

Villa Stjepan

Region: Omis **Sleeps:** 10

Overview

Set in a prime coastal location with sweeping views of the Adriatic Sea, Villa Stjepan is a stylish retreat designed for up to ten guests. Spanning multiple levels, this five-bedroom villa combines elegant interiors with superb leisure facilities for a memorable Croatian escape.

Inside, the open-plan living and dining area features a reclining L-shaped sofa, fireplace, and television, creating a cosy hub for evenings in. The fully equipped kitchen flows into a spacious dining area with seating for ten, ideal for relaxed, home-cooked meals. A dedicated games room with a bar, selection of games, and a separate wellness area, complete with gym, Finnish sauna, and shower, offers ample opportunity for entertainment and rejuvenation.

Each bedroom is beautifully appointed with a king-size bed, en-suite bathroom, television, air conditioning, mini-bar, and access to a balcony or terrace. The ground floor hosts one bedroom, with the remaining rooms spread across the upper levels.

Outside, guests can unwind on sun loungers, enjoy a dip in the heated pool or jacuzzi, and savour alfresco meals while admiring the views. A rooftop terrace with additional seating and another jacuzzi provides a spectacular setting to watch the sun set over the coast.

Facilities

Hairdryer • Walking/Hiking Paths • Watersports • Sailing • Boat Trips • Walk to Beach • Coffee Machine • Villa • Washing Machine • BBQ • Air-Con • Wi-Fi/Internet • Ground Floor Bed & Bath • Beach Nearby • Private Pool • Gym/Fitness Room • DVD • Games Room • Cots (Cribs) • Pool/Snooker • Walk to Village • Chef/Cook Available • Spa Treatments Available • Heated Pool • Ideal for Teens • Hot Tub • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • All Bedrooms



Interior & Grounds

The Villa

Interior - Lower Ground Floor

- Games room
- Spa area with sauna
- Fitness room
- Laundry room
- Bathroom

Interior - Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining room
- Bedroom with king-size bed and en-suite bathroom
- Guest W.C.

Interior - First Floor

- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite bathroom

Interior - Second Floor

- Bedroom with king-size bed and en-suite bathroom
- Access to roof terrace with outdoor seating and jacuzzi

Exterior

- Private swimming pool*
- Jacuzzi
- Outdoor shower
- Terrace
- Sun loungers
- Outdoor dining area
- Barbecue

Additional Facilities

- Air conditioning
- Wi-Fi
- Television with Netflix
- PlayStation 4
- Pool table
- Treadmill
- Exercise bike
- Ironing and ironing board
- Hair dryer
- Parking
- High chair

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

Please note, access to the lower ground floor is via an external staircase.



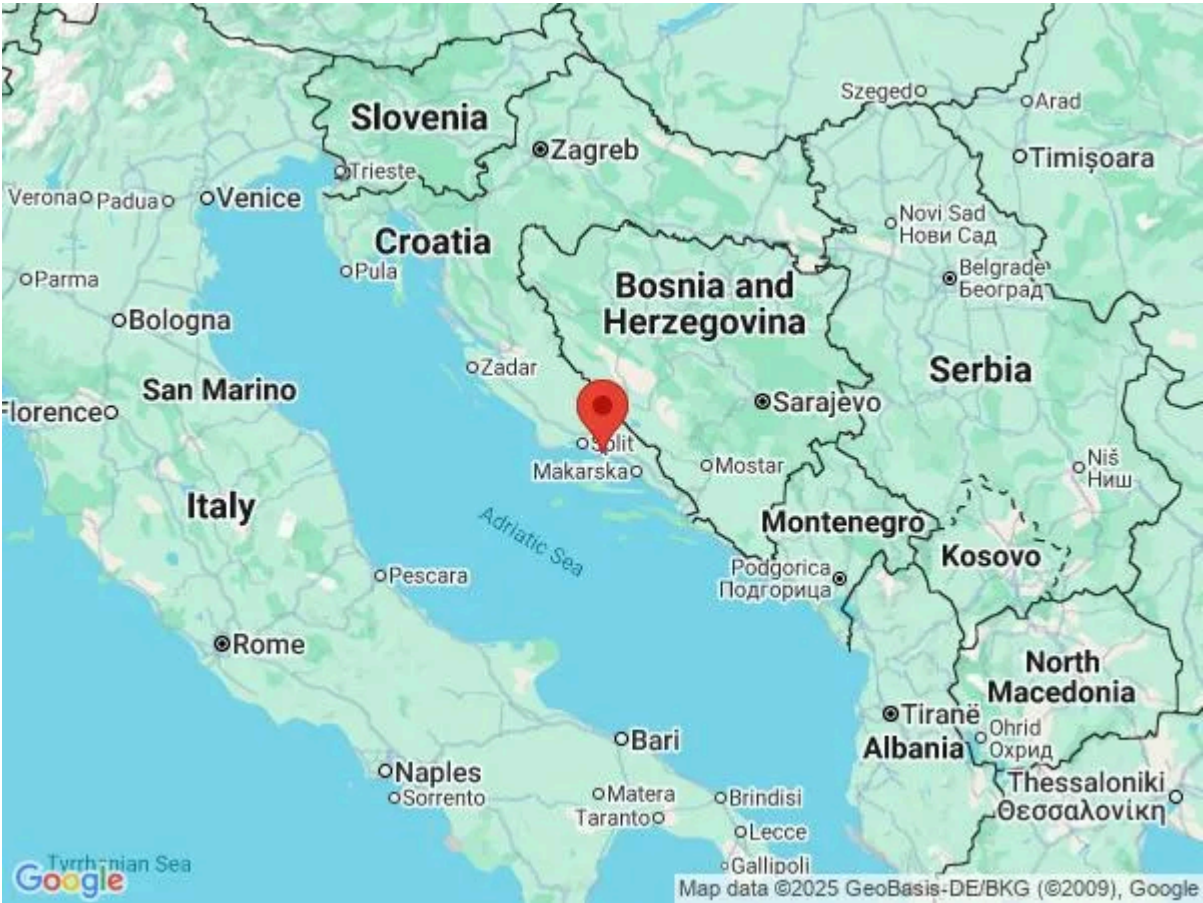
Location & Local Information

Home of exceptional natural beauty, decadent gastronomical experiences and the set of Kings Landing, Croatia appeals to all ages and types of travellers. Explore quaint towns and enchanting rivers or take to the vibrant cities and the beaches that line the coast and sit on islands. Whether you want a chilled or thrilling experience, Croatia has something for anybody that wants to escape the mundane!

Villa Stjepan sits in the Split-Dalmatia coastal region, on the outskirts of Dugi Rat in the south of the country. Settled on the bay, you have a tonne of things to do and explore, as well as amenities and facilities that will serve you throughout your stay! During your stay at the villa, relax with the comfort of tranquillity and quiet in a superb residential, beachfront location!

Local Amenities

Nearest Airport	Split Airport (37km)
Nearest Beach	Dugi Rat Beach (100m)
Nearest Ferry Port	Port of Split (21km)
Nearest Restaurant	Bistro Val (800m)
Nearest Supermarket	Studenac (1km)
Nearest Town/City	Split (22 km)
Nearest Village	Dugi Rat (700m)



What we love

- This luxury villa offers four floors of luxury and outdoor areas for relaxation fun, and breathtaking views of the Adriatic Sea
- Soak in your choice of two jacuzzi tubs, a swimming pool, a games room with a pool table and a PS4 and even a rejuvenating sauna!
- The villa hosts a whopping ten guests, so you can bring more family and friends with you on your getaway
- The villa sits within a short walk of a pebble beach, just 500 metres away!

What you should know...

- Most beaches in Croatia are pebbly, but there a few sandy coves within driving distance of the villa
- Groups of under 25s are not permitted
- As the villa is set over four floors, it may not be suitable for those with mobility issues

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?:** Bed linen, bath towels and pool towels are included in the rental price.
- **Pets welcome?:** Pets are not permitted
- **Other Ts and Cs:** Events and parties are not permitted
- **Changeover day:** Saturday from 20.06 to 11.09
 Any day 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking and vaping are not permitted
- **Other 2:** Groups of under 25s are not permitted.
- **Minimum stay:** 7 nights from June to September
 5 nights the remainder of the year
- **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:** Tourist tax is included in the rental price
- **Internet access?:** Yes, included in the rental price
- **Pool towels included?:** Yes.