

# Villa Nuestra

Region: Zadar Sleeps: 6 - 8

## Overview

Ideally situated just 500m away from the crystal-clear waters of the Adriatic Sea, Villa Nuestra is a fabulous contemporary property where up to eight guests can enjoy soaking up the warm Croatian sunshine. The villa is located in the charming seaside village of Kožino, only a fifteen-minute drive from the vibrant Dalmatian city of Zadar. With a sun-drenched terrace, a private swimming pool and stylish interior living spaces, Villa Nuestra is the perfect place to enjoy a relaxing and rejuvenating retreat with your loved ones while discovering Dalmatia's coastal wonders.

Each morning, bright blue skies will draw you outside to the villa's spacious terrace, where you can enjoy a refreshing dip in the swimming pool or unwind as you sip a freshly brewed cup of coffee from the comfort of a poolside sun lounger. A verdant garden with a cute kids' play area is great for fun and games in the sun, or you can stroll to the nearby beach to enjoy a family swim in the ocean's warm waters. Later on, gather everyone together for a delicious barbecue at the villa's covered outdoor dining area before relaxing under the starry night sky with a glass of the local wine.

Upon entering Villa Nuestra from the peaceful terrace, guests will find a bright, airy living space on the ground floor, with elegant décor and a contemporary open-plan layout. A welcoming lounge area features sumptuous sofas and a smart TV, inviting guests to curl up and unwind after a day spent taking in the city sights of nearby Zadar. Adjacent to the lounge area is a delightful dining area where everyone can come together to discuss the day's adventures over a home-cooked meal. The dining area flows seamlessly into a modern, minimalist kitchen, complete with everything you might need to prepare a tasty feast using the fresh local produce you have discovered on your travels.

Villa Nuestra has three delightful double bedrooms upstairs, each offering guests a cool and calm ambience. Each bedroom features a modern en-suite bathroom with a walk-in shower, with one bathroom also providing guests with convenient laundry facilities. One of the charming bedrooms boasts a private balcony with a seating area overlooking the terrace, offering an idyllic spot for a leisurely breakfast or a romantic glass of wine at sunset. Air conditioning ensures that your nights are as restful as your days are relaxing, while a flatscreen TV is also provided in each bedroom. The villa's main living space has a convertible sofa bed that sleeps two additional guests if required.



With an enchanting setting near the beach and within easy driving distance of the stunning Dalmatian city of Zadar, Villa Nuesta is a peaceful property that offers its guests an abundance of contemporary Mediterranean charm.

## Facilities

Villa/House • Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Coffee Machine • Safety Deposit Box • All Bedrooms En-Suite • TV • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Interior

- Fully equipped kitchen
  - Open plan living, dining area
  - Dining table for 8 people
  - Sofabed
  - WC with laundry facilities
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- Bedroom 1 - Double bed, ensuite bathroom with shower, TV, balcony
  - Bedroom 2 - Double bed, ensuite bathroom with shower, TV
  - Bedroom 3 - Double bed, ensuite bathroom with shower, TV

## Exterior

- Private swimming pool
- Sunbeds
- Covered dining area
- Lawn with climbing frame
- Outdoor shower

## Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- TV
- Dishwasher
- Coffee machine
- Washing machine
- Iron & board
- Safe
- Children's playground
- Parking
- Barbecue
- Cot (on request)
- High chair (on request)



## Location & Local Information

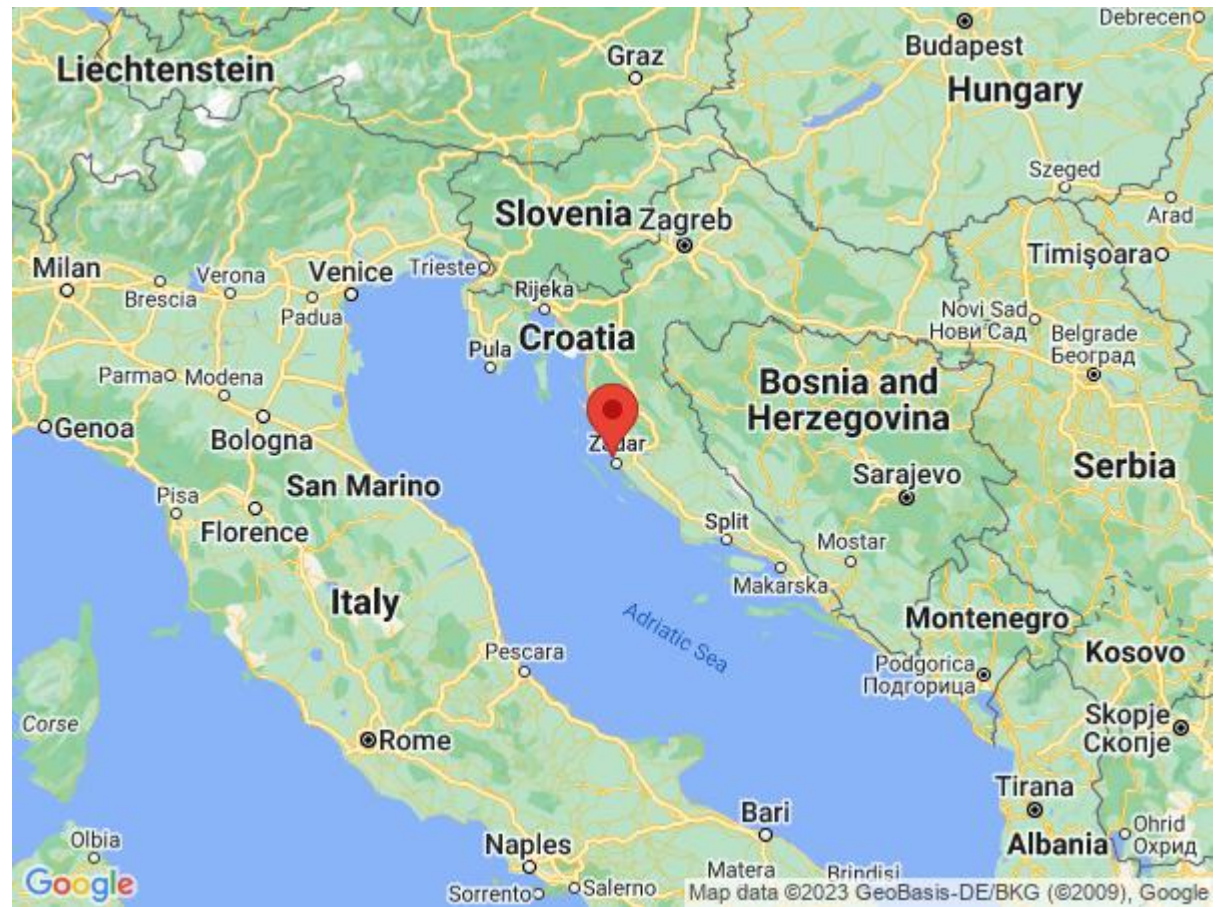
With a dreamlike setting just a short stroll away from the sparkling Adriatic Sea, Villa Nuesta is the perfect place to relax and soak up the sunshine, providing guests with the ideal base to discover Dalmatia's spectacular coastal wonders. The villa is situated on the outskirts of Zadar, in the seaside village of Kožino, home to excellent cafes, bars and restaurants, and a beautiful pebble beach. Take a walk along Kožino's pretty promenade at sunset before enjoying a delicious meal at a local restaurant, where you can taste regional delicacies such as fresh seafood, prosciutto, cheese, lamb and Dalmatian wines.

Kožino Beach is a beautiful place to spend the day, with pristine pebble shores, crystalline waters and fragrant pine trees offering serene shady spots, ideal for family picnics. The warm, inviting waters of the Adriatic Sea provide endless opportunities for swimming and snorkelling. Meanwhile, water sports facilities such as jet ski rentals are available along Zadar's lively city beaches. For something a little different, enjoy an adrenaline-fuelled afternoon at the Kožino Adventure Park, where an array of ziplining and aerial activities await!

Roughly fifty minutes away from Kožino by car, hiking enthusiasts and nature lovers will find themselves drawn to the rugged natural beauty of Paklenica National Park. With breathtaking peaks, deep gorges, dense pine forests and magnificent caves and cliffs, the park is made for those searching for outdoor adventures. Visitors can follow many established trails while guided excursions to some of the park's most scenic areas are also offered. Keen mountain bikers can also enjoy dedicated cycling trails. For a unique day trip to discover another of Croatia's natural wonders, Krka National Park is approximately an hour's drive from Kožino. The park features fantastic walking and cycling trails leading to seven stunning waterfalls.

A visit to the nearby city of Zadar offers a glimpse into Dalmatia's colourful past while also providing visitors with a wealth of modern amenities and plenty of cultural experiences. Spend the morning wandering along narrow cobblestone streets before exploring the remains of the city's impressive defensive walls, initially constructed by the Venetians. Take some time to discover the quirky art installations before catching a glowing sunset as you stroll along the beach. If you fancy experiencing some local nightlife, the streets of Zadar offer plenty of vibrant bars and live music venues.

For a day trip to remember, enjoy a boat trip to the stunning island of Ugljan. Home to ancient forests and imposing fortresses, the island is a hiker's paradise and the perfect place to explore secluded beaches and swim in the iridescent waters of the Adriatic Sea.



## Local Amenities

Nearest Airport	<b>Zadar Airport</b> (19.4 km )
Nearest Ferry Port	<b>Zadar Ferry Port</b> (9.2 km )
Nearest Village	<b>Kožino</b> (Walking distance )
Nearest City	<b>Zadar</b> (7.4 km )
Nearest Shop	<b>Studenac Market</b> (600 m )
Nearest Beach	<b>Plaža Kozino</b> (1.4 km )
Nearest Tennis	<b>Teniski Tereni Zadar</b> (6.8 km )

## What we love

- We adored Villa Nuesta's idyllic setting, where the hardest part of each morning was deciding between a refreshing dip in the swimming pool or a stroll down to Kožino Beach to swim in the crystal-clear waters of the ocean.
- With the vibrant city of Zadar just a fifteen-minute drive away, we loved spending sunny afternoons wandering quaint cobblestone streets and discovering quirky art installations.
- We highly recommend a boat trip to the stunning natural beauty of Uglijan, an island of forests, fortresses and secluded beaches.

## What you should know...

- We recommend that young children remain supervised whilst playing on the terrace or near the swimming pool at Villa Nuesta.
- The nearest beach is located 500m away from the property.
- The beaches of the Dalmatian coastline are mostly pebble beaches – we recommend that you bring comfortable aqua shoes on your travels!

# Terms & Conditions

- Security deposit: €500 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.
- Pool towels included?: Yes.
- 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 from 22nd July - 16th September.  
5 nights all other dates.
- Changeover day: Saturday from 22nd July - 16th September.  
Flexible all other dates.
- Pets welcome?: On request only and with prior agreement with the owner.
- 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.