

# Villa Myriana

Region: CROATIA

Sleeps: 10 Bedrooms: 5 Bathrooms: 5



## Overview

Situated on a vast plot of land on the island of Pag in the northern Adriatic Sea, this Croatian villa with pool, sauna and jacuzzi boasts a peaceful and secluded setting within its 38,000 m<sup>2</sup> grounds as well as direct access to the sea and pebble beach.

## Description

Island Pag: Unwind in the blissful seclusion of this exclusive villa on the Dalmatian island of Pag and enjoy direct access to a pebble beach and many luxury features such as pool, jacuzzi and tennis.

The Island of Pag is one of the largest islands in Croatia, with the longest coastline, located in the Northern Adriatic. It is very unique, with stunning scenery, and known for its untouched nature and unusual beauty. Pag is connected to the mainland by a bridge on the South (direction Zadar) and a ferry to the North (15-minute journey), which makes it very easy to access.

With five en suite double bedrooms, this property provides luxurious accommodation for up to 10 guests. Arranged entirely on one floor, it covers 250 m<sup>2</sup> and comprises a lovely interior decorated with elegant furniture, a living area, and a dining room with a professional kitchen which is ideal if you are planning on having an in-villa chef. In this area, guests can enjoy playing billiards on the villa's pool table. You can exit directly to the pool terrace from all the bedrooms and the living area of the villa. Al fresco dining is also possible on the sea view terrace, as well as enjoying the local specialties on the villa's grill.

The amazing villa features a large, very private terrace with a 12-metre-long swimming pool with a Jacuzzi area, a small pool bar, and many sunbathing areas, hidden from outdoor views. For a fully relaxed feel, use the sauna in the villa's garden. A beautifully landscaped garden surrounds the property and there are several paths leading to the villa's private tennis court and the children's playground as well as the beach. Lovely pebble beach is only 30 metres away and has a private beach club with a bar, loungers, parasols, and water toys ensuring a relaxed and fun vacation with your family and friends. Next to the bay, there is a berth for 2 boats.

Pag island, especially Novalja is known as the stage for numerous summer music festivals as well as the destination for beach parties on the world-famous Zrce beach. The size and location of the villa, however, provide complete peace and serenity in the privacy of a large, hidden property. Be sure to try the world-famous Pag cheese and visit lovely restaurants, especially Boskinac Restaurant, recommended by the MICHELIN guide, only 15 minutes drive away from the villa.

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## Layout

### ACCOMMODATION

(9,500 m2)

#### MAIN HOUSE

Main entrance through an imposing swinging door.

Open plan living/ dining area and kitchen, high ceiling with exposed A/C ducts and wooden slats, glass wine cellar, open wood-burning fireplace, several sofas, Smart TV, SONOS, snooker table, door to covered terrace with large leisure area with outdoor sofas, chairs and beanbags, coffee tables and a football table.

The dining area has a circular table for 12 people and a dining counter in the kitchen with 5 stools.

The kitchen area has a polished Portuguese calada pavement floor, equipped with a side-by-side fridge, gas hob, oven Gaggenau, microwave and dishwasher.

Laundry area, vertical freezer and Siemens washing machine, door to garden.

Guest W. C.

Bedroom 1: Master bedroom suite 1, king size bed (180cm x 200cm), A/C, Smart TV with Netflix, SONOS speaker and safe, large bathroom with indoor and outdoor shower with access to terrace, standing bath, toilet and bidet separate, separate dressing area and desk space, door to garden.

Bedroom 2: Twin/ Double bedroom, A/C, SONOS speaker, en suite shower room, door to garden.

Bedroom 3: Two Bunk beds (total of 4 single beds), A/C, en suite shower room, desk space and SONOS speaker, door to garden.

Bedroom 4: Twin bedroom (2 single beds + 1 trundle bed), A/C, desk space and SONOS speaker, door to garden.

Bedroom 5: Master bedroom suite 2, King size double bed (200cm x 200cm), Smart TV with Netflix, safe, desk space, SONOS speaker and bathroom with indoor and outdoor shower.

Small guest staff/ kids room with en suite shower room

## More Info

## Features

- WiFi Internet
- Easy Walk to Beach
- Tennis Court
- Sea View
- Private Pool

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and toilet near service area.

## **INDEPENDENT GARDEN ANNEX**

Bedroom 6: Master bedroom suite 3: Double bed, A/C, Smart TV with Netflix, SONOS speaker, wardrobes, safe and minibar, door to garden.

Bedroom 7: Twin/ Double bedroom, (one additional trundle single bed), A/C, wardrobes and a desk space, door to garden.

These 2 rooms have an individual entrance and an interior door that can be used to separate the rooms or as a connecting door for the comfort of young families.

## **Grounds:**

Extensive manicured gardens with ample lawn areas, covered terrace with fully equipped summer kitchen with a 5-ring hob, electric oven, dishwasher, drinks fridge, ALFA brand pizza oven, Nespresso coffee machine, Becken ham slicer machine. Al fresco dining area with table for 18 people and counter with 6 stools.

Pool shower room. Private, 20m x 5m overflow, salt-water pool (depth: 1. 60m with a small area of 30cm depth; Roman steps), sun loungers and lounge chairs, two BOSE outdoor speakers. Multi-purpose equipment for physical exercise that also functions as kids playground, a wooden deck with awning and electrical connection perfect for Yoga, Pilates and meditation sessions, a circular area with a wood-burning brazier with benches around and a quiet reading area with two tree-sheltered hammocks. The landscaped garden includes a dining area with charcoal barbecue and wooden table with seating for 18 people located close to an orchard with fruit trees and an organic vegetable garden / scented garden. Parking.

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## Location

### DISTANCES

Airport: 90 km

Sea: 20 metres.

Closest Shop: 8 km.

Restaurant: 1.5 km.

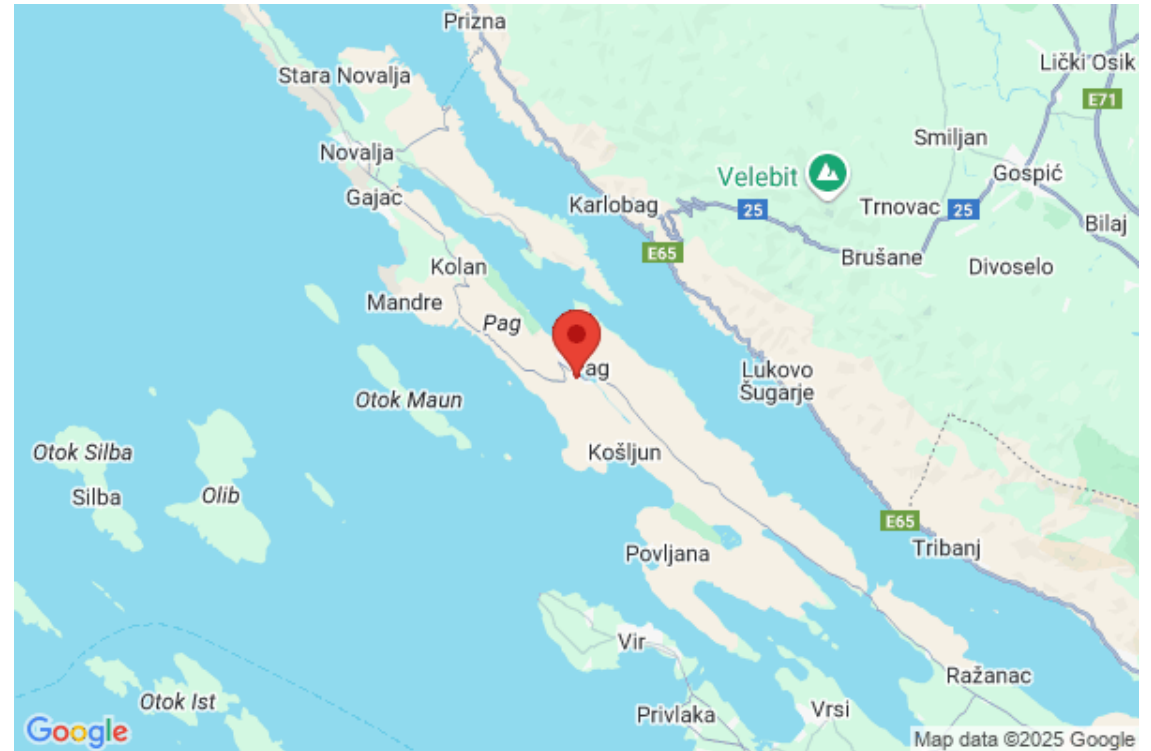
Ferry: 18 km.

Closest Beach: 20 metres.

Town Centre: 8 km.

Marina: 24 km.

Tennis Court: 5 metres.





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## Photos



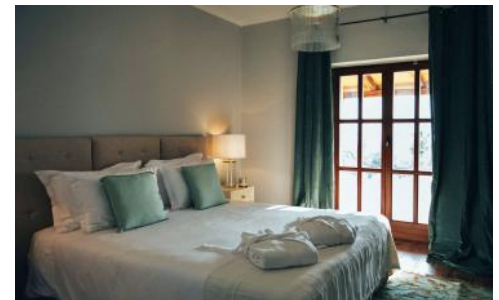


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