

# Villa Tanja II

Region: Omis    Sleeps: 10

---

## Overview

If you're looking for a brand-new property in the serenity and splendour of Croatia, look no further than Villa Tanja II. Stylish? Swanky? Elegant? Polished? Villa Tanja II ticks all these boxes, whilst also retaining the essence of what makes a house a home.

A new build and beach front property, you can enjoy your stay with four en-suite bedrooms and a heated pool for cooling morning and soothing evening dips. Ideal for between eight and ten people, each en-suite bedroom flaunts its own terrace. Fenced in, you can ensure privacy and safety for your group.

The property itself comes with everything you need for a relaxing, worry-free stay, including air-conditioning throughout, free Wi-Fi so you can stay connected with the wider world, and an open plan living and dining area to ensure you maximise your time together.

On the ground floor, there's also a media room for those who want entertainment, kitted out with a PS4 gaming system, projector, and Netflix for all your viewing needs. Can't bear to be parted from your favourite series? You don't need to be! From here, via a few steps you can access the first bedroom with separate toilet, with plenty of sun streaming in for a soft and sunny wake-up call if.

For those who prefer some outdoors excitement, there's a jacuzzi as well as your heated pool from which you can see the Adriatic, and the neighbouring island of Brac. Such beguiling vistas are ideal for evenings by the pool with a glass of wine, escaping into a good book or spending quality time with friends and family, all with Croatia's enchanting beauty as your backdrop.



Here, you can also enjoy outdoor dining thanks to the barbeque and deck area, flanked by eight seats so that your party can enjoy the bonding experience of a good meal. You are living the Mediterranean life after all!

Within your property, you can enjoy an organised, utterly modern, sleek, and light and airy feel. Half floors and glass fences add a deeper dimension that capitalises on the light and space available.

On the properties lower ground floor, you'll find a bedroom complete with a king-size bed, futon, en-suite bathroom with shower, and a captivating terrace with a cosy table, ideal for a morning breakfast, coffee, read, journaling session, or meditation.

Within your villa, the staircase takes you to the upper ground floor, otherwise known as the mezzanine, where you'll find the second master bedroom, shower, and terrace with views of the pool and Adriatic. This is a great spot to keep an eye on the kids while you get ready for the evening or unwind on the balcony.

Take a few more steps and you'll find bedroom number four, with panoramas of the sea. Ideal for water babies who want to be comforted by the natural beauty of the area.

A mere ten meters away from your villa are the lovely beaches of Duce. You're above the coastal road of Duce and will have access to four secured garages. You've also got prime access to a variety of restaurants, bars, small markets for essentials and a bus station, while also being close to Omis and the Cetina River, where you'll find a mixture of sandy and pebble beaches to idle away a day in the sun.

## Facilities

Wi-Fi/Internet • Air-Con • Beachfront • Historical Sites • Waterfront • Walk to Beach • Games Room • Walk to Village • Cots (Cribs) • Private Pool • Seafront • Beach Nearby • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to



# Interior & Grounds

## The Villa

Villa Tanja II is a beachfront property with 4 en-suite bedrooms and can accommodate up to 10 people, offering all the needed amenities for a comfortable stay.

### *Ground Floor (pool level)*

- Spacious and very 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)
- Toilet

### *Lower Ground Floor*

- Bedroom with king size bed and en-suite bathroom
- Toilet

### *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

### *Exterior Grounds*

- Covered dining area
- Heated swimming pool
- Jacuzzi
- Solarium

### *Additional Facilities*

- Wi-Fi
- Satellite TV
- Air conditioning
- Heating
- Linen and towels
- Pool towels
- Bathroom essentials
- Refrigerator
- Oven
- Microwave
- Dishwasher
- Kettle
- Dishes and utensils
- Pantry Items
- Coffee maker
- Toaster
- Dining Seats
- Highchair
- Baby cot
- Private parking

Villa Tanja II is located next door to the identical Villa Tanja.  
(<https://www.oliverstravels.com/croatia/omis/villa-tanja/>)







## Location & Local Information

Your gorgeous new home is above the coastal road in Duce, close to the tiny town of Omis and the Cetina River. The area is wonderful for beach access and swimming, thanks to its many beaches, both sandy and pebble.

You might want to enjoy sunbathing, reading, swimming, snorkelling, or relaxing in the lulling Mediterranean heat, but the area is also wonderful for those seeking some more adventurous fun too.

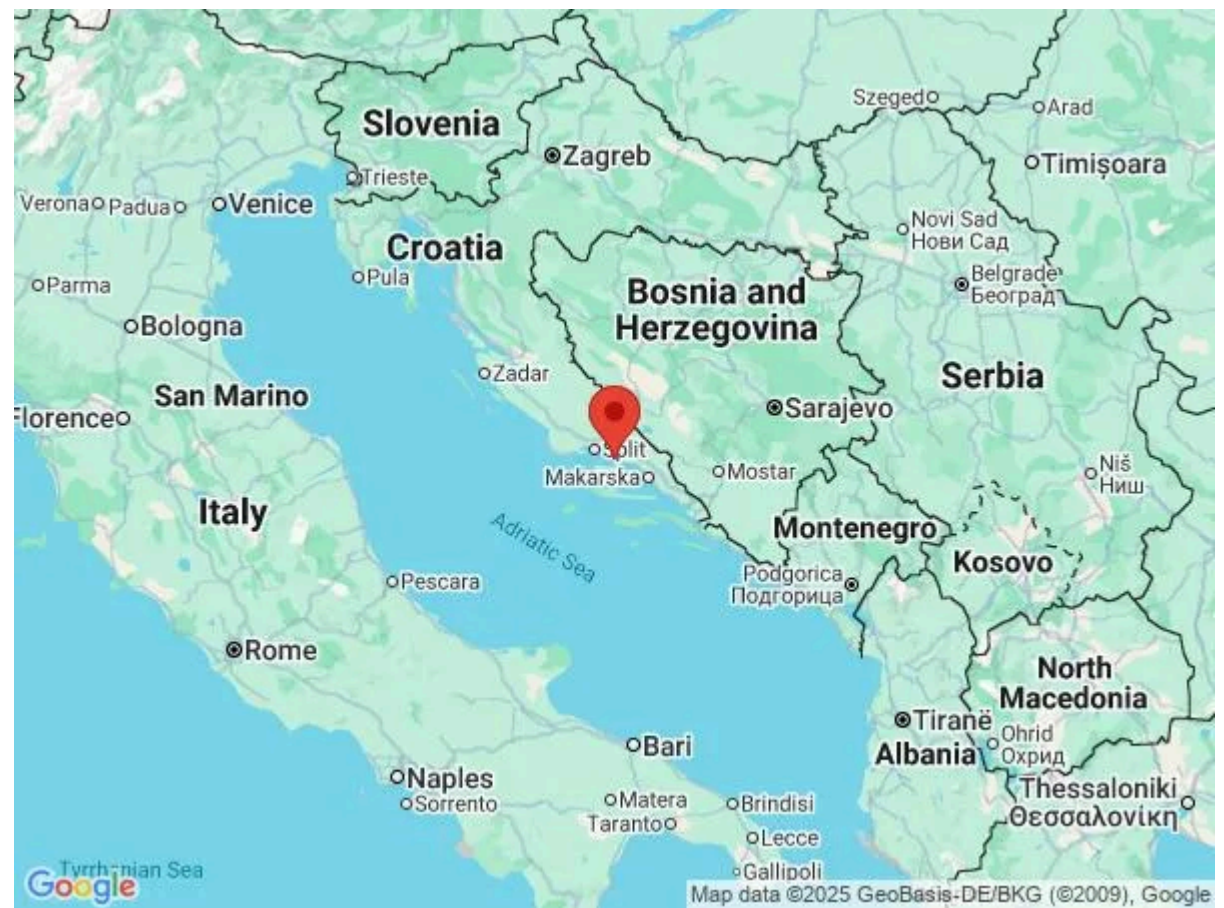
The area specialises in rafting, zip-lining, canyoning, canoeing, free climbing, hiking, cycling trails and many water sports and water-based activities. So, if slow and sleepy isn't quite your thing, you'll be well catered for. With the Adriatic on your doorstep, the water represents a whole new world for those who seek some adrenaline and excitement.

There's also plenty of history to absorb as you explore the old part of town. From Duce, you may also wish to rent a boat to explore the water and take in the coastal views. The world looks different from the water.

Have you seen the beautiful island of Brac from your balcony? This island is well worth a visit, as its completely unspoilt. It's home to the famous Zlatni Rat beach, a stunning triangle of gorgeous white sands and lush greenery, and a wonderful place to see all forms of marine life, it's also known as the 'golden horn' of the area, and when you see it, you'll understand why.

The monastery of Blaca is a beautiful place to explore, but make sure you bring good walking shoes, sunscreen, and an umbrella to protect yourself from the powerful sun.

Supetar Bay is relatively peaceful and wonderfully photogenic – a great place to enjoy local life and people watch. You might want to experience wine-tasting in Stina, a stunning little winery with a plethora of options for connoisseurs.



We'd also recommend 'dragons cave', so named for the relic of a dragon found inside. This will absolutely capture the imaginations of your party, and you'll also learn a great deal about the history of the local area.

You can't go to Croatia and bypass Split, which is only a half-hour drive away. There's a huge amount to do here, let Split dazzle you with its history, culture, bustle, beaches, promenade, bars and restaurants, and fantastical narrow streets. There's a modern side to Split of course. Swathes of Game of Thrones was filmed here, which makes for some intriguing adventures for those who enjoyed the hit show.

You can also take a trip to the town of Trogir, which is a 45-minute drive away, or visit the Krka waterfalls.

Local Amenities

Nearest Airport	Split Airport (35 km)
Nearest Village	Duce (300 m)
Nearest Town/City	Split (20 km)
Nearest Beach	Beach Golubinka (80 m)
Nearest Supermarket	Minimarket (500 m)

## What we love

- Enjoy a traditional Mediterranean breakfast whilst facing the mesmeric Adriatic. Such a lovely and calming way to start the day.
- Beautiful by day and by night, the lit-up pool takes on an atmosphere of its own when night falls. This is a peaceful time to sit out on your terrace and listen to the lapping waves and sounds of the surrounding area.
- We adore how the villa is set up for connection. You can enjoy the jacuzzi whilst the kids play in the pool or sit on your sunbed or out on your terrace, knowing that wherever you are, you can keep your loved ones in sight.
- The views of Brac are something special. There are many great photo opportunities, as well as room to be inspired and to connect with your creativity.

## What you should know...

- Pine needles from the neighbouring trees may fall into the pool. Please let the owner know if this poses a problem so they can be removed for you. It's easily achieved with a net!
- This is a very family-oriented property in a safe area, but we'd recommend monitoring children as always, especially as the beach is close by.
- Please do ensure you carry cash as well as card when exploring more remote areas and small towns. A phrase book may also help you out in a pinch, though English is generally well spoken.



# 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 between 18th June 2022 and 9th September 2022; 17th September 2023 and 8th September 2023
- **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 <br> 5 nights between 17th September 2022 and 2nd June 2023; 16th September 2023 onward
- **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?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- **Pool towels included?:** Yes, included in the rental price.