

Villa Julija

Region: Sibenik Sleeps: 8

Overview

Situated in central Dalmatia, Villa Julija is just 1.5 km from the centre of Zaton, a quiet resort found between the historical towns of Nin and Zadar. It boasts a pool, hot tub, children's play area and four bedrooms, two of which are en-suite, and a further family bathroom. This beautiful traditional but modern villa is a perfect destination for families or friends travelling together.

Set over two floors on a large south-facing plot, you cannot fail to be impressed by the views and the sunny position of this villa. Starting outside, you will find parking for up to three cars. The heated swimming pool dominates the outside area, which is beautifully landscaped with local shrubs and shingle. Sun loungers and parasols are in place to ensure you make the most of your time relaxing around the pool. A pergola attached to the villa provides a shaded oasis with comfortable garden furniture and stunning views. At one end of the pool is a grassed play area equipped with swings and a slide. You will also be delighted to find a well-proportioned hot tub shaded by a further pergola. When the sun goes down, an outdoor dining area is exactly what you would like to enjoy lazy evening meals and cocktails.

The ground floor can be entered through wide-angled patio doors. The main open-plan living area is light and bright and overlooks the pool terrace. Hardwood floors and contemporary furnishings make this spacious area perfect for spending time after the sun sets. Plump comfortable sofas and a dining table that seats eight means you can relax and enjoy whatever the weather. The fully equipped, sleek, spacious kitchen has a breakfast bar and a large American-style fridge freezer.

From the pool terrace, it is also possible to enter the sauna room, where you will find the sauna, shower and loungers, exactly what you need to rest.

Bedroom one can be found on the ground floor. This spacious, air-conditioned double bedroom has a wall-mounted satellite television, an en-suite bathroom with a shower, and patio doors leading to the terrace. An internal staircase will take you to the first floor, where you will find three more air-conditioned bedrooms. Bedroom two is a double room with an en-suite bathroom that has a shower and flat-screen satellite television. Bedrooms three and four are also double rooms but share a family bathroom.



Facilities

Villa/House • Modern • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • BBQ • Hairdryer • Ground Floor Bed & Bath • TV • Sauna/Steam • Outdoor Games • Cot(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Ground Floor

- Fully equipped kitchen
- Open plan living and dining area
- Bedroom with en-suite shower room
- Guest WC

First Floor

- Bedroom with en-suite shower room
- Two double bedrooms
- Bathroom with shower
- Terrace with outdoor lounge furniture

Exterior Grounds

- Heated swimming pool (11 x 4 m, depth: 150 cm)*
- Terrace with sun loungers and parasols
- Outdoor shower
- Hot tub with pergola
- Children's playground
- Covered outdoor dining area
- Barbecue

Additional Facilities

- Air conditioning
- Wi-fi
- Television
- Washing machine
- Tumble dryer
- Sauna
- Baby cot
- Hair dryer
- Private parking

*Seasonal availability: 01.May - 30.Sep



Location & Local Information

Villa Julija is just 1.5 kilometres from the quiet resort of Zaton. Its mild climate, natural beauty and rich cultural heritage make Zaton a popular destination. In the shade of centuries-old pine forest on the banks of the beautiful sandy beaches with crystal clear water. The beach extends for 1.5 kilometres and has a blue flag that symbolises the quality of service and purity of the sea. Shallow waters, sand and gravel shoreline make Zaton the perfect destination for families with small children who will enjoy everything the summer fun offers. Near the beach is a dense pine forest that supplies much-needed shade on hot days and plenty of snack bars and restaurants to enjoy many local specialities.

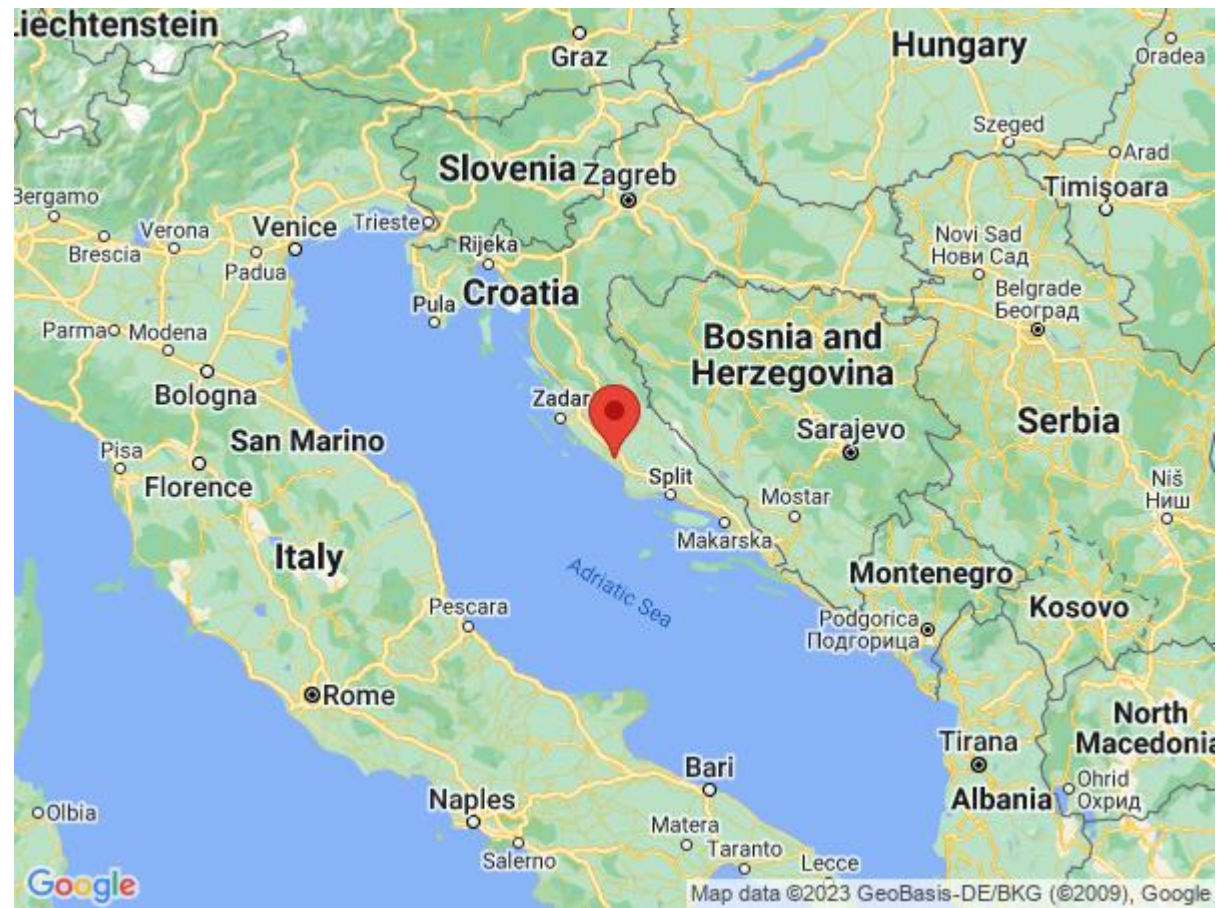
Visitors to Zaton travelling without small children might want to travel a little further south to reach Gof Beach. Here you will find the clear waters of the Adriatic coast and isolation. To the west, right at the end of the peninsula, there are rocks for teenagers to jump into the sea, a small cave and sometimes, a rope swing.

Gourmands don't need to travel into Dubrovnik for a splendid meal, Zaton has everything you could need. Take yourself to a Konoba, the Dalmatian equivalent of a tavern, for a hearty, unfussy, traditional and tasty meal. One, in particular, might be Konoba Vala at the north of the bay. It offers an ample terrace with spectacular views, a small playground for the little ones and a fantastic selection of food. You will find generous portions and good quality, from salads to pizza or seafood to steaks.

The old medieval town of Dubrovnik is close by and is well worth a visit. The Old Town has many winding streets filled with authentic and quaint shops and a fantastic fruit and vegetable market open most days. Here it is possible to book a boat to visit neighbouring islands, particularly the island of Lokrum, a stunning and uninhabited nature reserve with the ruins of a former Benedictine monastery. A perfect place to relax and get away from it all!

After a long day of sightseeing, why not enjoy a coffee or meal at one of the many restaurants in the harbour whilst watching the boats come and go? A perfect place for a spot of people-watching.

Dubrovnik is a mecca for history buffs! From a coastal fortress leaning over the sea to the famous thoroughfare of Stradu, the city boasts some of Europe's most impressive medieval architecture. One of its most iconic sights will be the City Walls, believed to be some of the best-preserved medieval fortifications in the World! Another must-see will be the Minceta Tower. Fans of Game of Thrones will at once recognise the Tower as the House of the Undying in Qarth. Finally, a highlight to complete a day's sightseeing would be



a visit to Dubrovnik Cathedral. Completed in 1713, it holds an extensive collection of relics, some belonging to the city's patron Saint Blaise.

The nearby town of Vodice is a famous tourist destination known for its vibrancy and diversity. Again, you will find many beautiful beaches and pine forests. Plava Plaza is a blue flag beach with clear shallow waters perfect for families with small children and non-swimmers. This beach has a plethora of restaurants and bars to make sure you have the best day out possible.

Local Amenities

Nearest Airport	Split Airport (69.5km)
Nearest Airport 2	Zadar Airport (62km)
Nearest Town	Vodice (11.5km)
Nearest Beach	Zvizda Beach (2.5km)
Nearest Supermarket	Studenac Market (1.5km)

What we love

- Location, Location, Location! Blue flag beaches, stunningly clear waters, good restaurants and bars all within a short distance from Villa Julija make this a must for young families and friends alike.
- Built in a traditional style with large, stylishly furnished rooms, Villa Julija is a perfect place to escape the hustle and bustle.
- A heated swimming pool, hot tub and children's play area ensures everyone is entertained.

What you should know...

- Two of the four bedrooms are not ensuite. The shared Jack and Jill bathroom can be accessed from each room.
- Many local beaches are pebbled, and sturdy beach shoes are advised.
- Although the town of Zaton is just 1.5 kilometres away, a car would be helpful for visiting further afield.

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. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & vaping are not permitted.
- Tax: Included in the rental rate.
- 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.
- Pool opening dates?: The pool is open from May to September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.