

# Villa Edda II

Region: Omis    Sleeps: 12

---

## Overview

Villa Edda II is a modern villa located just outside the small Dalmatian village of Duce. The villa has five beautiful bedrooms and can accommodate twelve guests in complete comfort. With stunning sea views and a private pool, it is a unique home from home just metres from the beach.

The villa opens into the stylish kitchen, with the modern décor providing a light and cool feel to the space. The kitchen itself has plenty of room for preparing amazing feasts for all the guests and even has a breakfast bar for some casual dining, perfect for a light lunch. The kitchen opens into the dining space, here guests can enjoy the sea view, or perhaps the warmth of the fire as they tuck into a home-cooked meal. The dining table is big enough for all the guests to gather together and the warm lighting makes it a lovely space to talk long into the night with your loved ones, with no worry of alarms the next day! For those seeking some cosiness, the large sofa is irresistible. Fixed to the corner of the room, it acts as a cosy space for guests to put their feet up and enjoy some television, or just doze off after a long day of exploring.

The first floor is home to two of the villa's double bedrooms. Each bedroom is exquisite in its finish, designed to make you feel completely relaxed. Both bedrooms boast en-suite shower rooms and access to a charming balcony, so you can stroll outside the moment you wake up, fully embracing the idyllic sea view. Also, on the first floor is a games room which proves particularly popular with kids, although plenty of adults enjoy it too! The second floor offers a further three bedrooms. One double and two twin rooms, each with its own en-suite shower room, with the twin room also boasting a bath. Similarly, to the below floor the rooms have access out to a tranquil balcony, making the most of the views.



Stepping outside from the large and bright patio doors, you will find yourself on the private terrace. The outdoor sofas offer a comfy retreat in the shade, whilst any sun worshippers can make their way straight to the sun loungers, positioned for you to soak in the wonderful warmth of the sun. The private pool gives guests the chance to cool off whilst still getting to enjoy the stunning sea views.

## Facilities

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

# Interior & Grounds

## The Villa

Villa Edda II is semidetached, relaxed, family holiday home located in Duce, and 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
- toilet

### First Floor

- Bedroom with double size bed, sofa bed and en-suite bathroom with shower
- Bedroom with double size bed and en-suite bathroom with shower
- Playroom with TV, PS4 and toys

### Second Floor

- Bedroom with double size bed, sofa bed and en-suite bathroom with shower
- Twin bedroom with two single bed and en-suite bathroom with bathtub
- Twin bedroom with two single bed and en-suite bathroom with shower

### Basement

- Billiards
- Toilet

### Exterior

- Heated pool (32m<sup>2</sup>) with a smaller part for children
- Sun deck area with 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
- Parking for up to 5 cars\*

*\*Please see T's & C's*



## Location & Local Information

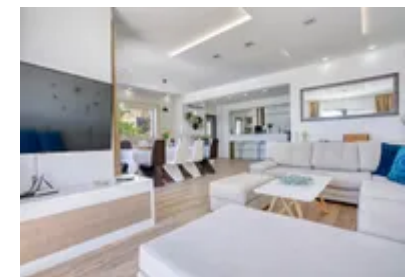
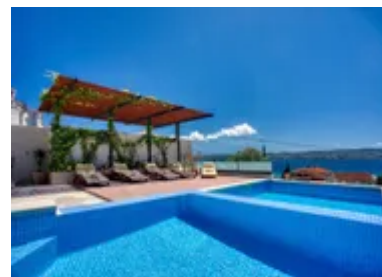
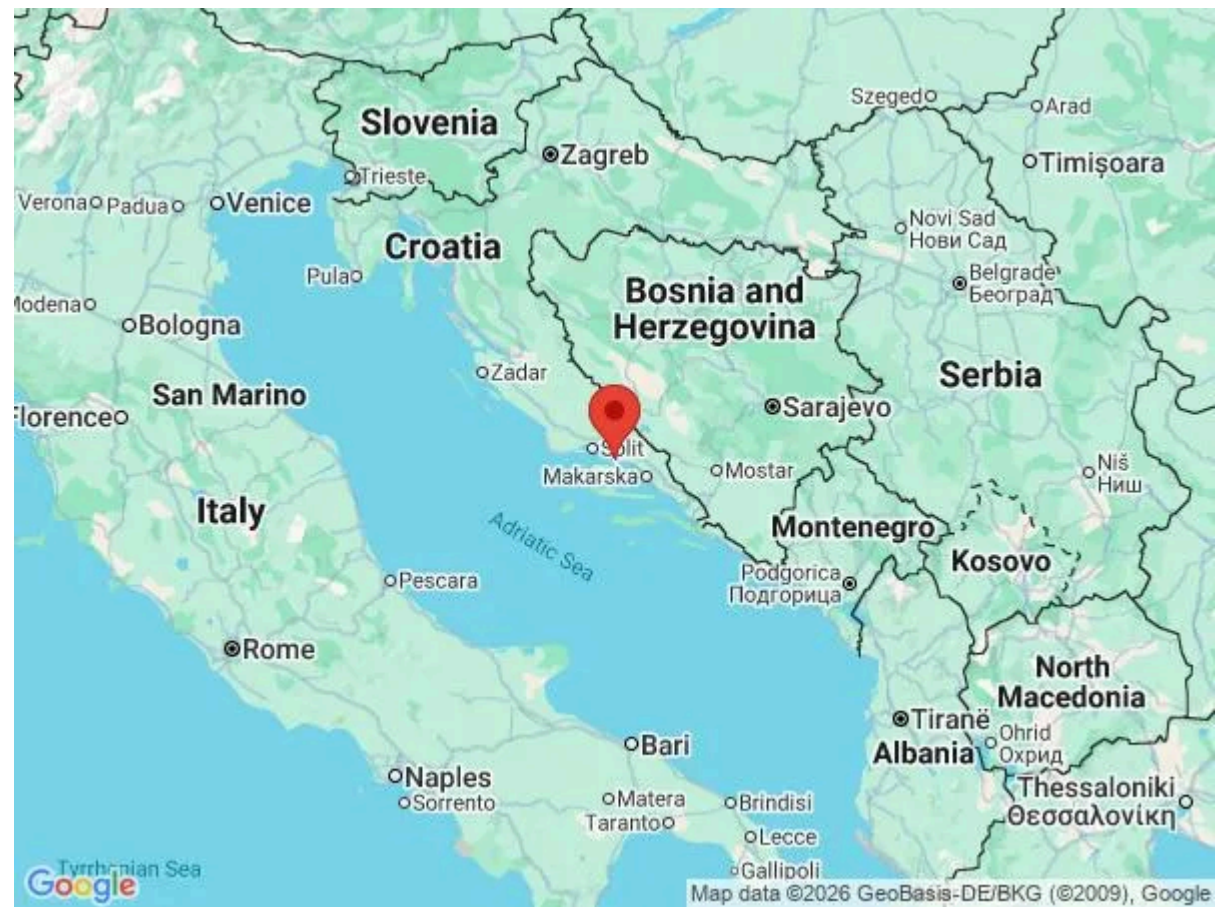
Villa Edda II is settled into the hills along the western coast of Dalmatia. Its located just outside the popular town of Omis in Duce.

The beach fronted town is a wonderful place to make the most of the beautiful Croatian coastline. The villa is just 120m for the golden sandy beach, so guests can run into the waves at their leisure. Duce offers plenty of amenities for guests, there are several beach bars offering the perfect spot to enjoy a cool glass of wine as the sun sets on the horizon. There is also a wide range of restaurants all within walking distance, many of these offering the famous local cuisine, which is well worth trying.

The nearby town of Omis has a beautiful atmosphere to enjoy in the evenings, walking between the historic buildings and winding streets before making your way to the peaceful marina. Omis is home to some fascinating history, its heritage lies as an old pirate town. This is celebrated yearly with the pirate festival held every August. During the festival live re-enactments, storytelling, and amazing street performance can all be revelled in for some wholehearted fun. For more of a glimpse into the town's deep history, a good walk to the Venetian fortress or 17th century church are highly recommended, both offer breath taking views of the town and incredible surrounding landscape.

Omis is lies at the mouth of Centina river, be sure to book onto one of the exciting water sports on offer all along the river. You can try your hand and rafting, canyoning and kayaking, all amazing ways to see the coastline and rugged terrain.

A day trip to the Krka national park is a must, the park is a world UNESCO heritage sight and is a truly incredible place to explore. The famous Skradinski waterfalls are the real gem of the park, the cascading waterfalls collect into a large pool. You will find several locals enjoying the cool water and jumping in from the surrounding rocks, a perfect way to cool off in the refreshing water.



Throughout Dalmatia the incredible history and amazing people offer an unrivalled welcoming atmosphere and incredible base from which to enjoy your break.

## Local Amenities

Nearest Airport	<b>Split airport (22 Km)</b>
Nearest Ferry Port	<b>Ferry Port of Split (22 Km)</b>
Nearest Town/City	<b>Duce (2 Km)</b>
Nearest Town/City	<b>Omis (2 Km)</b>
Nearest Restaurant	<b>Shooko Beach Bar (200 m)</b>
Nearest Beach	<b>Duce Beach (200 m)</b>
Nearest Supermarket	<b>Konzum (900 m)</b>

## What we love

- The villa has the stunning views of the sea with several balconies to enjoy the view from!
- The pool table is a great feature to keep both kids and adults entertained
- The beach is less than a five-minute walk away, perfect for a sunset dip!

## What you should know...

- We would recommend hiring a car to make the most of the amazing region
- The pool is not barriered, so you may want to keep an eye on little ones
- The property is a semi-detached, a separating wall provides privacy, but you may hear the neighbouring guests

# 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 pm
- **Departure time:** 10 am
- **Energy costs included?:** Yes, included in rental price.
- **Linen & towels included?:** Bed linen and bath towels are included in the rental price. Please bring your own pool towels.
- **Pets welcome?:** Pets not allowed
- **Other Ts and Cs:** There is parking available for up to 5 cars. 2/3 in the garage and 2 parking spots in front of the garage.
- **Changeover day:** Saturday across June July & August, any day for the remainder of the year
- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Not permitted
- **Minimum stay:** 7 nights across June, July & August, 5 nights for the remainder of the year
- **Heating costs included?:** Yes, included in 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:** Yes, included in the rental price
- **Internet access?:** Wi-Fi internet access included in rental price
- **Pool towels included?:** Yes.