

# Villa Kovac

Region: Omis Sleeps: 10 - 11

## Overview

Around 8km from Omiš, the charming Villa Kovac offers wonderful sea views and loads of outdoor space. A 5-bedroom villa with capacity for 11 guests, it also features its own private pool and a gym.

Villa Kovac is located in Lokva Rogoznica, a great area for getting out and about in the mountains or relaxing on the beautiful beaches. The village lies just off the main road which leads from Omiš to Makarska, a magnificent city around 35km down the coast. The villa is only 2km from the sea and from its hillside vantage point it enjoys beautiful views of the Adriatic out towards Brač, and the Dinara and Biokovo mountains.

Outside, there is a 24 sq m swimming pool and various places to dine on the terrace. Beautifully lit at night, the pool has sun loungers beside it, and there is also a barbecue and a covered terrace area. There is also a hot tub and mountain bikes to borrow for exploring the area.

The main living area is on the first floor and has direct access to a balcony. There is a spacious seating area with fireplace, a long dining table and a fully equipped kitchen. On the lower floor you will find the gym (which has yet more gorgeous sea views), and en suite double and twin bedrooms. There are two more doubles and a triple bedroom on the first floor, all of them air-conditioned.

Nearby Omiš has no end of attractions to see, with the River Cetina offering water-sports on it and zip-line adventures over the top of it. Historic fortresses and recreations of its pirate past give the town plenty of character, and you wouldn't want to miss out on the excellent Croatian food and wine while you're there.



## Facilities

Villa/House • Great Value • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • Walk to Village • <1hr to Airport • BBQ • Hairdryer • Ground Floor Bed & Bath • Satellite TV • Gym/Fitness Room • Outdoor Games • DVD • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Parking Space • Rural Location • Walking/Hiking Paths • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Kovac is a 5-bedroom property, and it can accommodate up to 11 people. The cosy property is fantastic for those who wish to stay in style while exploring the wonderful Dalmatian coast.

### Ground Floor

- Double bedroom with ensuite bathroom with bathtub
- Twin bedroom with ensuite bathroom with shower
- Gym room

### First Floor

- Fully equipped kitchen with dining area
- Living room with fireplace and exit to the spacious balcony with sea views
- Toilet
- Two double bedrooms
- Twin bedroom with 3 single beds and exit to terrace
- Two bathrooms with shower

### Exterior Grounds

- Private swimming pool
- Jacuzzi
- Sun deck and comfortable deck chairs
- Covered terrace with dining area
- Barbecue with outdoor dining area
- Parking for 4 cars

### Additional Facilities

- Air Conditioning
- Free Wi-Fi
- Safe
- Heating
- Fireplace
- Satellite TV
- DVD Player
- Hairdye
- Laundry facilities
- Baby cot and high chair



## 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. In the 13th and 14th century, they were the most-feared in the Adriatic, and used the river to make a quick getaway after attacking passing trade ships. In summer, Pirate Night tours are a popular attraction, telling tales of the pirates in a more family-friendly way.

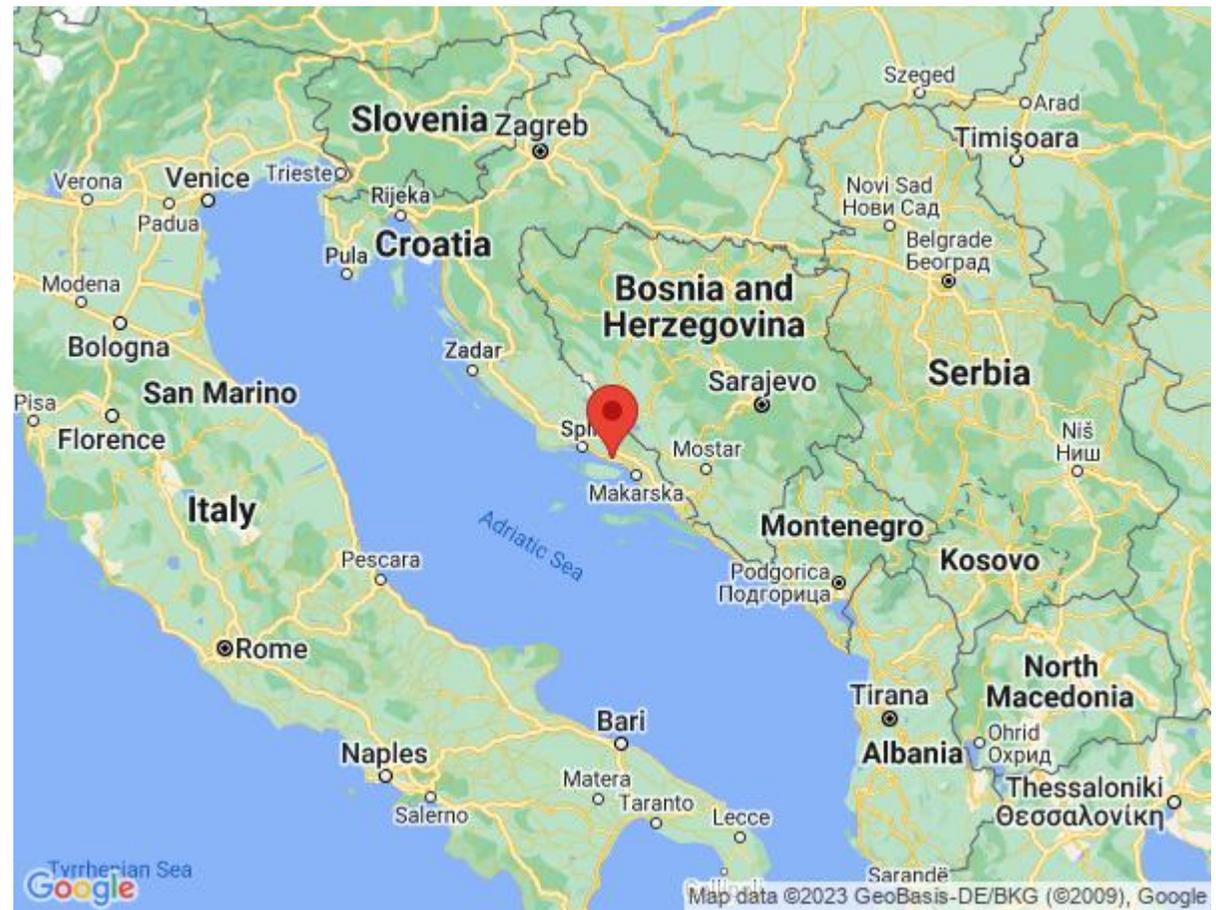
Omiš is a pleasant place to spend your time with lovely beaches and a wealth of great restaurants and cafés. It's visually impressive, with steep cliffs providing a backdrop to the Old Town, where you can find a Franciscan monastery and several old churches, in addition to the Mirabella fortress, dating from the 13th century. At the top of the mountain, there is also the Starigrad fortress – it's quite a climb, but a rewarding one.

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, canyoning 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. Split is also easily accessible from Omiš, around 25km away, so it's easy to take a bus or mini-van to see the Diocletian Palace, the Cathedral of St Domnius or the town's strangely unmissable frog museum.

## Local Amenities

Nearest Airport	<b>Airport Split (49 Km)</b>
Nearest Train Station	<b>Split (33 Km)</b>
Nearest Village	<b>Villa Maruncela (50 m)</b>
Nearest Town/City	<b>Omiš (8 Km)</b>
Nearest Beach	<b>Artina Pebble Beach (2 Km)</b>



Nearest Restaurant

**Restaurants and Bars**  
**(2 Km)**

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## What we love

- The wonderful views of the Adriatic and the spacious outdoor areas make it a pleasure to spend time unwinding at this villa
- Villa Kovac has been fully renovated and modernised, and offers many great features including TV, DVD, Wi-Fi and air-conditioning in many of the rooms
- There are various dining areas inside and out at this villa, ideal for enjoying dinner with a glass of excellent Croatian wine
- The town of Omiš is unmissable, and serves as a great base for excursions to Split, Makarska or the beautiful island of Brač

## What you should know...

- This is a non-smoking property
- Pets and children are welcome at Villa Kovac
- A car is essential for getting around the area

# 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: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 nights (May to September)  
5 nights (September to April)
- Changeover day: Saturday from 8th Jun to 13th Sep. Flexible during all other periods.
- Pets welcome?: On request only and with prior agreement with the owner.
- Tax: Included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.