

# Villa Minuty

Region: Primosten **Sleeps: 10 - 11**

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## Overview



Villa Minuty is a magnificent three-storey retreat, perched strategically to offer breathtaking panoramic views over the azure expanse of the Adriatic Sea. This spacious haven is tailor-made for larger groups seeking a peaceful escape, where the luxurious setting harmonises with the serenity of its surroundings.

Spanning three floors, the villa seamlessly connects with its outdoor spaces, providing access to lawns, poolside lounging areas, and balconies from every storey. The home's interiors exude elegance reminiscent of a boutique hotel, yet with the exclusive privacy of a holiday rental. Practicality meets sophistication as the villa is equipped with modern amenities, from WI-FI to a fitness room for the health-conscious traveller.

The focal point of Villa Minuty is its ground floor, where a vast open-plan living space beckons with sliding doors that blur the boundary between the indoors and the garden. Soft white tones and wooden accents create a soothing colour palette, allowing the mesmerising sea views to take centre stage. This inviting space features large, plush sofas, a Smart TV, and a formal dining table. The modern kitchen, fully equipped with essential appliances, offers the convenience of indoor cooking, or alternatively, one can enjoy culinary endeavours poolside using the summer kitchen.

For moments of rest, the villa boasts five bedrooms, each exuding comfort and style. Two bedrooms on the lower ground floor open onto a lawned area with sea views and outdoor sofas, while two more on the first-floor offer balconies. The master suite dazzles with a sun-drenched balcony, a king-sized bed, a sitting area with a TV, and an en-suite bathroom with a walk-in shower.

The outdoor spaces are equally enchanting, with each level providing various outdoor retreats, including balconies and a stunning private pool that is heated for year-round enjoyment. Outdoor living extends to covered terraces, perfect for family meals under the Mediterranean sky.

Within a mere 100 meters, a pretty pebbled cove awaits, offering clear seas for swimming and sunbathing. Nearby, a family-run restaurant and numerous walking trails await you. For a broader range of amenities and historic attractions, the charming town of Primošten is conveniently located just 8km away.

## Facilities

Villa/House • Private Pool • Heated Pool • Beach Nearby • Ideal for Kids  
• Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to  
Village • Walk to Restaurant • <1hr to Airport • Laptop Friendly Workspace  
• BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave •  
Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite  
• Smart TV • Sauna/Steam • Gym/Fitness Room • Wine Cellar • Cot(s)  
• High Chair(s) • Parking Space • Garage • Seaview • Tennis Nearby •  
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages • Seafront

# Interior & Grounds

## The Villa

### Interior

- Open plan living, kitchen, dining area
- Fully equipped kitchen
- Sauna
- Gym
- Bedroom 1 - Master bedroom with double bed, walk-in wardrobe, en-suite bathroom, balcony, sea view (first floor)
- Bedroom 2 - Double bed, en-suite bathroom, balcony, sea view (first floor)
- Bedroom 3 - Double bed, en-suite bathroom, balcony, sea view (first floor)
- Bedroom 4 - Double bed, en-suite bathroom, sea view, access to garden (lower ground floor)
- Bedroom 5 - Double bed, en-suite bathroom, sea view, access to garden (lower ground floor)

### Exterior

- Private heated swimming pool
- Sunbeds
- Seating area
- Covered dining area
- Summer kitchen
- Garden

### Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- Smart TV
- Netflix
- Apple TV
- Dishwasher
- Microwave
- Coffee machine
- Blender
- Ice maker
- Juicer
- Washing machine
- Dryer
- Drying rack
- Iron & board
- Safe
- Hairdryer
- Toiletries
- SUP



- Fitness equipment
- Highchair
- Cot
- Garage
- Barbecue
- Speakers



## Location & Local Information

Embarking on a holiday to Croatia promises an enchanting experience, particularly when choosing to stay at the exquisite Villa Minuty nestled in the picturesque village of Bilo. This charming home boasts stunning sea views, providing a tranquil escape for those seeking relaxation and natural beauty.

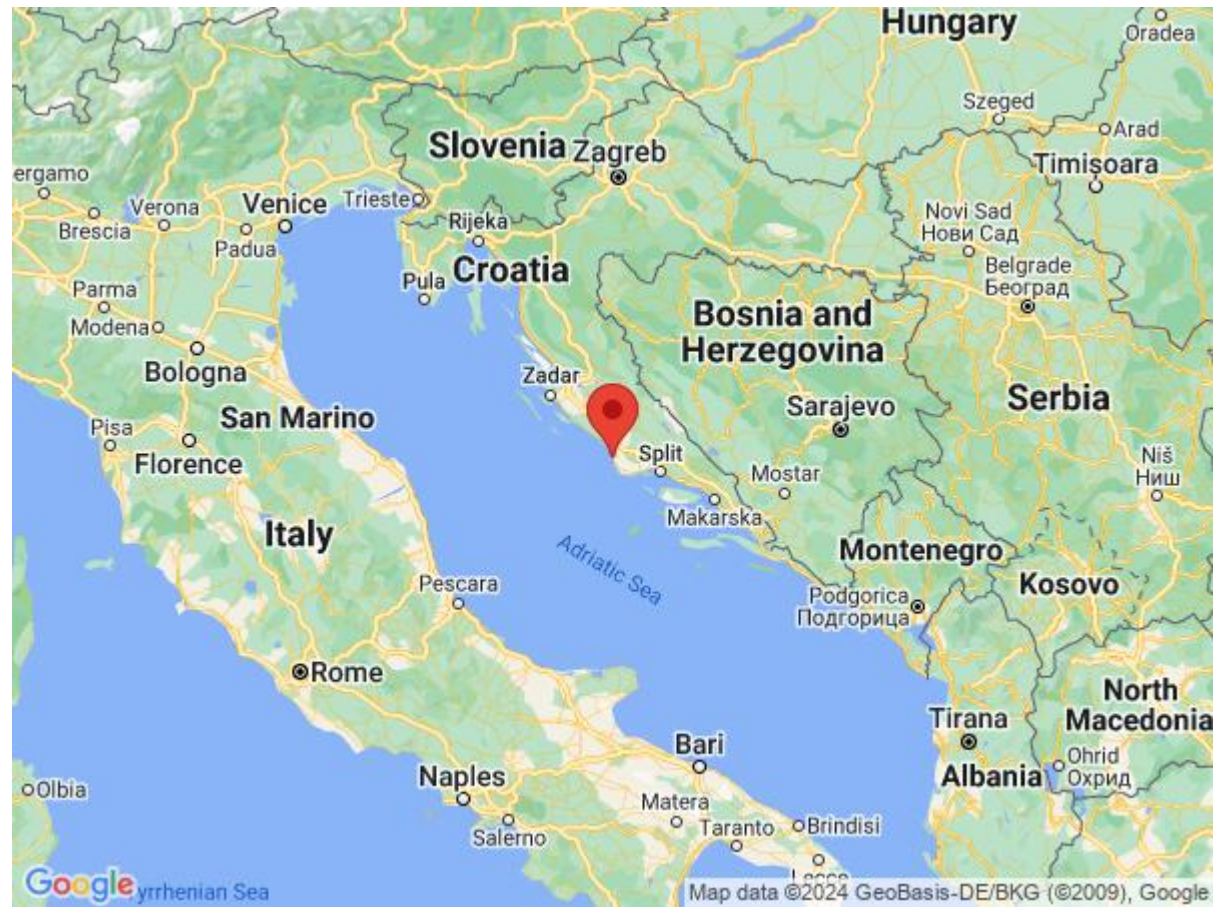
Although quaint and serene, the village of Bilo offers a unique charm with pristine beaches that beckon for sun-soaked days and refreshing swims in the crystal-clear Adriatic waters. The absence of shops and restaurants in the immediate vicinity adds to the secluded feel, allowing guests to immerse themselves in the peaceful ambiance of Villa Minuty fully. For daily necessities, a short drive to the nearby Beach Rti?, lined with a handful of restaurants, provides a convenient solution to dining needs.

For those seeking a livelier atmosphere and more extensive amenities, the vibrant town of Primošten is a mere 8km away. Here, a delightful fusion of historic charm and modern convenience awaits, offering a plethora of shopping options, diverse dining experiences, and cultural attractions. The narrow cobblestone streets of Primošten invite exploration, revealing a rich history through ancient architecture and charming local shops.

A highlight of the Croatian holiday experience is the abundance of outdoor activities available. The coastal walks surrounding Villa Minuty provide a perfect opportunity for leisurely strolls, allowing guests to soak in breathtaking views of the Adriatic coastline. The nearby pristine beaches offer a mix of relaxation and adventure, whether it's sunbathing on the golden sands or indulging in water sports.

Diving enthusiasts will find themselves captivated by the underwater wonders of the Adriatic Sea. With diving trips readily available, guests can explore vibrant marine life and discover hidden treasures beneath the surface.

In conclusion, a holiday at Villa Minuty in Bilo, Croatia, promises a perfect blend of tranquillity, natural beauty, and cultural exploration. Whether unwinding on pristine beaches, venturing into historical towns, or embarking on coastal walks, this idyllic retreat caters to diverse preferences, making it an unforgettable destination for those seeking an escape to the enchanting landscapes of Croatia.



## Local Amenities

Nearest Airport

**Split Airport  
(44.5 km )**

Nearest Ferry Port	<b>Split Ferry Port (66.4 km )</b>
Nearest Town	<b>Primosten (8 km)</b>
Nearest Supermarket	<b>Tommy Hipermarket (7.1 km )</b>
Nearest Tennis	<b>Tennis Centar Primosten (6.4 km )</b>
Nearest Beach	<b>Pebble Beach (30m )</b>

## What we love

- Guests can enjoy staggering views of the Adriatic Sea around the home and garden.
- Villa Minuty is a spacious, three-storey home that comfortably accommodates up to eleven guests.
- The on-site fitness room means you do not have to miss out on your workout unless you want to!
- The nearest beach and restaurant are under 100m from the villa, while the town of Primošten is 8km away and offers a wealth of attractions.

## What you should know...

- Due to the quiet setting, a car is needed when staying at Villa Minuty.
- The home can accommodate eleven guests, including a baby.
- Those with little ones should watch them carefully on the balconies and in the infinity pool.



# Terms & Conditions

- Security deposit: €1000 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 from end of May to mid September.  
5 nights all other dates.
- 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.