

Villa Fenice

Region: Omis **Sleeps:** 12

Overview

Villa Fenice is a contemporary, beautifully appointed retreat in Mimice, Croatia, just fifteen kilometres from the historic town of Omis. Positioned between the Omiska Dinara Mountain and peaceful beaches lined with pine trees, this villa offers sweeping, uninterrupted sea views. The village of Mimice adds charm with its traditional Dalmatian restaurants serving locally caught fish, homemade olive oil, and regional wine.

Designed for panoramic vistas, the villa's main living spaces and pool are on the first floor. The property accommodates up to twelve guests across five spacious bedrooms, with options to add two single beds. Interiors feature high-end handmade oak furniture, elegant floors, and stylish bathrooms. The open-plan living and dining area is bathed in natural light, seamlessly connecting to the pool terrace. A sleek kitchen, satellite TV, and PS4 enhance comfort and entertainment.

The villa's outdoor space includes a 35 sqm pool with a chemical-free hydrolysis system, a shaded dining area with a traditional barbecue, and mesmerising sunset views. Upstairs, two luxurious master suites each boast a king bed, ensuite bathrooms, and private terraces with sea views. Every element of Villa Fenice is crafted to offer a refined, relaxing experience—perfect for families or groups of friends seeking a memorable Croatian escape.

Facilities

Wi-Fi/Internet • Seaview • Hairdryer • Villa • Walking/Hiking Paths • Washing Machine • Ground Floor Bed & Bath • Air-Con • Cots (Cribs) • Indoor Games • DVD • Private Pool • Great Value • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Tumble Dryer • Dishwasher • Microwave • Smart TV • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



Interior & Grounds

The Villa

Ground floor (parking level)

- Double bedroom with super king-size bed and terrace with sea views
 - Twin bedroom with two single beds
 - Family bathroom with a shower
- Ground floor bedrooms are connected*

First floor (pool level)

- Fully equipped kitchen
- Open plan living and dining room with access to terrace
- Double bedroom with super king-size bed and an en-suite bathroom with a shower
- WC with a washing machine

Second floor

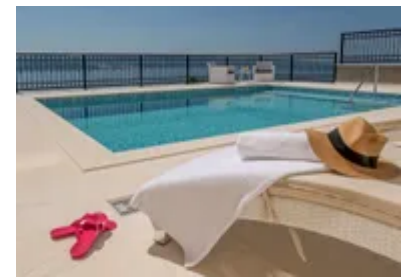
- Two double bedrooms with a king-size bed and en-suite bathrooms
- Terrace with panoramic sea views

Exterior

- Swimming pool (7m x 5m)
- Outdoor shower
- 10 sun deck chairs with parasols
- Covered dining area
- Barbecue
- Parking (two garage spaces & two outdoor spaces)

Facilities

- Air conditioning
- Wifi
- Flat screen TV
- DVD player
- Coffee machine
- Highchair



Location & Local Information

Villa Fenice is set in the historic heart of Mimice, a peaceful Dalmatian village just two kilometres from the beach. Surrounded by pine woods and charming stone architecture, Mimice offers a tranquil escape with a minimarket, local bars, and traditional restaurants. Its shallow beach, ancient church, and laid-back atmosphere make it an ideal base for exploring the Croatian coast.

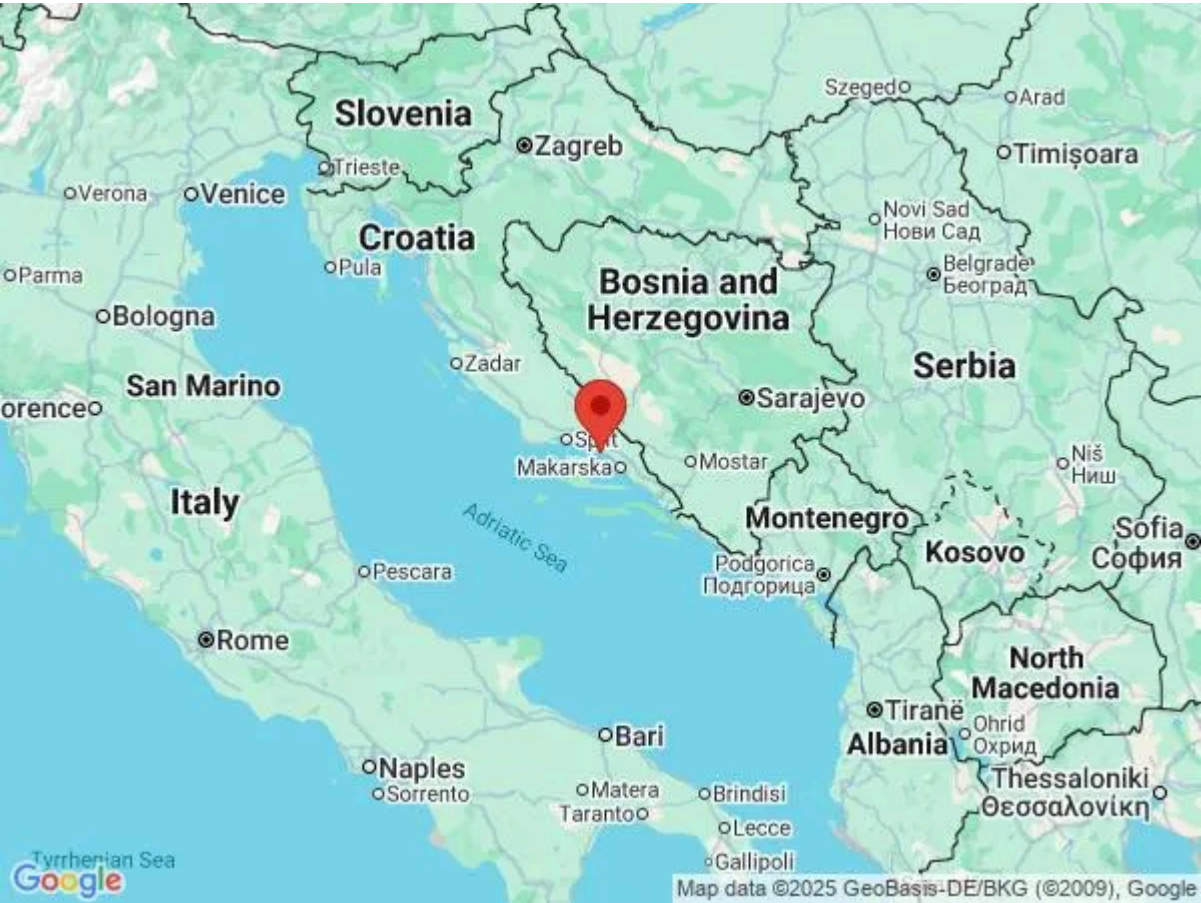
Nearby Omis, once a pirate stronghold, lies at the mouth of the Cetina River. The town features medieval fortresses, churches, a museum, and summer festivals, along with excellent dining. The Cetina River offers exciting activities such as white-water rafting, canyoning, ziplining, and kayaking, as well as more relaxed options like riverside picnics and swimming.

The Makarska Riviera, with its lively promenade, historic towns, and beach-lined coast, is within easy reach. Highlights include the family-friendly village of Baska Voda and the artisanal villages of Bast and Topici. Further along the coast, Makarska offers vibrant nightlife and marina boat trips.

Split, around forty kilometres away, blends ancient Roman architecture with modern energy. Its narrow streets are full of monuments, restaurants, and boutiques, providing a cultural and culinary counterpoint to Mimice’s serene charm.

Local Amenities

Nearest Airport	Split Airport (57km)
Nearest Village	Mimice (2km)
Nearest Town/City	Split (40km)
Nearest Shop	Minimarket (1km)



Nearest Beach	Beach Punta (2km)
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What we love

- Villa Fenice enjoys superbly comfortable, contemporary handmade furnishings and is very spacious, perfect for a large family or group of friends
- The villa boasts spectacular sea views from almost every corner. Each of the outdoor spaces is beautifully furnished and most of the bedrooms offer terraces and floor-to-ceiling glass doors
- Mimice is a delightful village where guests can enjoy delicious seafood caught by the local fishermen and local wines

What you should know...

- Please let us know if you would like extra beds put in two of the bedrooms
- The villa enjoys uninterrupted sea views from almost every room and it is only 1km to walk to the beach
- The beds in this villa are so comfortable. They are handmade, huge and very luxurious. You will enjoy the sleep of kings!
- The walk to the beach is approximately 15 minutes, however it is via a steep hill and may not be suitable for the those with limited mobility.

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 31.05 - 19.09.
 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 & vaping are not permitted.
- **Minimum stay:** 7 nights from 31.05 - 19.09.
 6 nights from 03.05 - 30.05.
 5 nights all other dates.
- **Heating costs included?:** Yes, included in the rental price.
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is open from 01.05 - 31.10.