

Villa Ariyah

Region: Rogoznica Sleeps: 10

Overview

Located in the former fishing village of Rogoznica, on the stunning Adriatic Sea, known for its crystal-clear waters, beautiful beaches and a vibrant marina is the magnificent Villa Ariyah. Close to Sibenik, Split and the UNESCO town of Trogir, this popular area is well known for its sheltered bay, pebbled beaches, and calm sea.

This beautiful villa is a charming blend of traditional build with regional features and contemporary high-end interiors. It boasts five comfortable ensuite king-sized bedrooms and is spread over three floors connected by two internal staircases. For your comfort and relaxation, it has a large outdoor pool, a spa and a fitness area and is the perfect spot for families, friends and couples to get away from it all.

On the ground floor, you will find the open-plan living area. It is light and bright thanks to the tasteful décor, high ceiling with skylight, and large patio doors with breathtaking sea views. Furnished with a large comfortable sofa opposite a wall-mounted flat-screen television, it also features a modern sideboard and coffee table. A feature of this space is the modern spiral staircase that leads to bedroom three.

At one end is the dining area conveniently situated next to the kitchen and is furnished with a dining room table and ten comfortable chairs. The kitchen is compact but well equipped with modern units and everything you need, whether preparing a simple breakfast or a gourmet meal. Also, you will be delighted to find a spa area with a sauna, jacuzzi and well-equipped gym on the ground floor.

The pool deck is accessed through the living room and boasts a generously sized swimming pool with Roman steps, sun loungers and a covered lounge area to ensure comfort when watching the sun go down. In keeping with the traditional theme of the region, there is an outdoor kitchen with a built-in barbecue and a large shaded dining table.

Bedroom one is a double-aspect room with two sets of French doors with panoramic sea views. Stylishly decorated in a cream and gold theme, it is furnished with a comfortable king-sized bed, built-in wardrobes and plenty of storage. The ensuite is spacious and well set out with a wet room style shower with rainfall head, a vanity unit with two basins and drawers for storage, a



bidet and WC. Bedroom two is also dual aspect with two sets of doors opening to a terrace with sea views. Tastefully decorated in a blue jacquard design, it boasts a comfortable king-sized bed, wardrobes and storage. The ensuite bathroom is stunning with its gold veined marble effect tiles, walk-in shower, vanity unit with two gold-coloured basins, a bidet and WC. Bedroom three is reached by the spiral staircase in the living area. It is slightly more compact but beautifully decorated in a soothing tone of light green. It has a comfortable king-sized bed, wardrobes and dressing table. A skylight window offers sea views. Bedroom four is again a dual-aspect room with doors to a terrace, decorated in the same cream and gold theme as bedroom 1. The ensuite bathroom has a walk-in shower with rainfall shower head, vanity unit with two basins, bidet and WC. Bedroom five is also the master bedroom. It has dual aspects, with two sets of patio doors leading to a terrace offering spectacular sea views. Decorated in a blue jacquard style, it boasts a comfortable king-sized bed and plenty of wardrobe space and storage. The fantastic ensuite bathroom has gold marble effect tiles and a luxurious vanity unit with two gold basins and drawers for storage. It also has a walk-in shower with a refreshing rainfall shower head, bidet and WC. The main feature of this room is the indulgent whirlpool bath which will comfortably fit two people with separate headrests!

The front of the property has electric gates, a garage and plenty of space for additional cars.

Facilities

Villa/House • Modern • Wellness • Private Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • Walk to Beach • <1hr to Airport • BBQ • Hairdryer • All Bedrooms En-Suite • TV • Sauna/Steam • Gym/Fitness Room • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Interior

- Fully equipped kitchen with dining area
- Spacious living room
- Master bedroom with king size bed and a whirlpool bathtub
- Four en-suite bedrooms with king size beds and shower
- Spa area with a sauna, jacuzzi and a spacious gym
- Guest WC



Outside Grounds

- Heated swimming pool (50m²) surrounded by numerous sun loungers
- Covered lounge area
- Built in barbecue with an outdoor kitchen
- Large shaded dining table

Additional Facilities

- Air conditioning
- Wi-fi
- Television
- Hairdryer
- Secured parking
- Baby Cot & highchair available



Location & Local Information

The village of Rogznica is just over two kilometres from Villa Ariyah, where you will find restaurants, shops and beaches. There is a highly recommended local market for fresh fish and produce.

Less than sixty kilometres from Villa Ariyah is the city of Split. Croatia's second-largest city, it's a vibrant destination boasting a rich history and blend of modern and ancient attractions. One of the most iconic highlights is Diocletian's Palace, a UNESCO World Heritage Site dating back to the 4th century. Game of Thrones fans can explore its labyrinthine alleys, ancient walls and impressive peristyle square and look out for where it doubles as the former slave city of Meereen, and it was the setting for many scenes with Daenerys.

The Riva promenade offers stunning views of the Adriatic Sea and serves as a bustling hub for locals and tourists alike. Families will enjoy the sandy beaches of Bacvice, while history enthusiasts can explore the Archaeological Museum and the Split City Museum. With its vibrant street life, cultural events, and a myriad of cafes and restaurants, Split captivates visitors with its unique blend of past and present.

Even closer to the villa is the UNESCO town of Trogir. This beautiful town will win you over with its beautiful architecture, rich history and many places to visit.

The historic city is at the top of the list of places to visit not only in Dalmatia but in the entire Croatia! The Trogir archipelago, dotted with islands, islets and tranquil bays, has attracted many conquerors, seafarers, and traders since ancient times. Kamerlengo Fortress is found on the southwestern tip of the island, and you will see it looming large over the town. It is possible to climb up to the height of the walls for fantastic views over the Riva, the Old Town and out to sea. Parts of the city walls built in the 13th and 14th centuries are still visible today on the city's southern side. You will still find the city gate built in 1593 in the middle of the city.

One of its best sites is the 12th-century Cathedral of St. Lawrence. The bell tower was added two hundred years after the cathedral was constructed. It can be climbed to experience fantastic views from the top. Another must-see is the Chapel of St. John, considered the best Renaissance sight in Dalmatia.

Just outside the city, you will find the Putlj Winery offering tours and tastings. If a trip to the winery is not your thing, we recommend visiting the Zinfandel Wine Bar in the Old Town of Split to enjoy amazing food, great wine and atmosphere.



Most of Trogir's beaches are found along the Trogir Riviera, and you can rest assured you will not have to travel far for a quality beach experience. Gradska Plaza is 1km from the centre of Trogir with a beautiful blue sea, gentle pebble beach and a bustling promenade lined with restaurants and cafes.

A 15-minute stroll from the centre of Trogir is Saldun Beach. Popular with the locals, this beach has a quieter and more relaxed feel. A few short steps from the shoreline will find you greeted by sparkling blue crystal clear water, shady pine trees and natural rocky terrain. Possibly not the best place to sunbathe, but perfect for those who love to swim, jump and dive!

Slightly further away, you will find Marinova Draga Beach. Be warned, this is a busy beach for families with lots going on! Here you will find a safe beach with amenities, sunbeds, parasols and deckchairs to rent and plenty of natural shade from the trees.

Local Amenities

Nearest Airport	Split (36km)
Nearest Village	Rogoznica (2.2km)
Nearest City	Split (56.5km)
Nearest Beach	Zecevo Beach (0.4km)
Nearest Supermarket	Plodine (3.5km)

What we love

- We love the idyllic location in the former fishing village of Rogznica, offering crystal-clear waters, beautiful beaches and a vibrant marina.
- The villa's charming blend of traditional architecture and contemporary high-end interior affords an opulent and comfortable stay for friends, families and couples.
- With its spacious living area, spa and fitness centre, and outdoor pool deck with sea views, Villa Ariyah is perfect for relaxation and indulgence.
- The villa's proximity to nearby Split and picturesque Trogir offers a plethora of cultural, historical and culinary experiences.

What you should know...

- Villa Ariyah is approximately 35 kilometres from Split Airport.
- Many of the beaches in Croatia are pebbled, and it's advisable to wear strong beach shoes.
- Although the nearest town is just over two kilometres away, it might be advisable to hire a car if you wish to explore further afield.

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.
- 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?: On request only and with prior agreement with the owner.
- 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.