

Welcome to

VILLA ANA LJOLJINICA

...feels like home...



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VILLA ANA LJOLJINICA



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GENERAL INFORMATION ABOUT THE PROPERTY

Holiday cottage: 314 m²

Maximum number of guests: 14

Pets: Pets not allowed

Panoramic Sea view

AMENITIES

Outdoor swimming pool: 48 m²

Sauna/sanarium (6 persons)

Billiards

Table football

PS4

3 LCD TV's

Satellite

Free Wi-Fi unlimited usage

Safe deposit box

2 Dishwashers

2 washing machines

Cocktail bar (hot & cold water, outdoor refrigerator, icemaker)

Illuminated promenade with 4 benches

Natural site: 1.500 m²

Parking on the site: 4

Air conditioning units: 7

Grill (wood & equipment included)

ROOMS

Living rooms: 3

Kitchens: 3

Bathrooms: 4

Toilets: 2

Bedrooms: 6

Tavern

Relax room

Quality garden furniture

Sun loungers: 14

Parasols: 8

VILLA ANA LJOLJINICA

1

EAVES

Sitting set for 14 people,
lights, power outlets



2

TAVERN

Sitting dining set for 16
persons, billiards, table
football, weights



3

COCKTAIL BAR

Equipped with refrigera-
tor, icemaker, sink with
cold & hot water, lights
and power outlets



4

SWIMMING POOL

Length 8 m

Width: 6 m

Depth: 1,50 - 1,90 m



5

GARDEN SHOWER

Solar shower with hot &
cold water



6

OUTER TOILETES

Fully equipped separate
toilets for ladies and gen-
tlemen



7

CHILDREN PLAYTOWER

Play tower, climbing wall,
slide, swing, wooden box
with plastic balls



8

TRAMPOLINE

For kids only, max load
120 kg



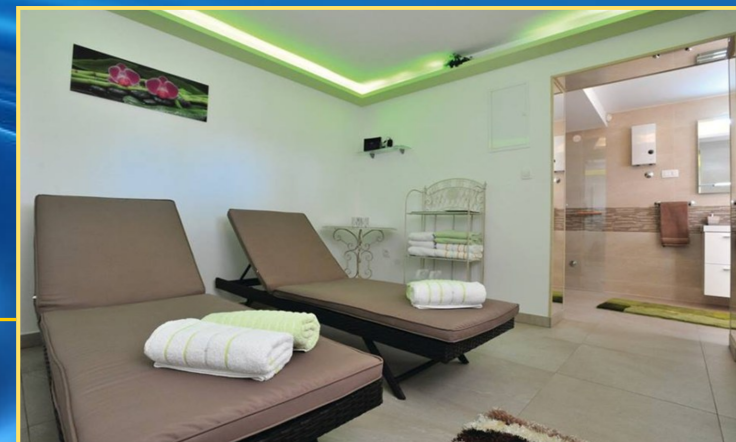
SAUNA/SANARIUM

Klaf's sauna/sanarium in villa Ana Ljoljinica is a high quality and expensive device so it is highly recommended that you use it in arrangement with the house owner.



RELAX ROOM

You can also use the relax room to lay down, listen to some relaxing music and set the room light color according to your mood.



SHOWER

You have the shower in the sauna room so you can prepare yourself before or cool down after using the sauna/sanarium.



VILLA ANA LJOLJINICA

PRECAUTIONS!

Use the swimming pool at your own risk!

CHILDREN are not allowed to use the swimming pool without **ADULT SUPERVISION**.

NO PETS allowed in or around the pool.

NO GLASS dishes allowed in or around the pool.

NO FOOD&DRINKS allowed in the pool.

Please take a shower to remove any **SUN-SCREEN** or **OIL** before entering the pool.

Pregnant women should consult their physician regarding the pool usage.

Persons with infectious or communicable disease, open wounds or cuts are not allowed to use the pool.

RUNNING, boisterous or **ROUGH PLAY** or excessive **NOISE** is not allowed in the pool area.

JUMPING in the pool is not allowed.

NOTE: The water quality in the pool is maintained at the drinking water quality level. Chlorine, PH level and other required chemicals are always maintained at optimal levels and constantly monitored. However, if you feel any problems or side effects while using the pool, **exit the water immediately and contact the house owner**.

SWIMMING POOL

Length: **8m**

Width: **6m**

Depth: **1,50 - 1,90 m**

Swimming pool at villa Ana Ljoljinica is opened for usage **24h/day** and it's reserved for villa's guests only. Water quality is ensured by automatic filtering and chemicals dosage system which monitors levels of **CHLORINE** and **PH** in the pool constantly. Water temperature during the summer is 21-31 °C. The pool is equipped with 3 underwater **SPOTLIGHTS** so it can be used during the night as well.

SWIMMING POOL IS NOT HEATED!



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AUTOCHTHONOUS STYLE TAVERN

Next to the swimming pool area is an autochthonous style **TAVERN** equipped with the **BILLIARDS** and a wooden sitting dining sets for **16 persons**. The tavern is designed as a fun & relax room for playing billiards but also as a dining room if the weather is too bad for dining under the outside eaves.



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Movar hill 360°
viewpoint



Varoš gravel beach

Villa Ana

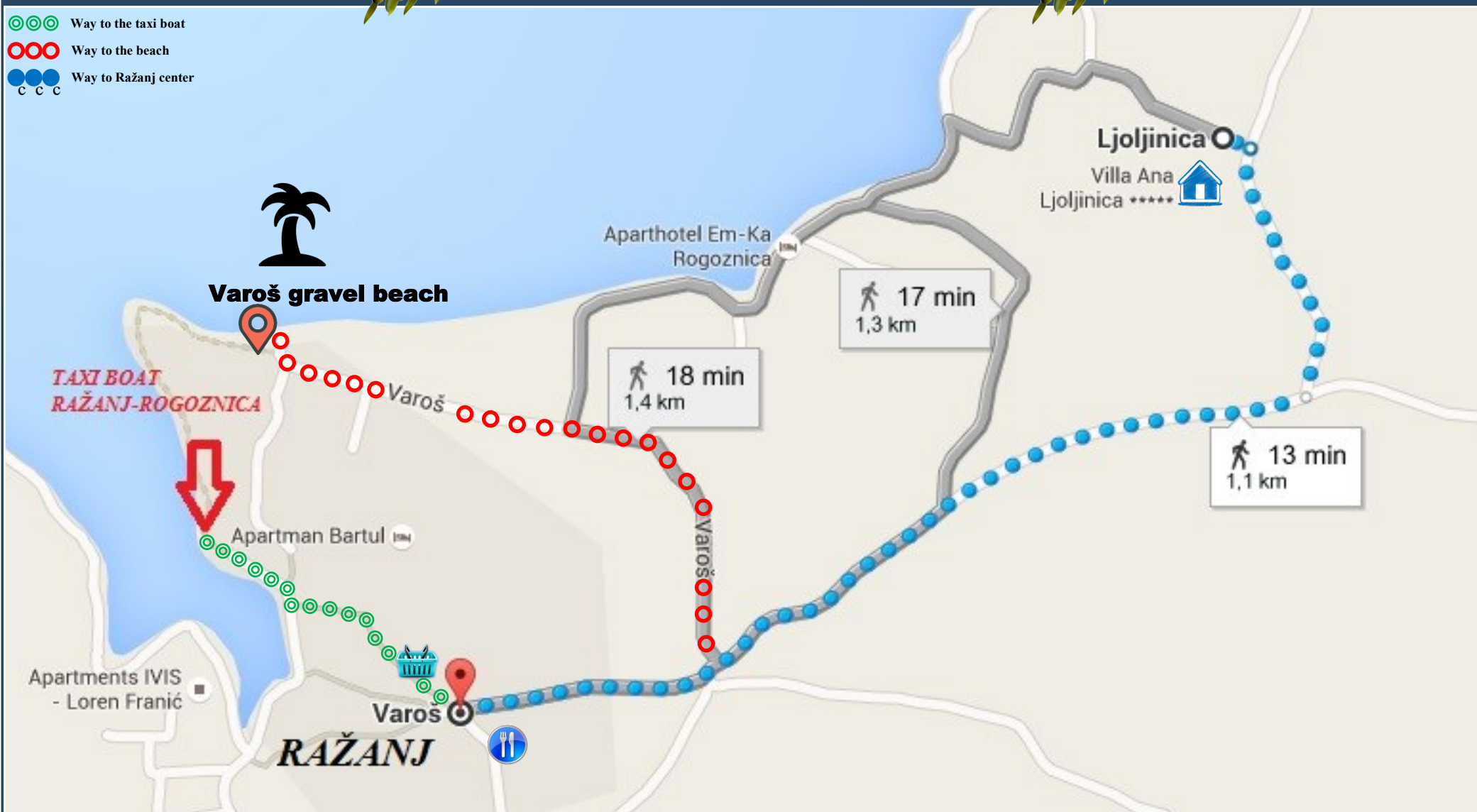


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VILLA ANA LJOLJINICA

-  Way to the taxi boat
-  Way to the beach
-  Way to Ražanj center



CONTACT:

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- VILLA ANA LJOLJINICA



- "STUDENAC" MINIMARKET



- RESTAURANTS



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www.villa-ana-ljoljinica.com

analjoljinica@gmail.com

<https://feriehome.com/en/villas-croatia/sibenik/seaview-villa-ana>



HOUSE RULES

FERIEHOME and the property owner would like to welcome you and hope that you have a lovely holiday here.

The Property is privately owned and we hope that you will look after it during your stay, just as if it was your own home.

During your stay you are expected to:

1. Leave the Property in the same condition that you would like to find it in yourself.
2. Look after the Property's indoor and outdoor facilities.
3. Leave the Property clean and tidy for the next guests.
4. Only use the furniture for its intended purpose and replace it in its original position at the end of your stay.
5. Make sure you understand how to use any electrical equipment that you are not familiar with and don't change any existing settings.
6. **NO SMOKING** inside Villa Ana, please.
7. Be considerate to your neighbors, avoiding loud music or disturbing noise, particularly between **10 pm** and **8 am**.
8. Use the designated waste containers and keep the grounds clear of waste.

9. Do not exceed the number of people for which the Property has capacity.

10. Contact **FERIEHOME** or **HOST** should any damage to the Property occur during your stay.

You are personally responsible for anything you damage. In case of personal injury you should always contact your own insurance company.

FERIEHOME or the house owner cannot be held responsible, but are obviously available if you need help.

11. Vacate the Property **by 10 am at the latest** on the departure date.

12. NO PETS allowed in Villa Ana.

BATHING RULES

1. Persons, who suffer from contagious diseases (diarrhea, cold, sore throat, inflammation of the ear and/or eyes, skin inflammation etc.) are advised not to use the pool.
2. The pool are not to be used by persons, who suffer from incontinence.
3. Please shower before using the pool in the interest of hygiene.
4. Please shower after visiting the toilet.
5. If you have been perspiring or have used suntan oil/lotion, please shower before using the pool.
6. Children must be always supervised by an adult.
7. Inflatable toys/balls etc., which have been used outdoors, must be thoroughly cleaned prior to use in the pool area.
8. Outdoor footwear, sand from the sandpit etc. is strictly forbidden in the pool area.
9. Pets are not allowed in the pool area.
10. In order to safeguard the purification system in the pool, please make sure small objects/items i.e. swimming costumes, jewelry etc. is kept safely.
11. Avoid excessive use of the pool, as chlorine can give dry skin/ear infection – this will cause discomfort.
12. Should "accidents" occur with babies (urine/stools) please contact the property owner or **FERIEHOME** immediately, so the water can be cleaned.
13. Don't go for a swim in the pool when you are on your own.

It is important that the above rules are adhered to, as an unwashed person contaminates the water at least 200 times more than a washed person. If the rules are not obeyed, the service agent can close the pool and damages can be claimed.

In order to give you and others a great experience, please help us to keep the pool area clean.



IMORTANT INFORMATIONS

ARRIVAL

Please send us your contact informations and expected arrival time within one week before you come.

CHECK IN time is from **16:00—20:00** hours. Please note that you cannot enter the house until the cleaning and preparation process is finished. We will send you an SMS or e-mail as soon as the house is ready for you.

The owner will wait for you at the site an give you the tour throughout the property so you can get familiar with the house and receive the important informations. When you unpack and accommodate please bring the **PASSPORTS** or **ID CARDS** from all the guests to the house owner so he can report you to the tourist bord. You will get it back within one hour.

DEPARTURE

CHECK OUT time is on Saturday by **10:00 am at the latest**. Please don't exceed the departure time because we need time to clean and prepare the house for the next guests the way we prepare it for you!

Clear the **TRASH** bins and check the closets, drawers, safe and shelves for your belongings before you leave. If you forget something we will send it to your home address free of charge.



VILLA ANA LJOLJINICA

THANK YOU VERY MUCH FOR CHOOSING

VILLA ANA LJOLJINICA

FOR YOUR HOLIDAY DESTINATION.

WE HOPE YOU HAD A NICE TIME AND WE ARE LOOKING FORWARD SEEING YOU HERE AGAIN. IF WE FULFILLED YOUR EXPECTATIONS, PLEASE WRITE A REVIEW AND RATE US ON NOVASOL PAGE. IF YOU HAVE SOMETHING YOU DIDN'T LIKE PLEASE LET US KNOW SO WE CAN IMPROVE THE EXPERIENCE FOR THE FUTURE GUESTS.

Have a safe journey home!

