

Villa Alivia

Region: Omis **Sleeps:** 10

Overview

Perched high above Omis in the peaceful hillside village of Borak, Villa Alivia offers sweeping views of the Adriatic Sea, nearby islands, and the dramatic peaks of the Omis Riviera. This contemporary five-bedroom retreat combines sleek design with family-friendly features, perfect for groups seeking both style and comfort.

The villa's open-plan ground floor includes a chic living space with velvet furnishings, a smart television, and a PlayStation 5. A modern kitchen, equipped with premium appliances including a DeLonghi coffee machine and an American-style fridge freezer, opens onto a dining area for ten. One double bedroom with sea views and an ensuite shower room is also located on this level.

Upstairs, three more bedrooms share access to expansive terraces, while the top-floor master suite enjoys a private balcony and panoramic views. Each room is beautifully appointed with king-size beds, stylish ensuite bathrooms, and luxurious soft furnishings. A dedicated laundry room with washer and dryer adds convenience.

Outside, a heated swimming pool with massage jets, framed by glass safety panels, overlooks the coast. A summer kitchen, barbecue, and shaded dining area create the ideal setting for al fresco meals. Younger guests are well catered for with a play area and table tennis.

Facilities

Walking/Hiking Paths • BBQ • Washing Machine • Villa • Seaview • Hairdryer • Boat Trips • Sailing • Canoeing/Kayaking • Watersports • Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Cots (Cribs) • Beach Nearby • Private Pool • Table Tennis • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Safety Deposit Box • All Bedrooms En-Suite • Satellite TV • Outdoor Games •



Interior & Grounds

The Villa

Interior - Ground Floor

- Fully equipped kitchen
- Open plan living and dining area
- Bedroom with king-size bed, en-suite bathroom and exit to the pool
- WC

First Floor

- Three double bedrooms with king-size bed, en-suite bathroom and terrace

Second Floor

- Master bedroom with king-size bed, en-suite bathroom and terrace

Exterior Grounds

- Heated swimming pool (9x4m)*
- Sun deck area with 10 sunloungers
- Outdoor shower
- Barbecue with summer kitchen
- Covered dining area
- Terrace with outdoor table tennis, a swing and a slide

Additional Facilities

- Air conditioning
- Wi-Fi
- Safe
- Highchair
- Baby cot
- Satellite television
- Game console
- Washing machine
- Hair dryer
- Iron and board
- Table tennis
- Parking

**Pool heating included upon request, see T&Cs*



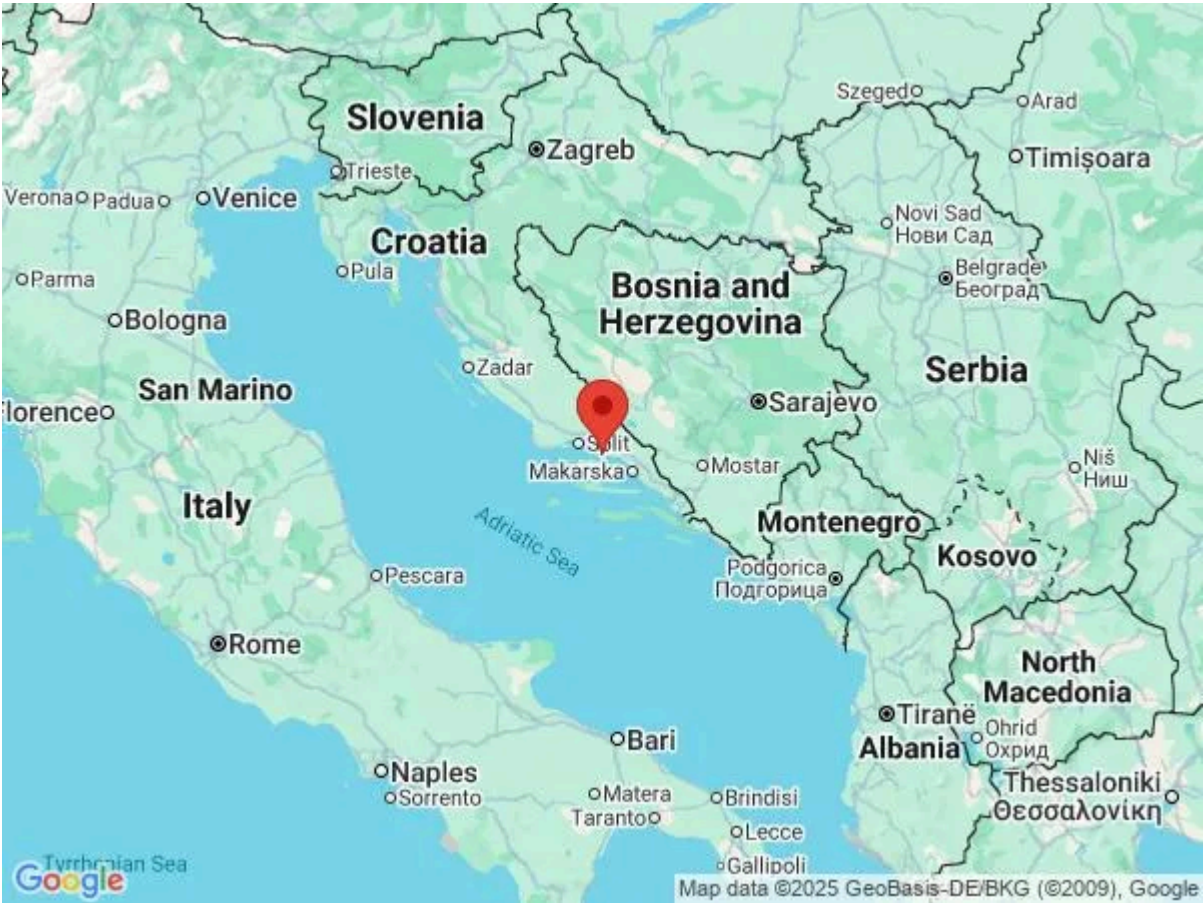
Location & Local Information

Villa Alivia enjoys a commanding hillside setting in Borak, just three kilometres from the centre of Omis, where the Cetina River meets the Adriatic Sea. This picturesque town, framed by rugged mountains and turquoise waters, offers a rich blend of heritage, gastronomy, and coastal charm. Visitors can explore ancient fortresses, churches, and cobbled streets, or enjoy local events such as the vibrant Omis Summer Festival.

Outdoor enthusiasts will find no shortage of adventure, with the Cetina River providing opportunities for rafting, canyoning, kayaking, and ziplining. From Omis, boat tours can be arranged to the nearby islands of Brac, Hvar, and Vis. Brac is renowned for Zlatni Rat Beach, its historic quarries, and the scenic Stina Winery in Bol, while also producing fine olive oil, cheese, and Prošek wine.

Local Amenities

Nearest Airport	Split Airport (45km)
Nearest Beach	Plaža Brzet (4km)
Nearest City	Split (28km)
Nearest Restaurant	Omiš (3km)
Nearest Shop	Studenac Market (2km)
Nearest Supermarket	Tommy Supermarket (5km)
Nearest Town	Omiš (3km)



What we love

- Villa Alivia enjoys breathtaking views from its terraces and many of its rooms
- Interior designers have certainly waved their magic wands on this villa. There are beautiful feature walls, gorgeous fittings, including a trendy kitchen and striking furnishings
- The Cetina River is such a fun day. There are many activities to enjoy, a great contrast to your beach days and visits to incredible monuments
- As well as fantastic gastronomy, the area is known for its delicious wines. You can visit the Putalj Winery for an authentic wine tasting experience or visit one of several wineries on Brac

What you should know...

- Villa Alivia sits high on the hillside so you must hire a car for this location. There is space for up to five cars at the property
- This lovely property is ideal for families. It is very well equipped and enjoys entertainment such as Playstation 5, table tennis and play equipment for young children
- Please let our Concierge Team know if you would like the villa stocked with food and wine or if you want any trips booked as the villa managers are happy to help

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 03.06 to 08.09. 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 03.06 to 08.09. 5 nights during all other periods.
- **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:** 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.
- **Pool opening dates?:** The pool is open from 15.04 to 15.10. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.