

# Villa Anji

Region: Omis Sleeps: 6

## Overview

Soak up the warm Croatian sunshine at Villa Anji, an elegant three-bedroom property where up to six guests can enjoy an abundance of contemporary charm! Situated in the peaceful hamlet of Naklice, just seven kilometres away from the vibrant town of Omis, the villa features a spacious terrace with a private swimming pool and views of the surrounding countryside, as well as cool and stylish interior living spaces. With the Cetina River's flowing waters and the Adriatic coastline's stunning beaches within easy reach, Villa Anji is the perfect place to relax and unwind with your loved ones while discovering the many scenic wonders Dalmatia offers.

Each morning, bright blue skies and the gentle sea breeze will draw you outside to Villa Anji's sun-drenched terrace, where you can sip a cup of freshly brewed coffee and admire the spectacular natural beauty surrounding you. Take a refreshing dip in the private pool, which boasts an underwater bench and relaxing hydromassage features. Afterwards, you can spend some time basking in the warm Mediterranean sunshine on a poolside sun lounger or make your way to the beach to enjoy a leisurely swim in the Adriatic Sea. Younger visitors will love the villa's cute play area, which features a trampoline. In the evening, gather everyone for a delicious family barbecue at sunset. The covered outdoor dining area, complete with a Kamado Green Egg barbecue, provides the perfect setting. Later on, the comfortable outdoor lounge is the ideal spot for a romantic glass of wine under the stars.

Stepping inside Villa Anji, guests will be delighted by the property's modern facilities and thoughtfully designed interiors. The heart of the villa is its bright and airy living space, which boasts a contemporary open-plan layout and enchanting views of the terrace and the verdant hills. A welcoming lounge area features a sumptuous corner sofa and a flat-screen TV, inviting guests to curl up and unwind after an exhilarating day rafting on the Cetina. Everyone can come together to discuss the day's adventures over a home-cooked feast in the elegant dining area, which flows seamlessly into the villa's fully equipped kitchen, complete with a minimalist island.

A short flight of steps leads from the living space to the first of Villa Anji's three bedrooms, a charming double room with a king-size bed and a flat-screen TV. Adjacent to the bedroom, there is a large family bathroom with a walk-in shower, as well as a convenient laundry room. Meanwhile, the villa's first floor boasts two delightful bedrooms, a master bedroom with a king-size bed and a



spacious twin bedroom. Each of Villa Anji's bedrooms features relaxed, understated décor and a restful ambience, with both first-floor bedrooms offering a flat-screen TV and a private balcony with outdoor seating overlooking the terrace below. A modern family bathroom with a walk-in shower and double vanity basins is also located on the first floor.

## Facilities

Villa/House • Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Washing Machine • Tumble Dryer • Coffee Machine • Safety Deposit Box • Hairdryer • TV • Indoor Games • Outdoor Games • Cot(s) • High Chair(s) • Parking Space • Watersports • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Interior

- Fully equipped kitchen
- Living area
- Dining area
- Laundry room
- Family bathroom with shower (raised ground floor)
- Family bathroom with shower and 2 sinks (first floor)
  
- Bedroom 1 - Double bed, A/C, TV (raised ground floor)
- Bedroom 2 - 2 single beds/1 double bed, A/C, TV, balcony (first floor)
- Bedroom 3 - Double bed, A/C, TV, balcony (first floor)

## Exterior

- Private swimming pool (28sqm) with hydromassage
- Sunbeds x 6
- Parasols
- Outdoor shower
- Covered seating area
- Trampoline
- Covered dining area
- Lawn area below the pool (fenced)

## Additional facilities

- Internet/Wi-Fi
- Air conditioning
- Safe
- TV
- PS5
- Speaker
- Coffee machine
- Washing machine
- Tumble dryer
- Iron & board
- Hairdryer
- Cot (on request)
- Hairdryer (on request)
- Parking



## Location & Local Information

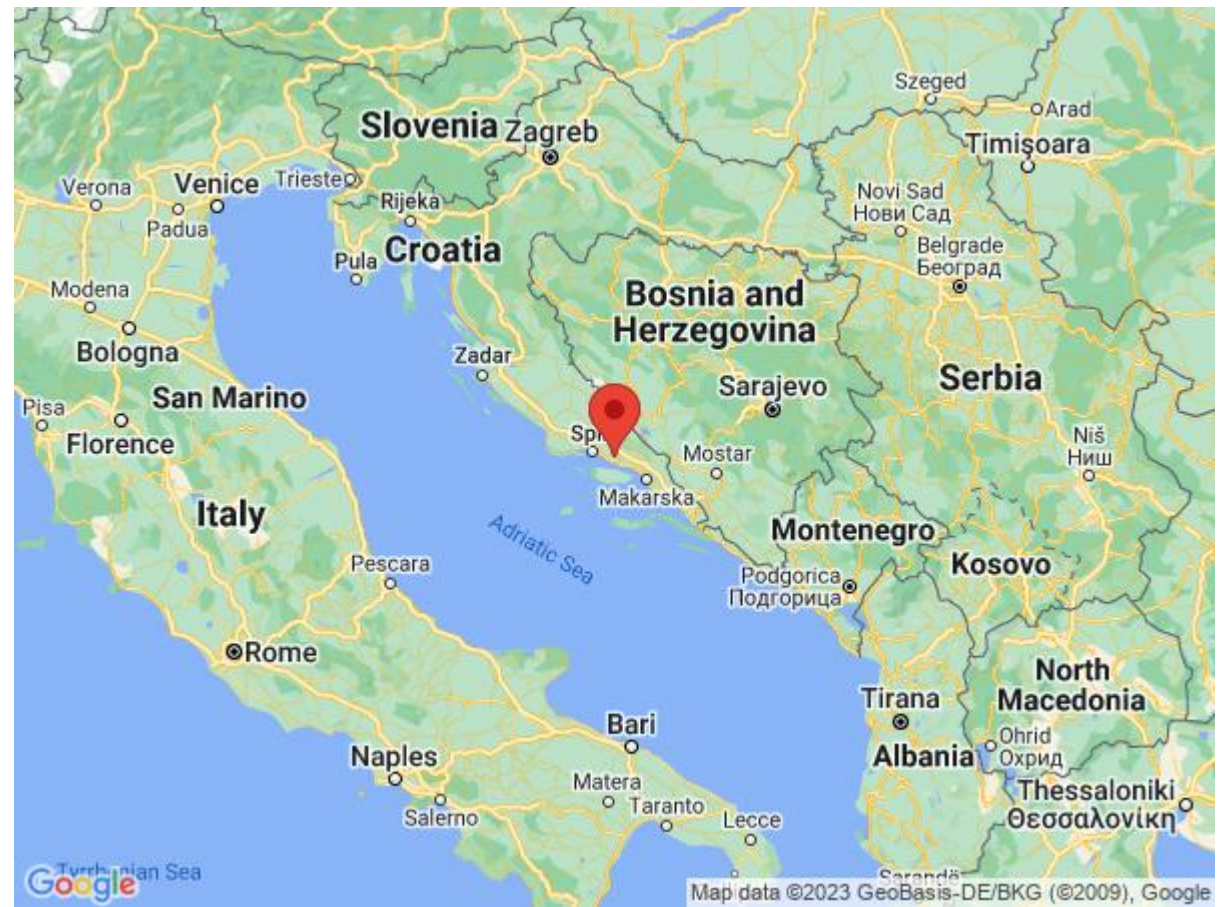
Villa Anji is ideally situated in the idyllic hamlet of Naklice, just seven kilometres away from the charming town centre of Omiš, offering guests a quiet location and spectacular views of the surrounding mountains. Naklice is home to the historic Church of St. Anthony, dating back to the seventh century, and a charming local tavern where traditional Dalmatian delicacies are served. The emerald waters and exceptional water sports facilities of the Cetina River are only six kilometres away, while the stunning beaches of the Omiš Riviera lie waiting to be explored!

Visitors to the sun-drenched shores of Dalmatia are unlikely to forget the sparkling views of the Adriatic Sea from Omiš, a charming seaside town with a reputation for being Croatia's adventure capital and a fascinating history of pirates and fortresses! Here, you can relax on the beach, hike along the coast, go rafting on the Cetina or wander the cobbled streets of Omiš. The town is a paradise for outdoor adventure seekers, with plenty of activities on land and water. Visitors can enjoy canyoning experiences along the river's gorges and waterfalls and zip lining above the rugged ravine.

If you would prefer to keep your feet planted firmly on dry land, why not embark upon a challenging but enjoyable hike up to the Starigrad Fortress? Known locally as Fortica, it takes roughly forty-five minutes to reach this fifteenth-century hilltop fortress, where you can enjoy sweeping views of the sea and the dramatic cliffs. The Mirabella Fortress in Omiš is only five minutes from the town's main square for a less strenuous walk. Built in the thirteenth century, this Romanesque fortress was used by local pirates for shelter and protection. Today, the fortress offers breathtaking views of the gorge and the town's pretty harbour.

The picturesque streets of Omiš are made for exploring on sunny afternoons. Here, you can visit St. Michael's Church in the old town before stopping at the Omiš City Museum to glimpse the town's colourful past and cultural heritage. Later, enjoy a leisurely meal at one of many excellent local restaurants, serving traditional Croatian dishes such as cuttlefish risotto or Dalmatian pašticada.

Only twenty-five kilometres from Omiš, Split is the largest city on the Croatian coastline, offering many historical sites to discover. Marvel at the ruins of the Roman emperor Diocletian's ancient palace, a UNESCO World Heritage site that dates back to the late third century. Occupying an enviable position on Split's vibrant harbour, this sprawling palace is one of the most magnificent Roman structures still in existence today, comprising almost half of the beautiful old town of Split.



With a backdrop of spectacular mountains and cliffs, the beaches of the Omiš Riviera range from busy, family-friendly stretches of white sands to secluded coves and serene bays. For another day trip to remember, take a boat tour from Omiš to the beautiful island of Bra?.

## Local Amenities

Nearest Airport	<b>Split Airport</b> (38.5 km )
Nearest Ferry Port	<b>Split Ferry Port</b> (27.4 km )
Nearest Village	<b>Naklice</b> (700 m )
Nearest Restaurant	<b>Konoba Palacio</b> (750 m )
Nearest Town/City	<b>Omis</b> (7.2 km )
Nearest Supermarket	<b>Tommy T-105</b> (8.0 km )
Nearest Beach	<b>Plaža Galeb</b> (8.0 km )

## What we love

- We still dream about spending the day relaxing by the pool at Villa Anji before sipping a glass of wine and admiring the sunset from the terrace at golden hour.
- The charming town of Omiš is a nature lover's paradise, with scenic beaches, the emerald waters of the Cetina River, and majestic mountain views at every turn!
- We loved hiking to the Starigrad Fortress, where we brought a picnic full of local produce to make the most of the panoramic ocean views.
- We highly recommend a day trip to the ancient city of Split! We spent a sunny afternoon exploring the ruins of Diocletian's Palace, a UNESCO World Heritage site, before stopping off for a delicious lunch at a local tavern.

## What you should know...

- Bikes are available to rent at an additional charge.
- Villa Anji offers three bedrooms, accommodating up to six guests in total. Upon request, the twin bedroom can also be arranged as a third double bedroom.
- The villa is located in the village of Naklice, approximately seven kilometres from Omiš. A car is recommended for those wishing to easily access the town and local beaches.
- Young children should remain supervised whilst playing near the swimming pool.

# Terms & Conditions

- Security deposit: €350 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?: 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 1st June - 20th September.  
5 nights all other dates.
- Changeover day: Saturday from 29th June - 6th September 2024.  
Flexible all other dates.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- 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.