Villa Martinis * * * * *

Rogoznica • Šibenik Riviera



VILLA LOCATION AND SLEEPING CAPACITY

Location: Rogoznica, Sibenik Riviera

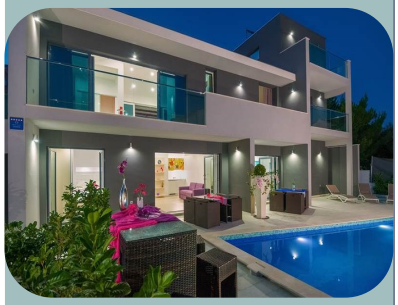
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Renovated: 2013

Total number of beds: 8+2+5

Number of fixed beds: 8

Number of additional beds: 2+5 (gallery with twin beds; 2 double pull-out sofas in the living room area; 1 folding bed)



VILLA FACILITIES

- **4 bedrooms**
- **Gallery with twin beds**
- **Kitchen / dining area**
- **Separate kitchen / dining area (tavern type)**
- **3 kitchenettes**
- **3 sitting room areas**
- **5 bathrooms**
- **South and north garden**
- **2 large garden terraces**
- **3 balconies**
- **Outdoor private pool (fresh water)**

Villa Martinis is situated in the centre of Rogoznica, a popular tourist village on the Dalmatian coast in Croatia that lies in the Southern part of the Sibenik-Knin County, in a deep bay sheltered from wind, about 30 km from Sibenik.

Villa Martinis consists of four separate apartments but it is rented as a single unit with garden and swimming pool. It can accommodate up to 15 people.

The first apartment (55 m^2), located on the ground floor, consists of a sitting room area with a kitchenette (20 m^2), a double bedroom (30 m^2) in which there is a built-in tub and a separate bathroom with shower. The sofa can be used as a double pull-out sofa in the sitting room area.

The second apartment (60 m^2), located on the ground floor, has a sitting room area with a kitchenette (25 m^2) and a double bedroom (30 m^2) in which there is also a built-in tub and a separate bathroom (5 m^2) with a shower. There is also a double pull-out sofa in the sitting room area.

The third apartment (40 m^2), located on the first floor with a separate entrance, is a studio apartment which comprises a double bedroom, a sitting room area with a kitchenette and a separate bathroom with shower. There is also a single folding bed.

The fourth apartment (100 m^2), which stretches over two floors (first and gallery), has a large sitting room, dressing room, double bedroom, bathroom and a kitchen on the first level. The upper floor is a gallery with twin beds and a private bathroom.

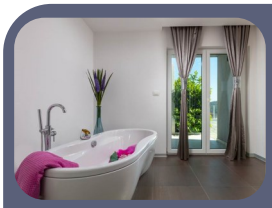
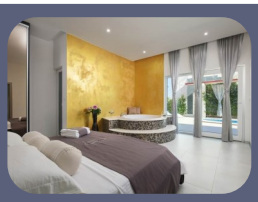
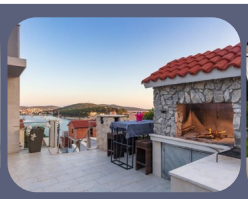
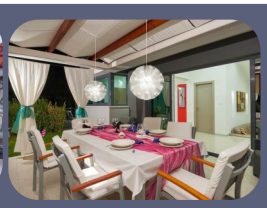
In addition, a kitchen / dining area is on guest's disposal. It's an area connected to the villa, but with a separate entrance. The area is a tavern type with an indoor fireplace and a fully equipped kitchen, and a separate toilet. Furthermore, the villa is equipped with an outdoor fireplace with a barbeque.

Facilities on the ground floor are suitable for disabled people. The shower is a walk-in type.

Advantages of the location - distances:

Town center:	500 m	Clinic:	600 m
Sea:	110 m	Bureau de Change:	300 m
Beach:	750 m	Petrol station:	10 km
Grocery shop:	300 m	Bus stop:	1 km
Pharmacy:	1 km	Ferry port:	40 km

All distances written above are ground distances.










Villa details:

Surface area of villa: 300 m^2

Surface area of grounds: 500 m^2

Pool size: 24 m^2

Sea view

Villa equipment:

Washing machine, bathtubs in two bedrooms, Wi-Fi Internet connection, air conditioning, 6 cable TV's (all TV's are SMART TV type), home theater, hair dryer, iron, ironing board, safe deposit box, barbecue, indoor and outdoor fireplace, garden furniture, sun chairs, parasols, outdoor shower

Kitchen equipment:

2x 4-ring ceramic hob, 3x 2-ring ceramic hob, 2x oven, toaster, 2x refrigerator, 2x freezer, 3x mini refrigerator, 2x dishwasher, microwave oven, mixer, 4x kettle

Bedrooms:

Double-bedded rooms: 4

Twin-bedded gallery: 1

Bathrooms:

Bathrooms with shower unit: 5

Bathtubs in two bedrooms.

A separate toilet in the tavern area.

Air conditioning details:

The villa is equipped with 5 A/C units in total. Both apartments are equipped with one unit each, located in the sitting area. The units are powerful enough to regulate temperature in bedrooms as well. Third unit is located in the separate apartment on the first floor. Fourth unit is located in the kitchen / dining / sitting area on the first floor. Fifth unit is located in the gallery area. All units are Daikin inverter type with cooling and heating capabilities.

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Other information:

Minimum stay: 7 nights in July and August; 5 nights in other periods.
Day of arrival: Saturdays in July and August.
For other periods, please enquire.

Check in: from 16:00
Check out: by 10:00

Staff: maid (non-resident)

Notes: no pets allowed

Price includes:

Daily rent / electricity / water / cleaning / linen / towels / garden maintenance / pool maintenance / tourist tax

Paid cleaning frequency: initial and final
Towel change frequency: once a week
Linen change frequency: once a week

Pool heating is possible from the 01.04.-08.06.2019. and from the 31.08.-30.11.2019. / surcharge 200 EUR / per week