

# Villa Edda

**Region:** Omis   **Sleeps:** 12

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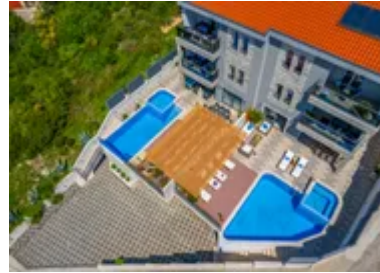
## Overview

Villa Edda is a beautiful modern villa located in the wonderful village of Duce, Dalmatia. Villa Edda can happily accommodate twelve guests across its five spacious bedrooms. The incredible views of the Adriatic Sea make it easy to relax from the moment you arrive, enjoying laid-back days and splendid evenings gazing out from the comfort of your private terrace.

Upon entering the villa, you are welcomed into the large open-plan ground floor. The fully-equipped kitchen is modern with ample space for several cooks to contribute. With stools positioned around the breakfast bar, everyone can gather together, sharing a bottle of wine and chatting away whilst the evening meal is whipped up! The kitchen faces out to the large dining table, with light colours and furnishings adding an airy feel to the room. The lounge adds a more cosy, intimate feel to the villa, offering a huge sofa that often feels irresistible after busy days exploring Croatia!

Moving up through the elegant spiralling staircase, you will find a playroom perfect for kids of all ages. Full of toys and colour for the little ones and a PS4 and table football for the older children, it's a wonderful space for children to enjoy themselves, without the need for supervision. The playroom has a sofa bed to accommodate two children. On the same floor, there are two double bedrooms, with one splitting into a twin bedroom if necessary. Each has an en-suite shower room for additional privacy, and both give access to the beautiful outdoor terrace. The terrace itself boasts stunning sea views, it is a truly amazing spot to watch the sky turn to red as the sun descends on the horizon. There is even a pool table and gym in the basement for the whole group to get involved!

The second floor is home to the final three double



bedrooms. Each bedroom is unique in its décor and wonderfully compliments the style of the house to provide a light and airy atmosphere. All three bedrooms have a private en-suite shower room, with the final bedroom also featuring a bath for a bit of extra luxury. Two of the bedrooms also share a private outdoor terrace, so you can stroll outside the moment you wake up, enjoying a quiet moment in the morning sun.

Outside the private pool offers a refreshing break from sunbathing; or perhaps a dip in the jacuzzi might take your fancy at Villa Edda you have both options! Either way you can be sure to enjoy complete comfort outdoors throughout each day and evening, making it very hard to leave at the end of your stay! The barbecue and covered dining area are ideal for al fresco dining and a sure way to make the most of this beautiful villa.

## Facilities

Wi-Fi/Internet • Air-Con • Washing Machine • Villa • Hairdryer • Walk to Beach • Historical Sites • TV • Games Room • Pool/Snooker • Table Tennis • Walk to Village • Rural Location • Indoor Games • Cots (Cribs) • Beach Nearby • DVD • Gym/Fitness Room • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • All Bedrooms En-Suite • Satellite TV • High Chair(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Edda is semi detached, relaxed, family holiday home located in Duce, 160 m away from the beach. With 5 bedrooms and 5 bathrooms, it can accommodate up to 8+4 people.

### Ground Floor

- Open plan fully equipped kitchen
- Pantry
- Open plan living and dining area with access to terrace
- WC

### First Floor

- Bedroom with double bed, sofa bed and en-suite bathroom with shower
- Twin bedroom with two single beds (can be made into 1 double bed) and en-suite bathroom with shower
- Spacious playroom with TV, PS4, toys and sofa bed

### Second Floor

- Bedroom with double bed and en-suite bathroom with shower
- Bedroom with double bed and en-suite bathroom with bathtub
- Bedroom with double bed and en-suite bathroom with shower

### Basement

- Fitness room
- Massage sofa
- Billiards
- Bathroom with shower

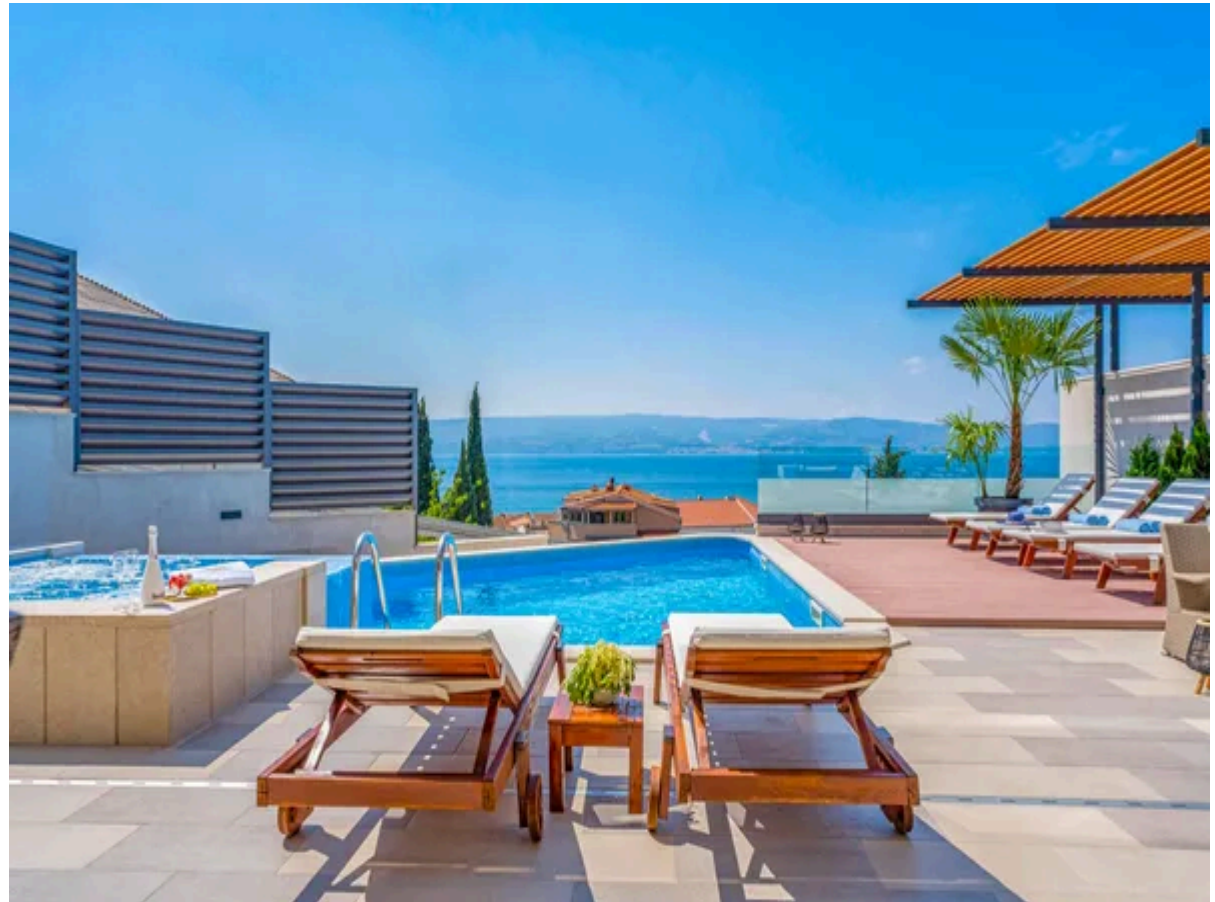
### Exterior Grounds

- Heated pool (32m<sup>2</sup>)
- Jacuzzi for 4 adults
- Sun loungers
- Barbecue
- Outdoor dining area

### Additional Facilities

- Satellite Television
- Wi-fi
- Air-conditioning
- Iron/Ironing Board
- Dishwasher
- Coffee Machine
- Washing machine & Tumble dryer
- Baby cot & high chair
- Pool table
- Table football
- Table tennis

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





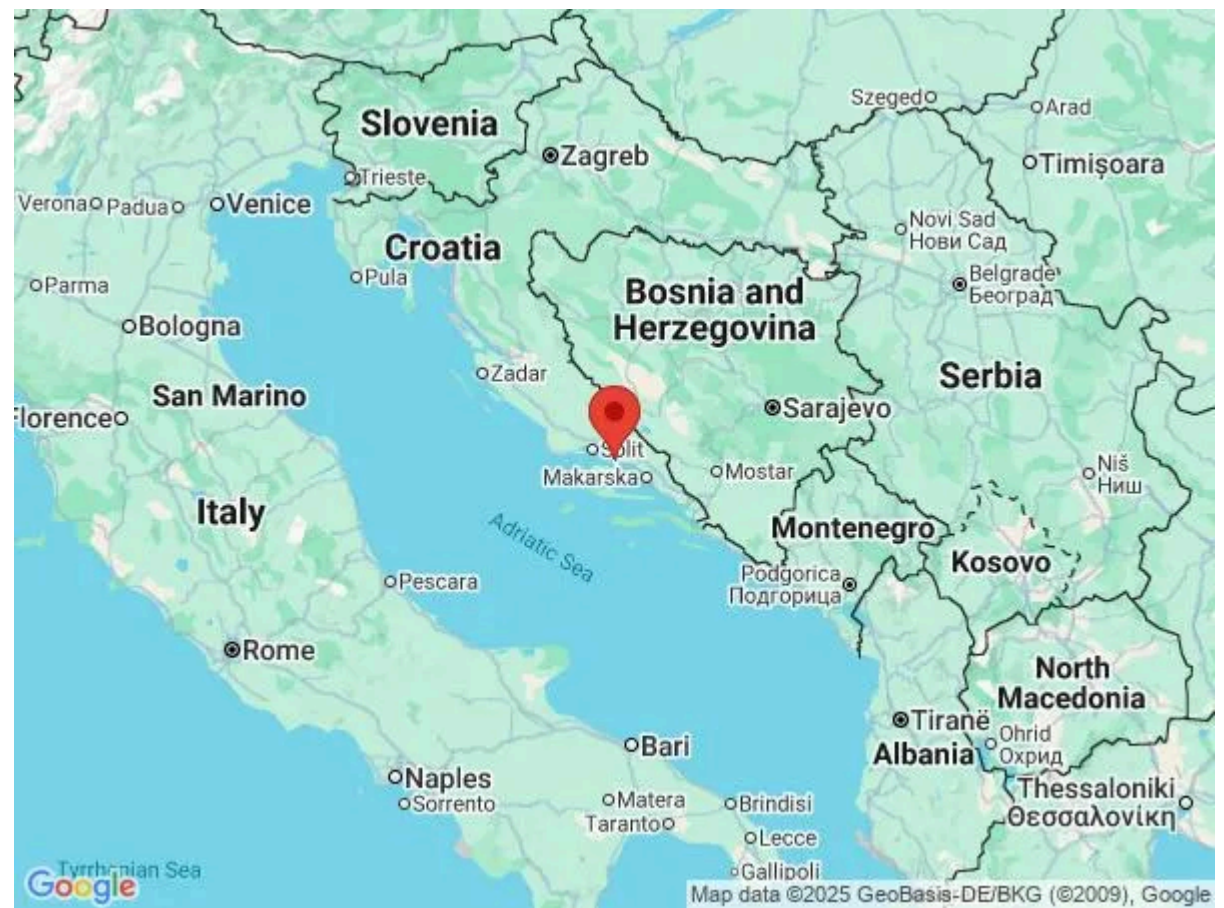
## Location & Local Information

Villa Edda is on the edge of the beautiful Dalmatian coastline in the village of Duce. The villa is a mere 120m from the stunning sand beach that runs along the village. Being so close, guests can enjoy the peace and tranquillity of an early morning swim, before others take advantage of the cooling sea. Or perhaps as evening settles enjoy a cool glass of wine from one of the beach bars along the sandy shores as the sun starts to set. Duce is an ideal location for the villa, with ample restaurants, bars and shops guest can choose to dine in the comfort of the villa or enjoy a delicious traditional meal in one of the tavernas.

A day trip to Krka national park is highly recommended. The park is a UNESCO world heritage site and boasts amazing sites like the Skradinski waterfalls, or Visovac Monastery. The waterfalls are truly stunning, the water cascades down rocky hills before collecting in a large pool where visitors can enjoy the refreshing water, by swimming or even jumping in from the surrounding rocks. The park is also home to beautiful walks and cycling routes, there are plenty of guides available to help you choose the best route for the group.

Omisi is the nearest town to the villa, just 3 km away. Full of amazing history the town is well worth a visit. If travelling in August keep your eye out for the annual pirate festival, Omis comes to life with a exciting festivities such as re-enactments, singing and street performances, a really fun experience for groups of all ages. The small town also has some wonderful walks, a climb to the Venetian fortress or 17th century church offers amazing vistas and rich history which are great for exploring.

Split is also a short drive away; the famous city is perfect for a day of exploring. Wander the winding streets before reaching amazing attractions like Diocletian's Palace or the beautiful sea front. Split offers something for everyone with a rich nightlife, deep history and amazing restaurants, there is no shortage of amazing experiences to be had!



## Local Amenities

Nearest Airport	Split airport (38 Km)
Nearest Ferry Port	Ferry Port of Split (22 Km)
Nearest Town/City	Duce (500 m)
Nearest Town/City	Omisi (2 Km)
Nearest Restaurant	Shooko Beach Bar (200 m)
Nearest Beach	Duce Beach (200 m)
Nearest Supermarket	Konzum (900 m)

## What we love

- The villa has multiple points from which to enjoy the stunning sea views we're sure you will pick your favourite by the end of your stay!
- The games room and pool table are perfect for keeping both kids and adults entertained
- The beach is 120 meters away from the villa's front door!

## What you should know...

- Hiring a car is recommended to make the most of the beautiful region
- It is possible to have traditional Dalmatian meals prepared for the group
- As the property is semi-detached, guest may hear the next door property, but there is a dividing wall for privacy

# 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:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed
- **Changeover day:** Saturday across June July & August, any day for the remainder of the year
- **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 & vaping are not permitted.
- **Minimum stay:** 7 nights across June, July & August, 5 nights for the remainder of the year
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Pool heating is included in the rental price and will be turned on by the owner, it is not necessary to request at time of booking. 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?:** Wi-Fi internet access included.
- **Pool towels included?:** Included in the rental price.