

# Villa Raja

Region: Primosten Sleeps: 14

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## Overview

Boasting dreamlike views of the azure waters of the Adriatic Sea, Villa Raja is an elegant beachfront property located on the shores of the pretty Croatian village of Primošten. The spacious villa features seven double bedrooms, a swimming pool overlooking the ocean and a luxurious sauna. With a traditional stone façade and effortless modern interiors, Villa Raja perfectly encapsulates the stunning natural beauty of the Dalmatian coastline, offering visitors an idyllic setting to relax and unwind whilst soaking up the warm Mediterranean sunshine.

Each morning, the gentle sea breeze will draw you outside to the villa's private swimming pool, where you can enjoy a refreshing dip in the cool waters before relaxing with a simple cup of coffee on a poolside sun lounger. The spacious ground-floor terrace offers sweeping ocean views, with a comfortable outdoor lounge providing the perfect place for a sunset cocktail or a glass of excellent local wine once the stars have appeared. There is also a charming outdoor dining area where you can gather everyone for a delicious meal with an enchanting backdrop. On Villa Raja's first floor, a wraparound terrace provides plenty more space for outdoor enjoyment, while the second floor also offers a covered terrace with outdoor seating and more spectacular sea vistas.

Upon entering the villa from the ground-floor terrace through striking arched glass doorways, guests will be greeted by a bright, airy interior living space with a cool, restful ambience and abundant contemporary Mediterranean charm. The space features an inviting lounge with a sumptuous corner sofa, a large LCD TV, and a great dining area with ocean views. The living space leads seamlessly into a fully equipped kitchen with modern appliances and access to a covered terrace space offering barbecue facilities. The ground floor also boasts a convenient laundry room, a well-appointed bathroom, an elegant double bedroom with direct access to the swimming pool, and an adjacent private bathroom.

Another new living space is featured on the villa's first floor, boasting a well-appointed kitchen, a charming dining area and a comfortable lounge.

Three more stylish bedrooms are offered on this floor, each featuring an ensuite or private bathroom. Villa Raja's expansive first-floor terrace offers more outdoor seating and breathtaking views. It provides access to the separate wellness room, where guests can enjoy unwinding in the soothing sauna after



a day spent hiking or exploring the coastal wonders of Croatia. The wellness room also offers a quiet relaxation area and an outdoor shower.

The villa's second floor boasts yet another welcoming living space with a lounge, a dining area, a modern kitchen, and a beautiful balcony. Three chic bedrooms offer tasteful furnishings and private bathrooms, with one bedroom featuring a private balcony and another offering a walk-in wardrobe.

Nestled amidst lush Dalmatian greenery and ideally situated only twenty metres away from the warm, crystal-clear waters of the Adriatic Sea, Villa Raja offers guests a relaxing and rejuvenating holiday experience unlike any other, with unforgettable views and exceptional contemporary facilities.

## Facilities

Villa/House • Instagrammable • Modern • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Coffee Machine • Hairdryer • Satellite TV • Sauna/Steam • Gym/Fitness Room • Cot(s) • High Chair(s) • Parking Space • Seaview • Watersports • Wine Tasting • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Scuba Diving • Boat Trips

# Interior & Grounds

## The Villa

Villa Raja is an outstanding 7 bedroom property, 20 metres from the sea and fabulous views of the Dalmatian coast.

### *Interior - Ground Floor Main House*

- Fully equipped kitchen
  - Spacious open plan living, dining area
  - Laundry room
  - Guest bathroom with shower
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- Bedroom 1 - King-size bed, en-suite bathroom with shower

### *Interior - First Floor Main house*

- Fully equipped kitchen
  - Open plan living, dining area
  - Bathroom with shower
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- Bedroom 2 - King-size bed, en-suite bathroom with shower
  - Bedroom 3 - Queen-size bed, en-suite bathroom with shower
  - Bedroom 4 - Queen-size bed

### *Interior - First Floor Wellness House*

- Sauna
- Fitness area
- Bathroom with shower

### *Interior - Second Floor Main House*

- Fully equipped kitchen
  - Open plan living, dining area
  - Bathroom with shower
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- Bedroom 5 - Queen-size bed, en-suite with shower
  - Bedroom 6 - King-size bed, en-suite with shower
  - Bedroom 7 - Queen-size bed

### *Exterior Ground Floor*

- Terrace with dining area
- Private pool
- Lounge area
- Sunbeds
- Barbecue



- Covered terrace
- Exterior shower

*Exterior First Floor*

- Covered dining area
- Lounge area
- Exterior shower

*Exterior Second Floor*

- Covered terrace
- Lounge area
- Terrace area leading off bedroom

*Additional Facilities*

- Internet/Wi-fi
- Air conditioning
- Coffee machine
- Dishwasher
- Juicer
- Blender
- Fridge/freezer
- Washing machine
- Dryer
- Hairdryer
- Cot (on request)
- High chair (on request)
- Deck chairs at the beach
- Beach towels
- Outdoor parking space

# Location & Local Information



The picturesque village of Primošten is famous throughout Croatia for its charming old town, where buildings of white limestone with terracotta roofs make up their own little island on a perfectly round peninsula that juts out into the sparkling Adriatic Sea. Historically, Primošten was connected to Croatia by a drawbridge, while today, a manmade isthmus keeps this unique village moored to the mainland. Surrounded by turquoise waters and boasting a string of white pebble beaches and secluded coves, the Primošten region is also well-known for its rolling green vineyards and olive groves, showcasing the stunning natural beauty and diverse landscapes of Croatia's sun-drenched Dalmatian coastline.

Only twenty metres from Villa Raja, guests will find a secluded, tranquil beach with a concrete plateau, where sun loungers provide the perfect place to dry off after leisurely swimming in the crystalline waters of the Adriatic Sea. Another family-friendly beach is five hundred metres away, in front of nearby Hotel Zora. The famous shores of Mala Raduža Beach are roughly a ten-minute walk from the villa, while scenic Dolac Beach can easily be accessed by car. For those keen to spend a sunny afternoon on the water, various water sports facilities, including sea kayak and paddleboard rental services, are available at Velika Raduža Beach. Meanwhile, just a ten-minute drive from the villa, the mesmerising inlet of Bilo Beach offers visitors a serene swimming and sunbathing spot where you can spend the day marvelling at the iridescent colours of the ocean.

The narrow, labyrinthine streets of Primošten's old town are perfect for wandering, offering visitors a glimpse into the peninsula's fascinating medieval past. Perched on a hilltop, the fifteenth-century Church of St. George is worth a visit, featuring an impressive white tower and panoramic views of the Adriatic Sea. After taking a scenic stroll up to the church, make your way back down into the old town for a delicious dinner at a traditional restaurant, serving Dalmatian cuisines such as lamb or seafood and local cheeses and excellent Babiš wine. Local wineries on the peninsula also offer intimate tours and tastings, allowing visitors to learn more about this region's ancient connection with its land.

Hiking and biking enthusiasts will adore the breathtaking natural beauty of the Krka waterfalls at Krka National Park. Roughly a forty-minute drive inland from Villa Raja, the park offers visitors the chance to discover one of the most spectacular natural sights Croatia has to offer, with beautiful walking and cycling trails leading to majestic gorges and seven magical cascading falls. After a day exploring the park, make your way home to Villa Raja for a sunset dip in your private swimming pool, followed by a relaxing barbecue overlooking the ocean.

## Local Amenities

Nearest Airport	<b>Split Airport (46.3km)</b>
Nearest Ferry Port	<b>Split Ferry Port (68.9km)</b>
Nearest Village	<b>Primosten (1.1km)</b>
Nearest City	<b>Split (66.7km)</b>
Nearest Shop	<b>Studenac Market (1.0km)</b>
Nearest Beach	<b>Plaža Dagna (220m)</b>
Nearest Tennis	<b>Tenis Centar (800m)</b>

## What we love

- Villa Raja's serene location in the quaint village of Primošten makes this the perfect place to relax and unwind. We loved beginning each day with a refreshing dip in the swimming pool before enjoying a leisurely breakfast on the sun-soaked terrace.
- We highly recommend a day trip to the magical waterfalls of Krka National Park, where we spent a sunny afternoon hiking and cycling.
- We adored wandering the narrow, labyrinthine streets of Primošten's picturesque old town and visiting the white pebble beach of Mala Raduša for an afternoon swim.
- We still dream about spending a relaxing evening in the villa's private sauna before sipping a glass of wine at sunset whilst admiring the stunning views of the Adriatic Sea.

## What you should know...

- Villa Raja is a luxury beachfront property featuring seven bedrooms, accommodating up to fourteen guests.
- The villa is just twenty metres away from the sea, with the town centre of Primošten only one kilometre away.
- We recommend that young children remain supervised whilst playing in the villa's outdoor spaces.



# Terms & Conditions

- Security deposit: €1000 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: 11.00 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. Change of towels every 3 days or upon request. Change of linen every 3 days.
- 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: From 1st January - 21st April is 21 days. From 22nd April - 31st June is 5 days. From 1st July - 31st August is 7 days. From 1st September - 31st October is 5 days. From 1st November - 31st December is 21 days.
- 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?: Included in the rental price. Maintenance every 3 days or upon request.
- 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