

# Villa Poljica

Region: Omis Sleeps: 8

## Overview

Just 2km from Omiš, Villa Poljica sits on a hillside at Duce with spectacular views of the Adriatic. The villa is only stroll from a sandy beach, and offers plenty of opportunities to relax and enjoy the views, including a spacious private terrace and heated pool.

This luxurious villa is well-equipped and decorated to a high standard. On the ground floor, the main living and dining area maintains a homely feel, with a warming fire and a large table and chairs perfect for sharing meals together. There is Television, DVD & PlayStation too and a lovely kitchen with lots of appliances including a dishwasher, freezer and the all-important coffee machine.

Upstairs, you have the three double bedrooms – two doubles and a twin. The master bedroom has its own en-suite facilities, while a family bathroom is available for the others. The doubles also have access to a delightful sea-view terrace.

The heated outdoor pool is another treat, and accompanied by a large terrace with six sun chairs. A barbecue and covered dining space make a great combination too, and the views from here are the best around. There will even be a welcome buffet of Croatian treats waiting for you on arrival.

With the town of Omiš so close, you get the best of both worlds at Villa Poljica. It will be easy to pop into town to discover Omiš' wealth of excellent restaurants and immerse yourself in Croatian heritage, culture and architecture. Rafting on the river is a popular attraction, and there are facilities for many other sports available too.

Duce itself has local facilities including shops and restaurants close by. A 5km stretch of sandy beach makes it a great choice for families, while the crystal-clear waters of the Adriatic could tempt even the most reluctant swimmer to take a dip.



## Facilities

Modern • Private Pool • Heated Pool • Beach Nearby • Ideal for Kids •  
Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village  
• Walk to Restaurant • <1hr to Airport • BBQ • TV • DVD •  
Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Fenced Grounds  
• Outstanding Landscapes

# Interior & Grounds

## Interior Grounds

### Main House Interior

#### Ground Floor:

- Living area, with sofa-bed
- Dining area
- Fully equipped kitchen

#### First Floor:

- Bedroom 1 – Double bedroom, with en-suite bathroom & terrace
- Bedroom 2 – Double bedroom, with terrace
- Bedroom 3 – Twin bedroom
- Communal bathroom

#### Outside:

- Private swimming pool\*, with ladder access
- Barbecue
- Outdoor dining area
- Outdoor furniture
- Sun loungers
- Sun terrace

#### Facilities:

- Fireplace
- Iron & ironing board
- Parking
- Safe
- Washing machine

*HR-AB-21-17010502227Mirjana Mrcela*



## Location & Local Information

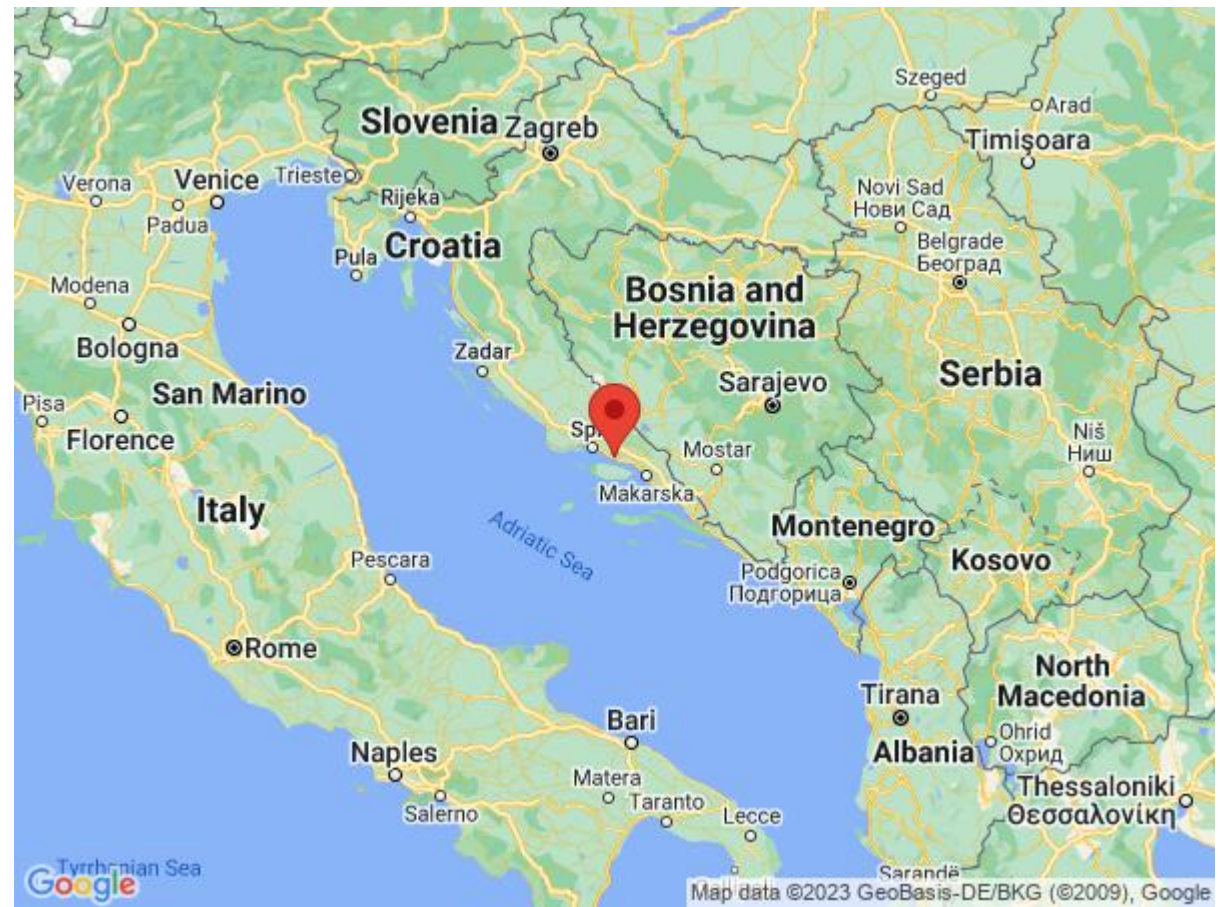
A small harbour town on the Dalmatian Coast, Omiš sits at the mouth of the Cetina River. It has a long and rich history, with stories of the town's notorious pirates running amok in the Middle Ages among those you are bound to discover.

These days, it's a pleasant place with lovely beaches and a wealth of great restaurants and cafés. Mountains, olive groves and vineyards lend their magic to the beautiful areas which surround the town, and the Cetina gives you the opportunity to try out water-sports like rafting and canoeing.

Omiš is something of a cultural hub too. The town hosts festivals celebrating music and theatre on a regular basis, with an annual highlight being the Festival of Dalmatian Klapas each summer. Fortresses, churches and cobbled streets give the town plenty of character, with Roman cities like Split and Salona also easily accessible from Omiš.

## Local Amenities

Nearest Airport	<b>Split (41km)</b>
Nearest Restaurant	<b>(Walking Distance)</b>
Nearest Beach	<b>(Walking Distance)</b>
Nearest Village	<b>(Walking Distance)</b>
Nearest Restaurant	<b>(Walking Distance)</b>
Nearest Bar/Pub	<b>(Walking Distance)</b>
Nearest Town/City	<b>Omiš (2km)</b>



## What we love

- The open sea views from this villa's hillside location are just unbeatable, and the beach is so close
- The journey into Omiš is quick and easy. It's a short drive, with lots to see when you're there
- Surrounded by nature, the gorgeous sun deck, pool and dining area make chilling out something really special

## What you should know...

- Pets are not allowed, but children are welcome at Villa Poljica
- There is no wheelchair access to the villa

# Terms & Conditions

- Security deposit: €400 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes, included in rental price
- Linen & towels included?: Yes, included in rental price
- Changeover day: Saturday during peak season  
Any day the remainder of the year
- Minimum stay: 5-7 nights
- Smoking Allowed?: No
- Pets welcome?: Not allowed
- Tax: Included in the rental price
- Internet access?: Wi-fi connection
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Pool heating charge?: Pool heating is available upon request at time of booking and is included in the rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.