

# Villa Tetra

Region: Trogir Sleeps: 11

## Overview

Located on the stunning island of ?iovo, connected to the ancient town of Trogir by a drawbridge, Villa Tetra is a contemporary six-bedroom property boasting two swimming pools, a relaxing sauna and an array of modern facilities, as well as spectacular views of the Adriatic Sea. The villa is situated in Okrug Gornji and offers direct access to the crystal-clear waters of the ocean, with a secluded pebble beach only fifteen metres away. Surrounded by fragrant pine trees and the sparkling waters of the turquoise sea, this is the perfect place to enjoy a rejuvenating retreat with your loved ones whilst soaking up the warm Croatian sunshine.

Bright blue skies and the gentle sea breeze will draw you outside to the villa's spacious terrace each morning, where you can enjoy a refreshing dip in the swimming pool or sip a freshly brewed cup of coffee as you take in the views of the sea and the old town of Trogir in the distance. The villa's green lawn offers the ideal spot for family fun and games, while an outdoor shower lets you cool off at any moment. If an afternoon swim in the ocean takes your fancy, you can stroll down to the pebble beach below or spend the rest of the day unwinding on a poolside sun lounger. Later on, gather everyone together for a delicious barbecue at Villa Tetra's outdoor dining area, complete with picture-perfect sunset vistas. The traditional Dalmatian fireplace provides a warm glow once the stars begin to appear.

Inside the villa, the ground floor provides guests with a comfortable, open-plan living space featuring wide patio doors which offer direct access to the terrace. An understated lounge area features a sofa and a flat-screen TV, while a fully equipped kitchen includes a charming dining area where everyone can come together to enjoy a glass of local wine and discuss the day's adventures. The ground floor of Villa Tetra also offers a family bathroom and two relaxing double bedrooms, each of which features a private bathroom with a shower. One of the bedrooms also boasts terrace access.

In the basement of Villa Tetra, guests will find a luxurious spa and wellness zone, where a heated indoor swimming pool includes a counter-current system. After exploring the coastal wonders of Croatia, the villa's private sauna is the ideal place to feel the day's adventures melt away. This relaxing space also features a well-appointed home gym, a modern bathroom with a shower, and an entertainment room with a billiards table.



Three welcoming bedrooms are located on the villa's first floor, two of which are double rooms, while the third bedroom features a cosy single bed. The south-facing bedroom on this floor also offers direct access to a private terrace, the ideal place to enjoy a leisurely breakfast or a romantic glass of wine under the stars. Meanwhile, a spacious double bedroom with a private bathroom is available on Villa Tetra's second floor. Air conditioning in each of the villa's comfortable bedrooms ensures that your days are as restful as your nights are relaxing.

With excellent modern facilities, direct access to the warm waters of the Adriatic Sea and the cultural gems of Trogir's old town only a short drive or ferry journey away, Villa Tetra offers up to eleven guests an idyllic Mediterranean holiday setting with an abundance of contemporary charm!

## Facilities

Villa/House • Instagrammable • Modern • Private Pool • Heated Pool • Indoor Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • Walk to Beach • Walk to Restaurant • <1hr to Airport • BBQ • Coffee Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • Satellite TV • TV • Sauna/Steam • Gym/Fitness Room • Games Room • Pool/Snooker • Heating • Cot(s) • High Chair(s) • Parking Space • Beachfront • Seaview • Watersports • Sailing • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Scuba Diving • Boat Trips • Seafront

# Interior & Grounds

## The Villa

Villa Tetra is a 6 bedroom property just metres from the beach, with a gym, sauna and 2 pools.

### *Interior - Basement*

- Spa area
- Indoor heated swimming pool (50 sqm)
- Sauna
- Gym
- Entertainment room with billiard table
- Bathroom and shower

### *Interior - Ground floor*

- Fully equipped kitchen
- Dining area
- Living area
- WC
- Bedroom 1 - Double bed, private bathroom with shower, access to terrace
- Bedroom 2 - Double bed, private bathroom with shower

### *Interior - First floor*

- Bedroom 3 - Double bed, en-suite bathroom
- Bedroom 4 - Double bed, en-suite bathroom
- Bedroom 5 - Double bed, en-suite bathroom with terrace

### *Interior - Second floor*

- Bedroom 6 - Double bed, private bathroom

### Exterior

- Private swimming pool (35 sqm)
- Lawn area
- Sunbeds
- Umbrellas
- Outdoor shower
- Covered dining area
- Outdoor fireplace

### *Additional Facilities*

- Internet/Wi-fi



- Air conditioning
- Dishwasher
- Coffee machine
- Juicer
- Blender
- Washing machine
- Dryer
- Hairdryer
- Iron & board
- Summer gazebo
- Barbecue
- Cot
- Highchair
- Private parking



## Location & Local Information

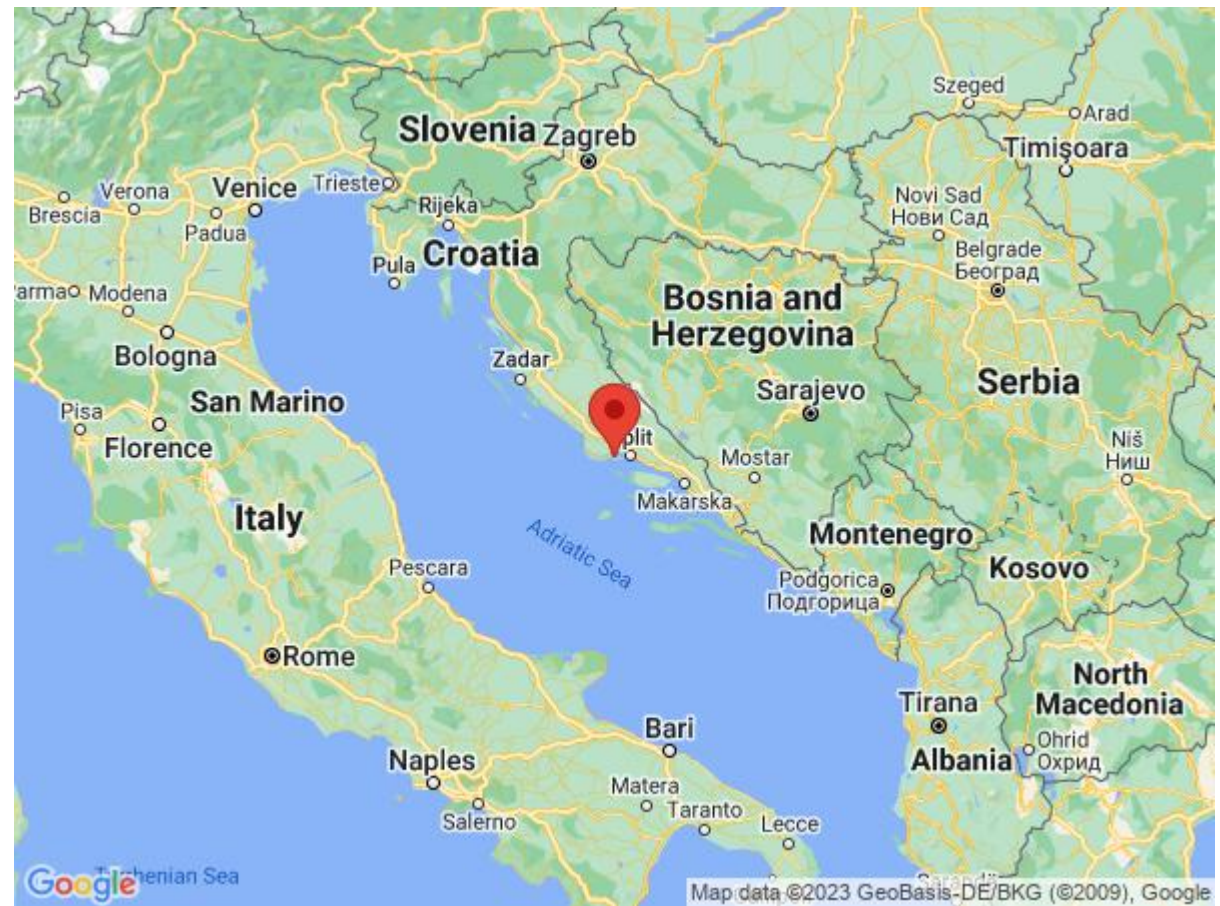
Situated along the charming bay of Okrug Gornji, Villa Tetra's superb location on the stunning island of Brač offers a glimpse into the heart of Dalmatia. Just over the bridge from the historic town of Trogir, a UNESCO World Heritage site, the resort town of Okrug Gornji provides visitors with the ideal base to explore the mesmerising cultural gems and pristine natural beauty of the Dalmatian coastline. With an array of excellent restaurants and bars offering traditional Dalmatian delicacies, as well as a treasure trove of beautiful beaches and water sports facilities to discover, the island of Brač is only an hour's drive or a relaxing ferry journey from the majestic city of Split, while island-hopping adventurers can spend their days exploring the shores of Brač and Hvar.

Just 2.5km away from Villa Tetra, the labyrinthine streets of the old fairytale town of Trogir are surrounded by medieval walls. The town is on a tiny island providing a picturesque stepping stone from Brač to mainland Croatia. Trogir is known for its extraordinary architecture, with the Cipiko Palace and the Cathedral of St. Lawrence offering exceptional sightseeing opportunities. The town is also a foodie's paradise with a proud gastronomic heritage. Enjoy a leisurely lunch along the seafront promenade or visit the Trogir Fruit Market by the old town bridge. You will find fresh fruit, vegetables, and excellent local produce such as honey, wine, and olive oil.

Meanwhile, a trip to Split will satisfy city lovers' cravings for hustle and bustle! From Brač, visitors can take the ferry from Slatine to Split or drive along the sparkling coastline to reach the vibrant city. Split, the largest city on the Croatian coastline, offers plenty of ancient sites to explore. Marvel at the ruins of the Roman emperor Diocletian's palace, a UNESCO World Heritage site that dated back to the late third century and was initially constructed to encompass an imperial villa, a defensive fortress and a walled town. Occupying an enviable position on Split's picturesque harbour, this sprawling palace is one of the most magnificent Roman structures still in existence today, comprising almost half of the beautiful old town of Split.

While plenty of vibrant shops, cafes and restaurants now occupy the complex, the original columns and arches of Diocletian's Palace continue to preside over the lively city below. Spend a sunny morning wandering the winding streets and charming courtyards within Split's walls - don't forget to visit the imposing Cathedral of St Domnius and the Temple of Jupiter.

One of the most popular beaches on the Trogir Riviera, Okrug Beach is a great spot to spend the day enjoying the warm waters of the Adriatic Sea. Known locally as Copacabana, the beach offers visitors various convenient amenities, including bars, cafes and an excellent water sports centre. You can



enjoy sea kayaking, stand-up paddleboarding and scuba diving.

A ten-minute drive from Okrug Gornji, Kava Beach is great for families, while Labadusa Beach on the south coast of ?iovo is known for its iridescent waters and laidback island ambience.

## Local Amenities

Nearest Airport	<b>Split Airport (11.4km)</b>
Nearest Ferry Port	<b>Ferry Port Soline Trogir (6.3km)</b>
Nearest Town	<b>Okrug Gornji (2.0km)</b>
Nearest Beach	<b>Beach (23m )</b>
Nearest Supermarket	<b>Studenac Market (1.0km)</b>
Nearest Tennis	<b>Villa Tennis (900m)</b>

## What we love

- A refreshing dip in Villa Tetra's outdoor swimming pool is the perfect way to start your day before exploring the treasure trove of beautiful beaches along the Trogir Riviera.
- We loved wandering the streets of beautiful Trogir before stopping off for a leisurely Dalmatian dinner at a local seafront restaurant.
- We highly recommend hopping on the ferry to visit the old town of Split, where we soaked up the sunshine whilst admiring the magnificent arches and columns of Diocletian's Palace, a UNESCO World Heritage Site.
- Visiting the villa's luxurious sauna, followed by a glass of wine on the terrace at sunset, is a dreamlike experience!

## What you should know...

- Villa Tetra is located in Okrug Gornji, approximately a fifteen-minute drive from Split Airport.
- There are three parking spaces available at the villa.
- We recommend that young children remain supervised whilst playing by the swimming pool or on the villa's terrace.

# 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. Changed one a week or upon request.
- 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.
- Changeover day: Flexible.
- 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.