

# Villa Elliana

Region: Rogoznica Sleeps: 8

## Overview

The spectacular Villa Elliana is nestled in the picturesque cove of Dvornica Bay, on the Dalmatian coast. Known for its stunning natural beauty, clear blue waters, rocky shores and lush greenery, the bay provides a tranquil and serene setting making it an ideal spot for relaxation and enjoying the breathtaking views of the Adriatic Sea. Newly renovated, with four bedrooms, four bathrooms and private pool, and media room, this beautiful, fully air-conditioned villa is spread over three floors and is the ideal base for families, friends and couples sharing to explore nearby Rogoznica, Sibenik and the historic UNESCO town of Trogir.

You will find an open-plan living and dining area on the ground floor. Tastefully furnished with a large comfortable sofa opposite a wall-mounted flat-screen television and coffee table, it enjoys breathtaking views of the pool deck and the Adriatic Sea.

The dining area is beside the kitchen and has a table that comfortably seats eight people, and is the perfect spot to socialise and enjoy long, lazy dinners. The well-equipped kitchen is spacious and light and has sleek modern floor-to-ceiling work units and plenty of work surfaces to prepare anything from the simplest breakfast to a gourmet dinner. A window opposite the sink offers views of the sea. There is also a breakfast bar with two stools, making it a wonderful place to enjoy a quick snack or coffee. The ground floor also boasts a media room with a comfortable sofa, super-sized wall-mounted flat-screen television and a PlayStation 5. The first of the family bathrooms can also be found on the ground floor. Spacious and fully tiled, it has a wet room style shower with a refreshing rainfall shower head, a vanity unit with basin and storage beneath and a WC.

Moving to the first floor, you will find three fully air-conditioned bedrooms. Bedroom one is the master with an ensuite bathroom. Tastefully decorated in soft tones, it is furnished with a king-sized bed, television and enjoys access to a terrace with stunning sea and pool views. The ensuite bathroom has a walk-in shower, vanity unit with two basins and WC. There is also a built-in wardrobe with plenty of storage. Bedroom two is tastefully decorated in similar soft tones and is furnished with a king-sized bed, wardrobes and television. It too, enjoys stunning views of the Adriatic Sea and swimming pool deck. Bedroom three is furnished with a king-sized bed, television, and a window that offers views of the neighbourhood. Also on this floor is family bathroom



two with a walk-in shower, vanity unit with basin and WC.

On the second floor, you will find the fourth bedroom, another family bathroom and a small kitchenette/laundry room with a washing machine, dryer and ironing facilities. Bedroom four has a king-sized bed, television and a window offering neighbourhood views. Family bathroom three has a walk-in shower, vanity unit, basin, and WC.

Outside the property is the magnificent pool deck. Accessed from the living area, it boasts a chlorine-free hydromassage pool, sun beds and parasols. There is also a covered dining area for eight people with a charcoal barbecue with direct access to the living area. The surrounding garden is filled with Mediterranean plants and aromatic herbs to enhance your Croatian culinary experience!

On the second floor is a separate sun terrace with a whirlpool jacuzzi, lounge corner, sunbeds, deckchairs and parasol. The sea views from this terrace are excellent, and the sound of the crickets and the lapping of the waves will have a truly relaxing effect as you sit with a cocktail watching the sun go down.

## Facilities

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

# Interior & Grounds

## Ground Floor

- Fully equipped kitchen
- Spacious living and dining area
- Media room (7.6sqm) with a sofa, a TV and PlayStation
- Family bathroom (5sqm) with a shower

## First Floor

- Bedroom with a king size bed (180cm x 200cm) and en-suite shower room
- Bedroom with a king size bed (180cm x 200cm) and a balcony
- Bedroom with a king size bed (180cm x 200cm)
- Family bathroom (5sqm) with a shower

## Second Floor

- Bedroom with a king size bed (180cm x 200cm)
- Family bathroom (5sqm) with a shower
- Kitchenette
- Terrace (40sqm) with a Whirlpool for 6 people, a lounge corner, two deck chairs and sun-umbrella

## Outside Grounds

- Private swimming pool (7.7m x 4.4m) with a Hydromassage and a Salt electrolysis water treatment
- Sundeck area overlooking the Adriatic sea with 6 sunbeds, 2 sun-umbrellas.
- Covered outdoor dining area for 8 people
- Charcoal barbecue

## Additional Facilities

- Air conditioning
- Wi-fi
- Television
- PlayStation 5
- Safe
- Bluetooth connections
- Washing machine
- Dryer
- Ironing amenities
- Hair Dryer
- Julius capsule coffee maker
- Secured parking with a video surveillance system
- Baby cot
- Highchair





## Location & Local Information

Villa Elliana is located ten minutes from the charming coastal town of Rogoznica. It is a popular destination known for its crystal clear waters, beautiful beaches, and a vibrant marina. With a rich history and quaint streets, you will find plenty to explore.

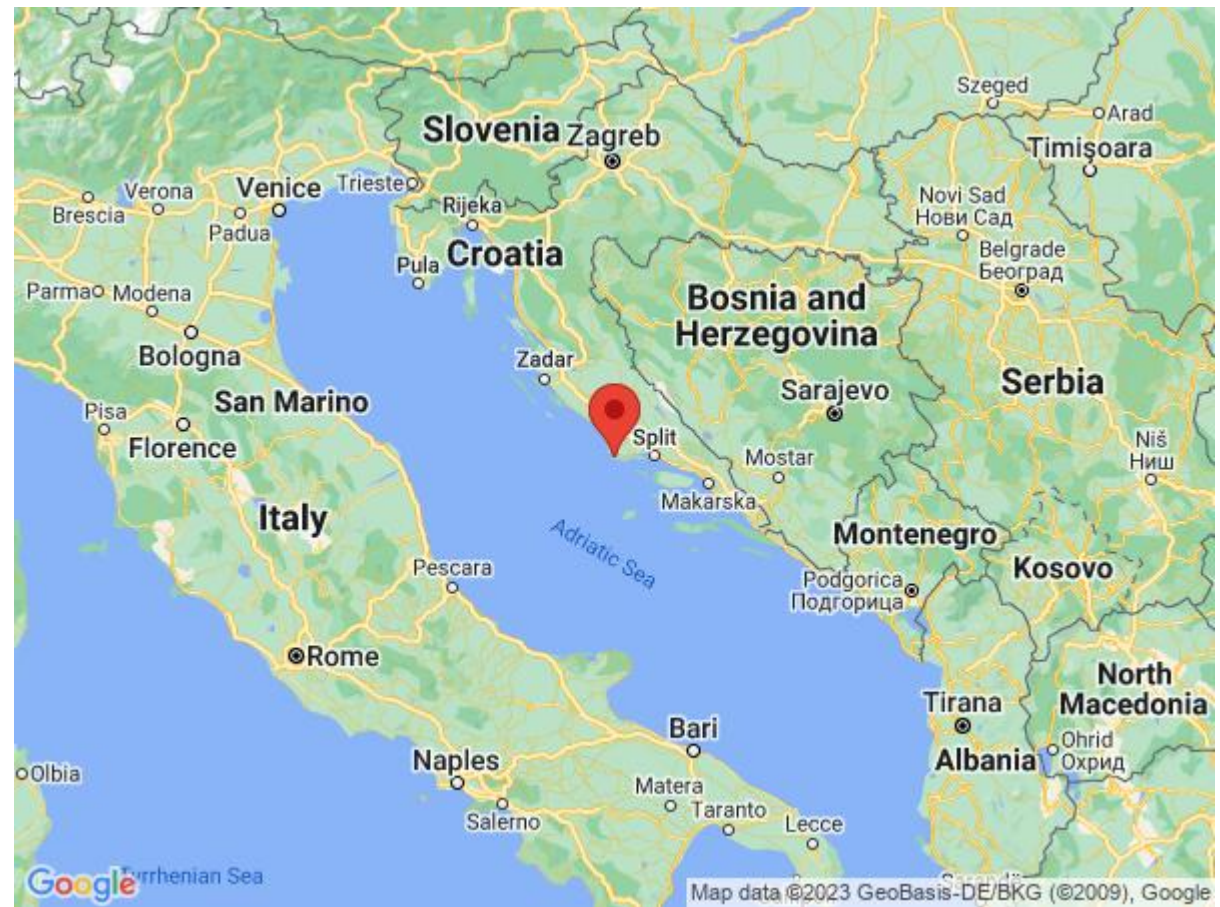
Why not visit the Dragon's Eye? This popular attraction is a saltwater, oval-shaped lake on the Gradina peninsula. Cliffs ranging anywhere from 4 to 24 metres tower flank the lake. According to legend, two brothers were fighting over land ownership. One brother tricked the other, who then, in revenge, conjured a curse and turned the land into the lake, which was home to a merciless dragon. Here you can take part in some adrenaline-fuelled activities, including cliff diving.

Or, perhaps you would like to visit The Museum in the Sea? In January of 1942, an Italian transport ship called Nuncio was brought down by a British submarine between the Mulo lighthouse and the island of Velika Smokvica. The wreck was discovered in 2008, prompting the area to be named Museum in the Sea. Diving is allowed in these waters and is a perfect activity for experienced divers.

Villa Elliana is about half an hour's drive from the historic coastal UNESCO town of Trogir. This is a place well worth visiting as it 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 built 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. 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 naturally rocky terrain. Possibly not the best place to sunbathe, but perfect for those who love to swim, jump and dive!

## Local Amenities

Nearest Airport	<b>Split Airport (32km)</b>
Nearest City	<b>Split (52km)</b>
Nearest Beach	<b>Walking distance</b>
Nearest Supermarket	<b>Mini market (2km)</b>

## What we love

- We adore the breathtaking location of Villa Eliana, situated in the picturesque cove of Dvornica Bay on the Dalmatian coast, offering stunning natural beauty, clear blue waters and lush greenery.
- With modern and tasteful furnishings, fully air-conditioned rooms and sleek amenities, Villa Eliana is a perfect base for families, friends and couples.
- Located near popular attractions like Rogznica, Sibenik, and the historical UNESCO town of Trogir, Villa Elliana is an ideal base for exploration and adventure in Croatia, where you can enjoy a rich history and beautiful beaches.

## What you should know...

- Many Croatian beaches are pebbled, and we recommend you pack sturdy beach shoes.
- Villa Eliana is close to a mini market, restaurant and beach. The nearest pharmacy, doctor and bank are located in Rogoznica, 10 kilometres away.
- The nearest airport is 31 kilometres away.

# Terms & Conditions

- Security deposit: €400 charged to client's credit card before arrival and refunded two weeks after 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 from 01.06 to 20.09.  
5 nights during all other periods.
- End of stay cleaning included?: Saturday from 22.06 to 09.09.  
Flexible during all other periods.
- 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.