
PRIVATE ISLANDS INC.
PRIVATE ISLAND RENTAL · ZADAR ARCHIPELAGO · CROATIA
ZIZANJ ISLAND
47,500 SQM OLIVE ESTATE · ONE PARTY AT A TIME · UP TO 14 GUESTS · PRIVACY 75 / 100

THE ISLAND

AN OLIVE ESTATE ON ITS OWN CAPE

Zizanj Island is a small, uninhabited island in the Pašman Channel, in the Zadar archipelago off Croatia's Dalmatian coast. On its southern cape, inside a 47,500-square-metre organic olive orchard, stand two semi-detached villas above 580 metres of private coast — the estate of Zizanj d.o.o., whose extra virgin olive oil took a gold award at the New York International Olive Oil Competition in 2017.

The estate is taken by one party at a time. Villa 2 can be rented on its own, for up to eight guests; take both villas and the house sleeps fourteen. Either way, the other villa is never let to a different group — the orchard, the pool and the shore are yours alone.

It is a self-catering island in the best sense: weekly cleaning is included, a housekeeper and even a cook can be arranged, and the rest of the time the island leaves you to it. The Kornati islands lie on the western horizon, and the sun sets over them.

THE ESTATE

47,500 sqm organic olive orchard

THE COAST

580 m of private coast

THE VILLAS

Two semi-detached villas

THE GUESTS

One party · up to fourteen





THE VILLAS

TWO VILLAS, ONE PARTY

The two villas stand side by side in the middle of the grove, built in local stone under terracotta roofs. Between them: five double bedrooms, four bathrooms, two kitchens and two living rooms, sleeping ten adults with four more on the sofa beds.

VILLA 2 3 double bedrooms · 3 bathrooms · sleeps 6 + 2	The larger villa: a living room with an open-plan kitchen, bathrooms with rainshowers, and a sofa bed in the living room for two more. Villa 2 can be rented on its own.
VILLA 1 2 double bedrooms · 1 bathroom · sleeps 4 + 2	The smaller villa, with its own living room and open-plan kitchen and a firestove for the cooler months. Villa 1 is rented only in combination with Villa 2.
THE RULE Never two groups	The two villas are never rented to different groups or families — take Villa 2 alone and Villa 1 stands empty beside you; the estate is yours alone.
THE KITCHENS Two open-plan kitchens	Both villas are fully equipped for self-catering — dishwasher, oven, microwave, refrigerator and freezer, and a washing machine — with bedding and towels provided.
INSIDE Floor heating · Wi-Fi	Floor heating runs through both villas, and there is Wi-Fi in each.
THE TERRACE 300 sqm of stone terrace	Large glass doors open the living spaces onto 300 square metres of stone terrace with the sea in front of you.

There are no shops on the island — provisions come over from Biograd with you.







LIFE ON THE ISLAND

A DAY ON ZIZANJ

ON THE TABLE

Self-catering in two open-plan kitchens, with meals taken on the terrace — 300 square metres of stone with the sea in front of you.

A large stone barbecue area stands beside the pool for long evenings outside.

The estate's own extra virgin olive oil: hand-picked, pressed within twelve hours in the estate's own mill, a gold award winner in New York in 2017.

A cook can be provided — most reliably in the summer months — and a housekeeper is available.

IN THE WATER

The infinity-edge pool at the terrace's edge — four metres by ten, salt water, looking west over the channel to the Kornati islands.

Swimming from the rocks and the pier along the estate's 580 metres of coast — rocky Dalmatian shore, clear water.

A boat with a captain can be hired for day trips among the islands, Kornati included.

ON LAND

A working organic olive grove of 47,500 square metres to walk — the estate is a farm before it is a rental.

In the autumn picking season, guests are welcome to join the harvest — lunch is on the estate.

No village, no cars, no public roads — only a few fishermen's cottages elsewhere on the island.





THE REGION

THE CHANNEL & THE KORNATI

The island sits in the Pašman Channel, the sheltered water between Pašman island and the mainland. Tkon, the village across the channel, lies three miles north; Biograd na Moru, the island's port, four miles north-east; and Zadar, the regional city, nineteen miles north.

West of the island the channel opens toward the Kornati — a national park of bare limestone islands and clear water, reached from the island's pier on a hired day trip with a captain.

The estate faces west across the water: the sun sets over the Kornati, sailing boats anchor off the island's shores in summer, and the lights of Tkon come on across the channel after dark.



GETTING THERE

TO ZADAR, BIOGRAD & ACROSS

The island is reached by a flight to Zadar, a short road run down the coast to Biograd na Moru, and a boat crossing of about four miles — come on your own boat, rent one in Biograd, or take the island's taxi boat service.

1. Arrive at Zadar Airport (ZAD) — 16 miles north of Biograd na Moru.
2. Continue by road to Biograd na Moru, the island's mainland port.
3. Cross to the island by boat — your own boat, a rented boat, or the Zizanj taxi boat service.
4. For stays of a week or more, the boat transfers are included in the stay.

There is no ferry and no shop on the island, so the crossing is also the moment to bring provisions; guarded parking for your car can be arranged in Biograd while you are away.



CLIMATE

DALMATIAN SUMMERS

Four miles off Biograd na Moru, the island's weather is the Dalmatian coast's weather: hot, dry summers, mild winters, and a long warm autumn that carries the olive harvest. The swimming season runs from late spring into October, and the estate's sheltered channel keeps the water calm.

SEASON	HIGH	LOW	SEA	THE YEAR
JAN – MAR	52–59°F	37–41°F	55–57°F	The cool, quiet quarter — January is the coldest month, and the grove is at rest before the spring growth.
APR – JUN	65–81°F	47–61°F	57–70°F	The island warms through spring; by June the days are long, the sea is swimmable and the terrace season is open.
JUL – SEP	78–87°F	59–65°F	72–76°F	High summer — July is the hottest and driest month, the sea peaks in August, and September stays warm as the light softens.
OCT – DEC	54–69°F	39–52°F	57–66°F	Autumn is picking season in the grove; November is the wettest month, and winter closes the year mild and quiet.

WeatherSpark climate normals for Biograd na Moru — the nearest station page, four miles across the channel; monthly high / low / sea temperatures, °F.





ZIZANJ ISLAND

Zadar Archipelago · Croatia

DISTANCES – STRAIGHT LINE

Tkon	3 mi
Biograd na Moru	4 mi
Žut (Kornati)	5 mi
Zadar Airport (ZAD)	16 mi
Zadar Old Town	19 mi

CLIMATE

Air, year-round	highs 52–87°F
Nights	lows 37–65°F
Sea temperature	55–76°F
Driest month	July
Wettest month	November

ACCESS

Fly into Zadar Airport (ZAD)

Road to Biograd na Moru, the island's port

Boat across: your own, rented, or the island's taxi boat

Transfers included for stays of a week or more

Position: the named OSM island way 8838111 'Žižanj', with the villa fixed by the operator's own aerial photography on the south-western cape. Distances: haversine from the estate. Climate: WeatherSpark normals for Biograd na Moru, the nearest station page.

THE PRIVACY INDEX

HOW PRIVATE IS ZIZANJ?

Completely, at the level of the estate: one booking party at a time, and the operator's standing rule is that the two villas are never rented to different groups or families. The honest limits are the sea's — the Adriatic is open water, sailing boats anchor off the shores in summer, and in the autumn picking season the island is explicitly not exclusive: only Villa 2 is rented, and the grove fills with pickers.

WHOLE ESTATE

75

Private But Connected

WHO ELSE IS THERE — 16 / 20

One party only, ever — the villas are never split between groups. Held off the top band because the estate is a working farm, and pickers work the grove in autumn.

WHO CAN GET IN — 13 / 20

Boat-only island, with no ferry, no bridge and no village — but the Adriatic is open water, and any sailor can anchor off and step ashore.

SPACE TO DISAPPEAR — 17 / 20

47,500 square metres of orchard on its own cape for at most fourteen guests, plus an island of under a square kilometre to roam.

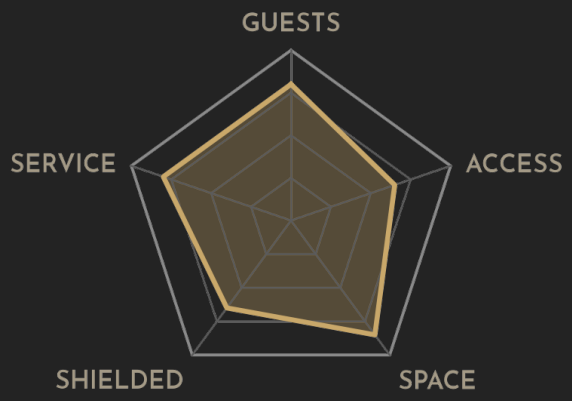
OUT OF SIGHT, SOUND & TRAFFIC — 13 / 20

No roads, no cars, no settlement, and the villa faces open water and the Kornati — against that, Tkon's lights three miles north and yachts anchoring off in summer.

INVISIBLE SERVICE — 16 / 20

Self-catering with no resident staff in the villas: weekly cleaning included; a housekeeper, cook and boat are arranged on request — service that is summoned, not present.

Scored for a Whole Estate rental. Private Islands Inc scores every rental island on the same five factors.



Solid gold outline: Whole Estate

Current pricing is always on the listing — scan the code on the back page.


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SCAN FOR THE LIVE LISTING
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