

# Villa Zoey

Region: Zadar Sleeps: 10

## Overview

Situated near the town of Vrana, close to the Vrana Lake Ornithological Reserve, the biggest natural lake in Croatia, is the magnificent Villa Zoey. Just 40 kilometres from Zadar, the historic town of Vrana is close to the Adriatic coast. Its roots date back to ancient times when it was a Roman settlement.

Villa Zoey is spread across two floors, boasts four ensuite bedrooms sleeping up to eight people, and has a sofa bed that could accommodate an extra two guests. A perfect retreat for one or two families, couples or friends sharing, it has a stunning swimming pool, fitness room and well-equipped playground for the children.

As you step into the villa on the ground floor, you will be welcomed by a spacious, inviting, open-plan living area. The design blends style and comfort, creating an ideal space for relaxing and socializing. The centrepiece of the living area is a large modern sofa, supplying ample seating for you and your guests. It's positioned opposite a wall-mounted flat-screen television, offering an entertainment hub for movie nights or catching up on your favourite shows. The living area benefits from an abundance of natural light thanks to the patio doors, which lead to the pool deck allowing daylight to flood the room. The high ceilings further contribute to the sense of openness and spaciousness in the living area, making it feel even more comfortable and airy.

Behind the sofa is a rustic but modern dining table that comfortably seats ten guests situated conveniently beside the kitchen. The kitchen is modern, stylish and functional. It has floor-to-ceiling modern units, a spacious American-style fridge freezer and benefits from a breakfast bar with three stools, perfect for grabbing a quick sandwich or coffee. The open concept of the fully equipped kitchen encourages conversation and interaction between the cook and other guests making the whole experience more enjoyable, whether it's a casual gathering or a more formal dinner.

The bedrooms are found on the first floor, which is reached by an internal staircase within the living area. All bedrooms enjoy ensuite bathrooms, individually controlled air conditioning and a TV. Two of the bedrooms have king-sized beds, and two have queen-sized beds. In one of the bedrooms, there is a convertible sofa bed that can comfortably fit two extra guests. The ensuite bathrooms are spacious and feature wet room-style walk-in showers with refreshing rainfall showerheads. They each have a vanity unit with a basin



and storage below for toiletries, further wall-mounted storage and a WC.

The outside of the property is truly spectacular, boasting a breathtaking and unique extra-large swimming pool. The pool's design is nothing short of remarkable, as it gives the illusion of a hanging pool terrace, an unusual feature that will supply many happy cocktail hours. The pool area is complemented by well-designed landscaping and comfortable sun loungers. A large grassed area houses a well-equipped playground with a climbing frame, swing, trampoline and table tennis. A fully covered terrace next to the pool features a barbecue, a large rustic wooden dining table and a television. What better way to spend balmy evenings in the company of friends or family while the kids play in the playground next door

Overall, the outside of the property, with its spectacular hanging pool terrace, epitomizes modern luxury and architectural innovation. It offers an extraordinary and refreshing escape, where one can revel in the beauty of the surroundings while enjoying the bliss of an exceptional swimming experience.

## Facilities

Villa/House • Modern • Private Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • BBQ • Coffee Machine • All Bedrooms En-Suite • Satellite TV • TV • Gym/Fitness Room • Outdoor Games • Table Tennis • Cot(s) • High Chair(s) • Toys • Fenced Grounds • Parking Space • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Ground Floor

- Fully equipped kitchen
- Open-concept living and dining room
- Fitness room with treadmill, a stationary bicycle and weights
- Guest WC

## First Floor

- Two double bedrooms with queen sized beds and en-suite shower room
- Two double bedrooms with king sized beds and en-suite shower room

## Outside Grounds

- Large swimming pool
- Outdoor shower
- Hanging pool terrace
- Fully covered terrace with barbecue facilities, a large wooden dining table and a TV
- Fenced children's playground

## Additional Facilities

- Air conditioning
- Satellite TV with Netflix
- Coffee machine
- Washing machine
- Iron & ironing board
- Trampoline
- Ping pong table
- Double sofa bed
- Baby cot & highchair
- Secure parking





## Location & Local Information

Bird watchers and nature lovers will enjoy the proximity of Villa Zoey to the Vrana Lake Ornithological Reserve. The biggest natural lake in Croatia, this rare wetland habitat is home to birds, reptiles, amphibians, fish and insects.

The nearest beach is just over 7 kilometres away and is located in Pakostane, known as Pine Beach, thanks to the picturesque pine forest that supplies a welcome shaded area for escaping the summer heat. With beautiful sandy beaches and crystal-clear seas, the area offers a wide range of activities to enjoy, such as kayaking, paddle boarding and windsurfing. What makes this area truly unique is the ecological approach to tourism. The area promotes sustainable practices and environmental conservation making it an eco-friendly choice.

Fifteen minutes from Vrana is the charming coastal village of Drage, again, it is popular thanks to the crystal-clear waters and beach perfect for swimming and snorkelling. You can get a boat from Drage to explore the Kornati National Park, with its stunning archipelago of islands. Covering an area of approximately 320 square kilometres of the Adriatic Sea, it consists of over 140 uninhabited islands, islets and rocks. You are sure to be treated to breathtaking scenery, limestone cliffs, and rocky shores. The waters surrounding the Kornati islands are teeming with marine life making it a popular destination for diving and snorkelling enthusiasts. Underwater caves, reefs and shipwrecks add to the excitement of exploring this unique underwater world.

The city of Zadar is less than an hour away. A historic city, it is the oldest continuously inhabited city in Croatia, boasting a rich history dating back to ancient times. A unique blend of old-world charm and modern attractions, it is worth visiting. One of the city's most famous modern and iconic attractions is the Sea Organ. Built into the city's waterfront promenade, it makes the most mesmerising sounds through the movement of the sea's waves and wind. No visit to Zadar would be complete without experiencing it. Another installation on the waterfront is the Sun Salutation. A large circle of solar panels that collects energy from the sun all day and creates a stunning light display at night to go with the Sea Organ's haunting sounds. Old town Zadar is a labyrinth of narrow cobbled streets, ancient squares and historic buildings. A stroll through this area gives you a glimpse of the city's rich past and allows you to explore architectural wonders such as the Roman Forum, St. Donatus Church and the Cathedral of St. Anastasia.



## Local Amenities

Nearest Airport

**Zadar**  
**(35.5km)**

Nearest Town	<b>Biograd na Moru (12.5km)</b>
Nearest City	<b>Zadar (49km)</b>
Nearest Beach	<b>Plaža Dražica (13km)</b>
Nearest Supermarket	<b>Maxi Konzum (2km)</b>

## What we love

- We love the spacious and inviting open-plan living area, breathtaking swimming pool, well-equipped gym and generous-sized playground that Villa Zoey offers.
- Perfect for families, couples or friends sharing.
- Close to Croatia's largest natural lake and Ornithological Reserve, Villa Zoey is less than an hour from the historic town of Zadar.
- Its proximity to beautiful local beaches and attractions like Kornati National Park adds to the appeal of this stunning villa.

## What you should know...

- Villa Zoey is approximately 36 kilometres from the nearest airport.
- Many Croatian beaches are pebbled, and we recommend that you have good beach shoes.
- Although Villa Zoey has everything you need to enjoy a peaceful and relaxing holiday, we recommend hiring a car to explore the entire area.

# 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. All other durations on request.
- Changeover day: Sunday from 14.07 to 16.09. Flexible during all other periods.
- Pets welcome?: On request only and with prior agreement with the owner. A maximum of 2 pets are welcome free of charge.
- 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.