

# Villa Ambroz

Region: Hvar Sleeps: 6

## Overview

Sitting on the breathtaking coastline of the island of Hvar, Villa Ambroz is a wonderful choice for those looking to explore both the quieter areas and the bustling towns Croatia offers.

Villa Ambroz is a picturesque retreat with breathtaking panoramic sea views and proximity to the nearest beach. Nestled in a peaceful area surrounded by olive groves and woods, this off-grid villa spans three floors and includes a separate one-bedroom dwelling on the grounds, accommodating up to six guests, with an additional sofa bed for extra space.

Embracing sustainability, the house relies on solar panels for power and a wood-fired heating system for warmth in cooler months. Despite its rural setting, Villa Ambroz provides modern amenities such as WI-FI, TV, and Bluetooth speakers.

The ground floor serves as the heart of the home, featuring an open-plan layout with a living space, complete with sofas, a satellite TV, and a fireplace, as well as a well-equipped kitchen and a dining table for six. The seamless connection to the garden invites indoor-outdoor living. Ascending to the next level reveals a charming room with a double bed, a seating area, a TV, and an en-suite shower room. On the top floor, a delightful attic room awaits, boasting a double bed, a balcony with stunning views, and an en-suite shower room.

For added privacy, a hidden gem awaits in a garden pavilion within the olive groves—a one-bedroom apartment with a bedroom, bathroom, and a living space featuring a sofa, table, chairs, and a kitchenette—an ideal space for grandparents or couples seeking seclusion.

Outdoors, the villa's garden unfolds as a serene haven, featuring a private pool, a summer kitchen for al-fresco cooking, and a dining terrace for enjoying meals amid nature's beauty. Built-in seating areas and sun loungers invite relaxation, creating the perfect setting for unwinding with a good book or soaking up the Mediterranean sun. Villa Ambroz captures the essence of a tranquil and sustainable retreat, offering a harmonious blend of modern comforts and natural beauty on the Croatian island of Hvar.

The nearest beach to the home is a mere 100m away; this is a picturesque



and peaceful cove which you may even have to yourself. This is just one of many beaches in this area and you can find everything from wild bays, to elegant beach clubs with bars and sun loungers.

When you wish to pick up some groceries or fancy dining out, you have a wealth of villages and towns within driving distance. The house lies between two villages; Milna and Zora?e which each offer their own amenities, while the island's capital Hvar is also really close as it is just 4km away. Hvar is packed with shops, cafes, restaurants and historic attractions, so you will wish to visit a number of times

## Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • BBQ • Coffee Machine • Hairdryer • TV • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Ground Floor

- Fully equipped brick kitchen with a fireplace
- Open plan living and dining area
- Guest WC

### First Floor

- Bedroom with double bed and en-suite bathroom

### Attic

- Bedroom with double bed and en-suite bathroom

### Garden Pavilion

- A small kitchen with a fridge
- Living area with sofa and table
- Gallery with double bed
- Bathroom

### Exterior

- Private swimming pool
- Pool terrace with sun loungers
- Outdoor shower
- Garden with deck chairs
- Covered outdoor dining and lounge area
- Summer kitchen with traditional barbecue and pizza/bread oven
- Mediterranean garden and olive grove

### Additional Facilities

- Wifi
- Coffee machine
- Blender with juicer
- Wood-fired central heating system
- Sofa bed
- LCD TV with satellite programs
- Stereo mini HI-FI
- Baby cot
- Highchair
- Hairdryer



## Location & Local Information

Embark on a dreamy holiday to the Croatian island of Hvar, where the beachfront bliss of Villa Ambroz awaits in a tranquil cove between the charming villages of Milna and Zora?e. This idyllic setting ensures a perfect blend of serene coastal living and the authentic charm of local island life.

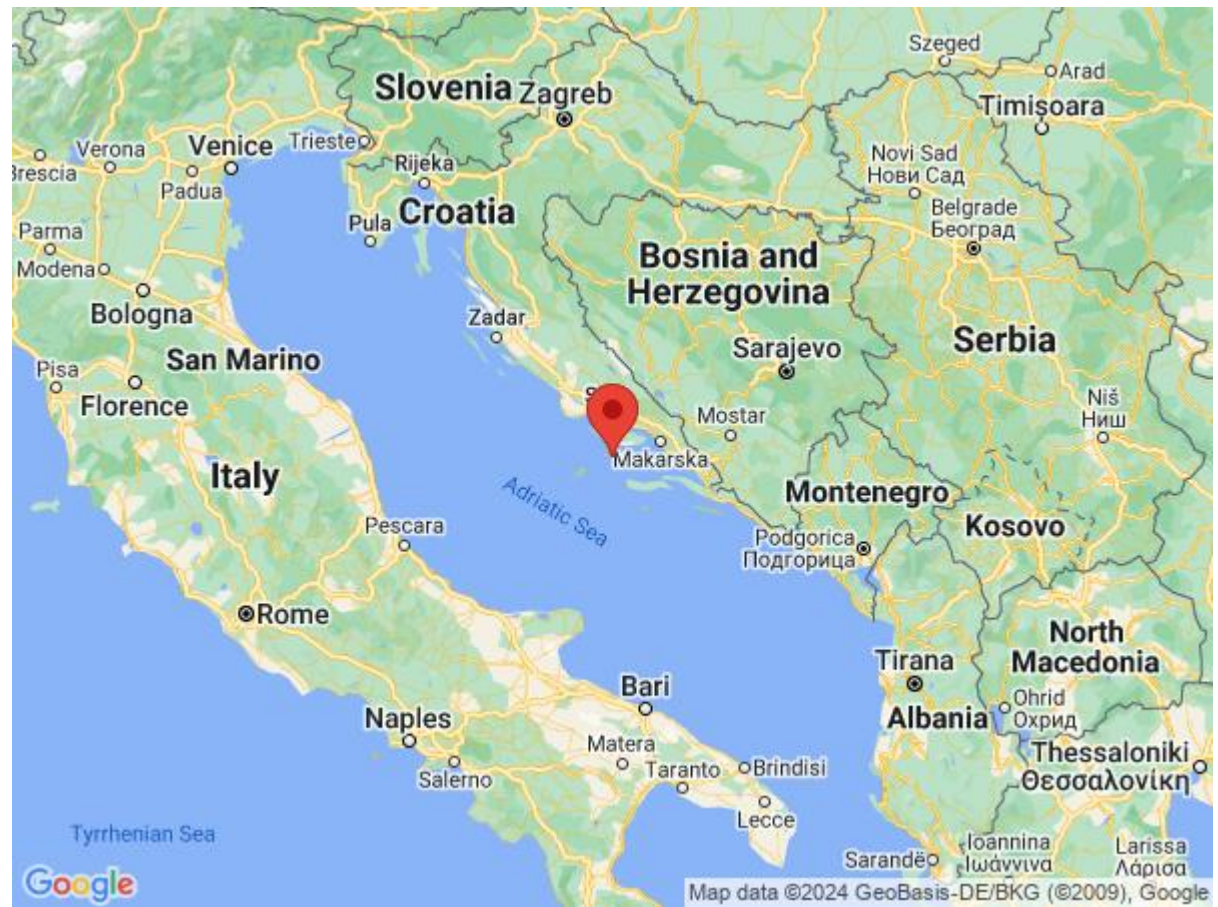
Milna and Zora?e, each with its unique character, offer a glimpse into the island's culture and history. Milna, known for its picturesque harbour, exudes a laid-back atmosphere. Stroll along the waterfront promenade, dotted with seafood restaurants and cafes, and witness the colourful fishing boats bobbing in the gentle waves. Zora?e, on the other hand, boasts scenic landscapes and secluded coves, providing a serene escape for those seeking solitude and natural beauty.

Just 4 kilometres away lies the vibrant heart of Hvar, the island's main town. Hvar Town is a treasure trove of historic landmarks, lively squares, and charming streets lined with shops and restaurants. The iconic Hvar Fortress overlooks the town, offering panoramic views of the Adriatic. Explore the intricate network of narrow alleys in the Old Town, discover architectural gems like the Cathedral of St. Stephen, and unwind in the bustling St. Stephen's Square, a hub of cultural and social activity.

Hvar Town also boasts a vibrant nightlife, with numerous bars and clubs contributing to the island's reputation as a party destination. Indulge in local cuisine at waterfront restaurants, savouring fresh seafood and Dalmatian specialities. The town's lively atmosphere, combined with its rich history, creates a captivating experience for every visitor.

For practical conveniences and additional exploration, Villa Ambroz is strategically located 10 kilometres from the ferry port and shopping centre in Stari Grad. Stari Grad, one of the island's oldest towns, is steeped in history, featuring well-preserved Greek and Roman influences. Explore its charming streets, visit the Tvrđalj Castle, and enjoy the bustling ambience of its lively waterfront.

In essence, a holiday to Hvar, anchored by the coastal serenity of Villa Ambroz, promises an immersive experience, blending the tranquillity of secluded coves, the charm of picturesque villages, and the vibrant energy of Hvar Town's cultural and social scene. Whether basking in the sun on the villa's beachfront or exploring the island's diverse offerings, Hvar invites you to create lasting memories in the heart of the Adriatic.



## Local Amenities

Nearest Airport	<b>Split (via ferry)</b> <b>(80km)</b>
Nearest Ferry Port	<b>Stari Grad</b> <b>(16.5km)</b>
Nearest Town/City	<b>Hvar</b> <b>(10km)</b>
Nearest Beach	<b>Plaza Pascuka</b> <b>(Walking distance)</b>

## What we love

- Villa Ambroz enjoys an incredible setting, just 100m away from the nearest peaceful beach
- This beautifully designed three storey home is the perfect retreat for a group of six guests
- As you step outside you will find a stunning garden with a covered dining terrace and an inviting swimming pool
- With the nearest beach just a short walk away, plus the villages of Milna and Zora?e close by, you will have all you need near to the villa. When you wish to explore a larger town, the island's capital Hvar is just 4km away!

## What you should know...

- This home is not air conditioned though the stone walls and the ceiling fans will keep you comfortable
- The house is off-grid so is powered by solar energy and heated with a wood-fired heating system
- One of the bedrooms is located in a separate dwelling within the garden which offers privacy for the guests
- As the house sits within expansive olive groves in a quiet area, a car is recommended and you are able to park on site
- The attic room has sloping ceilings and beams that guests should be aware of

# Terms & Conditions

- Security deposit: €400 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 2.00 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?: Extra 120€ , paid locally. 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 garbage 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: Saturday or Sunday. All other changeover days on request.
- 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.
- Other Ts and Cs: The house is remote and not connected to the electricity network, so electricity and hot water are obtained from solar panels.