

# Villa Kotis

Region: Split, Trogir & The South **Sleeps: 2 - 4**

## Overview

With a mesmerisingly beautiful garden bursting with cosy corners and luxury seating, Villa Kotis is an unmissable delight overlooking the Adriatic Sea and the Biokovo mountain for a very lucky couple or small group!

With its quirky interiors exuding calm and contentment, you're guaranteed comfort in this beautifully homely villa. If you simply want to put your feet up and enjoy a little relaxation, your lovely lounge, with a large sofa and two armchairs, is the perfect spot to switch on the TV, kick back and unwind after a day exploring the wonders of Dalmatia. Guests who enjoy self-sufficiency will delight in this fully-equipped kitchen, with a full dining table for four where you can enjoy your delicious creations! Or if you want to get really creative – there's a large brick BBQ in the garden for truly adventurous mealtimes!

When it's time to catch a little sleep, head through to your exquisite bedroom, where a huge bed awaits you, in front of a wall-mounted TV for a little restful entertainment. Much like the rest of the villa, the bedroom and bathroom continue the fantastic animal-print, monochrome theme, with bursts of red, zebra pattern and sleek white walls throughout. You can enjoy a refreshing, revitalising shower in this wonderful bathroom each day, with a huge walk-in shower set amidst the vibrant and colourful design.

And finally, soak up the stunning serenity of this extraordinary garden, where every corner of every quaint pathway and terrace offers a romantic setting for a glass of wine or even a solitary coffee, while the main terrace promises breathtaking views across the sea! Settle into one of these loungers for a little sunbathing and watch the world go by over the sea below, the views stretching all the way to Hvar and Brac. There's a little lawn for the kids to play on – and then, of course, there's this incredible private pool for endless hours of entertainment and tranquil lazing. With amazing views of both the sea and mountains, every bench, hammock and lounger where you can sit back and relax will bring you pure bliss in this idyllic setting.

Just seven minutes away from the dazzling Park šuma Osejava and its Nugal beach, you'll find fun and adventure just a stone's throw away. The village of Makarska, 10 minutes away, is a calm haven along this picturesque coastline, while you're about 65km from Split, with its famous Diocletian's Palace, the fortress-like complex at its centre!



## Facilities

Resort Villa • Modern • Private Pool • Wi-Fi/Internet • Air-Con • Satellite  
TV • Rural Location • Outstanding Landscapes • Outdoor Pursuit &  
Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Kotis enjoys lovely views of the mountainside and the sea beyond from its terrace. There is one bedroom and one bathroom, accommodating up to 2 +2 guests.

### Ground Floor

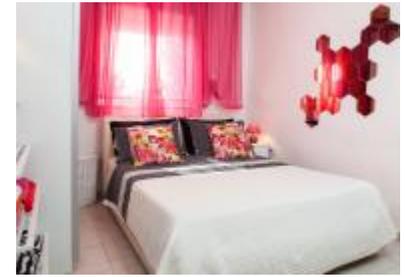
- Fully equipped open kitchen
- Open-plan living and dining room
- Double bedroom
- Bathroom

### Exterior Grounds

- Private swimming pool
- Outdoor shower
- Terrace
- Sun loungers
- Outdoor dining facilities
- Brick-built barbecue
- Roof terrace

### Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- Parking



## Location & Local Information

Tucked just 10 minutes outside the magical, authentic town of Makarska, Villa Kotis is perfectly positioned for exploring both the mainland and islands of this beautiful country! Lined by fragrant pinewoods, this famous coastline boasts some of the most beautiful beaches in Europe, with a palm-lined promenade framing the turquoise expanse beautifully.

In this traditional town of Makarska, markets selling everything from fresh produce, including seasonal fruit and vegetables, to local wares, line the streets and the beautiful harbour, from where you can take trips out to the many surrounding islands, including the famous Hvar and Brac.

From breathtaking scenery, a rich history and culture and a world-famous culinary scene – you will find it all in Croatia! A myriad of enchanting towns and villages are nestled among the undulating countryside of the interior, and if you take a boat trip through the 3000+ islands you'll see traditional buildings dotting the coastline of each!

The area offers the perfect rural retreat for the utmost relaxation, but if it's entertainment you're after, the Omiš and Cetina river offers a fabulous range of activities including rafting, a zip-line, boat tours and even day trips to Brač island.

Active holiday-makers will be delighted with the offerings, including windsurfing, scuba diving, rock climbing, hang-gliding and walking. Both along the dramatic coastal paths and in the mountains inland, you will find an abundance of pristine paths for cycling and rugged off-road hiking trails. Pick up a trail map from any of the Tourist Offices!

Split has the nearest international airport, within about an hour and a quarter's drive of the villa, while you can get a ferry to several of the nearby ports!

## Local Amenities

Nearest Airport	<b>Split Airport (100 km)</b>
Nearest Village	<b>Volicija (3 km)</b>
Nearest Town/City	<b>Makarska (3 km)</b>
Nearest Restaurant	<b>Restaurant Riva (4 km)</b>



Nearest Beach	<b>Gradska Beach (4 km)</b>
Nearest Supermarket	<b>Studenac (4 km)</b>

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## What Oliver loves...

- Spend countless hours in your unique and enchanting garden enjoying these mesmerising views across the Adriatic Sea and its sparkling fusion of turquoise, emerald, and everything in between!
- The unique decor of this villa gives it a lovely quirky atmosphere
- The sea is around a 45-minute walk away if you fancy a little stroll to enjoy this beautiful scenery

## What you should know...

- The sofa in the living room can provide additional accommodation for up to two guests
- Due to this idyllic location in the hills around 2km from the nearest town, we recommend hiring a car throughout your stay

# Terms & Conditions

- Security deposit: €500 to be paid in cash upon arrival and later refunded, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- 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.
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price.
- Energy costs included?: Yes, included in the rental price
- Internet access?: Yes, included in the rental price
- Minimum stay: 7 nights
- Changeover day: Saturday
- Pets welcome?: Pets are not permitted
- Smoking Allowed?: Smoking and vaping are not permitted
- Tax: Tourist tax is included in the rental price
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay