

# Villa Duce

**Region:** Omis   **Sleeps:** 8

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## Overview

Perched above the sandy shores of Golubinka beach in Duće, one of the few sandy beaches you'll find in Croatia, Villa Duce is a stunning, modern getaway. Sleeping eight guests, this sophisticated villa offers all the ingredients for an unforgettable Croatian holiday.

The villa itself offers a chic example of modern design, from the minimalist architecture to the contemporary décor you can expect style and sophistication galore. Designed around the panorama of views on offer, you can expect vast glass windows and sliding doors that wrap around the villa, drawing the sea, sky and mountains within the villa walls.

Two floors make up the villa, with social living spaces on the ground floor and four spacious bedrooms located upstairs. As you drive up, there is plenty of room to park, with a secure garage and driveway. The front door guides you straight through into an open plan entertaining space. This large room is characterised by its high ceilings, sliding glass doors and modern furnishings, knitting together to create a serene atmosphere for your stay. The white paintwork offers a blank canvas, with a statement red sofa, sleek black dining table and wooden worktops completing the aesthetic. Entirely open plan, this bright and social space accommodates the fully equipped kitchen, dining area and lounge as one. A laundry room and toilet complete the ground floor, with the sunny terrace expanding out from this space, creating a vast indoor-outdoor entertaining area.

Upstairs, Villa Duce boasts four spacious bedrooms. Adopting the same décor as the downstairs, each of the rooms is bright and airy, boasting large king-size beds and modern en-suites, so you can each enjoy your own privacy. Two of the rooms have bathtubs and two offer



showers, so you can all enjoy your preference.

Outside, it is hard to draw any attention away from the panorama of sea views. You can enjoy hours by the poolside, relaxing on deckchairs and dining in the sun with your loved ones. With a gym, even those who prefer a more active relaxation will be happy. Taking inspiration from local ingredients, you can fire up the barbecue for a home-cooked extravaganza! Villa Duce offers something for everyone, a stylish villa in a fantastic location.

## Facilities

Wi-Fi/Internet • Beach Nearby • Walk to Beach • Private Pool • Gym/Fitness Room • Waterfront • Villa • Modern • Ideal for Kids • Walk to Restaurant • <1hr to Airport • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Duce is a modern villa with a private swimming pool and stunning sea views, located a short walk from a sandy beach. There are 4 bedrooms and 4 bathrooms, and it can accommodate up to 8 people.

### Ground Floor

- Open-plan concept fully equipped kitchen
- Living room with sofa, smart TV
- Dining area for 8 guests
- Separate toilet
- Laundry room

### First Floor

- Bedroom with king-size bed (180 x 200cm) and en-suite shower room
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### Exterior Grounds

- Private swimming pool (7 x 3.5 m), with salt electrolysis systems
- Outdoor shower
- 6 Deck chairs
- Outdoor dining area
- Barbecue area
- Sun umbrella
- Gym with Pilates ball, treadmill and weights
- Separate toilet

## Additional Facilities

- Wi-Fi connection
- Heating
- Air conditioning
- Smart TV



- Washing machine and Tumble Dryer
- High chair
- Secured parking



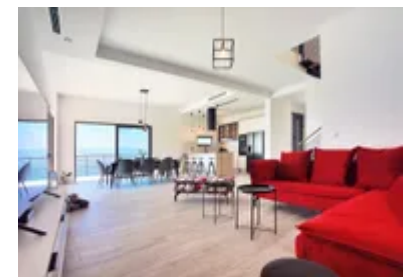
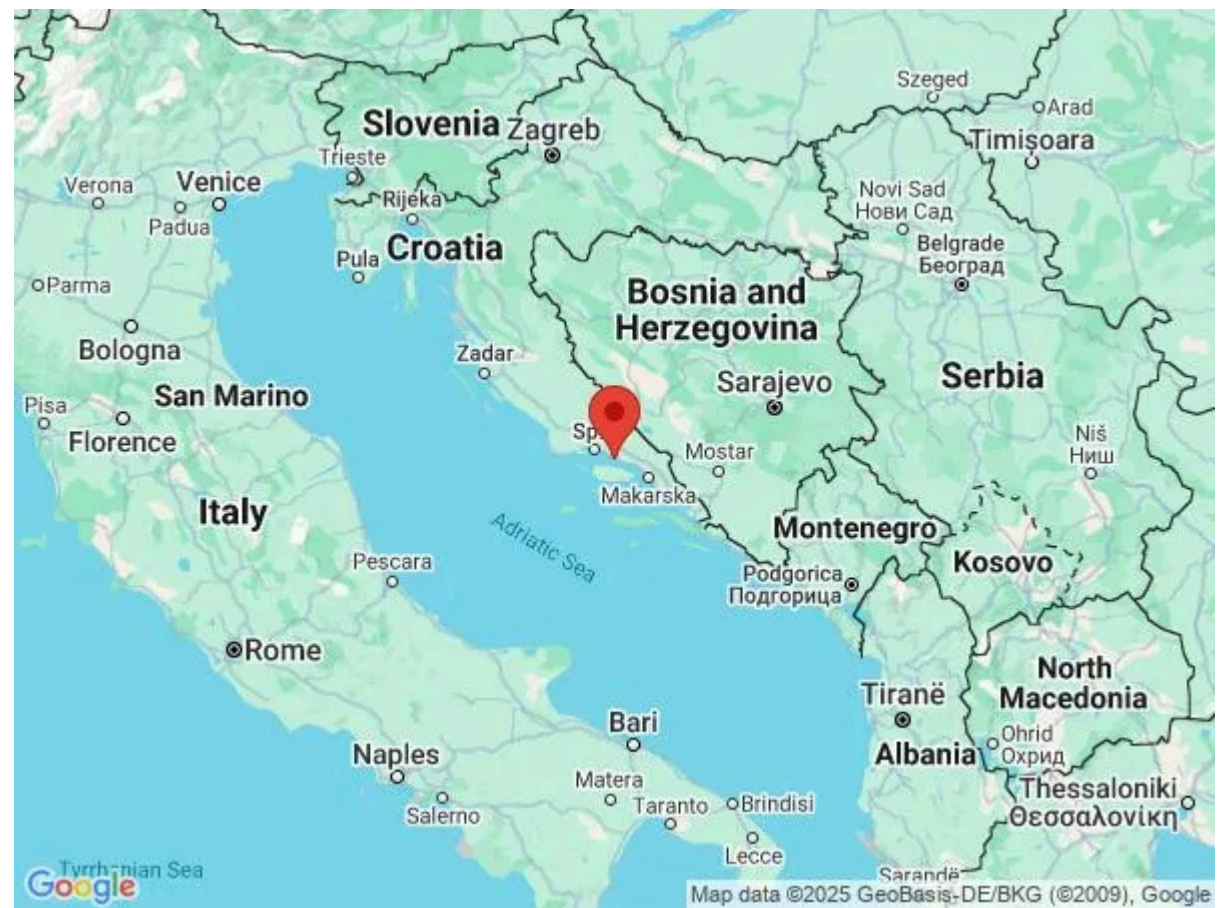
## Location & Local Information

Villa Duce is located only 270 meters from the sandy beach in Duće, perfectly positioned to enjoy the very best the Dalmatian coastline has to offer! Perched on the hillside, with a panorama of stunning sea views stretching out in front, this really is an escape from the world. The only interruption from the views is the pretty array of terracotta rooftops that guide your gaze towards the blue-azure of the sea. An idyllic spot for relaxing and recharging, you can enjoy quality time with your loved ones, with complete privacy during your stay. All you need is in walking distance, with a minimarket, bakery, a restaurant and a bar all a short stroll away.

There are very few sandy beaches in Croatia, so having one a short walk from your front door is a real bonus. Popular with families, this safe, tranquil shore is perfect for a relaxing day in the sand, with calm waters where you can swim and snorkel. As the evening approaches, we highly recommend you pick one of the picturesque beach bars for a cool glass of wine or a refreshing cocktail, starting your evening off in style! Duce itself is a great location, with a plethora of restaurants, bars and shops for you to choose from.

For those who love the outdoors, a day trip to the Krka national park is highly recommended. A UNESCO world heritage site and boasts amazing sites like the Skradinski waterfalls, or Visovac Monastery, all just a 90-minute drive from the villa. The waterfalls are exceptional, with crystal-clear water cascading down rocky outcrops, forming large pools where you can take a refreshing dip! With plenty of walking paths and cycling routes, you can explore on your own or with a guide, perfect for a day trip during your holiday.

A little closer to home, Omis is the nearest town to the villa, just a 5-minute drive away. Offering a rich history, the town is a must-visit. In August Omis hosts an annual pirate festival, with re-enactments, singing and street performances making for a really fun experience for groups of all ages. Some wonderful walks are taking you



around to explore the Venetian fortress and 17th-century church, as well as the stunning views that stretch out from an array of viewpoints.

Local Amenities

Nearest Airport	Split Airport (38 km)
Nearest Restaurant	Restaurant Croatia (200 m)
Nearest Shop	General Store (300 m)
Nearest Village	Duce (100 m)
Nearest Town/City	Split (city center) (22 km)
Nearest Beach	Plaža Rogač (450 m)

## What we love

- Boasting a panorama of stunning sea views, it is impossible not to relax!
- Stylish and modern throughout, Villa Duce is perfect for those who love contemporary design.
- A short walk from a picturesque sandy beach, the location is fantastic!

## What you should know...

- There is no fence around the pool and no handrail on the outdoor stairs, so children may need supervision.
- There are only six deck chairs, with space for eight guests, so you will have to share.
- Wi-fi, air-conditioning and heating are all included within your stay.

# 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 the 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 are not permitted
- **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
- **Tax:** Tourist tax is included in the rental price
- **Internet access?:** Yes, included in the rental price