

# Villa Nicca

Region: Omis Sleeps: 10 - 12

## Overview

Just a 10-minute drive from Omiš, the wonderful Villa Nicca is a stylish, ocean-view property with room for up to 12 guests. Equipped with a children's play area and a fitness room among many other facilities, this villa consists of two units sharing an attractive outdoor space including a 32 sq m salt water pool.

You can enjoy many days out in the sunshine at Villa Nicca. You will have the use of a covered outdoor dining area with barbecue, and a spacious pool terrace with plenty of sun loungers. The panoramic views out to sea are truly breathtaking, and the surrounding area is equally scenic, with beautiful mountain walks to invigorate you in the Biokovo Nature Park. Villa Nicca also supplies three bikes you can borrow for your excursions.

Inside, the house has a well-appointed lounge area with satellite TV, DVD and music system, and an adjacent dining space with seating for six. Just off this area, a modern kitchen provides all you need for cooking, plus a dishwasher, fridge freezer, coffee machine and more.

The house features four bathrooms and five comfortable bedrooms spread across the two units, which are connected by an internal staircase. There are two twins and three king-size bedrooms, with a sofa-bed and cot also available. Some bedrooms also have access to a furnished balcony terrace.

The owner's house is next door and features a traditional Croatian tavern where you can enjoy local food and craft beer, should you wish.

A fitness room equipped with exercise bike and treadmill makes a great addition to the villa too.

Nearby Omiš continues the active theme, offering a host of exciting sports on and around the River Cetina. One of the most exhilarating is the zip-line which takes you across the canyon, or you could try river rafting – there are some excellent tours available to show you the ropes. The town also has lovely beaches and restaurants for quieter days, as well as lots of pirate fun for children.



## **Facilities**

Modern • Great Value • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Satellite TV • Bicycles Provided • Gym/Fitness Room • Outdoor Games • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Nicca is a stylish, ocean-view property equipped with a children's play area and a fitness room among many other facilities. There are 5 bedrooms and 4 bathrooms and it can accommodate up to 12 people.

### Interior

- Two fully equipped kitchen
- Two living room with dining area
- Fitness room
- Four family bathrooms
- Three double bedrooms
- Two twin bedrooms

### Exterior

- Covered outdoor dining
- Outdoor furniture
- Summer kitchen
- Playhouse with a slide for small children



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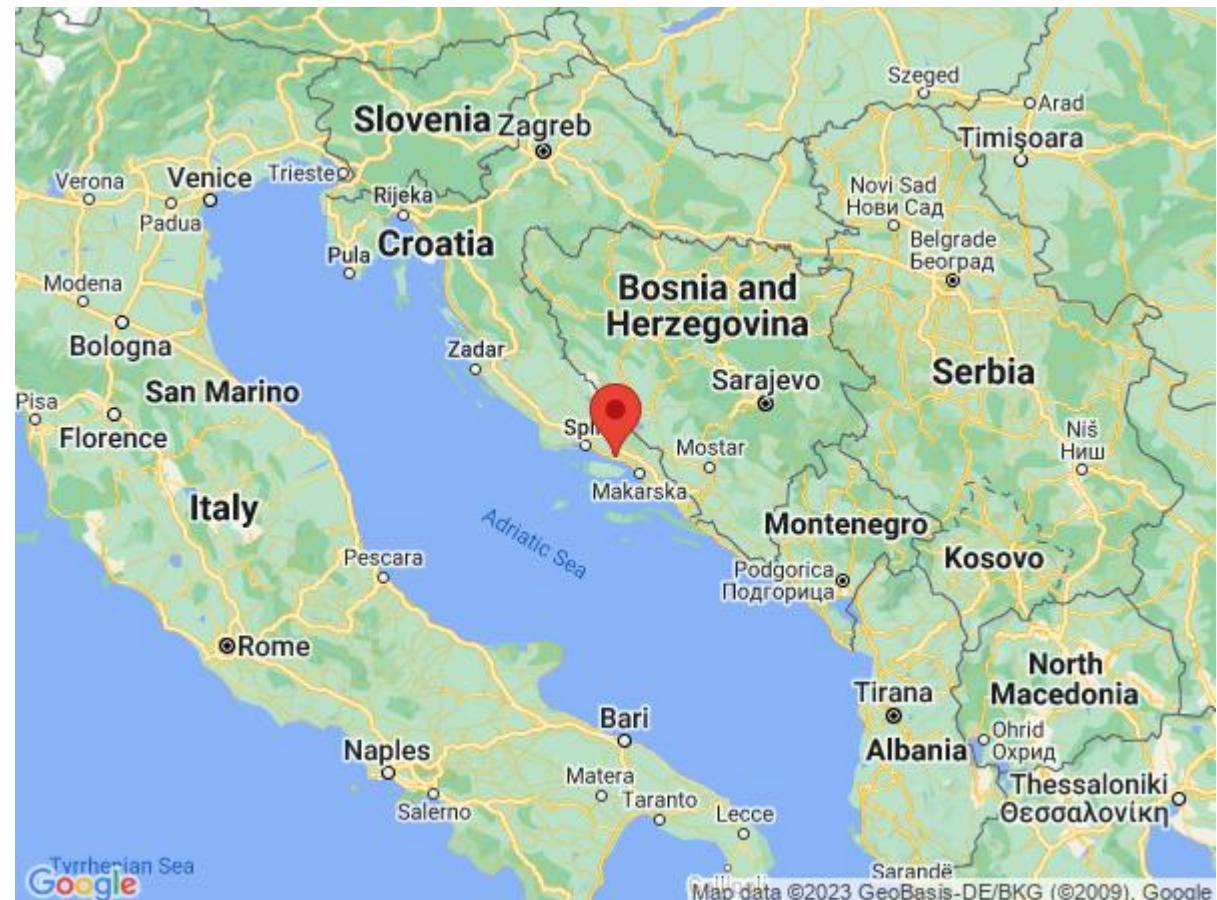
# Location & Local Information

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 Domnus or the town's strangely unmissable frog museum.



## Local Amenities

Nearest Airport	<b>Split Airport</b> (49 Km)
Nearest Beach	<b>Beach Ruskamen</b> (5 Km)
Nearest Golf	<b>Golf course Stobreć</b> (25 Km)
Nearest Tennis	<b>Tennis Kamp Stobrec</b> (26 KM)
Nearest Supermarket	<b>Market Lovic</b> (7km)



## **What we love**

- This villa enjoys the most beautiful ocean views from most areas of the property, and offers lots of outdoor space
- This is a great family villa with a children's play area, two twin bedrooms and a spacious pool
- The friendly owner lives next door and is on hand if you need them, also supplying breakfast or dinner by arrangement
- You're in a great location close to Omiš, Split, Makarska and Mount Biokovo – and you can also take a boat trip to the beautiful island of Bra?, just off the coast

## **What you should know...**

- No smoking or pets are allowed at Villa Nika
- No events or parties are permitted
- A car is recommended for getting around the area – parking is available at the villa

## Terms & Conditions

- Security deposit: €200 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 and bath towels included in the rental price
- Changeover day: Saturday from June to September
- Minimum stay: 7 nights from May to September, 5 nights from October to April
- Heating costs included?: Included in the rental price
- Tax: 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
- Internet access?: Wi-Fi connection included