

# Villa Mimice

Region: Omis    Sleeps: 8

---

## Overview

Villa Mimice is an exquisite, stylish property located on a slope above a small Dalmatian coastal town. This modern villa offers a unique architectural design based on the premise of sociable living areas and is designed to optimise the breathtaking views available from this exclusive location! With undisturbed views available across the sea, it is hard to focus on much else, yet the elegant details and design of this villa provide a careful balance to the dominant views.

As you step inside, there is a continuing connection to the outdoor space, with large, floor-ceiling, glass doors opening at several points out onto the terrace. The modern kitchen is located at the centre of the property, with direct views out over the sea and to the horizon beyond. The remaining living spaces revolve around the kitchen hub, with an elegant dining area featuring a contemporary dining table for eight guests and a few steps lower, a spacious living room area with comfy sofas and the option of watching the television or else watching the world go by out of the window, with more stunning views available! The entire ground floor lends itself to inside-outside living, with every opportunity to meander between the interior and exterior. A contemporary concrete staircase leads up to the property's first floor from the dining area. With four fully-furnished double bedrooms offering you space for a luxurious night's sleep and four bathrooms for your privacy, Villa Mimice is the perfect base for a family or group of friends.

Outside, the terrace works as the perfect extension to this remarkable villa, with a striking, heated infinity swimming pool presenting the perfect opportunity to cool off on hot summer days and the perfect space to let your mind drift off into the views. There is space to dine al-fresco, enjoying the benefits of the warm climate and use of the



barbecue. For those looking for a relaxing holiday with elements of luxury and a stunning view, look no further. Villa Mimice leaves nothing to be desired, and it is the perfect base for your holiday away.

## Facilities

Wi-Fi/Internet • Air-Con • Rural Location • Watersports • Walk to Beach • Villa • Cots (Cribs) • Modern • Recommended • Private Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Village • Walk to Restaurant • Washing Machine • Tumble Dryer • Dishwasher • Microwave • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • High Chair(s) • Parking Space • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior (Ground Floor)*

- Open-plan living & dining area
- Fully equipped kitchen
- Bedroom with twin beds
- Bathroom

### *Interior (First Floor)*

- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed
- Family bathroom

### *Exterior*

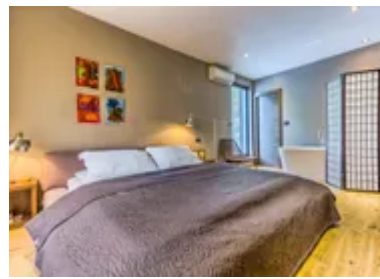
- Private infinity swimming pool\*, with ladder access
- Barbecue grill
- Outdoor dining & furniture
- Poolside shower
- Private Parking
- Sun loungers

### *Additional Facilities*

- Wi-Fi
- Air conditioning
- TV
- Washing machine
- Iron & board
- Hairdryer
- Parking
- Dishwasher
- Microwave
- Coffee machine
- Highchair

*\*Pool heating available at a supplement, see T&Cs*

HR-AB-01-081059344 Anke Frohlich





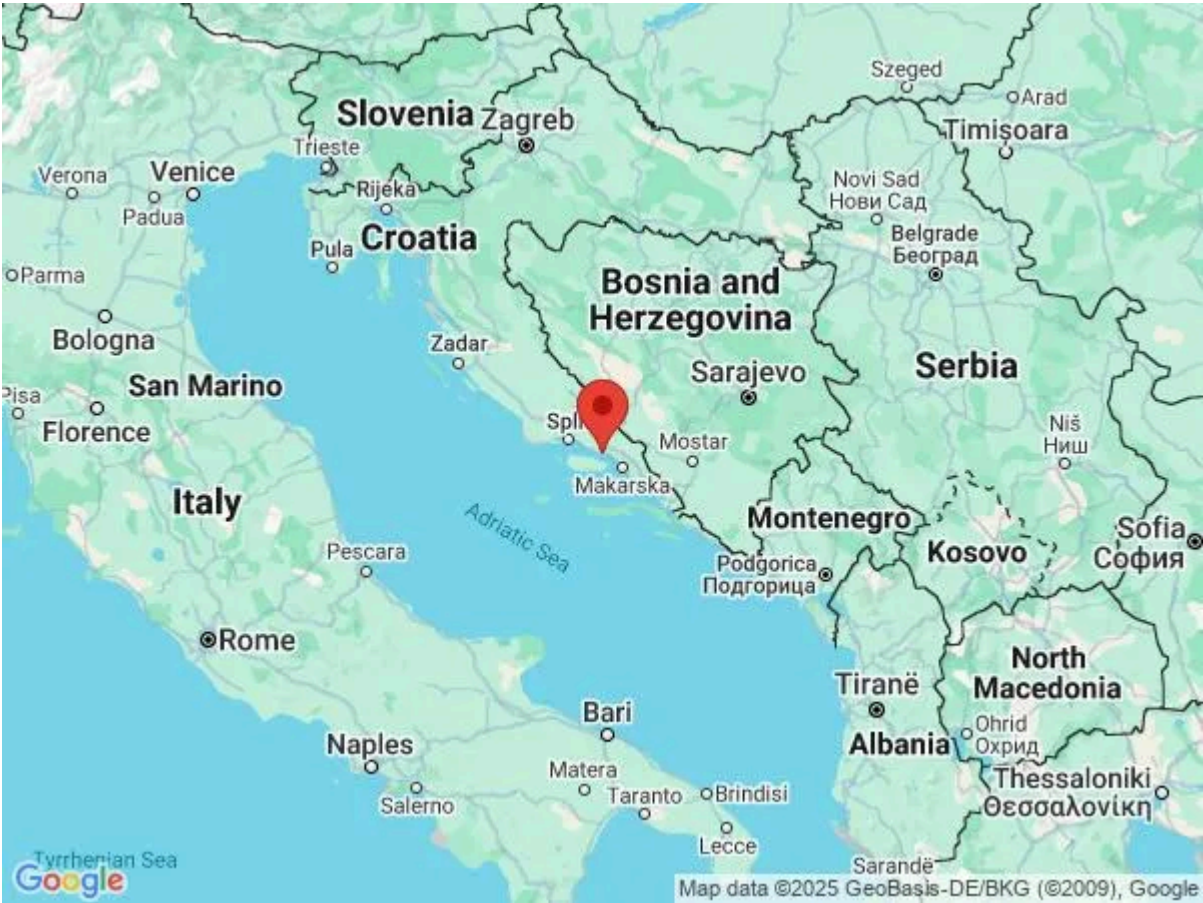
# Location & Local Information

Villa Mimice is under a kilometre from the town centre of Mimice, with the sea and the beautiful beaches just a 5-minute drive away from your front door. Mimice offers a few restaurants, shops, and a small harbour; however, guests will need to travel to Omis for more amenities. On the Cetina River, there are many activities, such as rafting, ziplining, canyoning, and climbing, which are perfect for families and groups of friends and keep you all entertained!

Omis in Croatia is a small Central Dalmatian town and harbour between Split and Makarska, surrounded by gorges in the mouth of the Cetina River. In the past, Omis was notorious because of the pirates of Omis, whose ships were a centuries-long symbol of retaliation, courage and strength. The evidence of this history can be found on every corner of the Omis Riviera. In the ancient town of Omis, Omis churches and fortresses are silent stone reminders of the power of the infamous Omis pirates. Today, it is the centre of Omis Riviera, one of the most beautiful parts of Croatia's Adriatic Coast.

## Local Amenities

Nearest Airport	Split Airport (57km)
Nearest Ferry Port	Makarska Ferry (24km)
Nearest Town	Omiš (12km)
Nearest Village	Mimice (500m)
Nearest Beach	Mimice Beach (600m)
Nearest Shop	Studenac Mimice (800m)



## What we love

- Breath-taking sea views from the terrace and entire villa!
- Fabulous heated, infinity pool that maximises the views.
- Contemporary, architectural design throughout the entire property.
- Sociable living areas, all revolving around the stylish kitchen hub.

## What you should know...

- We would recommend a car when staying at Villa Mimice, there is a garage and parking for the property.
- The interior staircase is a beautiful design, but it may be difficult for young children to climb on their own.
- There is a small garden underneath the pool edge with steps down, so no need to worry about kids playing with toys in the pool and things going over the edge!

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 11.00 a.m.
- **Energy costs included?:** Included in the rental price
- **Linen & towels included?:** Included in the rental price
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Cot & high chair available upon request.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** 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.
- **Minimum stay:** 7 nights.
- **Pool heating charge?:** For those that require pool heating, there will be an additional charge of €15 per day. Pool heating is not available from June to September. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Included in the rental price.
- **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.