

# Villa Tropicana

Region: Omis Sleeps: 12

## Overview

The delightful Villa Tropicana is located just 100 metres away from the beautiful sandy beaches of Duce and 2.5km from the atmospheric, historic town of Omis. The villa is very comfortable with a slightly unusual set-up. Four of its six bedrooms are located on the second floor with a separate entrance door. All of the upper floor bedrooms boast balconies, ensuite bathrooms and kitchenettes. This would particularly suit groups of friends who may enjoy a little of their own space though it would also be suitable for families. The remaining two double bedrooms are on the ground floor with the living spaces.

Duce has evolved from six settlements between the foot of the majestic Mosor Mountains and the sea. The splendid location of Villa Tropicana means that you can walk to the beach, a small marina, mini markets and charming restaurants and bars.

Villa Tropicana has a good outdoor space with excellent amenities. The private heated 8m x 3m swimming pool has hydromassage, plus there is an outdoor jacuzzi for 6 and an outdoor shower. There is a fitness area with 2 orbitrack fitness machines, outdoor loungers on the sun deck, and two covered alfresco dining areas. Both seat 8 guests, and there is a built-in barbecue. Villa Tropicana is a great base to return to after a busy day on the beach or sightseeing. It looks so pretty at night.

The living area is open plan in design and modern with a well-equipped kitchen, a lounge area with an L-shaped sofa and dining for 8 guests. PS4 is supplied to keep the young ones happy! The living area opens directly to the covered terrace. Both of the delightful bedrooms on the ground floor boast kingsize beds, ensuite shower rooms and TV. There is also a separate cloakroom which houses the washing machine.

Upstairs, all 4 bedrooms offer a kingsize bed, ensuite shower rooms, balconies, TV and kitchenettes. One of the rooms has a small sofa bed which can be used for an extra guest. Two of the bedrooms have furnished balconies with fabulous sea and pool views.

Villa Tropicana is very well maintained. You will soon relax at this lovely property. The kitchenettes add an extra touch as you can laze in bed with a cup of tea without having to disturb anyone else in the villa!



## Facilities

Modern • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Cooling Jacuzzi • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Satellite TV • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Tropicana is a delightful 6 bedroom villa in Duca, just outside Omis.

### Ground floor

- Living and dining room
- Fully equipped kitchen
- Two double bedroom with double bed and en-suite bathroom with shower
- Cloakroom

### First floor (separate entrance door)

- Studio with double bed, sofa bed, en-suite shower room, balcony, and kitchenette
- Three studio with double bed, en-suite shower room, balcony and kitchenette

### Exterior

- Heated swimming pool (8m x 3m)
- Jacuzzi for 6 pax
- Two orbitrack fitness devices
- Two covered terrace with dining area for 8 pax
- BBQ



## Location & Local Information

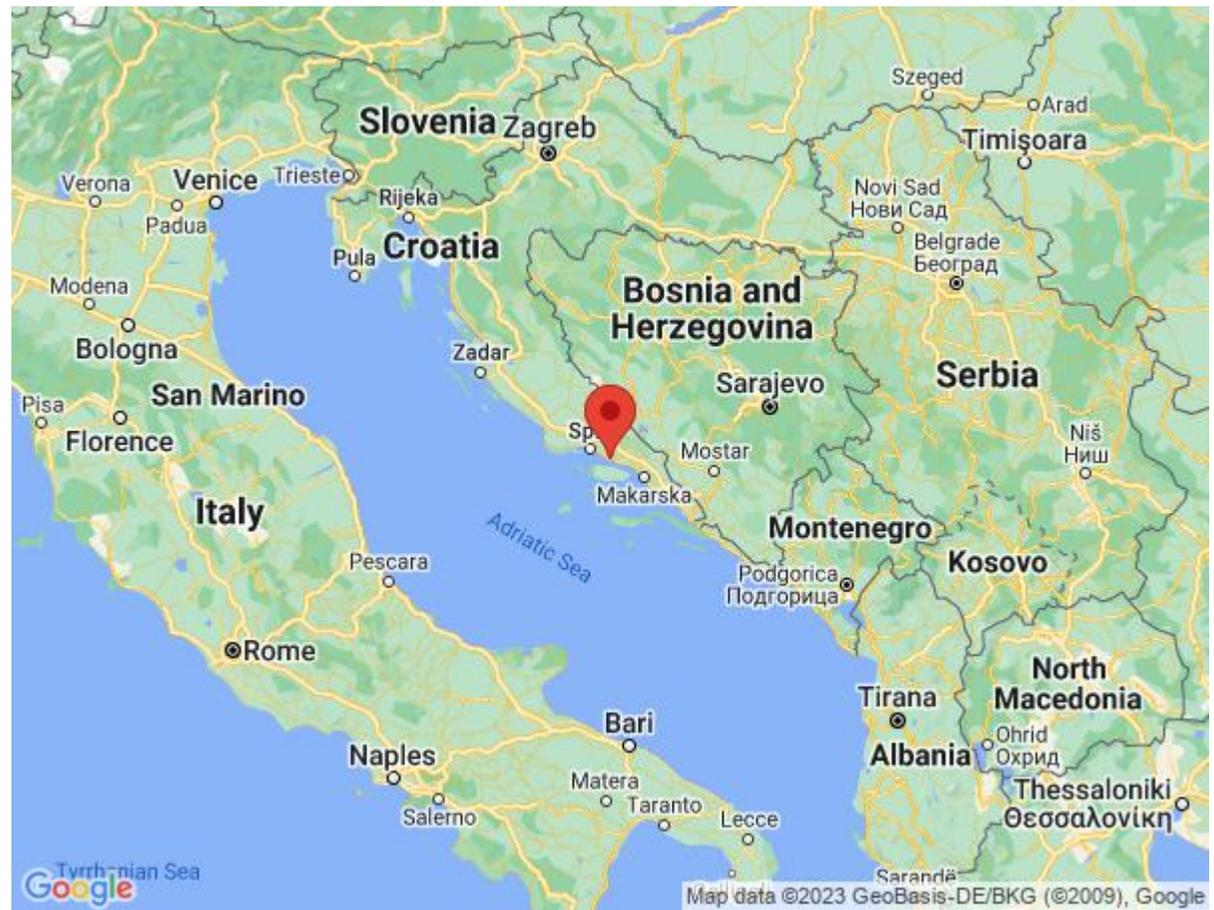
Villa Tropicana enjoys a wonderful location very close to the sandy beach, restaurants, shops and mini market of Duca. This golden stretch of sand is 5km long! The fabulous attractions of Omis are just 2.5km away.

The scenic town of Omis, also known as the 'Pirate Town', is located at the mouth of the Cetina River. The Omis Riviera is often thought to be one of Croatia's best kept secrets. The coastline is so dramatic with sharp, jagged mountains all around. This little town certainly packs a punch with sandy beaches, biking, kayaking, rafting, canyoning, rock-climbing, ziplining and, on top of those activities, it offers an incredible dining scene. Omis is brimming with ancient buildings and churches including the 13th century Fortress Mirabella and 15th century Fortress Starigrad, also known as Fortica Fortress. The Omis Summer Festival is great fun with capella singing in the churches and squares around the town. There are also pirate shows making it a great evening out. Omis has a number of beaches including Velika Plaza and Bacvice in the centre of the town and Slavinj and Brzet Beaches, roughly 10 minutes from the centre. The popular Camp Galeb Beach is on the way towards Split. Many posters and advertisements for Croatia show the amazing Zlatni Rat Beach, one of Croatia's best. Many guests take a boat trip over to Brač to visit this sensational beach.

The stunning town of Split is only 25km away and has to be a must visit! The Diocletian's Palace is a fantastic landmark built in the 4th century. It contains a military camp, the magnificent Golden Gate and a villa where the Roman emperor Diocletian retired. For the most fantastic view of the city you should climb the bell tower of Saint Domnius Cathedral which dates back to the 7th century. It is the most well-preserved temple in Europe. If you do not have much time in Split you may want to take a walking tour with a guide to make sure that you do not miss anything. Split's Riva is the perfect place for an evening stroll. You can admire the wonderful boats and stop at the cute cafes and bars. Palm trees line the Riva and make it very attractive.

As well as wonderful cuisine, Croatia is known for its excellent wines. You can visit the Putalj Winery for an authentic wine tasting experience during your holiday. It is only 20 minutes from Split. If you book in advance, they may even be able to pick you up.

The beautiful Makarska Riviera is 38 miles long, running from Brela in the north to Gradac in the south. It offers stunning beaches including Punta Rata. The Riviera is popular for its ice cream parlours, nature park, nightlife, harbour, beach, shopping and dining. Kacic Square is overlooked by the majestic Baroque Church of St Mark and is brimming with buzzy restaurants, cafes and bars. It is vibrant and lively with entertainment and a daily local



produce market. The pretty harbour is lined with lively restaurants and offers day trips to Jelsa on Hvar and Zlatni Rat Beach in Bol on Brac.

## Local Amenities

Nearest Airport	<b>Split Airport (45 km)</b>
Nearest Town/City	<b>Duce (1 km)</b>
Nearest Beach	<b>Duce beach (120 m)</b>
Nearest Bar/Pub	<b>Beach Bar (200 m)</b>

## What we love

- Villa Tropicana boasts an excellent location, just across the road from outstanding beaches and Duca's tourist amenities
- Omis is absolutely wonderful with fantastic restaurants, scenic views, fabulous architecture and much charm
- The Cetina River is an absolute must for active guests who enjoy not only excellent views but some thrilling activities. You can kayak, raft, rock climb, canyon, zipline, swim, jump off rocks, the list is endless!

## What you should know...

- The bedrooms on the first floor are reached through a different entrance to the main living spaces and ground floor bedrooms. You need to consider where you are sleeping your guests
- The first floor bedrooms all have kitchenettes as well as ensuite bathrooms and balconies
- The villa is only 90 metres from the beach and the town amenities, just perfect!

# Terms & Conditions

- Security deposit: €500 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?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- Pets welcome?: No pets
- 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.
- Smoking Allowed?: Smoking and vaping are not permitted
- Internet access?: Yes, included in the rental price