

# Villa Zoi

Region: Omis Sleeps: 8

## Overview

A truly beautiful property, Villa Zoi can house eight guests and holds four bedrooms, three bathrooms, a Jacuzzi and a heated private pool. Your holiday home also includes a billiard table and table tennis.

The villa itself is newly built and designed with luxury and comfort in mind. Your villa comes air-conditioned and with free Wi-Fi and your surroundings are lush green Mediterranean plants and soft rolling hills. If your favourite colour is green, the colour of love and healing, then this will certainly indulge you. Fully fenced and with an outdoor surveillance system, you can enjoy your stay knowing that you're safe and secure.

The outdoors of the property is splendid, offering a private heated swimming pool, hot tub (without chlorine), sun deck loungers for relaxation, reading and conversation, and grass with a pond complete with fish. There's also plenty of natural shade if you wish to shield from the sun. The outdoor dining area is a wonderful way to make the most of the beautiful weather and space. For those who wish to dine in the shade there's a covered dining area which sits eight, and an alfresco space.

On the ground floor level, where you'll find the pool, there's a lovely kitchen and dining area, with a fridge, television, induction cooker, kettle and barbeque. The surrounding views offer a delightful distraction as you cook, languish and eat.

Besides this is a sequestered air conditioned space where you can play billiards, darts, enjoy the view of Adriatic fish in an aquarium setting and sofa for relaxing. You'll also find some of the villa's more practical features here: a shower, washing machine, dryer and facilities for ironing. Here lies the first bedroom complete with a King sized bed, television and calming views of your lovely pool.

As you move to the first floor, you'll find the parking area, living room, kitchen and dining area, as well as a balcony and terrace, family bathroom and shower and another washing machine.

If you make your way to the second floor, you'll find the second bedroom, ideal for kids with two single beds. A third and fourth bedroom also sit here. The property is perfectly suited for all needs; a glass of wine on the terrace, a game of table tennis, a relaxing spot by the pool with a book, a nice hot bath,



yoga near the pond. This is a wonderful place for families, extended families or couples looking for quality time together in glamorous paradise.

## Facilities

Modern • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • Walk to Village • Walk to Restaurant • BBQ • Satellite TV • Indoor Games • Outdoor Games • Table Tennis • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Zoi is surrounded by beautiful hills, offering amazing green scenery, can sleep up to 8 people and has all the needed amenities for a comfortable stay.

### Ground Floor

- Bedroom with a king-size bed 180cm x 200cm, air-conditioning, a TV, and views of the pool area
- Fully equipped summer kitchen
- Indoor games (pool table, darts, sony mini HiFi component system)
- Family bathroom with a shower, washing machine, dryer, ironing facilities

### First Floor

- Fully equipped kitchen
- Dining and living area
- Family bathroom with a shower and washing machine

### Second Floor

- Bedroom with two single beds 90cm x 200cm that can connect to a king-size, air-condition, a TV, and views of the pool, pond, and natural surroundings
- Bedroom with two single beds 90cm x 200cm that can connect to a king-size, air-condition, a TV, a balcony (3sqm) with views of the natural surroundings
- Bedroom with a king-size bed 180cm x 200cm, air-conditioning, a TV, a balcony (9sqm) with views of the pool pond and natural surroundings
- Family bathroom with a bathtub, a TV, and a balcony 1,5m x 2m

### Exterior Grunds

- Private and heated swimming pool (8,5m x 4m) with hot tub
- Loungers
- Barbecue
- Dining area
- Table tennis

### Additional Facilities

- Wi-Fi
- Jacuzzi
- Hot tub
- Air conditioning
- Heating
- Linen and towels
- Washing machines
- Dryer
- Ironing facilities
- Indoor and outdoor games
- Fridge



- Oven
- Coffee maker
- Private parking for 5 cars

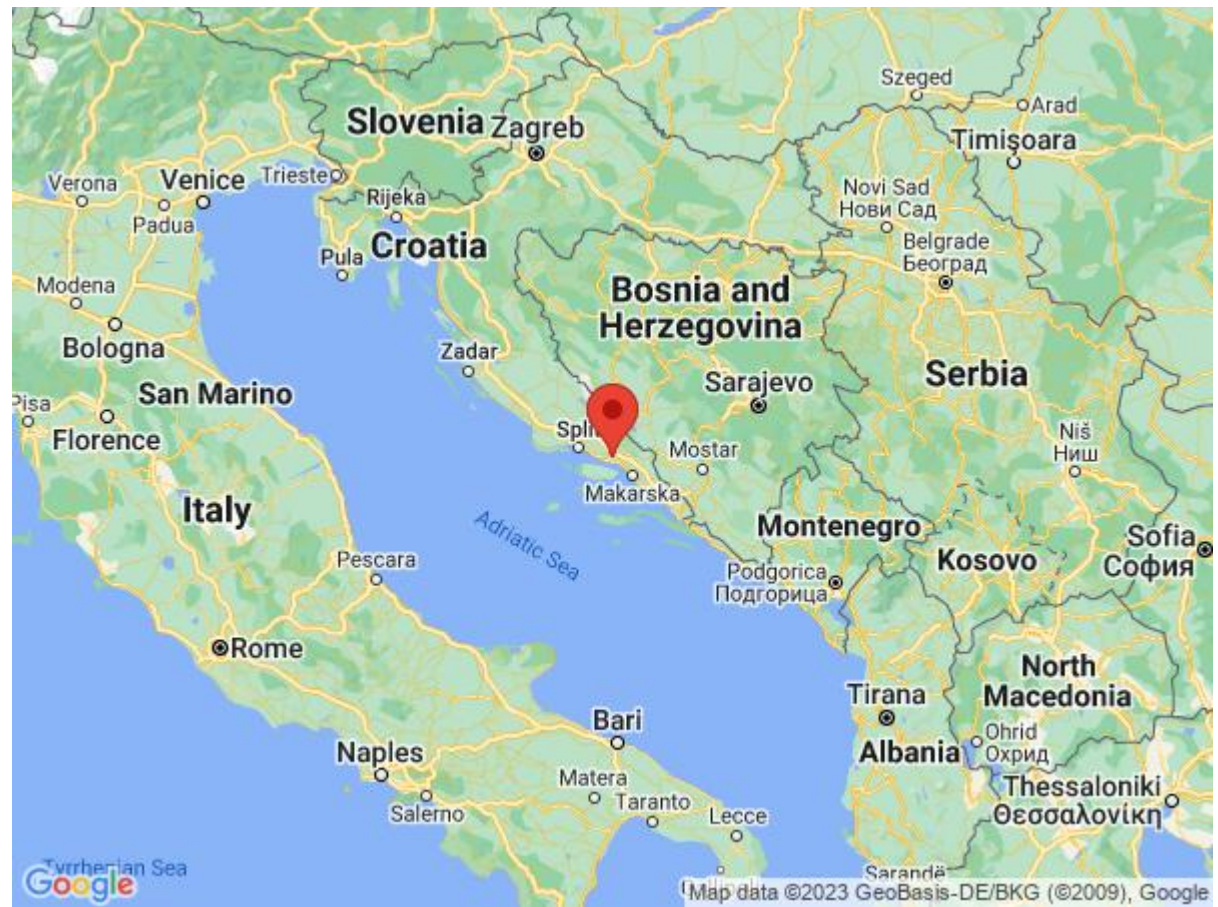
## Location & Local Information

This dashing villa can be found in the Omis hinterland, in a tiny village called Kucice, above the Cetina river canyon. It's a quiet, calm area populated with natural beauty. A twenty-minute drive from Omis, you'll find many restaurants, an open market and a mixture of pebble and sand beaches. What makes this area so ravishing is its untouched nature, preserved by the locals, it's a wonderful place to connect with nature, relax and let go as well as a way to immerse yourself in a more traditional way of life where time seems to stand still and the day's melt away like ice cream on a sunny day.

For those who want a tad more noise, Omis and Cetina river provide many activities for guests designed to get the adrenaline pumping, including zip-lining, rafting, canoeing, water sports, hiking and bike trails. You may be surprised that such swash-buckling adventure sits so closely to such serenity, but it's definitely there should you seek it. You can also enjoy boat trips to the neighbouring island of Brac, another peaceful paradise well worth exploring where you can learn to make and taste your own olive oil and explore old ruins.

The villa offers extra services including pets, grocery deliveries, an in-villa private chef, in-villa massage, the opportunity to sail with a skipper and boat tours across the Dalmatian coast and islands. These activities and services can be arranged in advance.

The Adriatic Sea is one of the selling points of the area and a wonderful way to explore – whether you choose to swim, dive, snorkel or take a boat trip, there is a world above and beneath the water that is truly wonderful to explore. There are many wonderful restaurants where you can sample traditional Croatia fare such as Konoba Kunjak, Konoba Kremenko, and Villa Jurcevic. The selling point of this location is its prosperity and peace, as well as its hidden rebellious thirst for adventure. This marriage of two extremes makes this an enchanting holiday that can appease travellers of all interests.



## Local Amenities

Nearest Airport	<b>Split Airport (53.3 km)</b>
Nearest Town/City	<b>Vukosavic (2.4 km)</b>
Nearest Beach	<b>Plaža Artina (22.8 km)</b>
Nearest Restaurant	<b>Bar voda vino pivo (350 m)</b>



Nearest Supermarket

**Studenac Market**  
**(300 m)**

## What we love

- A dip in the Jacuzzi after taking a dip in the heated pool is a dream.
- Taking a trip to the neighbouring island of Brac.
- This villa has a slightly wild look with its lush green surroundings. Swimming on the hammock with a good book is a great way to unwind.
- A night with your own private chef preparing one of your favourite meals makes for a memorable experience.

## What you should know...

- To make the most of the area, a car is recommended. The price for serenity is that some things are a slight distance away.
- Do remember that English may not be widely spoken in the village. A phrasebook can help you communicate where needed.
- Some areas may keep to local time and not accept card. Keep some cash on you and remember to go with the pace of life.

# 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: 4.00 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.
- Pool towels included?: Yes
- 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: 21.05. - 03.06. 2022 - 5 nights  
04.06. - 23.09.2022 - 7 nights  
24.09. - 28.10.2022 - 5 nights
- Changeover day: 18.06. - 16.09.2022 Saturday  
Flexible the remainder of the year
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Included in the rental price.
- Tax: Tourist 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.