

# Villa Ziva

**Region:** Omis   **Sleeps:** 8

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## Overview

A superb stone villa with impressive design and layout, Villa Ziva lies just a 20-minute drive from Omiš on Croatia's Dalmatian Coast. Complete with an 11m x 4m heated pool, this villa makes for an idyllic getaway for up to eight guests.

Situated in the small village of Seoca, Villa Ziva enjoys peace and quiet while keeping all the activities and amenities of Omiš within reach. The outdoor space will tempt you with all you could ask for – as well as the pool, you have a shower, sun loungers and covered dining area with barbecue, summer kitchen and TV.

Near the pool, you also have a conveniently located children's playground with a trampoline, swing, slide and playhouse. Additionally, there are lovely lawn areas with a hammock and outdoor seating, table tennis and a bocce court too.

The interiors are just as enticing, with your own wine cellar and tavern as a particular highlight. There is ample space to dine inside, looking out on the pool, and a fully equipped kitchen with large fridge freezer, microwave, dishwasher and Nespresso coffee machine. There's lots of seating in the living area, which has TV, PlayStation and Wi-Fi – plus, the whole place is air conditioned.

The villa has four bedrooms, each one stylishly furnished with a queen-size bed, TV and an en suite bathroom with shower. One of the bedrooms is in a detached area on the ground floor, offering privacy and a view out to the pool and sun deck. The remaining bedrooms are on the first floor.

Villa Ziva enjoys a wonderful location, close to the southern foothills of Mount Mosor, and with restaurants



and shops within around 5km. It's an easy drive into Omiš with its lovely sand and pebble beaches and exciting water-sports scene based on the River Cetina.

Situated on a coastline packed with wonderful beaches in both directions, Omiš is a great base for exploring further, with the city of Split around 35 minutes' drive west. Boat trips out to gorgeous islands like Brač and Šolta are also easy to find.

## Facilities

Wi-Fi/Internet • Villa • Table Tennis • Rural Location • Indoor Games •  
Cots (Cribs) • DVD • Air-Con • Private Pool • Heated Pool • Saltwater Pool  
• Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hairdryer  
• All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Wine  
Cellar • Outdoor Games • High Chair(s) • Fenced Grounds •  
Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit &  
Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Ziva is modern traditional style property with four bedrooms, heated private pool, playground and wine cellar! This beautiful villa is the luxury is only a short drive from Omiš and the sea.

### Ground Floor

- Fully equipped kitchen
- Living room with comfortable sofa, TV and games console
- Dining area with a direct approach to the pool
- Family bathroom with a shower
- Double bedroom with queen size bed and en suite bathroom with shower (detached from main villa)

### First Floor

- Three double bedrooms with queen size bed, en suite bathroom with shower and pool view
- Laundry area with a washing machine and iron

### Exterior Grounds

- Private, heated saltwater swimming pool (11 m x 4m) with a geyser
- Outdoor shower and toilet
- Spacious sun deck with loungers and parasol
- Covered outdoor dining area with a summer kitchen and a TV
- Traditional barbecue
- Playground with a swing, a slide, a trampoline and an outdoor playhouse
- Bocce court
- Large garden
- Private tavern with a TV, air-conditioning, wine cellar, living and dining area, and a fully equipped kitchen.

### Additional Facilities

- Air conditioning
- Wi-Fi
- Satellite TV
- Games console
- DVD Player
- Stereo
- Nespresso and a filter coffee maker
- Table tennis
- Baby cot and high chair





## Location & Local Information

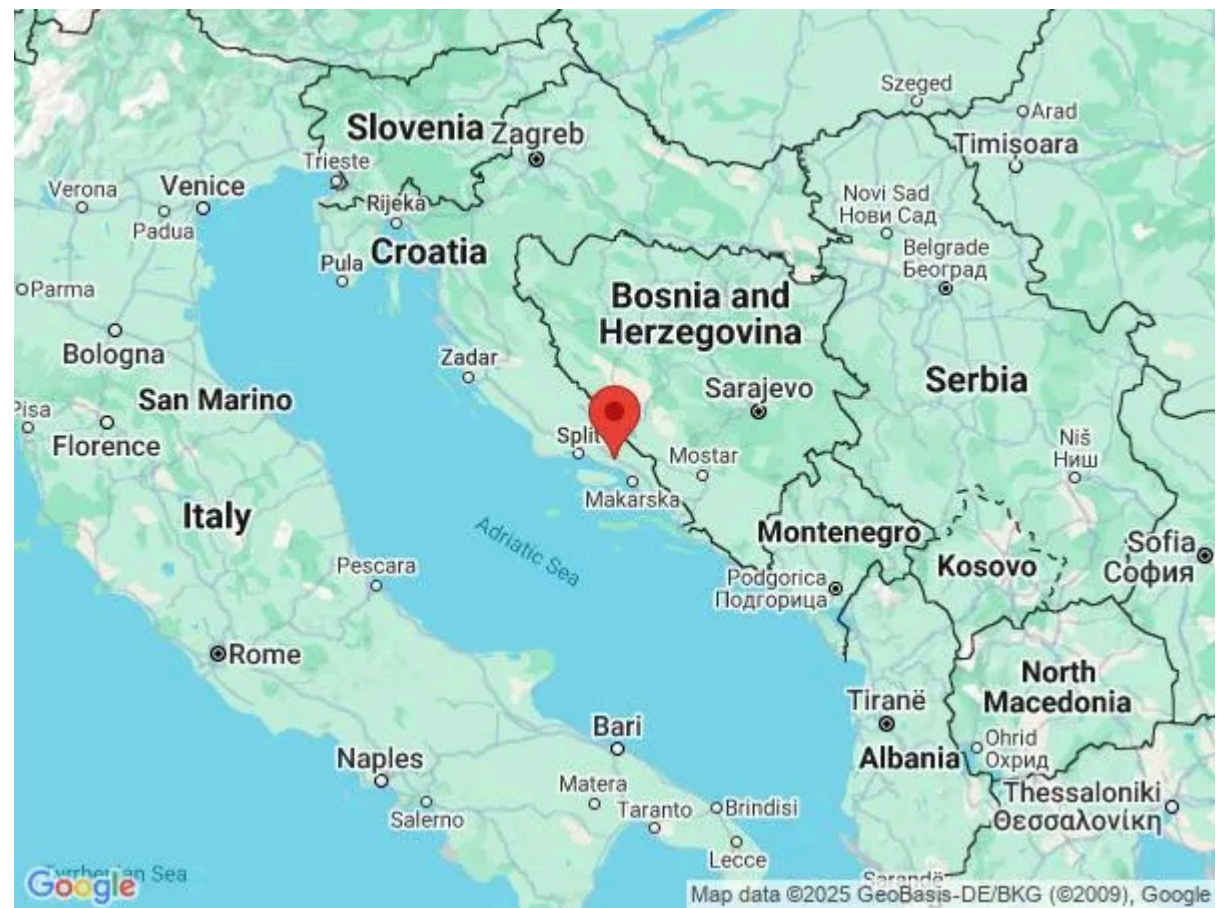
A small village of around 140 residents, Seoca lies around 20 minutes' drive from the historic town of Omiš on the Dalmatian Coast of Croatia. Known for its stunning fortresses and pirate history, Omiš also offers wonderful beaches and a varied water-sports scene. Centred on the River Cetina, this is the place to try any number of high-energy activities – canyoning, rafting, canoeing and zip-lining across the canyon are all popular.

If you're looking to laze around on a sandy beach, Omiš is ideal – the lengthy Velika Plaza is the natural choice for a beach day with the family. Pebble beaches Brzet and Slavinj are also a short walk away. You really are spoilt for choice along this coast – head west towards Split, or east towards Makarska, and you'll find numerous beaches to stop at, including Dugi Rat, Jesenice and Baška Voda. If you fancy taking to the water, there are many more on the beautiful islands of Brač, Hvar and Šolta. Brač is only about 15km from Omiš, so it's an easy excursion and well worth it.

Omiš' 13th-century Mirabella fortress, and the 15th-century Starigrad, impress with stunning views as does the site of the Mila Gojsalič statue. Mila Gojsalič was famous Croatian folk heroine, sometimes referred to as the Croatian Joan of Arc. Located high in the hills, around 5km from the centre of town, this vantage point offers an amazing view over the canyon.

The town also goes big on its pirate history, which is the basis for all sorts of family attractions, including a pirate ship. Aside from this, you have plenty of places to enjoy a meal in the sun or perhaps a cocktail by the riverside. As its roughly midway between Split and Makarska, Omiš also makes a great base for visiting the larger cities.

To the west, Split has world-class landmarks like Diocletian's Palace and the Cathedral of St Domnius, while upscale Makarska is the jewel of Makarska Riviera, known for its good nightlife and the fantastic hiking terrain of Mount Biokovo, which provides the town with its imposing



backdrop.

As well as historic landmarks, Split also offers cultural activities, with venues such as the Croatian National Theatre, the Meštrović Gallery and the Split Gallery of Fine Arts all waiting for you. For the easy and glamorous life, head for the Riva waterfront or enjoy the café terraces of the city's landmark squares. Marjan Forest Park is also close to the city centre, providing a fine place for a walk – when you make it to the top of the hill you'll be rewarded by breath-taking views over the Adriatic.

Local Amenities

Nearest Airport	Split (63.5km)
Nearest Town	Omiš (17.5km)
Nearest Beach	Beach Brzet (19km)
Nearest Restaurant	Konoba "Ivanovi Dvori" (4km)
Nearest Supermarket	Studenac Market (4.7km)

## What we love

- This villa has really thought of everything, with places to dine, cook, sunbathe and shower around its magnificent, chlorine-free pool.
- A relaxing garden area with hammock and benches is a lovely addition, giving you an alternative hangout on the opposite side of the house.
- The impressive wine cellar and tavern, complete with bar-style seating and its own kitchen, is the perfect place to catch up over a drink or two.

## What you should know...

- The closest airport, Split Airport, is around 65km away from Seoca.
- A security deposit is required for stays at Villa Ziva.
- Pets are not permitted at this villa.

# 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:** 4.00 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 23.07 to 02.09. Flexible during all other periods.
- **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 July to September. All other periods 5 nights.
- **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?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.