

Villa Arsella

Region: Omis **Sleeps:** 9

Overview

Villa Arsella is a contemporary four-bedroom retreat sleeping up to nine guests. Designed to maximise its breathtaking sea and mountain views, this newly built villa combines elegant interiors with superb wellness facilities and generous outdoor living spaces.

Across three stylish levels, guests will find a seamless blend of modern design and comfort. The open-plan living area features a sleek kitchen, breakfast bar, lounge with plush sofas, and a smart dining area, all framed by floor-to-ceiling glass that opens onto a sea-facing terrace. A separate laundry room and entertainment options including a smart TV, speakers, and PS4 add convenience and leisure.

The top floor hosts four en-suite bedrooms, all with king-size beds, rich wood flooring, and furnished terraces. One room also includes a single sofa bed, ideal for flexible family stays. The master suite features a bathtub and private balcony with captivating views.

A dedicated spa area includes a Finnish sauna, jacuzzi, gym, and direct access to a furnished terrace. Outdoors, a 14-metre heated pool with hydromassage and geyser is the centrepiece, accompanied by a sun deck, alfresco dining area, summer kitchen, and shaded lounge surrounded by Mediterranean planting.

Facilities

Wi-Fi/Internet • Air-Con • BBQ • Walking/Hiking Paths • Washing Machine • Villa • Watersports • Historical Sites • Coffee Machine • Seaview • Boat Trips • Hairdryer • Gym/Fitness Room • Walk to Village • Cots (Cribs) • Private Pool • Beach Nearby • Chef/Cook Available • Pre-Stocked Fridge Available • Heated Pool • Ideal for Kids • Ideal for Teens • Dishwasher • Microwave • Safety Deposit Box • All Bedrooms En-Suite • Smart TV • Sauna/Steam • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



Interior & Grounds

The Villa

Interior - Ground floor

- Wellness area
- Sauna
- Gym
- Hot tub
- Access to terrace

Interior - First floor

- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Access to pool terrace
- WC

Interior - Second floor

- Bedroom 1 - King-size bed (180x200cm), A/C, TV, en-suite bathroom with bath, balcony
- Bedroom 2 - King-size bed (180x200cm), A/C, TV, en-suite bathroom with shower, terrace
- Bedroom 3 - King-size bed (180x200cm), sofa bed, A/C, TV, en-suite bathroom with shower, terrace
- Bedroom 4 - King-size bed (180x200cm), A/C, TV, en-suite bathroom with shower, terrace
- Laundry room

Exterior

- Private heated swimming pool (56sqm)
- Sunbeds
- Covered dining area
- Covered seating area
- Shower
- WC
- Summer kitchen

Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- TV
- Iron & board
- Games console
- Speakers



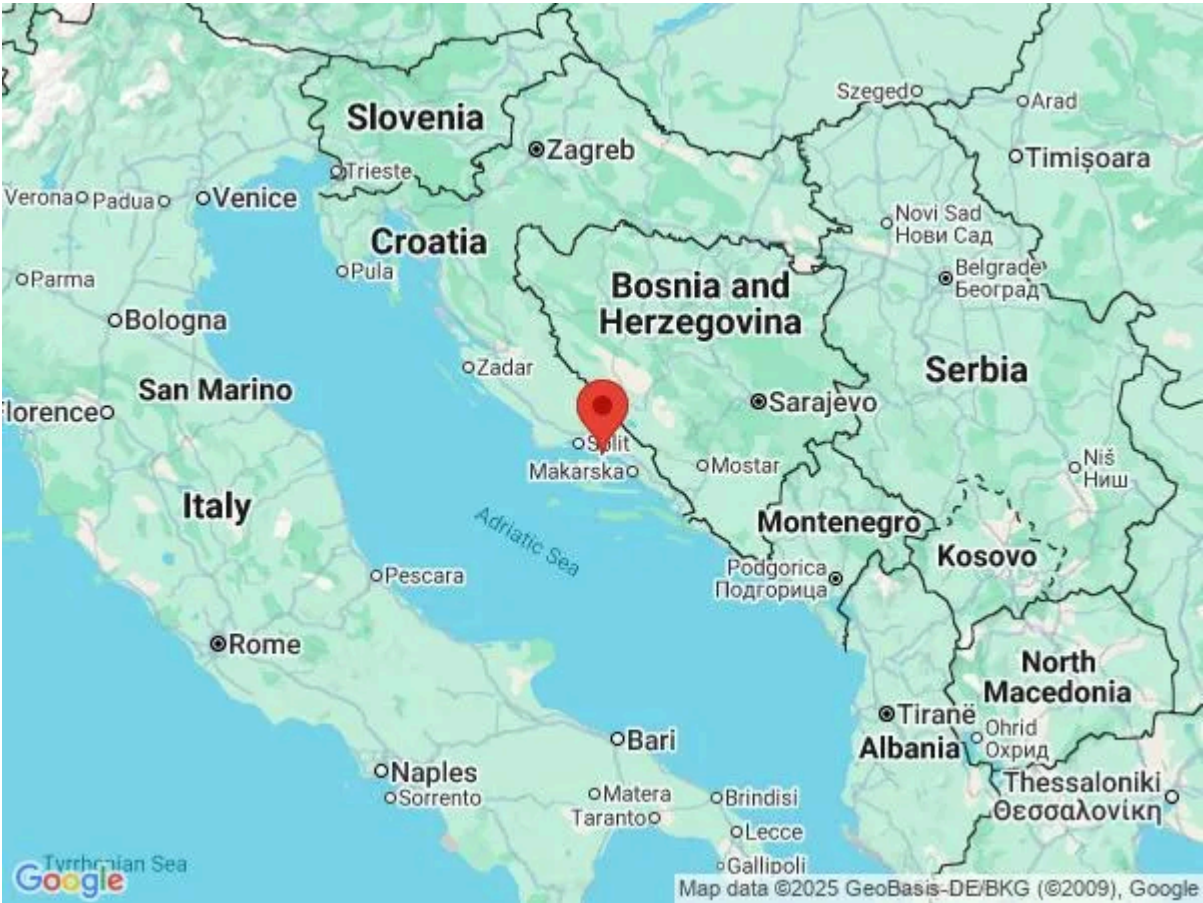
Location & Local Information

Villa Arsella enjoys an enviable hillside position close to the beach, shops, restaurants, and the centre of Omis. This historic 'Pirate Town' is rich in charm and culture, with atmospheric streets, ancient churches, and notable landmarks such as the 13th-century Fortress Mirabella and the 15th-century Fortress Starigrad. A nearby walking trail leads directly from the villa to Fortica Fortress, rewarding visitors with panoramic views over the coast and mountains.

Omisi is also home to several beaches. Velika Plaza offers a long sandy shoreline with family-friendly facilities, while Slavinj, Brzet, and Camp Galeb Beaches provide quieter alternatives within easy reach. From Omis, boat trips to the island of Brac are popular, particularly for visiting Zlatni Rat Beach, one of Croatia's most photographed.

Local Amenities

Nearest Airport	Split Airport (43km)
Nearest Beach	Omisi beach (1km)
Nearest Ferry Port	Split Ferry Port (26km)
Nearest Shop	Studenac Market (300m)
Nearest Supermarket	Tommy Supermarket (3km)
Nearest Town	Omisi (3km)



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!
- 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
- Guests 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:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **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.
 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.
 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.