

# Villa Nedy

**Region:** Omis   **Sleeps:** 8

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## Overview

Nestled quietly 7km from the sea at the Mosor Mountain foot, the wonderful Villa Nedy offers tranquillity, beautiful scenery, and splendid modern comfort. The villa is on the edge of the charming village of Gata and is within very easy reach of the captivating, atmospheric town of Omis and the Cetina River. It offers the best of both worlds, that heavenly 'away from it all feeling' as well as fabulous visitor attractions on its doorstep! With four sensational bedroom suites, this immaculate villa sleeps 8 guests. Guests are in for a treat with a jacuzzi, Finnish sauna, a gorgeous private pool, a seriously impressive cinema room and exceptional panoramic mountain and sea views.

The living space of Villa Nedy is open plan in design, with two sets of double doors opening onto the terrace and pool area. The kitchen is immaculate with contemporary cream units and oak work surfaces. The breakfast bar is handy so that guests can keep the chef company while they are preparing a feast. You can enjoy indoor dining with a view of the pool or pop outside for an alfresco meal. The lounge area is sleek and stylish, with a trendy floating staircase leading upstairs. The ground floor is also a separate laundry room and the indulgent, deluxe Finnish sauna and shower room.

The first floor is home to three exceptional king bedroom suites. They all boast kingsize beds, televisions and glorious contemporary bathrooms with exquisite marbled tiles. Two of the bedrooms boast a shared terrace with a wonderful pool and countryside vistas. Luxury satin bed linen, bathrobes and slippers are supplied for your comfort.

The attic is home to the fourth luxury bedroom, again with a kingsize bed and luxury shower room. The views from the balcony are far-reaching and stunning. The second-



floor cinema room is astonishing. It offers a projector, PS4, Netflix, HBO luxury leather sofas for an amazing home cinema experience. If your teenagers have been missing for a while, you will probably find them here!

The outdoor space of Villa Nedy is just as stunning as the inside. Your 10m x 5m swimming pool is surrounded by loungers, an outdoor shower and the wonderful jacuzzi, all perfect for relaxing, enjoying your holiday read and chilling with a glass of fizz. Alfresco dining can be enjoyed on the terrace using the villa's traditional barbecue. A little competitive fun can be had to play darts on the patio. This really is a glorious spot at every time of the day. From Villa Nedy's elevated position, the views are incredible. As the sun goes down, the silhouette of the mountains is absolutely magical.

## Facilities

Wi-Fi/Internet • Air-Con • Historical Sites • Villa • Private Pool • DVD • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Smart TV • Sauna/Steam • Home Cinema • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Nedy is a beautiful villa for up 8 guests with 4 bedrooms and 5 bathroom

### *Ground floor (pool level)*

- Living area with sofas, a smart TV
- Dining area with direct exit to the pool
- Fully equipped kitchen
- Finish sauna with shower
- Cloakroom

### *First floor*

- Double bedroom with king-size bed and en-suite shower room and a shared terrace
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### *Second floor*

- Cinema room with a Projector, PS4, Netflix and HBO
- Double bedroom with king-size bed and en-suite shower room and balcony

### *Exterior*

- Swimming pool (10m x 5m)
- Jacuzzi
- Covered outdoor dining area for 8 with a TV,
- BBQ
- Laundry room with washing machine and dryer
- Private parking



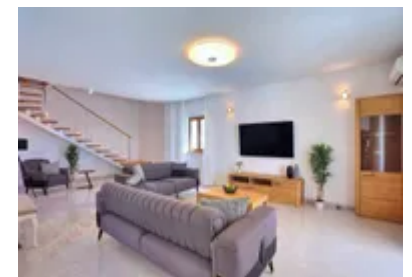
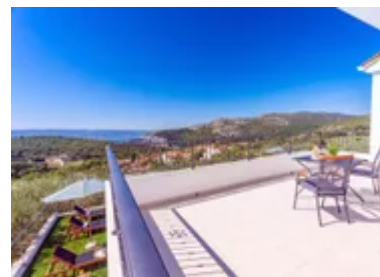


## Location & Local Information

Villa Nedy enjoys a fabulous rural position above the tranquil village of Gata and Omis. You will enjoy complete privacy. Within minutes you can be in Gata and within 15 minutes or so you can arrive at a sandy and pebble beach, the magnificent Cetina River and the delightful historical town of Omis. Gata offers a completely unspoiled setting with a small mini market.

Omis is located 25km south of Split on Croatia's gorgeous Dalmation coast. It was a famous pirate town in the middle ages. The town had excellent seamen who navigated the Adriatic sea keeping the town wealthy and, in the late 12th century, fortified walls were built to protect it from invaders. The Omis Riviera scenery is incredibly dramatic with sharp, jagged mountains and gorges all around and dazzling turquoise waters. Omis is brimming with ancient buildings and churches. Visitors can enjoy the 13th century Fortress Mirabella and 15th century Fortress Starigrad, otherwise known as Fortica Fortress, silent reminders of the power and might of the infamous Omis pirates. St Michael's Square is full of cafes, bars and restaurants. The town enjoys a fabulous reputation for its gastronomy.

The incredible Cetina River offers intoxicating, action-packed adventure. The calcareous canyon is the ideal place for canyoning with the cliff face reaching up to 180 metres and a maze of tunnels, waterfalls and lakes. Extreme canyoning with experienced instructors and professional alpine gear involves descending down the Gubavica Waterfall. Thrill seekers also enjoy the incredible zipline that crosses the canyon 150 metres off the ground. For something more sedate, you can paddle down the pretty river in canoes or kayaks enjoying the breathtaking natural scenery and perhaps a picnic by the side of the river. Just north of the village of Kucice, you can ride in giant inflatable donuts and descend down the small river rapids. Starting at Pensici and finishing at Radmanove Mlinice, you can have a day to remember family white water rafting. You can also soar high above the river and town from Imber on a paragliding trip.



Nature lovers will also want to enjoy the mountain treks on the majestic Mosor, Dinara and Biokovo Mountains. What fabulous views will you experience there!

Many visitors enjoy taking a boat trip to visit one of the islands off the mainland. Brac is home to the very famous Zlatni Rat Beach that adorns many Croatia posters. The island is blessed with stunning scenery and is famous for its very attractive white stone as well as the dreamy beach. You will discover the island's delicious 'buhavica' olive oil, local cheeses, wine and honey. The Stina Winery on the waterfront at Bol is a delight where you can try wonderful wines including their delicious Prosec, a little like Australian muscat.

If you visit Split, you will be full of admiration of its incredible architecture, fantastic shopping and delicious food. The Diocletian's Palace was built in the 4th century. The bell tower of 7th century Saint Domnius Cathedral enjoys a fantastic view of the town. The elegant Riva is the town's pedestrian walkway, lined with chic restaurants, bars and palm trees.

Local Amenities

Nearest Airport	Split Airport (42 km)
Nearest Beach	Omis beach (7 km)
Nearest Shop	Minimarket (600 m)

## What we love

- Villa Nedy offers complete privacy and spectacular mountain and sea views from its wonderful rural location. The scenery is stunning!
- The villa is wonderfully contemporary and spacious. All four bedrooms are exceptional with outstanding ensuite bathrooms and all but one offer sea views and balconies
- Teenagers will be in heaven once they discover the home cinema and gaming room. It is very impressive and you will find it hard to get them to leave!

## What you should know...

- The villa has room for 4 cars to be parked. When you enter the villa, you will either arrive on the first floor bedroom level or you can take the outdoor stairs directly to the pool area
- Villa Nedy is located away from the sea in a wonderful mountainside setting with stunning scenery. The beaches and Omis are just 7km away
- The villa benefits from both a jacuzzi and a Finnish sauna. This really is the perfect holiday home to relax and enjoy a few special treats!

# 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?:** Yes, included in the rental price
- **Pets welcome?:** No pets
- **Other Ts and Cs:** The swimming pool is available from 01.04 - 01.11
- **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:** Yes, included in the rental price
- **Internet access?:** Yes, included in the rental price