

# Villa Mimice

Region: Omis Sleeps: 9

## Overview

Villa Mimice is an exquisite, stylish property, located on a slope, above a small Dalmatian, coastal town. This modern villa offers a unique architectural design, based on the premise of sociable living areas and designed to optimise the breath-taking views available from this exclusive location! With undisturbed views available across the sea, it is hard to focus on much else, yet the elegant details and design of this villa provide a careful balance to the dominant views.

As you step inside, there is a continuing connection to the outdoor space, with large, floor-ceiling, glass doors opening at several points out onto the terrace. The sociable, modern kitchen is located at the centre of the property, with direct views out over the sea and to the horizon beyond. The remaining living spaces revolve around the kitchen hub, with an elegant dining area featuring a contemporary dining table for eight guests and a few steps lower, a spacious living room area, with comfy sofas and the option of watching the television or else watching the world go by out of the window, with more stunning views available! The entire ground floor lends itself to inside-outside living, with every opportunity to meander between the interior and exterior. A contemporary, concrete staircase leads up to the first floor of the property from the dining area. With four, fully-furnished double bedrooms offering you space for a luxurious night's sleep and four bathrooms for your privacy, Villa Mimice is the perfect base for a family or group of friends.

Outside, the terrace works as the perfect extension to this remarkable villa, with a striking, heated infinity swimming pool presenting the perfect opportunity to cool off on hot summer days, as well as the perfect space to let your mind drift off into the views. There is space to dine al-fresco, enjoying the benefits of the warm climate and use of the barbecue. Those looking for a relaxing holiday, with elements of luxury and a stunning view, look no further, Villa Mimice leaves nothing to be desired, the perfect base for your holiday away.



## Facilities

Modern • Private Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • Walk to Restaurant • BBQ • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Cot(s) • High Chair(s) • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Romantic

# Interior & Grounds

## The Villa

Villa Mimice is a 4-bedroom villa, that is able to sleep up to 9 guests. The real highlight of this exciting villa is its extraordinary views, particularly from the infinity swimming pool.

### Ground Floor

- Open-plan living & dining area
- Fully equipped kitchen
- Bedroom with twin beds
- Bathroom

### First Floor

- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed
- Family bathroom

### Exterior Grounds

- Private infinity swimming pool\*, with ladder access
- Barbecue grill
- Outdoor dining & furniture
- Poolside shower
- Private Parking
- Sun loungers

### Additional Facilities

- Wi-Fi
- Air conditioning
- TV
- Washing machine
- Iron & board
- Hairdryer
- Parking

*\*Pool heating available at a supplement, see T&Cs*



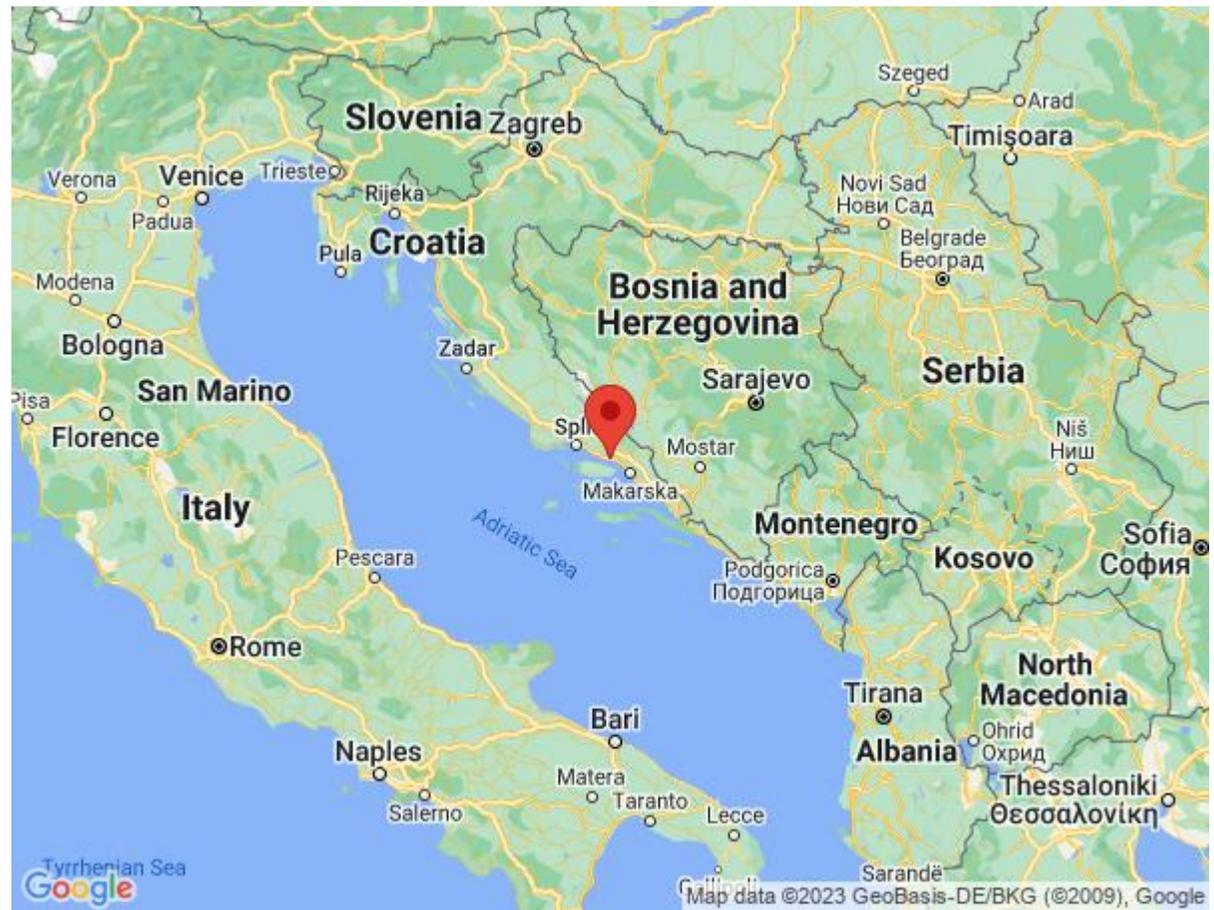
## Location & Local Information

Villa Mimice is located only 1.7 km from the town center of Mimice, with the sea and the beautiful beaches just a 5-minute drive away from your front door. Mimice itself offers a few restaurants, shops and its own small harbour, however for more amenities guests will need to travel to Omis. This charming area, is just 3km south of Omis, where you can find many restaurants, sand and pebble beaches with clear water as well as historical attractions. On the river Cetina there are many activities such as rafting, zip line, canyoning and climbing, perfect for families and groups of friends to keep you all entertained!

Omisi in Croatia is a small Central Dalmatian town and harbour located between Split and Makarska, situated in the mouth of the Cetina river, surrounded with massive gorges. In the past Omis was notorious because of the pirates of Omis, whose ships were a centuries-long symbol of retaliation, courage and strength. The evidences of this history can be found on every corner of the Omis Riviera; The ancient town of Omis, Omis churches and Omis fortresses are silent stone reminders of the power of the infamous Omis pirates. Today, it is the centre of Omis Riviera, one of the most beautiful parts of Croatia's Adriatic Coast. Situated in the heart of Dalmatia, with a true Mediterranean spirit, Omis Riviera offers everything you need for an unforgettable holiday in Croatia.

## Local Amenities

Nearest Airport	<b>Split Airport</b> (57.1km)
Nearest Ferry Port	<b>Makarska Ferry</b> (24.3km)
Nearest Town/City	<b>Omiš</b> (11.9km)
Nearest Restaurant	<b>Restaurant "Val"</b> (650m)
Nearest Village	<b>Mimice</b> (500m)
Nearest Beach	<b>Mimice Beach</b> (600m)
Nearest Supermarket	<b>Studenac Mimice</b> (800m)



## What we love

- Breath-taking sea views from the terrace and entire villa!
- Fabulous heated, infinity pool that maximises the views
- Contemporary, architectural design throughout the entire property
- Sociable living areas, all revolving around the stylish kitchen hub

## What you should know...

- We would recommend a car when staying at Villa Mimice, there is a garage and parking for the property
- The interior staircase is a beautiful design, but it may be difficult for young children to climb on their own
- There is a small garden underneath the pool edge with steps down, so no need to worry about kids playing with toys in the pool and things going over the edge!

# Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 11.00 a.m.
- Energy costs included?: Included in the rental price
- Linen & towels included?: Included in the rental price
- End of stay cleaning included?: Included in the rental price
- Tax: Included in the rental price
- Changeover day: Saturday
- Minimum stay: 7 nights
- Internet access?: Wi-Fi connection included
- Pets welcome?: Pets are not allowed
- Smoking Allowed?: Not permitted inside the villa
- 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.
- Other Ts and Cs: Cot & high chair available upon request
- Pool heating charge?: For those that require pool heating, there will be an additional charge of €15 per day. Pool heating is not available from June to September. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.