

Villa Zmijavci

Region: Imotski Sleeps: 12

Overview

Nestled in the picturesque Dalmatian village of Zmijavci (from which the villa takes its name), Villa Zmijavci beckons guests to an opulent retreat, offering an exquisite blend of comfort, elegance, and enchanting surroundings. This splendid 6-bedroom villa, designed to accommodate up to 12 guests, promises an unforgettable holiday experience.

Upon entering the villa, guests are greeted by a spacious, inviting living area adorned with stylish furnishings and tasteful decor. The open-plan design seamlessly connects the living space to the fully equipped kitchen, creating a harmonious environment for socialising and culinary adventures. Floor-to-ceiling windows bathe the interior in natural light, providing a warm and welcoming ambience throughout.

Culinary enthusiasts will revel in the kitchen's state-of-the-art appliances and ample counter space, ensuring every meal, whether it's tossing together a summer salad or a holiday feast for family and friends, will run as smoothly as the breeze coming in off the terrace.

The villa boasts six thoughtfully appointed bedrooms, each uniquely designed to provide a haven of tranquillity for its occupants. The master suite, with its plush king-sized bed, exudes opulence and offers a private retreat with an ensuite bathroom, ensuring a perfect blend of comfort and privacy. The room's private balcony has stunning views of the Imotski Valley. All five other bedrooms also boast king-sized beds and ensembles, each with unique character, styling and charming invitations to rest and rejuvenate.

On the lower floor, guests will also find a cool games room featuring a sofa, Playstation 4, combo games table, and a range of fitness equipment, including a treadmill, yoga mats, weights and rollers. But despite these opulent creature comforts, the villa's outdoor spaces encourage guests to spoil themselves. Most sparkling is the heated infinity pool, stunning terrace, al fresco dining areas and sun loungers. But the features don't stop there. A rooftop terrace reveals a jacuzzi, Finnish sauna, al fresco lounge area, WC and outdoor shower.

Whether you're exploring the local attractions or simply unwinding by the pool, this villa promises an idyllic escape in the heart of Croatia. With its spacious layout, tasteful decor, and prime location, Villa Zmijavci is the epitome of



luxury and relaxation, making it the perfect destination for your next holiday.

Facilities

Villa/House • Private Pool • Heated Pool • Saltwater Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • TV • Sauna/Steam • Gym/Fitness Room • Games Room • Table Tennis • Heating • Cot(s) • High Chair(s) • Parking Space • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Lower Ground Floor (parking level)

- Games room with sofa, a PlayStation 4 and a multi combo game table
- Family Bathroom with a bathtub
- Bedroom with a king-size bed, TV and en-suite bathroom with a shower
- Bedroom with a king-size bed, TV
- Laundry room with a washing machine, dryer and ironing amenities

Ground Floor

- Fully equipped kitchen
- Open plan living and dining area
- Three bedrooms with a king-size bed, TV's and en-suite bathrooms with a shower, 2 with balconies
- Guest WC

Apartment (lower ground level)

- Fully equipped kitchen
- Living area
- Bedroom with a king-size bed, TV
- Family Bathroom with a shower.

Rooftop

- Sun deck with a Hot-Tub
- Finnish sauna
- Shaded lounge corner
- Outdoor shower and a separate toilet

Exterior (ground floor level)

- Private heated swimming pool with salt electrolysis system and with hydro massage
- Six sun loungers and a Baldachin bed for two people
- covered outdoor dining area
- Charcoal barbecue

Additional Facilities

- Air conditioning
- Wi-fi
- Safe
- Heating
- Satellite Cable
- Stereo
- Game Console
- Dishwasher
- Wine cooler



- Microwave oven
- Toaster
- Capsule coffee maker
- Highchair
- Baby cot
- Hair Dryer
- Treadmill, yoga mats, and some weights
- Outdoor Table tennis
- Secure parking x 6
- Fire extinguisher
- Parasol
- Football table

Location & Local Information

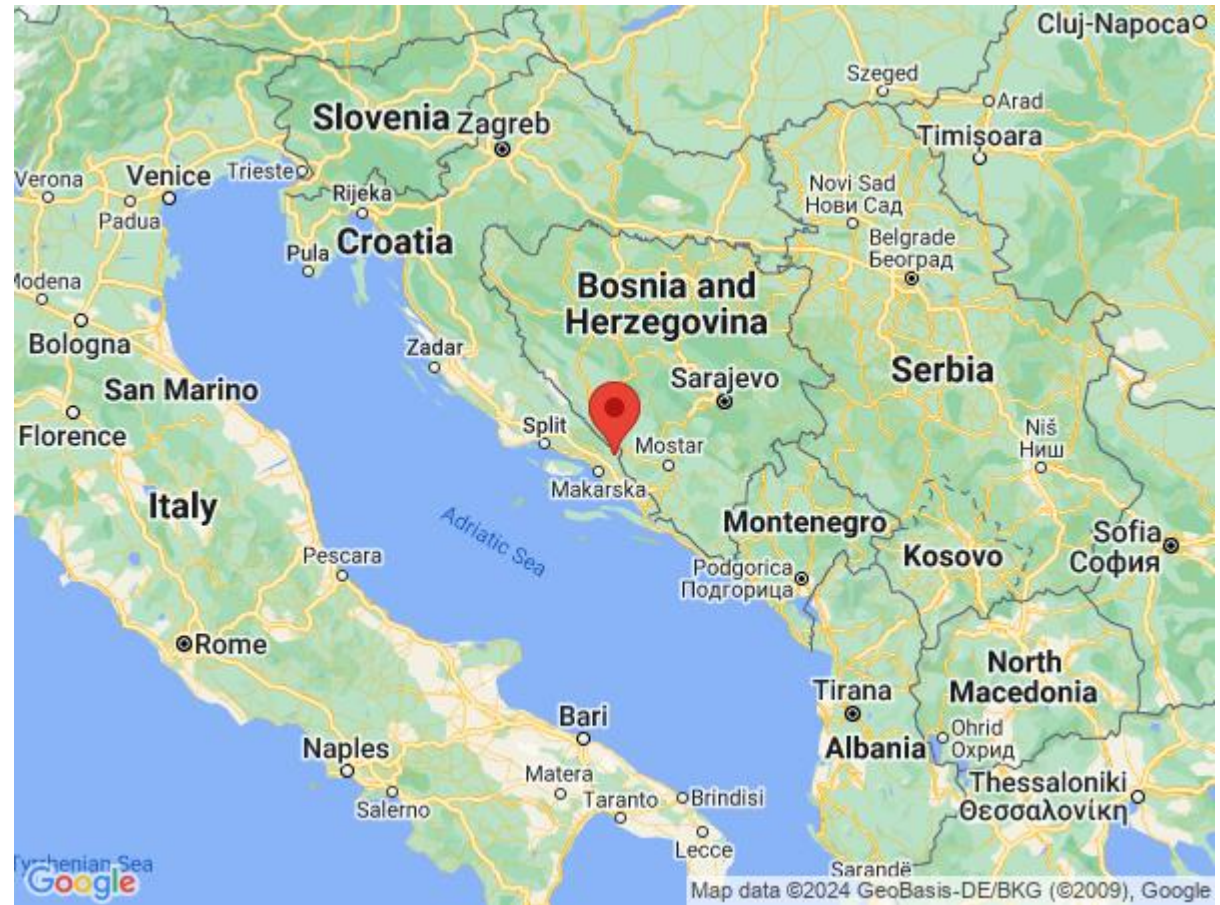
Villa Zmijavci is ideally situated in the Dalmatian hinterland near the mesmerising Blue and Red Lakes and the historic town of Imotski, ensuring a myriad of cultural and recreational activities to suit every taste. Shielded by the protective Biokovo Mountain, the town of Zmijaci is an authentic experience of Dalmatian village life and provides all the essentials close at hand, including supermarkets, restaurants and cafes on charming narrow streets.

Near the border with Bosnia and Herzegovina can be found Red and Blue Lake, the latter boasting blue waters and the former taking its name from the red stones surrounding it. The Blue Lake can be reached on foot and is a fantastic spot for a swim. Every few years, when drought dries up the lake, it becomes a famously impermanent football pitch for the locals. The Red Lake is one of the deepest in Europe and is shrouded in mystery. This is mainly because the lake is virtually unreachable without high-quality mountaineering equipment, but as a view to behold, it is entirely worth the trip.

The charming port of Baska Voda on the Makarska Riviera (30-minute drive) is the best place to dip your toes in the Adriatic Sea. The area's beaches are a tad pebble-y, but Blue-Flag awarded and very family friendly. Take a walk along the promenade and dine at one of the fabulous seaside restaurants, such as Del Posto.

Nearby Split (60-minute drive) is the largest city in Dalmatia, a transport hub for surrounding islands, and a unique jewel on the Adriatic coast. The city's UNESCO-listed palace once belonging to Roman emperor Diocletian dates back more than 1,700 years and is a must see. Wander the palace's marble walkways or have an expert guide regale you with the palace's endless delights, from the Temple of Jupiter to the Palace cellars – all stunningly preserved from antiquity. For a great view of the city and its surrounds, climb the bell tower of the Cathedral of Saint Dominus in the heart of the palace – once the mausoleum for the emperor himself.

If Diocletian's Palace whets your historical whistle, the nearby Fortress of Klis and Salona Ruins are well worth a visit. The city of Trogir – or "museum town" as many know it – is famous for its historical monuments and cathedrals. The Split waterfront, known as the "Riva", is a spectacular promenade for tourists and locals alike. Take a seat, sip coffee or wine, and partake in what the locals call "fjaka" – the art of doing nothing.



Local Amenities

Nearest Airport

**Split Airport
(112km)**

Nearest Village	Zmijavci (Walking distance)
Nearest Beach	Baška Voda (29.5km)
Nearest Supermarket	Studenac Market (750m)

What we love

- This villa's private pool, Finnish sauna, jacuzzi and games room will make it hard to leave the house at all!
- Opulent bedroom comforts ensure this is a holiday for relaxation as well as adventure.
- Proximity to stunning local sights such as the Red & Blue Lakes, not to mention the Adriatic Coasts and jewels like Split, make this an all-purpose escape.

What you should know...

- The swimming pool is unfenced, so please be mindful of children at play.
- Villa Zmijavci has a rooftop with beautiful views, a sauna, a bar and a hot tub.
- There is a small shop within walking distance, as well as a few restaurants.
- We recommend hiring a car in order to make the most of the beautiful Imostki region.

Terms & Conditions

- Security deposit: €700 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.
- 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 01.09 to 20.09.
5 nights during all other periods.
- Changeover day: Flexible
- Pets welcome?: Not allowed.
- 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.