

Villa Zvonimir

Region: Omis **Sleeps:** 12

Overview

Villa Zvonimir is a stylish hillside retreat set above the coastal town of Omiš, just 2.5 km from its sandy beaches, restaurants, and markets. With panoramic views of the Adriatic Sea, the island of Brač, and the surrounding mountains, this fully air-conditioned villa offers a peaceful yet well-connected base for up to 12 guests across three beautifully appointed floors.

The third-floor outdoor level features a heated private pool with hydro-massage jets and LED lighting, surrounded by a sun deck with loungers, patio seating, and a dining area with umbrellas—perfect for sunset swims and sea-view dinners.

The second floor, accessed separately, includes a bright open-plan living area, a fully equipped modern kitchen, dining space, and a sea-view terrace. It also has two stylish bedrooms (one king, one queen), two bathrooms, and a cinema room with PlayStation and sofa bed, that opens directly to the pool.

The first floor mirrors this layout with a second living space and kitchen, a large dining terrace with Kamado Joe grill, and a lounge area. Three bedrooms (one king, one queen, one twin/king) and two bathrooms complete this level. The ground floor houses a private garage and laundry room with washing machine and dryer.

Extras include Wi-Fi throughout, private parking, table tennis, and concierge-style service from host, who lives next door. He can prepare local meals, organise boat tours to Brač and Makarska, and arrange transport or maid services on request.

Villa Zvonimir offers the ideal combination of privacy, luxury, and access to the best of Dalmatia's coast—



whether you're soaking up the views, exploring Omiš, or heading out on a day at sea.

Facilities

Games Room • Air-Con • Beach Nearby • Private Pool • DVD • Wi-Fi/Internet • Cots (Cribs) • Indoor Games • Villa • Table Tennis • Heated Pool • Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher • Microwave • Coffee Machine • Satellite TV • Heating • High Chair(s) • Parking Space • Seaview • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Interior Grounds

Ground Floor (parking level)

- Garage
- Laundry facilities

First Floor (with separate entrance)

- Living area (40 sqm)
- Dining area
- Fully equipped kitchen
- Family bathroom with shower, toilet and bidet
- Family bathroom with shower and toilet
- Bedroom (15 sqm) with king-size bed 180x200 cm
- Bedroom (12 sqm) with queen-size bed 160x200 cm
- Bedroom (12 sqm) with two single twin beds 90x200 cm that can connect into a king-size bed

Second Floor (with separate entrance)

- Living area (40 sqm)
- Dining area
- Family bathroom with shower, toilet and bidet
- Family bathroom with shower and toilet
- Cinema room (12 sqm)
- Bedroom with king-size bed 180x200 cm
- Bedroom with queen-size bed 160x200 cm

Exterior Grounds

- Private pool 7x4 m
- 6 deck chairs
- 6 patio chairs
- Dining area with sun umbrellas
- Terrace with barbecue

Additional Facilities

- Wi-Fi
- Satellite TV
- Air conditioning
- Heating
- Linen and towels
- Bathroom essentials
- Washing machine
- Dishwasher
- Dolce Gusto coffee machine
- American style fridge with built-in ice making dispenser
- Microwave oven
- Oven/hob
- Private parking



Location & Local Information

Located east of Split on Croatia’s stunning Dalmatian Coast, Omiš is a dynamic mix of adventure, history, and beachside relaxation. Thrill-seekers will love the region’s canyoning, rafting, canoeing, and zip-lining opportunities along the River Cetina, while those after a slower pace can enjoy Velika Plaza’s long sandy stretch or nearby pebble beaches like Brzet and Slavinj.

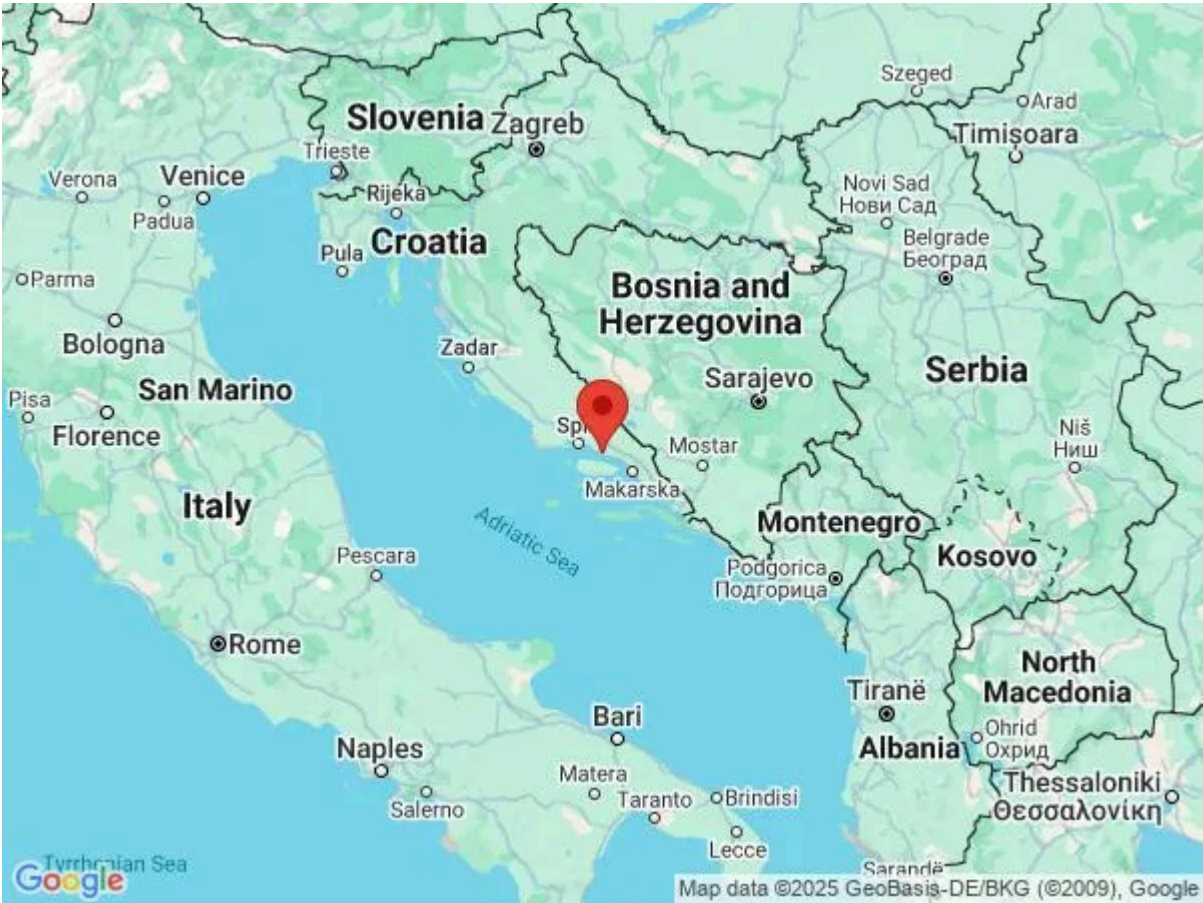
Beyond Omiš, beautiful coastal spots like Baška Voda, Jesenice, and Dugi Rat await, or you can take a boat trip to the nearby islands of Brač, Hvar, and Šolta, all boasting incredible beaches and charm.

Rich in pirate history, Omiš entertains with themed attractions, pirate ship tours, and a summer festival complete with battle re-enactments. The town’s historic Mirabella and Starigrad fortresses reward visitors with panoramic views, while the Mila Gojsalič statue pays tribute to Croatia’s folk heritage.

Split is within easy reach for a day trip, offering sights like Diocletian’s Palace, the Cathedral of St Domnius, and the seafront Riva promenade. On Brač, don’t miss the iconic Zlatni Rat beach, Supetar’s old town charm, or the breathtaking views from Vidova Gora, the island’s highest peak.

Local Amenities

Nearest Airport	Split Airport (44km)
Nearest Town/City	Omiš (2km)
Nearest Supermarket	Tommy (2km)
Nearest Restaurant	(2km)
Nearest Beach	Velika Plaza (2km)



What we love

- This villa's mountainside location really gets the best views across the Adriatic – you can see beautiful Brač in the distance as you gaze out from the terrace.
- You have stunning outdoor spaces at Villa Zvonimir, with the pool terrace and dining area enjoying a rugged mountain backdrop.
- With two living rooms and kitchens, as well as a media room, there is plenty of space for everyone to hang out inside.

What you should know...

- The closest airport, Split Airport, is around 45km away from Omiš.
- The host lives next door and is on hand to assist with any concierge-type requests.
- The first and second floors have separate entrances.

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:** Flexible
- **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. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Pool heating is available upon request at time of booking and is included in the rental price. 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. Yes.