

# Villa Poljička

**Region:** Omis **Sleeps:** 12

---

## Overview

A superb stone-built villa on the coast at Jesenice, Villa Poljička is suitable for up to 12 guests. Ideally located for the beach, just opposite the villa, this spacious, sea-view property is sure to impress with its rooftop hot tub and glorious infinity pool.

Ample outdoor spaces are just one of this villa's attractions. The pool terrace offers six sun loungers alongside the 7m x 4m heated pool. There is also a barbecue grill. On a higher level, an even larger roof terrace offers lots of seating, more loungers and a tempting hot tub with room for six. The villa provides a sauna, and there is plenty of entertainment with a billiard table, gaming area, TV and PS4.

The property's layout is convenient for large groups, with kitchens and living areas on both floors. Each kitchen is well equipped with a wine cooler, coffee maker and all the large appliances you could need.

Each floor contains three bedrooms – two with double beds and one with twin beds. Each room has an en suite bathroom of its own. Bare stone walls and high-quality furnishings make these rooms very appealing, as do the fantastic sea views from those at the front of the house. Villa Poljička also offers free Wi-Fi and air conditioning throughout.

Pretty Jesenice lies just 20km from the city of Split and only 7km from the riverside town of Omiš, a place of rugged landscapes and unforgettable sporting adventures on or over the River Cetina. Jesenice is also within easy reach of the historic city of Trogir, about 40 minutes drive away and just over an hour from Šibenik and the huge Krka National Park.



## Facilities

Villa • Wi-Fi/Internet • Air-Con • Walk to Beach • Private Pool • Maid Service Available • Beach Nearby • Pre-Stocked Fridge Available • Breakfast Available • Heated Pool • Ideal for Kids • Ideal for Teens • Hot Tub • <1hr to Airport • All Bedrooms En-Suite • Satellite TV • Heating • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Poljička is a luxurious villa offering guests beautiful sea views. There are six bedrooms and six bathrooms, sleeping twelve guests.

### *Interior - Ground floor*

- Office
- Laundry room
- Garage

### *Interior - First floor & Second floor*

- Fully equipped kitchen
- Dining area
- Living room
- Bedroom 1 - Double bed, en-suite bathroom
- Bedroom 2 - Double bed, en-suite bathroom
- Bedroom 3 - 2 single beds, en-suite bathroom

### *Interior - Top floor*

- Games room
- Sauna
- Pool table
- Bedroom 4 - Double bed, en-suite bathroom
- Bedroom 5 - Double bed, en-suite bathroom
- Bedroom 6 - 2 single beds, en-suite bathroom

### *Exterior - First & Second floor*

- Terrace
- Dining area

### *Exterior - Swimming pool terrace*

- Private heated swimming pool (7m x 4m)
- Sunbeds
- Garden
- Barbecue

### *Exterior - Roof terrace*

- Hot tub
- Sunbeds
- Covered seating area
- Climbing frame
- Trampoline

### *Additional Facilities*

- Air conditioning
- Underfloor heating
- Fireplace
- WIFI
- Satellite Television
- PlayStation
- Laundry facilities
- Cot (upon request)



- Highchair (upon request)



## Location & Local Information

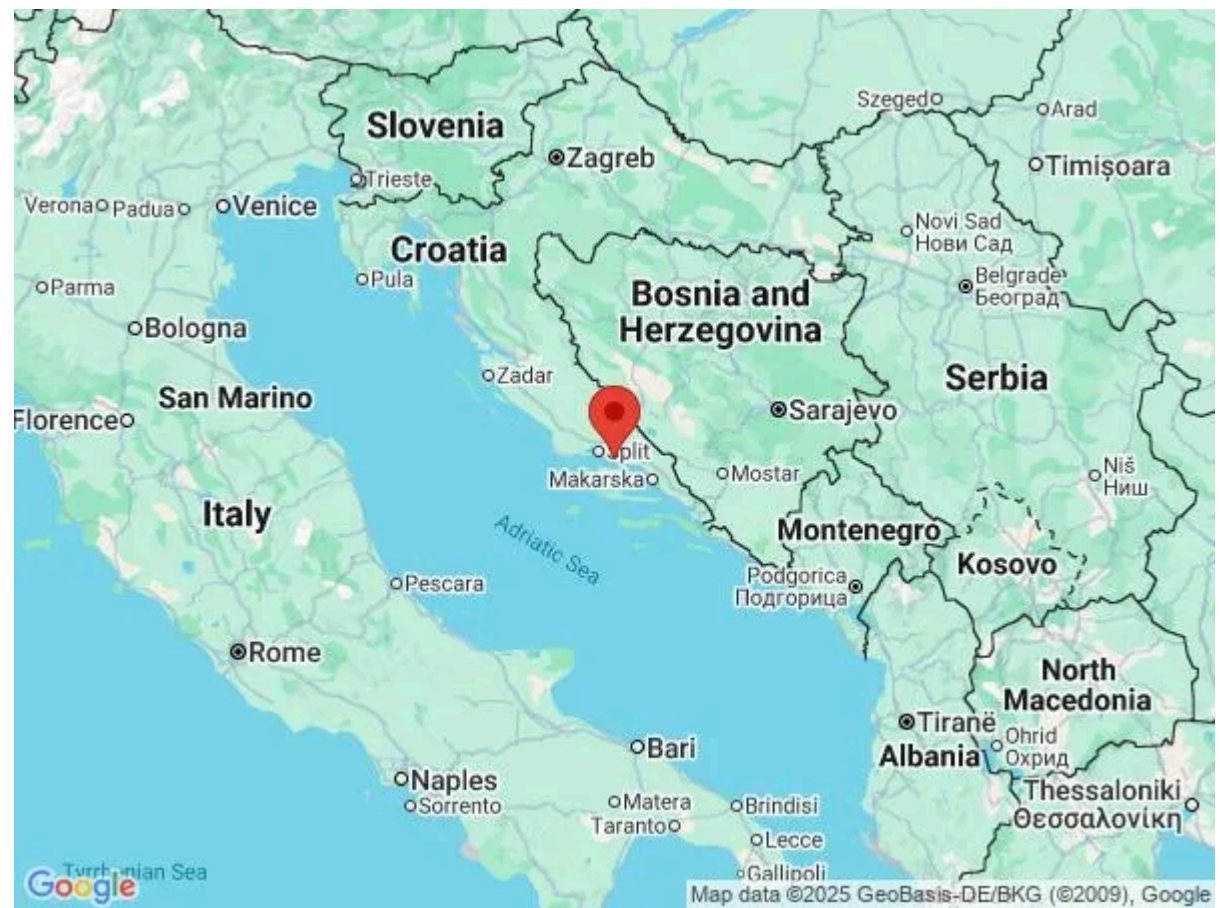
Pretty Jesenice enjoys an excellent location on the coast between Split and Omiš. With clear seas, pebble beaches and a lovely view out to the island of Brač, this small town is known for the abundance of wooden ships which line its harbour. It's said there are more boats per capita in Jesenice than anywhere else in Croatia, and you won't have any problem finding one offering tours along this beautiful stretch of coast.

Numerous beaches can be found within a short distance. As well as Jesenice itself, you can visit nearby Dugi Rat and Duće, in the direction of Omiš, or Podstrana and Stobreč, towards Split. While there are a few bars, restaurants and shops in Jesenice, you will find many more in Split or Omiš.

There is enough in Split to keep you busy for days. Croatia's second city can easily rival Dubrovnik with its must-see historical sights. The Cathedral of St Domnius and the vast Diocletian Palace are big draws, and you can also find some impressive galleries, museums and theatres. Split is home to the Croatian National Theatre, the Meštrović Gallery and the Split Gallery of Fine Arts.

It's a great city to just hang out in, with its appealing squares and glorious waterfront perfect for enjoying a bit of café society. If the city gets too busy, you can escape to Bacvice Beach or Marjan Forest Park. Among other attractions are a giant aquarium and a curious frog museum. Its location is ideal for venturing off the mainland to islands such as Brač and Šolta – a hotspot for diving.

Omiš is known as a 'pirate city', and it embraces this part of its past with all sorts of themed activities and attractions. In summer, there are regular pirate cruises which are popular with families. Away from the pirate theme, Omiš is also known for its excellent water sports. The River Cetina plays host to everything from rafting to canoeing, and if you fancy seeing it all play out from above, you can take a thrilling ride on a zip-line over the canyon. If you're OK with heights, you could also do the



steep climb up to one of Omiš' mighty fortresses and admire the beautiful views.

Finally, don't overlook Trogir – it's less than 40 minutes drive from Jesenice, just beyond Split Airport. With its UNESCO World Heritage Centre, lovely restaurant terraces and attractive waterfront, it has the advantages of Split but without the crowds. Climbing the bell tower of St Lawrence Cathedral will reward you with a fantastic view. Still, there's much to admire at ground level, too – the Old Town, located on an island connected to the mainland, is full of churches and pretty, medieval streets.

Local Amenities

Nearest Airport	Split Airport (34.3km)
Nearest City	Split (18km)
Nearest Town	Omiš (7.2km)
Nearest Beach	Suhi Potok Beach (0.15km)
Nearest Restaurant	Poljička (0.45km)
Nearest Supermarket	Poljička (0.5km)

## What we love

- At just 20m from the sandy beach of Jesenice, you could hardly be closer to the sea at Villa Poljička.
- With a big capacity and ample facilities, this property is perfect for a large group of friends – up to 12 people can enjoy its pool terrace, sauna and hot tub.
- Jesenice is perfectly placed for you to experience the very best of the region – with historic Split only 20 minutes away, you're going to have lots to see.

## What you should know...

- The nearest airport, Split Airport, is west of the city itself and around 35 minutes' drive from Jesenice.
- Breakfast is available daily at this villa. If you require dinner preparation, please give advance notice of this.
- This villa features areas on multiple levels, with step access between them.

# Terms & Conditions

- **Security deposit:** 1000€ paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 3.00 p.m.
- **Departure time:** 9.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price. Pool towels are also included.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note, breakfast serving is included in the price; however, the client will need to pay for the ingredients.
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Extra 200€ , paid locally. 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights in July and August. All other periods 4 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Internet access?:** Wi-Fi internet access included.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. <br> Please note that any event rental may be subject to additional charges, venue hire fees and to a higher security deposit, which will be in addition to any published rental rates and fees. <br> All events are on request only and subject to prior agreement from the owner, who reserves the right to refuse all events without their prior authorisation. <br>