

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## Overview



Ideally located within reach of cities, islands and beautiful countryside, the 4-bedroom Villa Andele also enjoys a stunning sea view. Situated near Rogoznica on the Dalmatian Coast, this villa counts a sauna and a 10m pool surrounded by a spacious teak deck among its highlights.

Up to eight adults and one child can spend relaxing days and nights at Villa Andele, situated a short distance from a small pebble beach. The outdoor space offers an array of sun loungers positioned around the large infinity pool, which looks out to sea and across the pretty coastline. The pool has heating and cooling facilities and incorporates a smaller children's pool.

There are pleasant seating and dining areas a little further back, along with a large barbecue. Inside, you have a wellness room with a sauna cabin, shower and hot tub, a fine place to lay back and appreciate the gorgeous sunsets.

You can step straight from the terrace into the open-plan living area, where the glorious panoramic view serves as a backdrop to your dining and lounge spaces. There's a large widescreen TV, a well-equipped kitchen and a separate laundry room. The villa also has free Wi-Fi and parking for three vehicles.

The four bedrooms are found on the upper floor. Each double room has a comfortable bed and en suite bathroom with bath robes and toiletries provided. One room also has an additional sofa bed, ideal for accommodating a child if needed.

The pretty coastal town of Rogoznica offers waterfront restaurants, bars, shops, and beaches, with the hidden Blue Bay a favourite spot. There is good nightlife around the Marina Frapa, while Dragon's Eye Lake is good for a warming dip. A short drive up the coast, Primošten's vineyards produce some of the best wines in the region.

Further north, about 35 minutes drive from Rogoznica, the large city of Šibenik offers historic treasures, mighty fortresses and good family attractions. It's not too much further to the spectacular Krka National Park, perfect for riverside walks and forest hikes, and the place to discover the seven Krka Waterfalls and Krka Monastery.

## Facilities

Modern • Private Pool • Child-Safe Pool • Heated Pool • Beach Nearby •  
Ideal for Babies & Toddlers • 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 • Coffee Machine •  
All Bedrooms En-Suite • Satellite TV • Sauna/Steam • Cot(s) • High  
Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes •  
Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

A modern 4-bedroom villa with pool and terrace, located near Rozgonica.

### Ground Floor

- Fully equipped kitchen
- Open plan living and dining area
- Family bathroom
- Laundry room with washing machine and dryer
- Wellness room with sauna and jacuzzi

### First Floor

- Three double bedrooms with en-suite bathroom
- Double bedroom with additional sofa bed sized (130x190 cm) and en-suite bathroom

### Exterior Grounds

- Heated infinity swimming pool with childrens pool
- Terrace with eight sunloungers
- Covered outdoor dining and lounge area
- Barbecue
- Fenced grounds

### Additional Facilities

- Air conditioning
- Wi-fi
- Satellite TV
- Coffee machine
- Baby cot
- Highchair
- Washing machine and dryer
- Sauna
- Boat mooring
- Parking



# Location & Local Information



A peaceful coastal getaway within reach of busy Šibenik, Rogoznica, makes for a laidback base for exploring Dalmatia. You will find quite a few restaurants and cafés down towards the waterfront and some useful amenities. One of the area's highlights is the Dragon's Eye Lake which gets hotter as the lake gets deeper. You should also check out Blue Bay, a beautiful spot with clear turquoise waters.

Marina Frapa is where yachting excursions, a nightclub, a diving centre and sporting facilities are found. There are plenty of beaches along the coast in both directions, while the town of Primošten is around 10 minute drive away. Another beautiful spot, this is a lovely place to spend some time, with the Old Town, beach and waterfront in one compact area. The town is at its busiest in summer, when you may find street entertainment and charming restaurant terraces at their fullest.

The largest cities in this region are easy to reach. Šibenik is around 35 minutes from Rogoznica and has several notable heritage sights. The city's main attraction is the World Heritage Site, St James' Cathedral. Made entirely of stone, the 15th-century cathedral is a fusion of Gothic and Renaissance architectural styles. On the back wall is a somewhat grotesque depiction of 71 faces, all based on real Šibenik citizens. Close to the cathedral, you'll find the Šibenik City Museum, housed in the Rector's Palace.

The city has some good family attractions, including the Aquarium Terrarium, with tropical fish, lobsters, an octopus, lizards and the like. In summer, you may catch the annual International Children's Festival, hosted in Šibenik for more than 60 years. Also, look out for the St Lawrence Monastery garden. Filled with herbs, fruit trees and colourful plants, local schoolchildren help to maintain this peaceful garden.

While you can reach Croatia's busy second city of Split in around 45 minutes, the lovely Trogir is only half as far. Often considered a quieter alternative to Split, it's just as stunning as its better-known counterpart. Historic sights like St Lawrence Cathedral and Kamerlengo Castle, and the chance to take cruises to nearby islands or the enchanting Blue Cave, are among the good reasons to pay a visit.

Finally, be sure to visit one of Croatia's glorious National Parks. Easily accessible from Šibenik, Krka has 17 dramatic waterfalls, biking and hiking trails and endless areas of countryside. Guided tours can show you highlights like Visovac Island and the impressive Roški Slap waterfall. If you are ready to travel further, dramatic Paklenica National Park, the Velebit Mountains, and the much-loved Plitvice Lakes lie to the north.

## Local Amenities

Nearest Airport	<b>Split Airport (32km)</b>
Nearest Town	<b>Ražanj (0.9km)</b>
Nearest Beach	<b>Beach Mezaroca (0.3km)</b>
Nearest Supermarket	<b>Studenac Market (1.2km)</b>

# Terms & Conditions

- Security deposit: €500 paid via bank transfer to the owner before arrival and refunded two weeks after 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.
- Pool 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. All other durations on request.
- Changeover day: Flexible
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Pool heating is available upon request at time of booking and is included in the rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- 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.