

# Podstrana • Split Riviera

## VILLA LOCATION AND SLEEPING CAPACITY

- **Location: Podstrana, Split, Split Riviera**
- **Category: \*\*\*\***
- **Renovated: 2013**
- **Total number of beds: 10**
- **Number of fixed beds: 9**
- **Number of additional beds: 1 (a sofa bed in a bedroom)**

## VILLA FACILITIES

- **4 bedrooms**
- **4 bathrooms (en suite)**
- **2 x toilet / utility area**
- **A separate toilet in the gym area**
- **2 kitchen / dining room areas**
- **Sitting room area**
- **Entertainment area (billiard and darts)**
- **Playground for kids (outdoor)**
- **2 balconies**
- **2 garden terraces**
- **Garden**
- **Gymnasium with boxing bag and gloves, and various equipment**
- **Pilates room**
- **Outdoor private pool (fresh water, heated) with jets for counter current swimming**
- **Outdoor table tennis**
- **Table soccer**
- **4 private parking spots**



The villa is a newly built modern villa with stunning sea view of Dalmatian islands and the city of Split. It is located in the lovely village of Podstrana, near a church 15 km from Split down town and 14 km from the town of Omis (rafting, pinball,...etc.).

It is just 320 m distant from the nearest beach and you can walk 6 km by the coast passing beautiful beaches, restaurants and café bars. The nearest night club and casino is 2,7 km while the nearest golf terrain (4-6 holes) is 4,3 km away.

From Podstrana you can travel by car to National park Krka and many coastal towns like Omis, Trogir, Baska Voda and Makarska in less than an hour.

The villa has an underground floor with a gymnasium with A/C and cable TV and a toilet.

On the ground floor there are 2 bedrooms with 2 en suite bathrooms, a toilet and a kitchen / dining room with an entertainment area. The first bedroom with Internet connection, A/C unit and 1 remote controller for external blinds has a mattress sized 200 cm x 210cm and it is connected with a bathroom with shower (120 cm x 90 cm), bidet, washbasin, WC and a hair dryer.

The second bedroom has 3 single beds (120 cm x 210 cm). This room with Internet connection, A/C unit, 2 remote controllers for external blinds can accommodate a disabled person in wheelchair with a caretaker (all by International standards with basic equipment to be installed on request). The en suite bathroom has a shower (120 cm x 90 cm), a bathtub, a bidet, a washbasin, a WC and a hair dryer.

On the ground floor are also a toilet / utility area with washbasin, WC, washing machine and a tumble dryer. The kitchen / dining room / entertainment area has a billiard table, darts, 2 A/C units, cable TV, PlayStation3®, and exit to 2 garden terraces (one of them of 36m2 and the other of 120 m2 with a heated swimming pool).

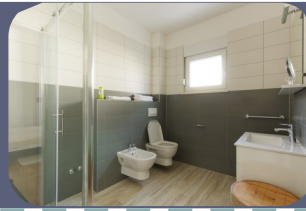
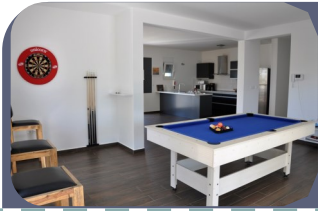
The first floor comprises 2 double bedrooms with 2 en suite bathrooms, a toilet / utility area and a kitchen / dining room / sitting room area. One double bedroom with Internet connection, A/C unit and 1 remote controller for external blinds has a mattress sized 200 cm x 210 cm and it is connected to a bathroom with shower (120 cm x 90 cm), bidet, washbasin, WC and a hair dryer. The other double bedroom has the same equipment and a bathroom with an additional bathtub. The toilet / utility area on the first floor has a washbasin, a WC, a washing machine, an iron, a cot and high chair for kids under 5 years of age. The kitchen / dining room / sitting room area has a cable TV, 2 A/C units and an exit to 2 balconies.

The outdoor area has a heated swimming pool (9.0 m x 4.0 m x 1.4 m) with jets for counter current swimming and an entrance with rail to help disabled people. The cleaning is fully automatic. There is an outdoor shower, garden furniture, sun beds, table tennis, outdoor fireplace and 4 private parking spots.

## Advantages of the location - distances:

Town centre:	15 km	Clinic:	600 m
Sea:	220 m	Bureau de Change:	2.7 km
Beach:	320 m	Petrol station:	6 km
Grocery shop:	580 m	Bus stop:	150 m
Pharmacy:	600 m	Ferry port:	15 km

*All distances written above are ground distances.*



## Villa details:

Surface area of the villa: 384 m<sup>2</sup>

Surface area of grounds: 806 m<sup>2</sup>

Pool size: 35 m<sup>2</sup> (9 x 4 x 1.4 m) (stepless entry with rail to help disabled people)

Sea view

## Villa equipment:

Wireless Internet connection, 3 TVs with independent cable channels, 2 x washing machines, 1 tumble dryer, Hi-Fi, DVD player, CD player, 4 x hair dryers, ironing board, iron, 9 A/C units, safe deposit box, 10 remote controllers for external blinds, billiard, table tennis, darts, poker set, table soccer, gymnasium with boxing bag and gloves + various gym equipment (treadmill, multifunctional station, exercise bike, etc.), Pilates room, garden furniture, sun beds, a hammock, outdoor fireplace for barbecue, outdoor children's entertainment area with swing and a slide, outdoor shower

## Kitchen equipment:

### Kitchen 1 (ground floor):

4-ring ceramic hob, oven, refrigerator (324 litres), freezer (99 litres), dishwasher, toaster, hood, kettle, espresso coffee machine, Nespresso machine, filter coffee machine, microwave oven, mixer, ice maker, fire blanket

### Kitchen 2 (first floor):

4-ring ceramic hob, dishwasher, toaster, oven, kettle, refrigerator / freezer, fire blanket

## Air conditioning details:

The villa is fully air conditioned with 9 independent A/C units. Every bedroom (4 bedrooms) is equipped with one unit. Both sitting areas are equipped with two units each. The last unit is located in the basement (gym area). Units in the bedrooms and the gym area are non inverter type. The units in the sitting area (4 units in total) are an inverter type with cooling and heating capabilities.

## Price includes:

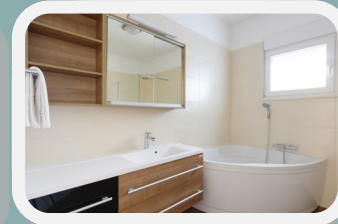
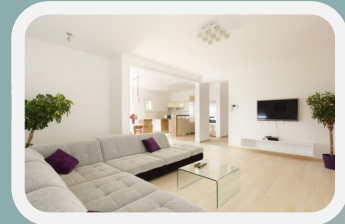
Daily rent / electricity / water / final cleaning / linen / towels / garden and pool maintenance / welcome basket

Paid cleaning frequency: initial and final

Towel change frequency: twice a week.

Linen change frequency: twice a week.

Tourist tax included in price.



## Bedrooms:

Double-bedded rooms: 3 (mattress size 200 x 210 cm)

Triple rooms: 1 (3 single beds with mattress sized 120 x 210 cm)

Additional sofa bed in a bedroom

Please note that the last 130 metres to the villa is a two-way street, but it's not wide enough for two vehicles.

## Bathrooms:

Bathroom 1 (ground floor): en suite, shower, washbasin, toilet, bidet, hair dryer

Bathroom 2 (ground floor): en suite, shower, bathtub, washbasin, toilet, bidet, hair dryer

Bathroom 3 (first floor): en suite, shower, washbasin, toilet, bidet, hair dryer

Bathroom 4 (first floor): en suite, shower, bathtub, washbasin, toilet, bidet, hair dryer

Separate toilet 1 (ground floor): washbasin, toilet, washing machine, tumble dryer

Separate toilet 2 (first floor): washbasin, toilet, washing machine

Separate toilet 3 (basement): washbasin, toilet, urinal

## Other information:

Minimum stay: 7 nights in July and August. For other periods, please enquire.

Day of arrival: Saturday in July and August. For other periods, please enquire.

Check in: from 16:00

Check out: by 10:00

Staff: on request

Notes: Pets allowed on request

Baby cot and high chair are available on request.

