

# Villa Tanja

Region: Omis Sleeps: 8

## Overview

Just steps from the sandy shores of Duće, Villa Tanja enjoys an exceptional beachfront position only 10 metres from the sea. With uninterrupted views across the Adriatic and just 2km from the lively town of Omiš, the setting combines coastal calm with easy access to restaurants, watersports and historic sights.

Recently built and designed to maximise light and space, the villa accommodates up to 10 guests across four stylish en suite bedrooms. Expansive glass walls frame the sea from almost every angle, while clean architectural lines and contemporary interiors create a bright, open atmosphere throughout.

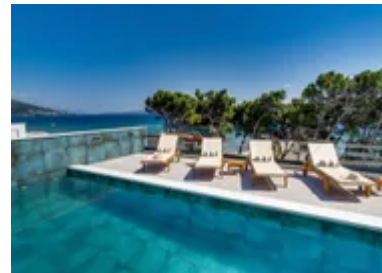
Outside, the 11m x 3m heated private pool stretches along a spacious sun deck lined with loungers, positioned perfectly for long afternoons in the sun. A hot tub sits just beside it, also facing the water, while the barbecue and shaded dining area make outdoor meals effortless.

Inside, the open-plan living area flows directly onto the terrace and includes a sleek, fully equipped kitchen with island, a comfortable lounge and dining space. A separate media room with Netflix and PS4 adds extra space for relaxing evenings.

Villa Tanja offers front-row access to the beach and an ideal base for exploring Croatia's Dalmatian Coast.

## Facilities

Private Pool • Canoeing/Kayaking • Historical Sites • Ideal for Kids • Cycling • Boat Trips • Watersports • Walk to Village • Walking/Hiking Paths • Air-Con • Walk to Beach • Has Discount • Cots (Cribs) • Heated Pool • Special Offer • Ideal for Teens • All Bedrooms En-Suite • Beach Nearby • Beachfront • <1hr to Airport • Parking Space • Walk to



Restaurant • Waterfront • Wi-Fi/Internet • Seaview • BBQ • Seafront •  
Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor  
Pursuit & Activities • Tourist Towns & Villages • TV • Games Room •  
Indoor Games • Hot Tub • Tumble Dryer • Dishwasher • Microwave •  
Satellite TV • Home Cinema • Ideal for Babies & Toddlers • High Chair(s) •  
Fenced Grounds

# Interior & Grounds

## Villa Interiors

### *Ground floor (pool level)*

- Spacious and nicely decorated living area with TV
- Fully equipped kitchen
- Dining area with a glass door toward the pool area
- Media room with a sofa (can convert into a sofa bed)

### *Lower ground floor*

- Double bedroom with king size bed and en-suite bathroom
- Laundry with a washing machine and a dryer

### *Upper ground floor (mezzanine)*

- Master bedroom with a king-size, an en-suite bathroom and a terrace with sea and pool views

### *First floor*

- Double bedroom with king size bed, en-suite bathroom and balcony
- Double bedroom with king size bed and en-suite bathroom

## Outside Grounds

- Private heated swimming pool
- Covered dining area
- Jacuzzi
- Solarium
- Parking

## Additional Facilities

- Wi-Fi
- Air conditioning
- TV
- Games console



## Location & Local Information

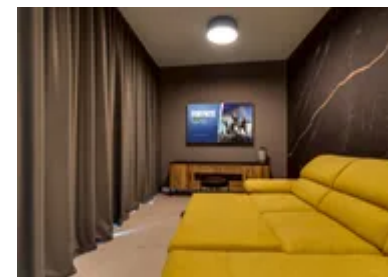
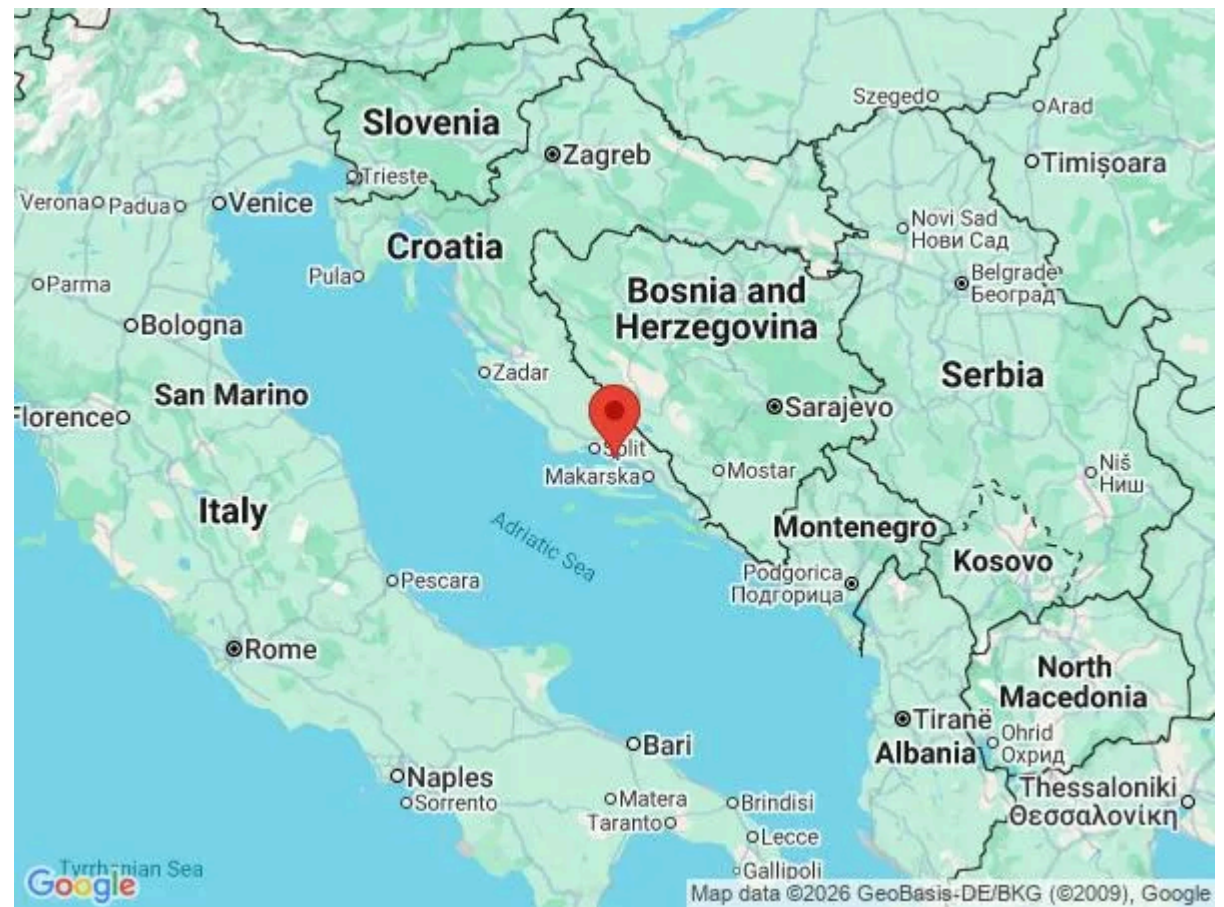
Set between the Adriatic Sea and the dramatic slopes of the Dinara mountains, Omiš is one of the Dalmatian Coast's most striking destinations. Once a pirate stronghold, today the town blends rich history with an adventurous spirit, offering visitors everything from cultural heritage to high-adrenaline pursuits.

The compact Old Town is filled with stone streets, local restaurants and welcoming cafés, while the River Cetina runs alongside it, serving as a hub for rafting, canyoning, canoeing and zip-lining. For those who prefer their exploration on foot, hiking trails lead into the surrounding hills, and steep climbs reward visitors with sweeping views from the medieval Mirabella and Starigrad fortresses.

Boat trips depart regularly to the nearby islands of Brač, Hvar and Šolta, while the city of Split – home to Diocletian's Palace and a lively waterfront promenade - is within easy driving distance. Whether you're seeking outdoor adventure, island-hopping or historic discovery, this stretch of coast offers remarkable variety.

## Local Amenities

Nearest Airport	<b>Split Airport</b> (35 km)
Nearest Village	<b>Duce</b> (500 m)
Nearest Town/City	<b>Split</b> (20 km)
Nearest Beach	<b>Beach Golubinka</b> (80 m)
Nearest Supermarket	<b>Minimarket</b> (500 m)



## What we love

- The beachfront outdoor space has all you could want, plus an amazing view - hot tub, heated pool, barbecue and more.
- This villa's contemporary design and comfort are a winning combination, with the interiors just as incredible as the terrace.
- Want more beaches? There are so many to discover both east and west, as well as the magnificent islands of Brač, Šolta and Hvar just a scenic boat ride away.

## What you should know...

- Private parking is available (4 garage places)
- Please note that an additional 2 guests may be accommodated on the sofa bed.

# 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 June to September, all other periods flexible.
- **End of stay cleaning:** Standard changeover clean included in the price. 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 June to September, all other periods 5 nights.
- **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:** Tourist Tax included in the rental price
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.