

# Villa Viktoria

Region: Omis    Sleeps: 14

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## Overview

With the beach on your back doorstep, villa Viktoria is the piece of paradise you've been looking for. Entering the villa, you are led down the corridor from the front door to the sleek open-plan living space. Marble flooring underneath links the kitchen, lounge and dining table together. Immediately to the left, in an alcove is the wooden dining table. Ten soft grey chairs gather around with an abstract lighting feature overhead. Soft grey curtains hang at the large windows, cosying the space once the sun has set. The kitchen is on the right side of the room. A textured brown island sits in front of white kitchen cabinets. The kitchen has all the modern conveniences you need including a refrigerator, oven, microwave, dishwasher, kettle, coffee maker and toaster. Although with the option of hiring an in-house chef you may not need to spend much time in the kitchen. The lounge is nearest to the double doors leading to a patio. The sofa is a teal corner couch facing a large flat-screen TV. Floor-to-ceiling windows let in an abundance of natural light and link the ground floor to the garden.

Outside is a rectangular patio with a heated pool with hydro-massage down one side with tall trees on either side sheltering the villa from its neighbours. Astroturf and sun loungers line the other edge of the garden, soaking up the sunshine. A comfortable lounge set sits towards the villa, a comfortable way to spend an afternoon with the shelter of a parasol overhead. An outdoor shower is available to cool off after an afternoon of sunbathing. Snuggled around the side of the villa, sheltered by the first floor balcony, is an alfresco dining table for the whole family to sit around and exchange tales from the day's adventures. A summer kitchen and barbeque are nearby so you can all make the most of the long evenings. Your outdoor space extends to the beach beyond as the back of the property is only 5m from the waves.



Back in the villa, the seven bedrooms are spread out over the first and second floors. Each bedroom has access to the balconies on the first and second floor, with ensuite bathrooms connected to each. The bathrooms are modern with walk-in showers and feature walls, often marble. Each bedroom is spacious, with soft carpet underfoot and comfortable beds. Flat screen TVs are in every room and all have a grey colour scheme including the curtains and bedding. Two of the bedrooms have twin beds, easy for youngsters.

On the second floor, there is a separate lounge, kitchen and breakfast bar. This space is cosier than the ground floor with wooden flooring and a large white corner couch and countertops opening the room. The couch looks out to the flatscreen TV and balcony where a comfortable lounge set waits for you to relax into. Up on the roof of the villa are sunbeds and a beautiful view over the Adriatic Sea. Enjoy spending your mornings listening to the peaceful ways or go up later and watch the sunset.

The villa also has an in-house gym including a running machine, weights and machines. Outdoor table tennis is also available which will keep the whole family entertained, plus the potential for a villa tournament!

## Facilities

Air-Con • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Private Pool • Special Offer • Has Discount • Wow Factor • Ideal for Teens • Cots (Cribs) • Heated Pool • Walk to Beach • Beach Nearby • All Bedrooms En-Suite • Modern • Beachfront • <1hr to Airport • Walk to Restaurant • Wi-Fi/Internet • Seafront • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Gym/Fitness Room • Safety Deposit Box • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s)

# Interior & Grounds

## The Villa

Beachfront Villa Viktoria can accommodate up to 14 people, offering 7 en-suite bathrooms, living areas, a private heated pool, a fully equipped kitchen, and all the needed amenities for a wonderful stay. The villa is perfect for a family reunion or a getaway with friends.

### Ground Floor

- Fully equipped kitchen
- Living and dining area
- Toilet
- Laundry room

### First Floor

- Bedroom 1 (South, 25sqm) offering amazing sea and pool views, with a King size bed 180cm x 200cm, a TV, en-suite bathroom with shower (7sqm), a terrace (27sqm) shared with Bedroom 2
- Bedroom 2 (South, 26sqm) offering amazing sea and pool views, with a King size bed 180cm x 200cm, a TV, en-suite bathroom with shower (7sqm), a terrace (27sqm) shared with Bedroom 1
- Bedroom 3 (North, 24sqm) offering mountain views, with a King size bed 180cm x 200cm, a TV, en-suite bathroom with shower (7sqm)
- Bedroom 4 (North, 22sqm) offering mountain views, with two single beds 90cm x 200cm that can connect into a King size bed, a TV, en-suite bathroom with shower (6sqm)
- Gym

### Second Floor

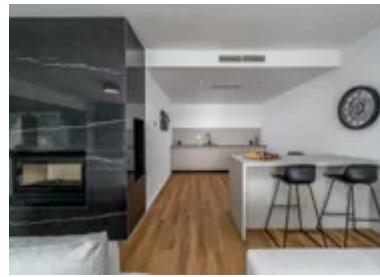
- Living area
- Master Bedroom 5 (South, 22sqm) offering amazing sea and pool views, with a King size bed 180cm x 200cm, a TV, en-suite bathroom with shower (7sqm), a terrace (27sqm) shared with living room
- Bedroom 6 (North, 24sqm) offering mountain views, with a King size bed 180cm x 200cm, a TV, en-suite bathroom with shower (7sqm)
- Bedroom 7 (North, 22sqm) offering mountain views, with two single beds 90cm x 200cm that can connect into a King size bed, a TV, en-suite bathroom with shower (6sqm)

### Exterior Grounds

- Private heated pool 40sqm
- Sun loungers
- Garden
- Balcony
- Veranda
- Babecue
- Dining area

### Additional Facilities

- Wi-Fi
- Satellite TV
- Air conditioning
- Linen and towels
- Iron, ironing board
- Washing machine
- Tumble dryer



- Hair dryer
- Fridge/freezer
- Oven
- Pantry items
- Coffee maker
- Toaster
- Microwave
- Safe
- Ping pong table
- Fire Extinguisher
- Private parking for 4 cars
- Garage for 2 cars

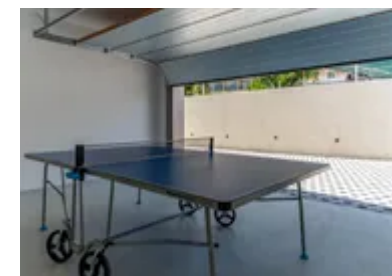
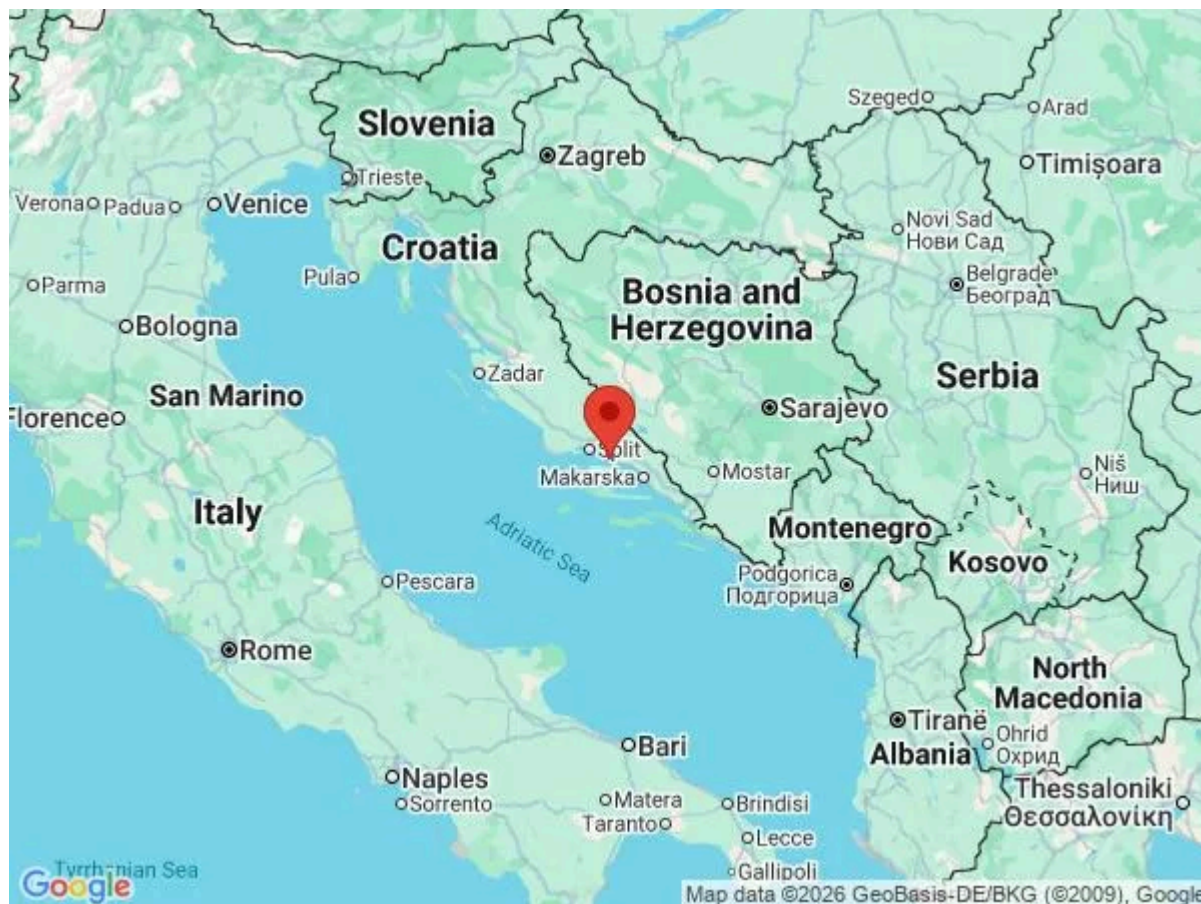
## Location & Local Information

Villa Viktoria is built on the edge of a beautiful sandy beach in Duće, perfect for enjoying the cooling sea waters of the Adriatic Sea. Only 300m from a minimarket and bakery plus 150m from the local restaurants and café, putting you in the centre of the local community. Further along, situated along an impressive rocky coast with a range of pebble and sandy beaches lies Omis. The mountains meet the shoreline in this picturesque town.

Omiš is also home to the adventure you've been waiting for. See Croatia like never before on a ziplining adventure. Reaching 150 metres above ground level the whole family will enjoy flying down the mountain. Soar and feel the rush of the wind whizzing past you as the professional guides lead you safely over the treetops, with an overall length of 2100 metres of the zipline.

Despite this rural setting, villa Viktoria is near the beloved city Split. With bricked architecture that dates back nearly two thousand years ago, you can immerse yourself in the rich history of this city. See how the people of Split reclaimed a Roman Emperors' home when visiting Diocletian's Palace. Surrounded by high columns, detailed entrances and imposing arches you can immerse yourself in the past while exploring a host of shops, bars and cafes that now reside within its walls. It's not difficult to find either as its walls are integrated into the narrow streets of the old town, merging the palace into the rest of the city. The alleys create a maze into the past, with detailed bricked architecture withstanding all that has come after its erection, you can immerse yourself in the rich history of this city.

The Adriatic Sea is a cooling break from the Croatian sunshine. Dance and swim in the shallows of the cooling waters or enjoy the rays from the shore of several beaches along the coast. There are paddle boat rentals available if you wanted to take a spin on the waters, or delve deeper and bring snorkels to see the colours and home of the creatures who live below the surface. For the more adventurous ones, there are many water sports



activities dotted along the coast including water skiing, parasailing, scuba diving and boat trips.

Island hopping is a great way to spend a day submerging yourself in the uniqueness of the Adriatic coast.

Neighbouring islands of Brač, Vis and Korčula are filled with hidden coves, white sandy beaches, fishing villages and ancient woodland, and are easily accessible for a day's adventure via ferry from Split.

## Local Amenities

Nearest Airport	<b>Split Airport</b> (38.2 km)
Nearest Restaurant	<b>Pool bar Sunset Duće</b> (52 m)
Nearest Town/City	<b>Dugi Rat</b> (1.8 km)
Nearest Supermarket	<b>M&amp;M FRESH FOOD</b> (51 m)

## What we love

- The beach is on the doorstep of the villa. the back gate leads directly to the sea!
- The balconies and rooftop terrace provided stunning sea views of the Adriatic Sea, giving you some peace and quiet from the busy beach below.
- The option of hiring a private boat and skipper is a great way to explore the neighbouring islands and coastline. Would definitely recommend it!
- The outdoor pool and comfortable lounge chairs are a fantastic way to spend an afternoon enjoying the sunshine.

## What you should know...

- Two of the bedrooms have twin beds which are perfect for children sharing.
- The local restaurants and cafes are only 150m away, easy to stroll too from the villa.
- At an extra cost, you can get a grocery shop delivered to the villa at your convenience.
- Bath and pool towels are provided by the villa.

# Terms & Conditions

- **Security deposit:** €800 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 between 25.06 - 24.09
- **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 <br> 5 nights from 8th October
- **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:** Tourist Tax included in the rental price.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes, included in the rental price.