

Villa Nemira

Region: Omis **Sleeps:** 4

Overview

For a small family or two couples, Villa Nemira is a wonderful beachfront gem! Located right on the beach in Nemira, just 3km from the fabulous town of Omis, Villa Nemira offers guests superb contemporary comfort and dreamy sea views.

Nemira is a small tranquil village with several supermarkets, a few restaurants and bars and a lovely pebble and sand beach. For those seeking a quiet and peaceful holiday, Nemira is absolutely fabulous. The fun activities, cultural events and wide sandy beaches of the tourist centres of central Dalmatia are very close to this wonderful idyllic spot, so you really do have the best of both worlds!

Villa Nemira is modern and very well designed for maximum light, comfort and views. Though nestled in amongst a group of beachfront villas and a restaurant, the gorgeous honey-coloured stone walls, ancient olives, palms and colourful Mediterranean planting give excellent privacy. The ground floor is open plan in design with a comfortable L-shaped sofa that could sleep another guest if required, contemporary indoor dining and a sleek, elegant, well-equipped kitchen. The breakfast bar is perfect for guests wanting to chat with the cook with a glass of wine in hand! There is a family bathroom with a shower and laundry room next to the entrance. The living space leads to a fabulous terrace with shaded alfresco dining, a barbecue and two relaxing egg chairs. The framed, panoramic views are stunning.

The first floor boasts two extremely comfortable bedroom suites, with kingsize beds, dazzling contemporary shower rooms, wooden floors and a shared terrace with a luxurious lounge corner and incredible vistas. This is just the perfect spot for a pre-dinner drink and watching the



sun go down while getting ready for your evening.

The exceptional lower terrace offers private heated swimming with a hydro massage, a perfect size of 6m x 2.5m for 4 guests. Deluxe sun loungers await next to the pool, and there is an outdoor shower to cool off. From this glorious sun deck, you can admire the shimmering waters knowing you are just metres away.

Facilities

Air-Con • Villa • Beachfront • Waterfront • Walk to Beach • Wi-Fi/Internet
• Private Pool • Walk to Village • Beach Nearby • Wow Factor • Heated
Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk
to Restaurant • All Bedrooms En-Suite • High Chair(s) • Outstanding
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Nemira is a modern villa with a sea view with 2 bedrooms and 3 bathrooms and can host up to 5 people.

Ground floor

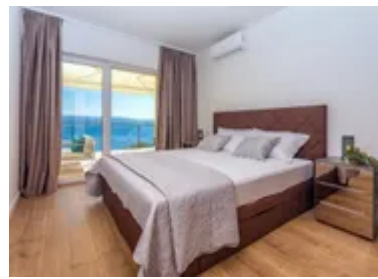
- Fully equipped kitchen
- Living room with dining area and access to the terrace with covered outdoor dining area with electric barbecue
- Family bathroom with a shower
- Laundry room

First floor

- Double bedroom with king-size bed, en-suite shower room, and a shared terrace
- Double bedroom with king-size bed (can be two singles), en-suite shower room, and a shared terrace

Exterior

- Heated swimming pool (6m x 3,5m) with hydro massage
- Sun deck chairs
- Outdoor shower



Location & Local Information

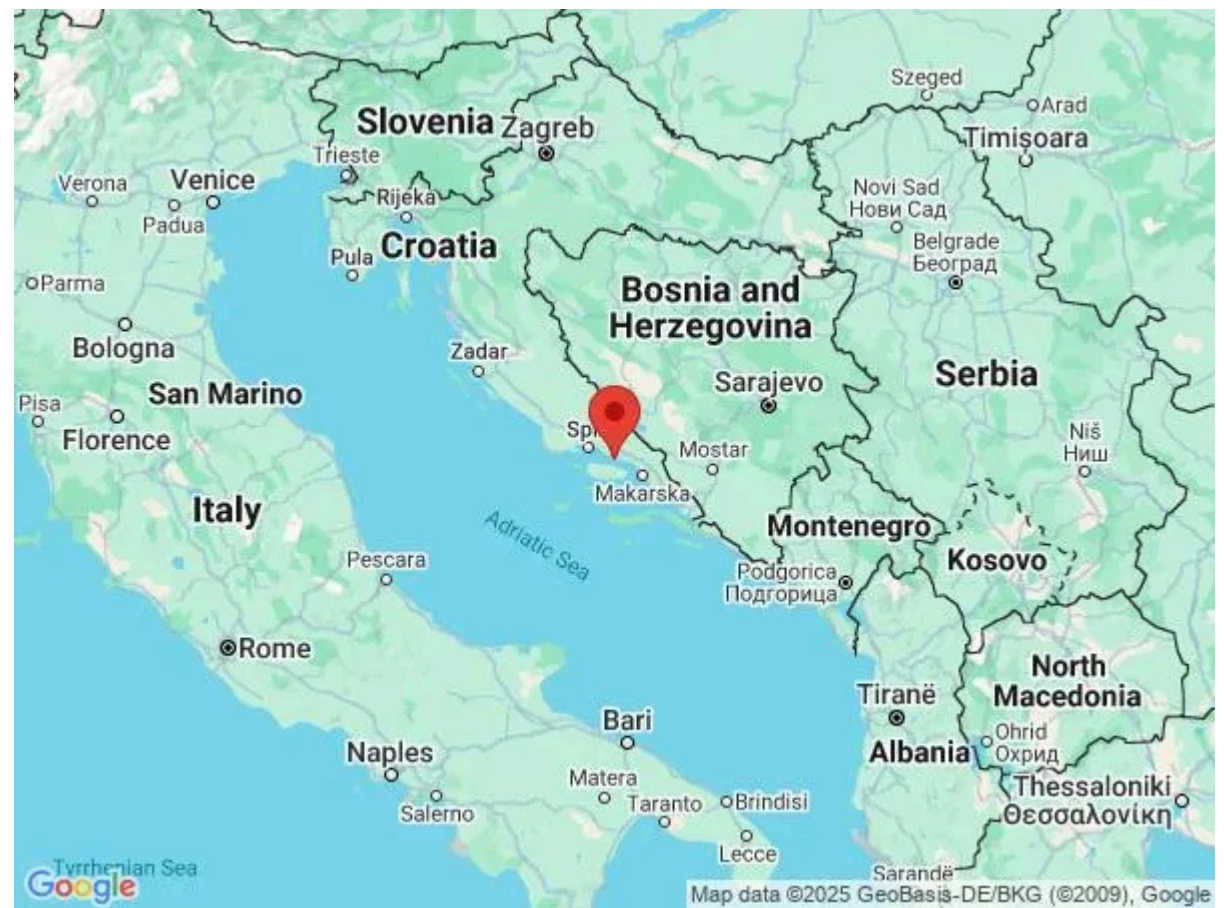
Villa Nemira boasts an outstanding beachfront location. Next door is a restaurant which is absolutely perfect if you do not want to cook or travel far! Nemira is pretty with a very clean, mostly pebbly beach which is perfect for families. Very close by is a handy minimarket.

The scenic town of Omis is only 3km from the villa. Omis boasts some excellent boutiques and shops and is renowned for its gastronomy. Omis is also known as the 'Pirate Town' for its location at the mouth of the Cetina River and its pirate history. The Omis Riviera, often thought to be one of Croatia's best kept secrets, boasts an incredibly dramatic coastline with jagged mountains all around, contrasting vividly with the sparkling turquoise sea. Omis is brimming with ancient buildings and churches including the 13th century Fortress Mirabella and 15th century Fortress Starigrad, also known as Fortica Fortress. The Omis Summer Festival is fabulous family fun with capella singing in the churches and dance and pirate performances.

The historic town of Split is 28km away boasting incredible architecture including the 4th century Diocletian's Palace, fantastic shopping and excellent restaurants. You can climb the bell tower of the 7th century Saint Domnius Cathedral for the most amazing view of the town. You can take walking and segway tours with a guide. Split's Riva, the pretty promenade lined with palms and charming cafes and bars, is wonderful for an evening stroll.

Nearby, the incredible Cetina River offers much thrill-seeking fun, in and out of the water. Visitors can enjoy kayaking, rafting, canyoning, rock-climbing, ziplining hang-gliding and paragliding. The scenery is absolutely amazing.

Many visitors take one of the numerous boat rides to the islands of Hvar and Brac. On Brac, Zlatni Rat Beach is one of Croatia's best beaches and adorns many posters of Croatia. Brac Island is blessed with stunning scenery. It is very famous for its very attractive, white stone which was used to build The White House in Washington. Brac is also



famous for its 'buhavica' olive oil, cheese, wine, honey and wine. The Stina Winery on the waterfront at Bol is delightful and the Prosec, a little like Australian muscat, is delicious! The glittering and vibrant Hvar is also very popular.

Local Amenities

Nearest Airport	Split Airport (30 km)
Nearest Town/City	Omiš (3 km)
Nearest Beach	Nemira beach (3 m)
Nearest Shop	Minimarket (300 m)

What we love

- The beachfront location is a massive plus! How amazing to sit with cocktails listening to the relaxing sounds of the sea and watching the sun go down!
- Villa Nemira is contemporary, incredibly light and offers fantastic views from all of the rooms and terraces
- The Cetina River has to be one of the most fun days out in Croatia! The activities include ziplining, rafting, kayaking and paragliding or you can just enjoy the fabulous scenery
- As well as fantastic gastronomy, the area is known for its delicious wines. You can visit the Putalj Winery for an authentic wine tasting experience or visit one of several wineries on Brac

What you should know...

- Though Villa Nemira is close to other villas, the design of the garden and terraces is wonderful giving you both privacy and spectacular views
- Nemira is a very relaxing quiet village. If you want more entertainment, it is very close to Omis and not far at all from Split and Markarska
- The villa is perfect for 4 guests though you could have an additional guest using the sofa in the living area

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 the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** No pets
- **Changeover day:** Flexible.
- **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?:** No smoking
- **Minimum stay:** 7 nights from 22.06 - 06.09.
 5 nights all other dates.
- **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.
- **Pool towels included?:** Yes.