

Villa Zdenka

Region: Zadar Sleeps: 10

Overview

Located in the countryside, near the coastline, lies villa Zdenka. Villa Zdenka is a modern villa with a rustic charm thanks to the beautiful stone walls which continue to the garden and wooden shutters framing each window. Sleeping ten guests, the villa is spread across three floors and has everything you need to make this stay memorable.

Stepping into the villa on the ground floor, you enter a large modern, open-plan lounge, diner and kitchen with cool white tiling underneath. In front of you is the lounge with deep blue velvet couches, colourful abstract art and a soft rug. A flat-screen TV sits on one end of the room, and double doors at the far end open to the spacious patio. On the other side of the room, the kitchen is tucked towards the front of the property and is fully equipped with all your cooking essentials. These essentials include a stove, oven, refrigerator, dishwasher, microwave, kettle, coffee machine and toaster. In front of the kitchen is an all-white table and chairs seating ten guests.

Over the first and second floors are five spacious bedrooms with double beds and ensuite bathrooms. Stained wooden flooring runs throughout the two floors. The ensuites are finished with natural stone and a glass-panelled walk-in shower. All bedrooms have access to a private balcony with wooden seats and white cushions to ensure your morning coffee is sipped in comfort.

The master bedroom is on the top floor with access to a wide balcony looking out over the patio below and the open countryside ahead.

Outside is where this villa shines. A sunken heated pool with a waterfall fountain centres the patio, keeping everyone cool under the hot sun. There's plenty of sunbeds to relax on and soak up the sun. Spend the afternoon relaxing on one of two double sun beds on a large wooden deck. A sunken jacuzzi is in front of the beds, ready for you to soak up the bubbles under the stars.

A fully equipped outdoor kitchen, BBQ and dining area sit on the other side of the patio to enjoy alfresco dining while watching the sunset. Subtle evening lighting allows you to enjoy the villa no matter the time of day. You and your family will love watching a movie under the stars, on the outdoor cinema screen.

If this stay couldn't get any better, the villa also has a private bar and spa. The



rustic wooden bar is great for making a cocktail or two. The indoor spa will leave you feeling relaxed and reborn with a second jacuzzi and a choice of Finnish or Turkish tiled sauna for you to use.

The villa is gated, with private parking inside the fence for ultimate privacy.

Facilities

Modern • Wellness • Private Pool • Heated Pool • Beach Nearby •
Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet
• Air-Con • Hot Tub • <1hr to Airport • BBQ • Coffee Machine •
All Bedrooms En-Suite • Satellite TV • Sauna/Steam • Indoor Games •
Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Outstanding
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Five bedroom villa in the small village of Kakma, 10km from the town of Biograd. The villa can accommodate 10 guests.

Interior

- Fully equipped kitchen
- Living and dining area
- Five double bedrooms with en-suite bathroom
- Kitchenette with a seating area and a bar
- Wellness area with hot tub, Finnish and Turkish sauna

Exterior Grounds

- Heated swimming pool with built in TV
- Terrace with sun loungers and day beds
- Hot tub
- Summer kitchen with covered dining area
- Covered lounge area
- Barbecue

Additional Facilities

- Air conditioning
- Wi-fi
- Satellite television
- Games console
- Washing machine
- Iron and ironing board
- Coffee machine
- Highchair
- Baby cot
- Parking for four cars



Location & Local Information

Villa Zdenka lies in a quiet village in the Croatian countryside, 10 kilometres from the nearest town, Biograd au Moru and the coastline. Biograd na Moru, also known as Biograd, is a town of terracotta rooftops along the northern Dalmatia coastline. Home to cafes, shops and restaurants, there is something for all the family to enjoy.

Spend a day exploring the island Pasman, separated from the mainline by the Pasman channel. Take the ferry from Biograd to the town of Tkon, which can be taken via car or foot passenger. With an area of 60 kilometres, there is plenty to do. For those who want to see a different side of the island, hire bicycles and choose between two main cycle paths. One takes you around the main towns on the island, while the second takes you across the hills on the island, soaking up the magnificent views. If it's a more relaxed excursion you're after, you can choose between one of the island's many beaches, including Tratica beach and Duzica beach. Both have good facilities, changing areas and showers with a local café nearby for refreshments.

If you're looking for natural beauty and adventure, head to Plitvice Lakes National Park, a landscape of 8km terraced lakes, tiered waterfalls and stunning cascades. Turquoise lakes are filled with wildlife, including water snakes, herons, deer, bears, and wolves in the higher, forested areas.

Under an hour's drive away from the villa is Paklenica National Park, a UNESCO World Biosphere Reserve. Paklenica has a variety of adventures, including bouldering, climbing, rafting and extreme mountain biking. Villa Zdenka is 27km away from the city of Zadar. With Roman and Venetian architecture, Zadar is filled with history dating back thousands of years, like the 12th-century cathedral. St. Mary's Convent is an 11th-century building with religious art dating back to the 8th century. The museum of ancient glass is one of the few places left in Croatia to learn about glass blowing and even try the technique yourself. Visitors can witness a glass blower, making vases, jugs and souvenirs in 1,300-degree heat.

Local Amenities

Nearest Airport	Zadar Airport (20km)
Nearest Town	Old Town Zadar (27km)
Nearest Beach	Plaža Bošana (8.5km)



Nearest Supermarket

Studenac Market
(0.3km)

What we love

- The outdoor TV is amazing. We loved watching our favourite films under the stars.
- The indoor spa is essential after a day exploring Croatia. Plus with robes and slippers included in the stay, every day can be a spa day.
- The patio is brilliant. With the pool, jacuzzi and sun loungers, you can start unwinding under the warming sun straight away.

What you should know...

- The master bedrooms stretches out over the top floor, offering views of the countryside.
- The village surrounding the villa is quiet and remote, great for those wanting peace but hiring cars would be advisable to get around
- Villa Zdenka is 10km from the coast and local town, Biograd na Moru and 27km from Zadar

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?: 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.
- End of stay cleaning included?: 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, approx:
€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.