

# Villa Urska

Region: Omis Sleeps: 8 - 10

## Overview

If you are looking for a stunning holiday villa with views to die for, then Villa Urska is the place! This sleek and stylish property sits comfortably amongst the trees overlooking the blue azure of the Adriatic, just a stone throw from Omis. From every bedroom and every living space you can capture a new image of the sea, watching the landscape change as the day goes by and enjoying the fresh sea breeze as soak in the setting.

Located on the hillside, the property itself is staggered over different levels, all connected with internal and external staircases. The layout is simple and relaxed, with elegant open-plan living spaces and beautiful bedrooms all making the most of the views. The main living space is on the first floor, with a spacious, fully-equipped kitchen and a social living and dining area. The external walls on two sides of the room have been sculpted out of glass, drawing the impressive views right into the space, making it feel bright and airy. With doors leading out to a beautiful terrace you can meander in and out with ease, hopping into the luxury jacuzzi to relax, or gathering around the large outdoor dining table, sharing food and laughter with your loved ones.

Throughout the villa there are four good-sized double bedrooms, all with king-size beds, private bathrooms and picturesque sea views. Two of the rooms are on the lower floor and two on the upper floor, all fitted with air-conditioning for your comfort. The ground floor also boasts a kid's corner with toys and games to keep them busy, creating their own hideaway den and leaving adults to enjoy some quiet time upstairs! For those who prefer a more active relaxation, the top floor offers you a well-equipped, air-conditioned gym, with all the equipment you need to keep fit during your holiday!

Stepping outside, Villa Urska truly feels like your own oasis, somewhere to escape the bustle of day to day lived, enjoying some quality time with your friends or family. Hours will drift by as you stare out to the views, dipping in and out of the private pool to cool off on hot summer days. The villa has ample deck chairs and seating areas so you can all enjoy time together outside, making the most of every moment in the Croatian sun!



## Facilities

Modern • 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 Beach • Walk to Village • Walk to Restaurant  
• BBQ • All Bedrooms En-Suite • Satellite TV • Sauna/Steam •  
Gym/Fitness Room • Games Room • Indoor Games • Table Tennis •  
Heating • Cot(s) • High Chair(s) • Toys • Fenced Grounds • Waterfront  
• Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities •  
Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## The Villa

Villa Urska is a relaxed, family holiday home located in Lokva Rogoznica and a stroll away from the beach. With 4 bedrooms and 4 bathrooms, it can accommodate up to 8+2 people.

### *Interior*

#### *Ground Floor*

- Bedroom with king-size bed and en-suite bathroom with bathtub
- Bedroom with king-size bed and en-suite bathroom with shower
- Games rooms with table tennis, darts, TV and toys

#### *First Floor*

- Fully equipped kitchen
- Living and dining area with TV and PS4
- Toilet
- Terrace with whirlpool and outdoor dining area for 12 people with barbecue

#### *Second Floor*

- Bedroom with king-size bed and en-suite bathroom with shower and a balcony
- Bedroom with king-size bed and en-suite bathroom with walk-in shower and a balcony
- Fitness area
- Sauna

### Exterior

- Swimming pool 11m x3m with a massage
- Sun deck area with sun loungers and sun Umbrellas
- Outdoor shower
- Outdoor dining area for 6 people
- Parking for 4 cars

### **Additional Facilities ...**

- Satellite Television
- Wi-fi
- Air-conditioning
- Iron/Ironing Board
- Dishwasher
- Coffee Machine
- Washing machine & Tumble dryer
- Baby cot & high chair

## Location & Local Information

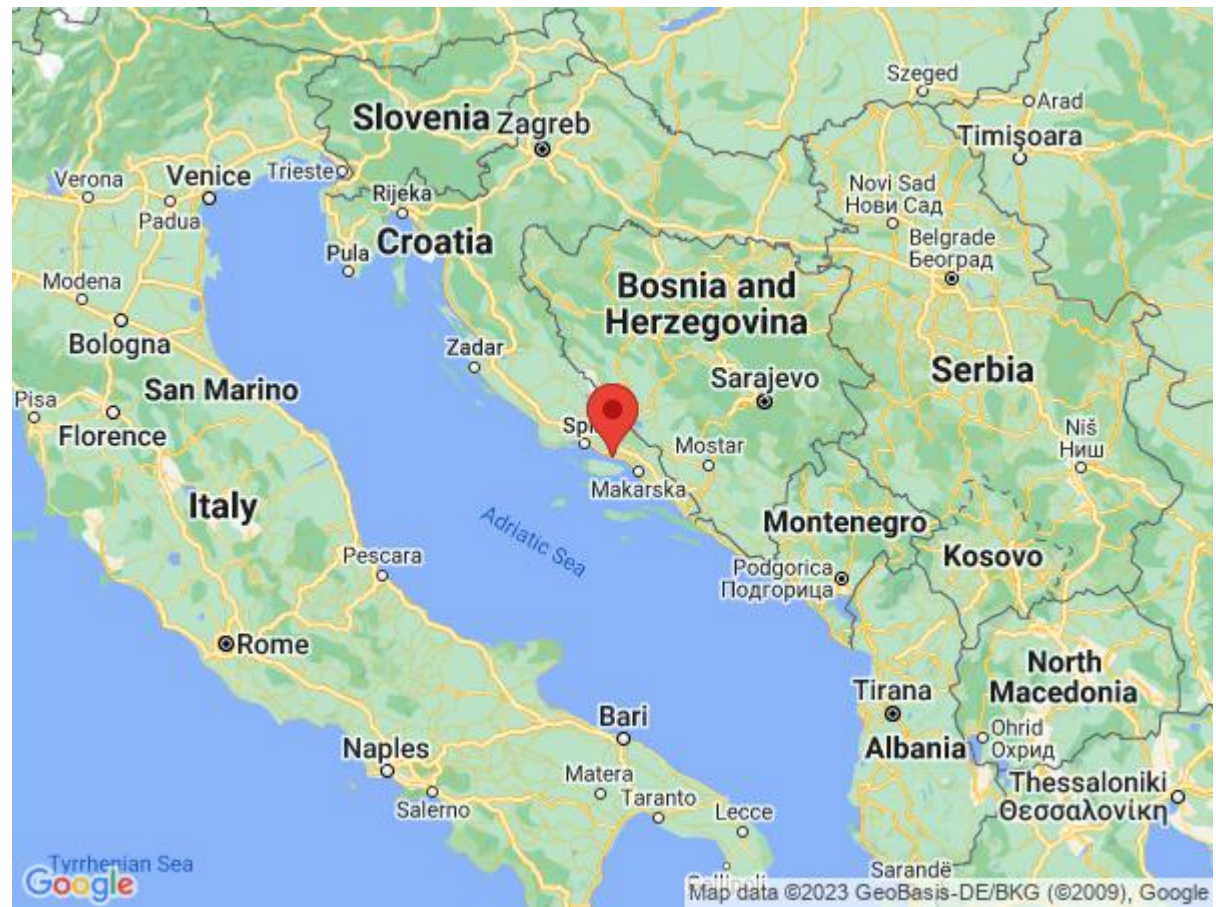
Villa Urska is located nearby the beautiful harbour town of Omiš. Omiš sits at the mouth of the Cetina River, with a long and rich history. The villa itself sits perched on the hillside, with stunning views out across the Sea. Offering complete privacy, Villa Urska is the perfect spot for those looking to enjoy some peace and tranquillity, escaping the crowds and spending quality time with loved ones. However, in those moments when you desire a livelier atmosphere, Omiš is the perfect option, bursting with stories, restaurants, bars and shops for you to enjoy!

The town is overflowing with stories of notorious pirates that used to storm the village. In the 13th and 14th century, they were the most feared pirates in the Adriatic, using the river as a quick getaway after attacking passing trade ships. You can enjoy Pirate Night tours during your stay, telling the tales of their past in a more family-friendly way.

The entire coast is dotted with picturesque beaches and the town offers a multitude of great restaurants and cafes. Steep cliffs offer a dramatic backdrop to the Old Town, where you can visit a Franciscan monastery and several old churches, in addition to the Mirabella fortress, dating from the 13th century. If you choose to endeavour up the mountain, then at the top you will find the Starigrad fortress – it's quite a climb, but a rewarding one.

During your stay there is the possibility of taking a boat trip to the island Brač that can be organized by the owner. The river Cetina also lends itself to water-sports, so you can try rafting, canyoning and canoeing, or even the amazing Zip-line over the canyon of the river Cetina. The natural beauty in this part of Croatia has to be appreciated, with olive groves and vineyards spread out across the countryside, up to the borders of the towns. We would recommend that you walk in the old part of Lokva Rogoznica in the mountains, where unprecedented views stretch out in front of you throughout the entire walk!

This truly is the perfect place to visit if you are looking for a more interesting holiday away, complimenting your relaxed days by the pool with fun adventures around the local area.



## Local Amenities

Nearest Airport

**Split Airport  
(48 Km)**

Nearest Ferry Port	<b>Split Ferry port (32 Km)</b>
Nearest Village	<b>Lokva Rogoznica (500 m)</b>
Nearest Town/City	<b>Omis (10 Km)</b>
Nearest Restaurant	<b>San Ruskamen (800 m)</b>
Nearest Beach	<b>Beach Ruskamen (400 m)</b>
Nearest Supermarket	<b>Studenac 16 (400 m)</b>

## What we love

- The villa boasts stunning views out across the Adriatic, so whether you are relaxing on the terrace or drinking a coffee in bed you can enjoy this magical setting.
- The location is completely private, set away from the hustle and bustle, perfect for a relaxing break.
- With its own swimming pool and gym, even those who prefer a more active relaxation will be kept happy!

## What you should know...

- Due to the position of the property, the villa is organized on three different levels, all connected with internal and external staircases.
- The owner can organise you a boat trip to the island of Bra?, perfect for a day trip away from the villa, exploring even more beautiful places.
- You have private parking for four cars at the villa, so we would recommend you rent your own, making it far easier to explore the nearby beaches and towns.

# Terms & Conditions

- Security deposit: €400 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
- 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 and bath towels are included in the rental price. Please bring your own pool towels.
- Energy costs included?: Yes, included in rental price.
- Heating costs included?: Yes, included in rental price.
- Internet access?: Wi-Fi internet access included in rental price
- Minimum stay: 7 nights across June, July & August, 5 nights for the remainder of the year
- Changeover day: Saturday across June July & August, any day for the remainder of the year
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement per pet per day will apply (paid locally). Max 2 pets
- Smoking Allowed?: Not permitted
- Tax: Yes, 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.