

# Villa Arsella

**Region:** Omis **Sleeps:** 8

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## Overview

If you are looking to be wowed and pampered, the spectacular, newly-constructed Villa Arsella is an absolute gem. With 4 stylish bedroom suites, one with a comfy sofa bed, this villa can sleep up to 9 guests. Villa Arsella is contemporary, trendy and offers stunning living spaces and superior comfort together with exquisite panoramic sea and mountain views.

The location could not be better! Villa Arsella rests on the pretty hillside within walking distance of the glorious beach and Omis town centre. The charming fortress town Omis is beautiful, brimming with wonderful restaurants, boutique shops and oozing a fabulous ambience.

Villa Arsella literally dazzles inside and out. It is truly magnificent, minimalistic and contemporary in design with clever aspects that will not impress. It offers luxury, style with swanky furnishings and artwork. Every corner of this amazing property boasts stunning vistas. On arrival at Villa Arsella, indoor and outdoor staircases lead you to the fabulous spa area where you are treated to a jacuzzi, Finnish sauna, well-equipped gym with treadmill, multifunction workout machine, exercise bike, weights, shower, TV and access to a spacious furnished terrace boasting outstanding sea views.

The stunning living space above is open plan with a well-equipped smart, contemporary kitchen, a brilliant lounge area and indoor dining that matches the breakfast bar stools. Polished tiled floors flow throughout, and a wall of glass opens to the terrace and illuminates the whole area. The sofas are to die for, and a stunning glass wall separates the lounge from the staircase. As you walk upstairs, you enjoy a beautiful view of the whole living area. It is a wonderful design feature. The laundry room is separate. Guests are offered PS4 and smart TV with speakers for their enjoyment.

The splendid bedroom suites are located on the second floor. All boast immaculate modern ensuite bathrooms. The master bedroom suite offers a kingsize bed, ensuite bathroom with a bathtub and a fabulous balcony facing the turquoise waters and the swimming pool. Bedroom 2 is gorgeous with a kingsize bed, ensuite with shower and a terrace. Bedroom 3 boasts a kingsize bed and a sofa bed for 1 person, an ensuite with a shower and a terrace enjoying the sea views. Bedroom 4 is equally lovely with a kingsize bed, ensuite shower room and a sea-facing terrace. All of the bedrooms are stunning, minimal in design with rich wood floors, trendy, luxurious furnishings, striking artwork and exquisite linens. The bathrooms are top-notch. The terraces are all furnished so that you can enjoy a morning cup of coffee or a glass of wine watching the remarkable panorama.

The main terrace offers a beautiful, private 14m x 4m heated swimming pool with hydromassage and a geyser, a huge sun deck with 10 deluxe loungers, an outdoor shower, shaded alfresco dining with a barbecue and summer kitchen and a stunning lounge area. The views will be appreciated at all times of the day, from brilliant mornings and sunny afternoons through sunset and



twinkling lights during the evening. Mediterranean plants, olives and lavender surround the terrace creating a dreamy vista.

Villa Arsalla is a wonder. You will not want to leave, though it is only 900m to the fabulous gastronomic offerings of Omis!

## Facilities

Air-Con • Wow Factor • Waterfront • Gym/Fitness Room • Walk to Beach • Wi-Fi/Internet • Modern • Private Pool • Heated Pool • Walk to Village • Walk to Restaurant • All Bedrooms En-Suite • Smart TV • Sauna/Steam • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Arsella is a modern and comfortable house for up to 9 people with 4 en-suite bedrooms.

### *Ground floor*

- Spa area with a Jacuzzi, Finish sauna, gym with treadmill, multifunction workout machine, exercise bike, weights

### *First floor*

- Fully equipped kitchen
- Living and dining area
- Cloakroom

### *Second floor*

- Double bedroom with king-size, en-suite bathroom with bathtub and a balcony
- Double bedroom with king-size bed, en-suite bathroom with shower and a terrace
- Double bedroom with king-size bed, a sofa bed for 1 person, en-suite bathroom with shower and a terrace
- Double with king-size bed, en-suite bathroom with shower and a terrace
- Laundry with a washing machine and dryer

### *Exterior*

- Heated swimming pool (14m x 4m) with hydro-massage
- Shower and a toilet
- Covered dining area
- BBQ and summer kitchen
- Lounge corner





# Location & Local Information

Villa Arsella boasts a fantastic central location. It is within walking distance to the beach, restaurants, shops and a mini-market. The fabulous attractions of Omis and the surrounding area are on your doorstep, all waiting to be enjoyed!

The 'Pirate Town' Omis is renowned for its amazing restaurants as well as its fortresses. It is utterly charming, atmospheric and brimming with ancient buildings and churches. The 13th century Fortress Mirabella and 15th-century Fortress Starigrad are both worth a visit. It is roughly an hour's climb behind Omis to visit Fortress Starigrad, also known as Fortica Fortress. There is a walking trail to the fortress very close to the villa. The Omis Summer Festival is very popular with capella singing in the churches and squares around the town. Omis has several beaches. Velika Plaza is a 700m long sandy stretch in the town's centre with a playground, volleyball, football and windsurfing. The pebbly Slavinj and Brzet Beaches are roughly 10 minutes from the centre. Camp Galeb Beach is on the way towards Split. Much photographed is Zlatni Rat Beach, one of the best in Croatia. Many guests take a boat trip over to Brac to visit this spectacular beach.

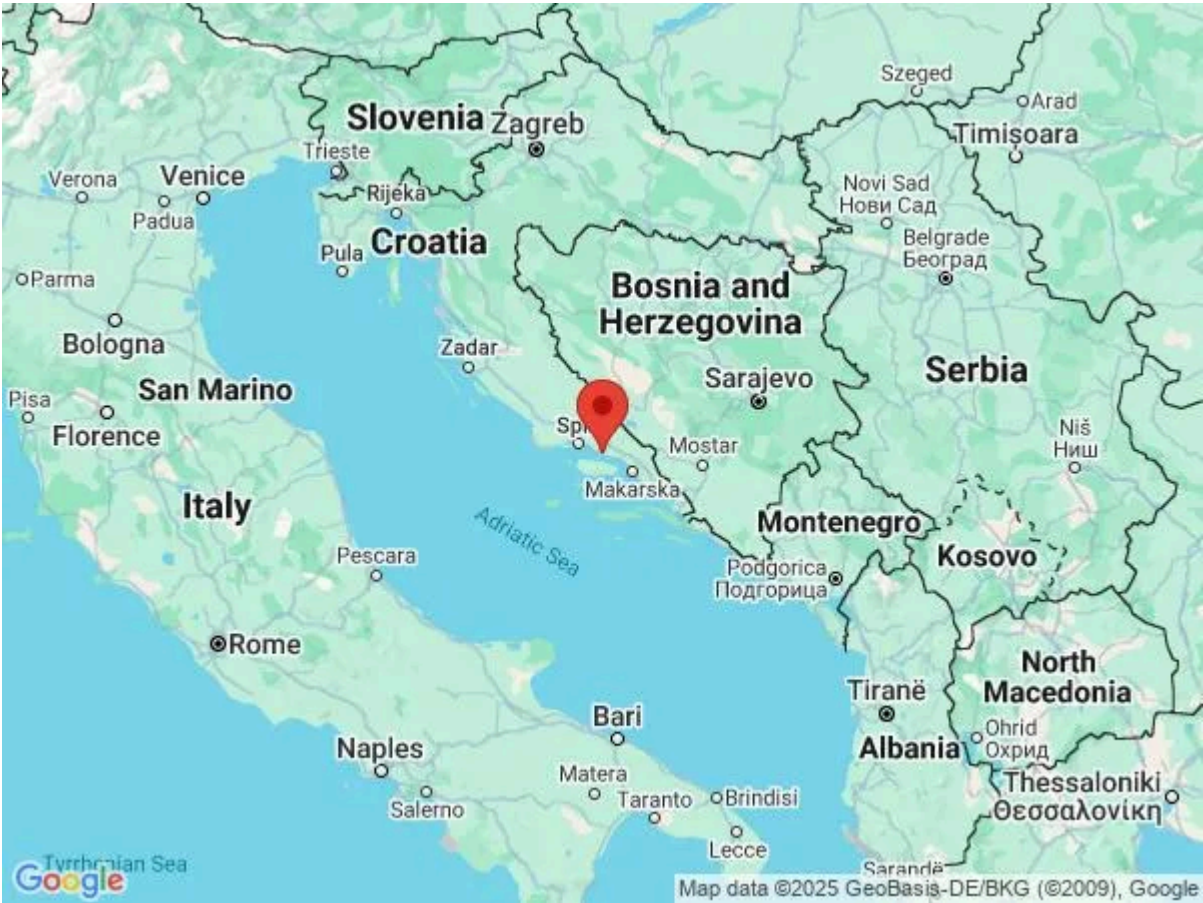
Split, the historic Croatian pearl, is only 25km away and definitely worth a visit. Visitors enjoy the Diocletian's Palace erected by the Roman emperor in the 4th century, the Golden Gate and Saint Domnius Cathedral. Within white stone walls and charming courtyards, the pretty town is brimming with charming shops, bars and cafes. Guests enjoy the Riva stroll, lined with palm trees and colourful buildings.

The beautiful Makarska Riviera is 38 miles long, running from Brela in the north to Gradac in the south. It boasts extraordinary, beautiful beaches, including Punta Rata. Makarska is very popular for its ice cream parlours, nature park, nightlife, harbour, beach, shopping and dining. Its atmospheric Kacic Square is overlooked by the majestic Baroque Church of St Mark and is brimming with vibrant restaurants, cafes and bars. The open-air daily local produce market is popular. The pretty harbour is lined with lively restaurants and offers day trips to Jelsa on Hvar and Zlatni Rat Beach in Bol on Brac.

The Cetina river is an absolute must during your holiday! You can take boat trips, zipline across the canyon, kayak, raft in the rapids, paraglide and enjoy the stunning canyon views.

## Local Amenities

Nearest Airport	Split Airport (45 km)
Nearest Village	Almissa (500 m)
Nearest Supermarket	Minimarket (150 m)





## What we love

- The stunning contemporary design is a wonder and makes you so happy to wake up every morning!
- The location is amazing. Set on the pretty hillside you can enjoy stunning, panoramic sea views with a wonderful, mountainous backdrop. A huge plus is that whilst you can enjoy privacy and tranquility at the villa, it is only 900m to fantastic restaurants and within walking distance of the beach!
- Villa Arsella is so comfortable. Every piece of furniture has not only been chosen for its beauty, it provides guests with superb comfort

## What you should know...

- Every bedroom suite offers guests stunning, panoramic views, terrace access, an immaculate ensuite bathroom and outstanding comfort!
- There are so many beautiful Croatian towns, villages, islands and beauty spots within easy reach of this magnificent villa
- Guest must use the staircases to reach the spa area, living spaces and bedrooms. This villa is not suitable for guests 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 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?:** Not allowed.
- **Changeover day:** Saturday from 08.06 - 27.09. <br> Flexible all other dates.
- **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
- **Minimum stay:** 7 nights from 25.05 - 27.09. <br> 5 nights all other dates.
- **Heating costs included?:** Yes, included in the 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:** Included in the rental price.
- **Internet access?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- **Pool towels included?:** Yes.