

# Villa Alivia

Region: Omis **Sleeps: 10**

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## Overview

Villa Alivia is a contemporary gem sitting high in the hills above Omis. It boasts five gorgeous bedroom suites, luxurious open-plan living space, a superb swimming pool with a jacuzzi, stunning terraces and some excellent play equipment for the young ones.

Located in Borak, guests enjoy stunning views of Omis, the shimmering Adriatic Sea, the mountains and the offshore islands from Villa Alivia's splendid elevated position. There is a beautiful walking trail to the highest summit of the Omiska Dinara hills named Kula. Beautiful beaches are within easy reach, and the fabulous Cetina River is nearby. Omis is located 25km south of Split on Croatia's dramatic Dalmatian coast. Omis was once a famous pirate town. The town's excellent seamen navigated the Adriatic sea, keeping it wealthy, and in the late 12th century, fortified walls were built to protect it from invaders. The Omis Riviera scenery is incredibly dramatic, with sharp, jagged mountains, gorges, and dazzling turquoise waters. Omis is brimming with ancient buildings and churches. Tourists enjoy visiting the 13th-century Fortress Mirabella and 15th-century Fortress Starigrad, otherwise known as Fortica Fortress, silent reminders of the power and might of the infamous Omis pirates. St Michael's Square is sprinkled with charming cafes, bars and restaurants. The town enjoys a fabulous reputation for its gastronomy and delicious wines.

Villa Alivia is beautifully designed. It is trendy, super cool and very tranquil in this secluded setting. There are five parking spaces for guests, and the villa offers luxurious modern spaces ideal for a large family or groups of friends. There is a smart television in every room and Playstation 5 in the living room for entertainment.

The villa's open-plan living spaces are located on the ground floor. The living area is beautifully furnished with a plush velvet corner sofa and vibrant accent chairs, which enjoy superb sea views and are positioned perfectly for the large television. Also enjoying excellent views is the smart dining space for ten which sits next to the very stylish chef's dream of a kitchen. Here you will find top-of-the-range appliances, including a large fridge freezer with an ice maker and a DeLonghi coffee bean machine. This is a wonderfully sociable space where the chef in your group can have lots of company. One of the five double bedrooms is also located on the ground floor, a gorgeous room with a sumptuous kingsize bed, an immaculate ensuite shower room, access to the



pool deck and fabulous sea views. A separate toilet is also here.

The first floor is home to three bedrooms, and the master sits proudly on the second floor. All three bedrooms on the first floor enjoy breathtaking sea views and a huge open terrace where you can relax on trendy alfresco lounge furniture. Each bedroom offers a quality kingsize bed adorned with crisp cottons, exquisite soft furnishings, and a sleek ensuite shower room with striking designs. A useful laundry room sits alongside these rooms with a washing machine, dryer and ironing facilities. Two bedrooms share one terrace, and the other enjoys its own covered terrace. The master is huge with a comfy kingsize bed, a striking feature wall, a stylish ensuite shower room and a big terrace with breathtaking views of the islands and the Adriatic Sea. It is a brilliant spot for your early morning cup of coffee or a chilled glass of local wine while you prepare for your evening.

The villa's outside space has been imaginatively designed for every age group. Children enjoy a little playground with a playhouse, tables and chairs and other toys, plus a table tennis table. The 9m x 4m heated swimming pool offers a pampering massage and looks out to the sea through glass safety panels. The sun deck is planted with towering palm trees, and there is an excellent array of loungers and other outdoor furniture. The summer kitchen is perfect for your barbecue master to prepare a feast you can enjoy in the covered alfresco dining area for ten.

Extra services are available to enhance your holiday, such as grocery deliveries, in-villa chefs, in-villa wellness treatments, boat hire and boat tours with skippers. Please let our Concierge Team know if you are interested.

## Facilities

Modern • Private Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Outdoor Games • Table Tennis • Cot(s) • High Chair(s) • Toys • Seaview • Canoeing/Kayaking • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Alivia is a modern 5 bedroom villa with heated pool just a short distance from the town of Omiš.

### Ground Floor

- Fully equipped kitchen
- Open plan living and dining area
- Bedroom with king size bed, en-suite bathroom and exit to pool
- Guest toilet

### First Floor

- Three double bedrooms with king size bed, en-suite bathroom and terrace

### Second Floor

- Master bedroom with king size bed, en-suite bathroom and terrace

### Exterior Grounds

- Heated swimming pool (9x4m)\*
- Sun deck area with 10 sunloungers
- Outdoor shower
- Barbecue with summer kitchen
- Covered dining area
- Terrace with outdoor table tennis, a swing and a slide

### Additional Facilities

- Air conditioning
- Wi-Fi
- Safe
- Highchair
- Baby cot
- Satellite television
- Game console
- Washing machine
- Hair dryer
- Iron and board
- Table tennis
- Parking

\*Pool heating included upon request, see T&Cs





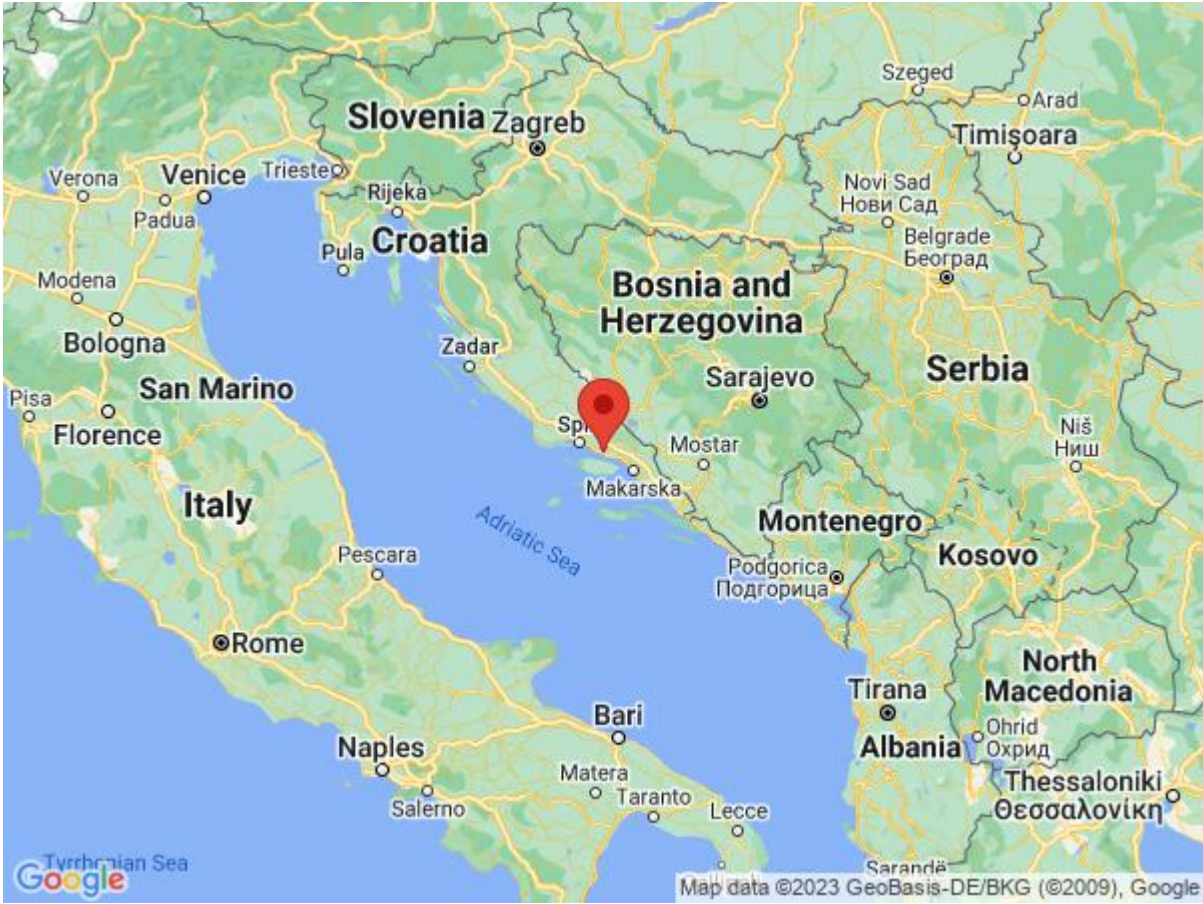
## Location & Local Information

Villa Alvia boasts a fantastic hillside location in Borak, 3km from the centre of Omis, where the fabulous Cetina River meets the Adriatic Sea. The scenic town of Omis offers amazing buildings, excellent shopping and celebrated gastronomy. The Omis Riviera coastline is incredibly dramatic, with sharp, jagged mountains contrasting beautifully with the turquoise sea. For a small town, Omis certainly packs a punch. Omis is sprinkled with ancient buildings, churches and fortresses. The Omis Summer Festival is great fun, with Capella singing in the churches and pirate performances on the streets. From Omis, you can take a boat tour to Brac, Hvar and Vis islands or a trip up the river. The Cetina River offers so much fun, in and out of the water. Thrill-seeking visitors enjoy kayaking, rafting, canyoning, rock-climbing, ziplining and paragliding. It is entertaining and unforgettable and will undoubtedly be a highlight of your holiday.

If you decide to visit the islands of Hvar and Brac, you will have so much fun. On Brac, Zlatni Rat Beach is one of Croatia's best beaches and adorns many Croatia posters. Brac Island is blessed with stunning scenery. The island is famous for its beautiful white stone. The White House in Washington is made from Brac stone. It is also famous for its 'buhavica' olive oil, cheese, honey, and wine. The Stina Winery on the waterfront at Bol is lovely and the Prosec, a little like Australian muscat, is delicious.

Split, a UNESCO world heritage site, is just thirty minutes away. This Instagram-worthy town offers visitors incredible architecture, fantastic shopping and delicious food. The 4th century Diocletian's Palace is a fantastic landmark. 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. You can take a walking tour with a guide or a segway tour to ensure you do not miss any important buildings. Split's pretty promenade, known as the Riva, is sprinkled with towering palms and charming cafes and bars. It is very popular for an evening stroll.

The beautiful Makarska Riviera is known for its spectacular beaches, including Pisak, Baska Voda, Brela and Makarska. Also worth a visit is the Biokovo nature park and its famous attraction, the Biokovo Skywalk, where you walk on a glass platform enjoying breathtaking views.



## Local Amenities

Nearest Airport	<b>Split Airport (44.7km)</b>
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Nearest City	<b>Split (28.4km)</b>
Nearest Town	<b>Omiš (3km)</b>
Nearest Beach	<b>Plaža Brzet (4.4km)</b>
Nearest Restaurant	<b>Omiš (3.2km)</b>
Nearest Supermarket	<b>Studenac Market (2.3km)</b>

## What we love

- Villa Alivia enjoys breathtaking views from its terraces and many of its rooms
- Interior designers have certainly waved their magic wands on this villa. There are beautiful feature walls, gorgeous fittings including a trendy kitchen and striking furnishings
- The Cetina River is such a fun day. There are many activities to enjoy, a great contrast to your beach days and visits to incredible monuments
- As well as fantastic gastronomy, the area is known for its delicious wines. You can visit the Putalj Winery for an authentic wine tasting experience or visit one of several wineries on Brac

## What you should know...

- Villa Alivia sits high on the hillside so you must hire a car for this location. There is space for up to five cars at the property
- This lovely property is ideal for families. It is very well equipped and enjoys entertainment such as Playstation 5, table tennis and play equipment for young children
- Please let our Concierge Team know if you would like the villa stocked with food and wine or if you want any trips booked as the villa managers are happy to help

# 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.
- 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?: Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- Minimum stay: 7 nights from 03.06 to 08.09. 5 nights during all other periods.
- Changeover day: Saturday from 03.06 to 08.09. Flexible during all other periods.
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & vaping are not permitted.
- Pool heating charge?: Pool heating is available upon request at time of booking and is included in the rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Pool opening dates?: The pool is open from 15.04 to 15.10. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- 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.