

Casa Victorija

Region: Omis Sleeps: 10

Overview

With stunning views of the sea and out to the island of Brač, Casa Victorija is a stylish, modern holiday home in an elevated position. Set within the quiet coastal town of Dubrovnik, a sandy beach is just a short walk away.

Comfortably and tastefully furnished, this villa is wonderfully bright and airy throughout. It has a look and feels of a traditional seaside getaway, with a contemporary and luxurious twist.

The accommodation of Casa Victorija is set over three floors. On the first floor is an open plan living/dining/kitchen space. A couple of sofas sit around a flat screen television, with patio doors opening straight onto a small balcony and giving access to the pool terrace.

The well-equipped kitchen has every appliance you could need for preparing and cooking meals quickly and easily. A dining table that seats up to six people is right next to the kitchen.

There are two bedrooms on this floor, with both having a double bed each. One has access to the pool area, and the other features a couch bed for one additional person. There are also two family bathrooms.

To the second floor is a similarly appointed layout to that found on the first floor. Make the most of the views from the balcony as you unwind on the outdoor sofa with a pre-dinner drink. It's also a great place to start the day by enjoying a leisurely breakfast.

The third floor has a fully equipped kitchen and living room, with a cinema room where you can relax after a long day exploring. There is also an additional double bedroom and a family bathroom, and separate WC.

The ground floor also offers a playroom with a billiards table, darts, table tennis where your family can play some friendly in house tournaments! There is also a kitchenette and WC located on this floor.

The outdoor space features a summer kitchen with a built-in barbecue and a large table that's perfect for al fresco dining with a view. The spacious main terrace is where the private pool is found, along with a refreshing shower, selection of sun loungers and some outdoor furniture.



The sea views from here are fantastic, with unspoilt scenery for as far as the eye can see. Behind the villa is a small area with children's play equipment, perfect for keeping the younger ones happy.

Facilities

Townhouse/Apartment • Modern • Private 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 • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Hairdryer • Ground Floor Bed & Bath • Satellite TV • DVD • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Parking Space • Beachfront • Waterfront • Watersports • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



Interior & Grounds

The Apartment

Casa Victorija has a summer kitchen and fantastic sea view and the island of Brač. There are 5 bedrooms and 5 bathrooms, and it can accommodate up to 10 people

First Floor

- Living & dining room with access to the swimming pool
- Fully equipped kitchen
- Double bedroom with double-size bed and with a sofa-bed for 1 person
- Double bedroom with double-size bed
- Family bathroom with shower
- Family Bathroom with shower

Second Floor

- Fully equipped kitchen
- Living and dining area with access to the balcony
- Double bedroom with double-size bed and with a sofa-bed for 1 person
- Double bedroom with double-size bed
- Family bathroom with shower
- Family Bathroom with shower

Third floor

- Fully equipped kitchen
- Living and dining area with balcony
- Cinema room with PS5
- Bedroom with double-size bed
- Family bathroom with shower
- WC

Ground floor

- Playroom with billiards, darts and table tennis
- Kitchenette
- WC

Exterior

- Swimming pool (28 sqm)
- Sun loungers
- Large patio area
- Outside sitting & dining area
- Covered terrace
- Outdoor shower
- BBQ area
- Private parking

Location & Local Information

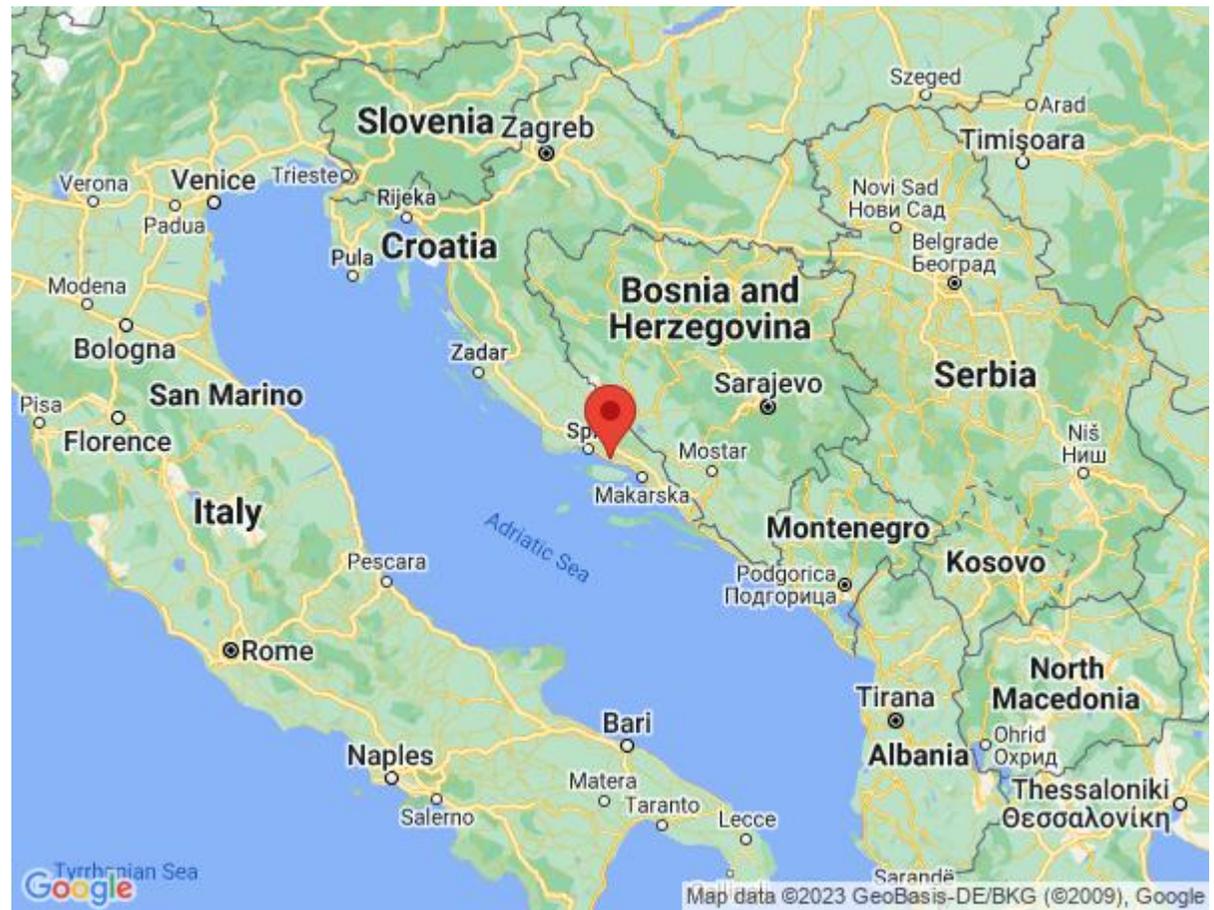
The small town of Du?e is tranquil and laid back, so it's the ideal place for a relaxing holiday. A sandy stretch is just a few minutes' walks away from the villa, so getting out for a day by the sea couldn't be easier.

Make up a picnic and head down to the beach where you'll also find a few cafés, bars and restaurants on offer too. The sea here is shallow, calm and clear, making it safe for children to swim and enjoy the water. You can also enjoy a boat trip out to nearby Brac Island to take photos of one of Croatia's most beautiful beaches, Zlatni Rat.

Just a five-minute drive away is Omiš, with its excellent choice of shops, supermarkets and restaurants. This larger town is most known for attracting pirates during the 13th and 14th centuries, who made Omiš their home. Today, it attracts tourists with its historical sites and traditional atmosphere.

The old town is full of places to visit, with the 13th-century Mirabella Fortress located just behind the area. There are also numerous churches to explore, as well as a Franciscan Monastery. Many activity tours leave from Omiš, including those involving rafting, canyoning and hiking.

The city of Split and Makarska, a famous port town, are both around a 45-minute drive from the villa. Split is full of history, with must-visit attractions including Diocletian's Palace dating back from the Roman era and Saint Domnius Cathedral. Makarska's best bits are its sandy beach with a lively promenade, medieval churches and beautiful art galleries.



Local Amenities

Nearest Airport	Split Airport (45km)
Nearest Village	Du?e (200m)
Nearest Town/City	Omiš (3km)
Nearest Restaurant	Restaurants & Shops (200m)
Nearest Beach	Peble Beach (300m)



Nearest Golf	Golf Course (20km)
Nearest Tennis	Tennis Court (26km)
Nearest Ferry Port	Split Ferry Port (27km)

What we love

- The villa enjoys a fantastic position overlooking the sea in the small town of Dubrovnik
- Just a short distance away is a sandy beach, as well as a range of shops and restaurants in Ploče
- The numerous balconies, terrace and outdoor dining areas that bring the outside in
- There's plenty to keep the children entertained, including the private pool and play area

What you should know...

- The pool is unfenced, so take extra care with younger children
- Other properties are nearby, but you aren't overlooked
- The children's play area is accessed via an external staircase

Terms & Conditions

- Security deposit: €300 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Included in the rental price
- Linen & towels included?: Linen & towels included in the rental price
- Pets welcome?: Pets not allowed
- End of stay cleaning included?: Included in the rental price
- Smoking Allowed?: No smoking 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
- Minimum stay: 7 nights
- Heating costs included?: Included in the rental price
- Tax: Included in the rental price
- Internet access?: WiFi connection included
- Other Ts and Cs: Please note the owners live there, on the last floor. They aren't using any of the facilities. They will be available for any kind of help to the guests during their stay.