

# Villa Iyla

Region: Omis    Sleeps: 8

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## Overview

The super cool, pristine Villa Iyla is perfect for families or groups of friends. It offers some fantastic treats, including a Finnish sauna, gorgeous sea views, four sensational bedroom suites and lavish living space.

This gorgeous property sits proudly in the small coastal resort of Duce, very close to Omis. It is just 250m from a breathtaking sandy beach, just the other side of the Cetina River to Omis. Duce has evolved from six settlements between the foot of the majestic Mosor Mountains and the sea. The splendid location of Villa Iyla means you can walk to the beach, small marina, mini markets and the charming restaurants and bars of this very charming town. The fantastic UNESCO world heritage Split is no distance away, and you can visit the picturesque villages of Jesenice and Podstrana on the way. The thrilling adventures of the Cetina River add fantastic contrast to relaxing beach days and visits to historic towns.

Villa Iyla is a new, contemporary property with outstanding entertainment spaces and a luxurious finish. It comes with a gym for those that want to keep up their fitness levels, a gorgeous swimming pool with hydromassage and the Finnish sauna for a touch of pampering. Its sea views are incredible. The villa's dreamy spaces are drowned in natural light by huge picture windows and floor-to-ceiling glass doors.

The main living space is an open plan in design. There are cool, elegant colour palettes throughout this villa, with feature walls and contemporary furnishings offering a vivid blue colour splash in most rooms. The living area enjoys a lavish blue sofa arrangement and blue upholstered chairs around a modern dining table, enjoying the seascapes beyond. A large smart television is provided for your entertainment, and an attractive blue



dresser contains a great selection of glasses to try out the delicious local wines. The glossy white, contemporary kitchen is presented with all the appliances you could need for your self-catering holiday, including a Dolce Gusto coffee maker. Doors open from the living space to the terrace and swimming pool.

The first floor of Villa lyla is home to two bedrooms, both with sumptuous kingsize beds that are beautifully dressed to offer the sleep of kings. Both offer a smart ensuite shower room and a balcony with sea views. A few steps take you to the useful laundry room with a washing machine, dryer and ironing corner.

The final two-bedroom suites are found on the second floor. Again, these boast lavish kingsize beds with carefully selected mattresses, a shared balcony looking out to sea and pristine shower rooms. Both boast televisions and spectacular views.

Outside you will enjoy the 8m x 4m swimming pool with its hydromassage and gorgeous vistas, a sun deck area where you can enjoy your holiday books while catching the sun's rays and enjoy your holiday books, an alfresco lounge area perfect for pre-dinner drinks and watching the sun go down. The summer kitchen is beautiful and very cool. There are a few strategically placed olive trees that look stunning in amongst all of this, especially at night with the mood lighting.

## Facilities

Air-Con • Villa • Seaview • Hairdryer • Boat Trips • Watersports • Walking/Hiking Paths • Walk to Beach • Wi-Fi/Internet • Walk to Village • Private Pool • Beach Nearby • Gym/Fitness Room • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Satellite TV • Sauna/Steam • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Ilya is a spacious 4-bedroom villa located in a small coastal village, Duće. The villa offers sea views, fitness room, sauna and is just a short walk to sandy and pebble beaches and restaurants.

### Ground Floor

- Fully equipped kitchen
- Dining area with seating for eight people
- Living room with comfortable sofas and flat screen TV
- Guest toilet

### First Floor

- Two bedrooms with king size bed, en suite bathroom and shared balcony
- Laundry with a washing machine, dryer and an ironing corner

### Second Floor

- Two bedrooms with king size bed, en suite bathroom and shared balcony

### Lower Ground Floor

- Finnish sauna, a treadmill, a walk-in shower and a separate toilet.

### Exterior Grounds

- Private heated swimming pool (8m x 4m) with hydromassage
- Sun deck area with 6 deck chairs
- Comfy lounge corner
- Outdoor shower
- Outdoor dining area with a dining table for 8 people with a barbecue, a TV and a fridge

### Additional Facilities

- Air Conditioning
- Wi-Fi
- Heating
- Washing Machine
- Tumble Dryer
- Hair Dryer
- Iron and Board
- Private Parking

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



## Location & Local Information

Villa Iyla enjoys a wonderful location close to Duca's sandy beach, restaurants, shops and mini market. This golden stretch of sand is 5km long. The fabulous attractions of Omis are just 2.5km away or five minutes in the car.

The scenic 'Pirate' town of Omis is located at the mouth of the Cetina River. The Omis Riviera is often considered one of Croatia's best-kept secrets. The coastline is dramatic, with sharp, jagged mountains breaking up the scenic picture. This little town packs a punch with pretty sandy beaches for relaxation, historical buildings and activities such as biking, kayaking, rafting, canyoning, rock climbing, and ziplining. It also boasts an incredible dining scene. Omis is brimming with ancient buildings and churches, including the 13th-century Fortress Mirabella and 15th-century Fortress Starigrad, also known as Fortica Fortress. The Omis Summer Festival is magical, with Capella singing in the churches and squares around the town. There is also a lot of pirate entertainment. Omis enjoys a number of beaches, including Velika Plaza and Bacvice in the centre of the town and Slavinj and Brzet Beaches, roughly ten minutes from the centre. The popular Camp Galeb Beach is on the way towards Split, not far from the villa. Many posters and advertisements for Croatia show the amazing Zlatni Rat Beach on the island of Brač, one of Croatia's best beaches.

The stunning town of Split is only 25km away and is a must-visit! The Diocletian's Palace is a fantastic landmark built in the 4th century. It contains a military camp, the magnificent Golden Gate and a villa where the Roman emperor Diocletian retired. For the most fantastic view of the city, you should climb the bell tower of Saint Domnius Cathedral, which dates back to the 7th century. It is the most well-preserved temple in Europe. If you do not have much time in Split, you should take a walking tour with a guide to ensure you do not miss anything. Split's Riva is the perfect place for an evening stroll. You can admire the wonderful boats and stop at the cosmopolitan cafes and bars. Palm trees line the Riva adding to its atmosphere.



As well as wonderful cuisine, Croatia is known for its excellent wines. You can visit the Putalj Winery for an authentic wine-tasting experience during your holiday. It is only twenty minutes from Split. If you book in advance, they may even be able to pick you up.

The beautiful Makarska Riviera is 38 miles long, starting at Brela in the north and ending at Gradac in the south. It offers stunning beaches, including Punta Rata. The Riviera is popular for its ice cream parlours, nature park, nightlife, harbour, beach, shopping and dining. Kacic Square is overlooked by the majestic Baroque Church of St Mark and is brimming with buzzy restaurants, cafes and bars. It is vibrant and lively, with entertainment and a daily local produce market. The pretty harbour is lined with lively restaurants and offers day trips to Jelsa on Hvar and Zlatni Rat Beach in Bol on Brac.

## Local Amenities

Nearest Airport	<b>Split Airport (47km)</b>
Nearest City	<b>Split (31km)</b>
Nearest Town	<b>Omiš (2.5km)</b>
Nearest Beach	<b>Duće beach (250m)</b>
Nearest Restaurant	<b>Shooko Beach Bar (270m)</b>
Nearest Supermarket	<b>Studenac Market (1.4km)</b>

## What we love

- Villa lyla is beautifully presented with gorgeous blue and white colour schemes, lavish contemporary furnishings and outstanding entertainment spaces
- Villa lyla boasts an excellent location, just moments from Duca's glorious beach and tourist amenities
- Omis, just five minutes away, is absolutely wonderful with fantastic restaurants, scenic views, fabulous architecture and much charm
- The Cetina River is an absolute must for active guests who enjoy not only excellent views but some thrilling activities. You can kayak, raft, rock climb, canyon, zipline, swim, jump off rocks, the list is endless!

## What you should know...

- There is plenty of parking at the villa
- Guests enjoy use of a Finnish sauna, a gym with a treadmill and the wonderful pool with hydromassage
- Every bedroom offers a kingsize bed

# 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 from 03.06 to 15.09. 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 15.09. 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. 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?:** 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.