

# Villa Urska

Region: Omis    Sleeps: 10

## Overview

Set on the hillside near the charming seaside town of Omiš, Villa Urska boasts beautiful, elevated views across the Adriatic. This contemporary villa offers privacy while remaining close to the coast. Just a short distance from beaches, restaurants and the historic old town, it's the ideal base for exploring Croatia's spectacular shoreline.

Inside, the villa unfolds across multiple levels, each space carefully positioned to maximise the views. The main living area is a striking open-plan space framed by floor-to-ceiling glass, where the sea becomes part of the décor. A fully equipped modern kitchen flows into a stylish dining and lounge area, opening directly onto the terrace, perfect for seamless indoor-outdoor living. Four elegant king-size bedrooms, each with its own private bathroom, provide comfort and privacy for every guest.

Outside, the private swimming pool and jacuzzi sit against a backdrop of endless blue, surrounded by sun loungers and inviting seating areas. With a well-equipped gym and a dedicated kids' corner, Villa Urska balances indulgence with practicality, making it ideal for families or groups seeking both relaxation and recreation along the Dalmatian coast.



## Facilities

Villa • Walking/Hiking Paths • Ideal for Kids • Watersports • Canoeing/Kayaking • Cycling • Private Pool • Air-Con • Has Discount • Cots (Cribs) • Special Offer • Ideal for Teens • Pets on Request • All Bedrooms En-Suite • Beach Nearby • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Games Room • Indoor Games • DVD • Gym/Fitness Room • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Sauna/Steam • Heating • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds



# Interior & Grounds

## The Villa

### Ground Floor

- Children's corner with toys, a fun zone with a TV, table tennis and darts
- Bedroom with king-size bed and en-suite bathroom with bathtub
- Bedroom with king-size bed and en-suite bathroom with shower

### First Floor

- Fully equipped kitchen
- Open plan living and dining area
- Guest WC and laundry area

### Second Floor

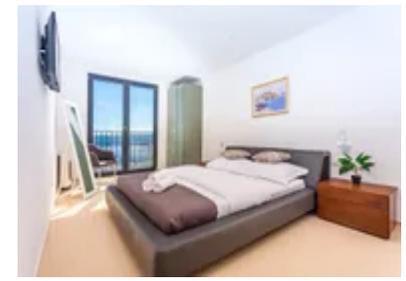
- Bedroom with king-size bed and en-suite bathroom with shower and a balcony
- Bedroom with king-size bed and en-suite bathroom with walk-in shower and a balcony
- Fitness area with exercise bike, Orbitrack, weights, and a Finnish sauna

### Outside Grounds (split over multiple levels)

- Swimming pool (11m x3m) with a massage feature
- Sun deck area with sun loungers and parasols
- Outdoor shower
- Two outdoor dining areas
- Jacuzzi
- Barbecue
- Parking for 4 cars

### Facilities

- Satellite Television
- Wi-fi
- Air-conditioning
- Satellite Cable
- Dvd Player
- Game Console
- Microwave
- Dishwasher



- Coffee Machine
- Washing machine & Tumble dryer
- Iron/Ironing Board
- Baby cot & high chair
- Hairdryer
- Sofa bed

## Location & Local Information

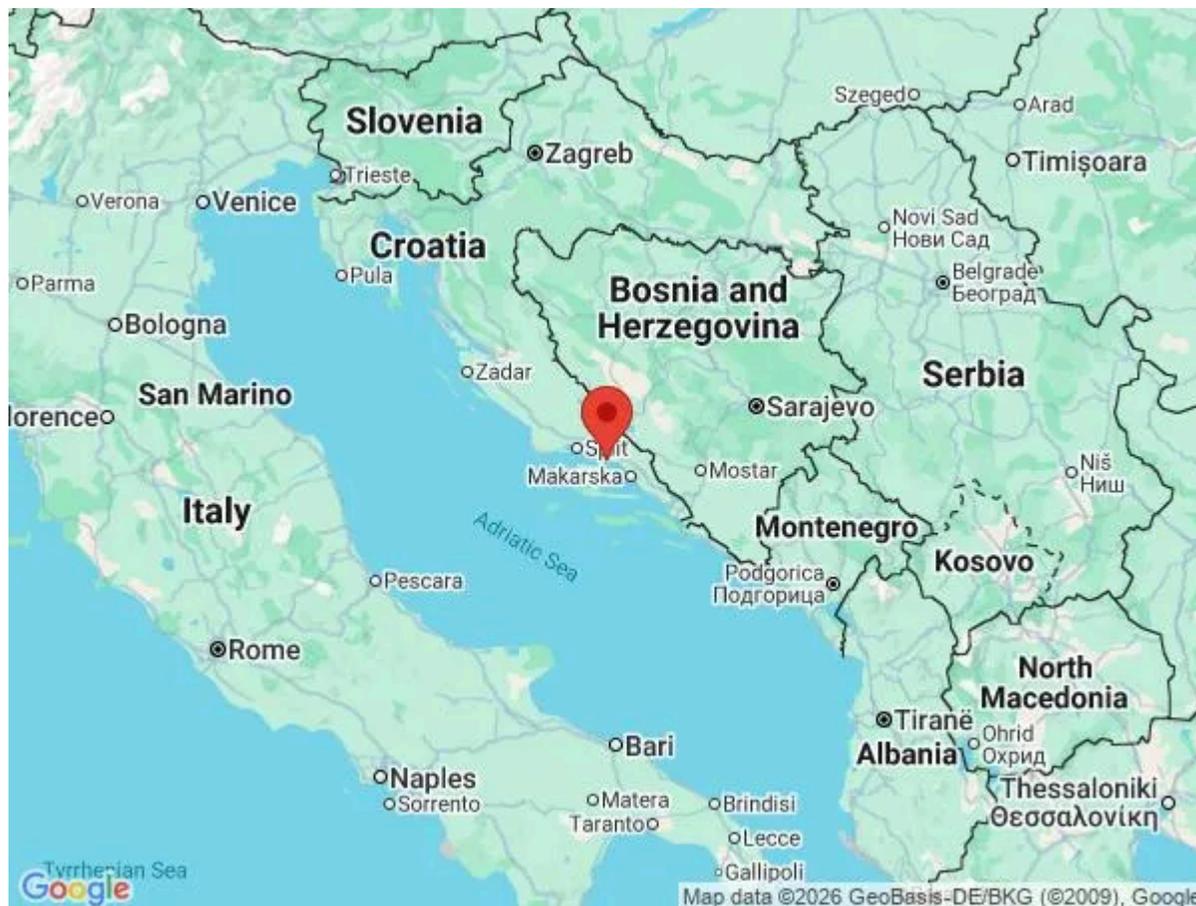
Villa Urska sits in the peaceful coastal village of Lokva Rogoznica, a relaxed enclave known for its clear turquoise waters and laid-back Dalmatian atmosphere. Just 7 km away, the historic town of Omiš offers sandy and pebbled beaches, waterfront dining and a charming Old Town framed by dramatic limestone cliffs and the Cetina River.

Adventure seekers are perfectly placed for rafting or canyoning through Cetina Canyon, rock climbing on the surrounding cliffs, or hiking up to the 15th-century Starigrad (Fortica) fortress for sweeping island views. Mirabella Fortress, once a pirate lookout, offers a shorter but equally atmospheric climb.

For a slower pace, enjoy sunset dinners in traditional hillside konobas serving local Peka, private boat charters to hidden coves along the Riviera, or wine tasting inland, where the region's renowned Plavac Mali grape thrives. In July, Omiš comes alive with the UNESCO-protected Festival of Dalmatian Klapa, filling its stone streets with a cappella song.

## Local Amenities

Nearest Airport	<b>Split Airport (49km)</b>
Nearest Beach	<b>Beach Ruskamen (3km)</b>
Nearest Ferry Port	<b>Split Ferry port (32km)</b>
Nearest Restaurant	<b>Berekin (400m)</b>
Nearest Shop	<b>Studenac Market (4km)</b>
Nearest Town/City	<b>Omiš (7km)</b>



## What we love

- The villa boasts stunning views out across the Adriatic, so whether you are relaxing on the terrace or drinking a coffee in bed you can enjoy this magical setting.
- The location is completely private, set away from the hustle and bustle, perfect for a relaxing break.
- With its own swimming pool and gym, even those who prefer a more active relaxation will be kept happy!

## What you should know...

- Due to the position of the property, the villa is organised on three different levels, all connected with internal and external staircases.
- Please note that the pool is closed from November through April.

# 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 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?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of 100€ per pet per day will apply (paid locally). Max 2 pets.
- **Other Ts and Cs:** Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- **Changeover day:** Saturday across June, July & August, any day for the remainder of the year
- **Smoking Allowed?:** Not permitted
- **Other 2:** Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- **Minimum stay:** 7 nights across June, July & August, 5 nights for the remainder of the year
- **Heating costs included?:** Yes, included in rental price.
- **Tax:** Yes, included in the rental price
- **Internet access?:** Wi-Fi internet access included in rental price
- **Pool opening dates?:** The pool is open from approximately May to October. 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.