

# Villa Cvjetni

Region: Omis    Sleeps: 16

## Overview

Located in the Borak area of Omiš, Villa Cvjetni is a stylish eight-bedroom retreat offering panoramic sea views, superb amenities, and easy access to the beach. Perfect for up to sixteen guests, this contemporary villa blends comfort, design, and coastal charm across spacious interiors and expansive outdoor living areas.

The heart of the villa is its private terrace, complete with an eight-metre heated pool with hydromassage, sun loungers, an outdoor shower, and a barbecue area with covered dining. Whether relaxing in the shade or soaking up the sun, guests are treated to views of the turquoise Adriatic and dramatic coastline.

Inside, the open-plan living space includes a sleek kitchen, large dining table, and lounge with Smart TV, Netflix, and Denon sound system. A spa room on the ground floor adds a touch of indulgence with a Finnish sauna and hot tub.

Five en-suite bedrooms with king-size beds occupy the first floor, four of which open onto a sea-view balcony. The top floor offers three further en-suite bedrooms with terrace access, along with a laundry room, guest WC, as well as a fully equipped kitchen with dining and living area.

Villa Cvjetni also features air conditioning, Wi-Fi, private parking for five cars, and an EV charging point. Just five minutes from Omiš and the River Cetina, guests can enjoy water sports, historic sites, and excellent dining, with Split, Brač, and the Makarska Riviera all within easy reach.

## Facilities



Walking/Hiking Paths • BBQ • Washing Machine • Villa • Coffee Machine •  
Seaview • Wellness • Hairdryer • Boat Trips • Sailing • Cycling •  
Canoeing/Kayaking • Watersports • Wi-Fi/Internet • Air-Con • Fishing •  
Walk to Beach • Cots (Cribs) • Walk to Village • Chef/Cook Available •  
Beach Nearby • Private Pool • Instagrammable • Modern • Pre-Stocked  
Fridge Available • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids  
• Ideal for Teens • Hot Tub • Walk to Restaurant • <1hr to Airport •  
Tumble Dryer • Dishwasher • Electric Car Charger • All Bedrooms En-Suite  
• Satellite TV • Sauna/Steam • High Chair(s) • Parking Space •  
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages

# Interior & Grounds

## The Villa

### *Interior - Ground Floor*

- Fully equipped kitchen with breakfast bar
- Large dining area
- Spacious living area
- SPA room with a Finnish Sauna, a Hot Tub, a shower and a toilet
- Laundry with a washing machine and a dryer
- Guest WC

### *Interior - First Floor*

- Bedroom 1 - King-size bed (180x200cm), en-suite bathroom with shower, access to balcony
- Bedroom 2 - King-size bed (180x200cm), en-suite bathroom with shower, access to balcony
- Bedroom 3 - King-size bed (180x200cm), en-suite bathroom with shower, access to balcony
- Bedroom 4 - King-size bed (180x200cm)/2 single beds, en-suite bathroom with shower, access to balcony
- Bedroom 5 - King-size bed (180x200cm)/2 single beds, en-suite bathroom with shower,

### *Interior - Second floor*

- Fully equipped kitchen
- Open plan living and dining area
- Laundry room
- WC
- Bedroom 6 - King-size bed (180x200cm), en-suite bathroom with shower, access to terrace
- Bedroom 7 - King-size bed (180x200cm), en-suite bathroom with shower, access to terrace
- Bedroom 8 - King-size bed (180x200cm), en-suite bathroom with shower

### *Exterior*

- Heated swimming pool (8m x 3m) with hydro massage and no-Chlorine system
- Outdoor shower
- Sun deck area with 4 deck chairs and built-in bench with pillows
- Outdoor dining area
- Barbecue

### *Additional Facilities*

- Air conditioning
- Wi-fi
- Satellite TV
- Baby cot
- Highchair
- Hair Dryer
- Iron and Board
- Parking
- EV charger
- Garage
- Speakers
- Netflix





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

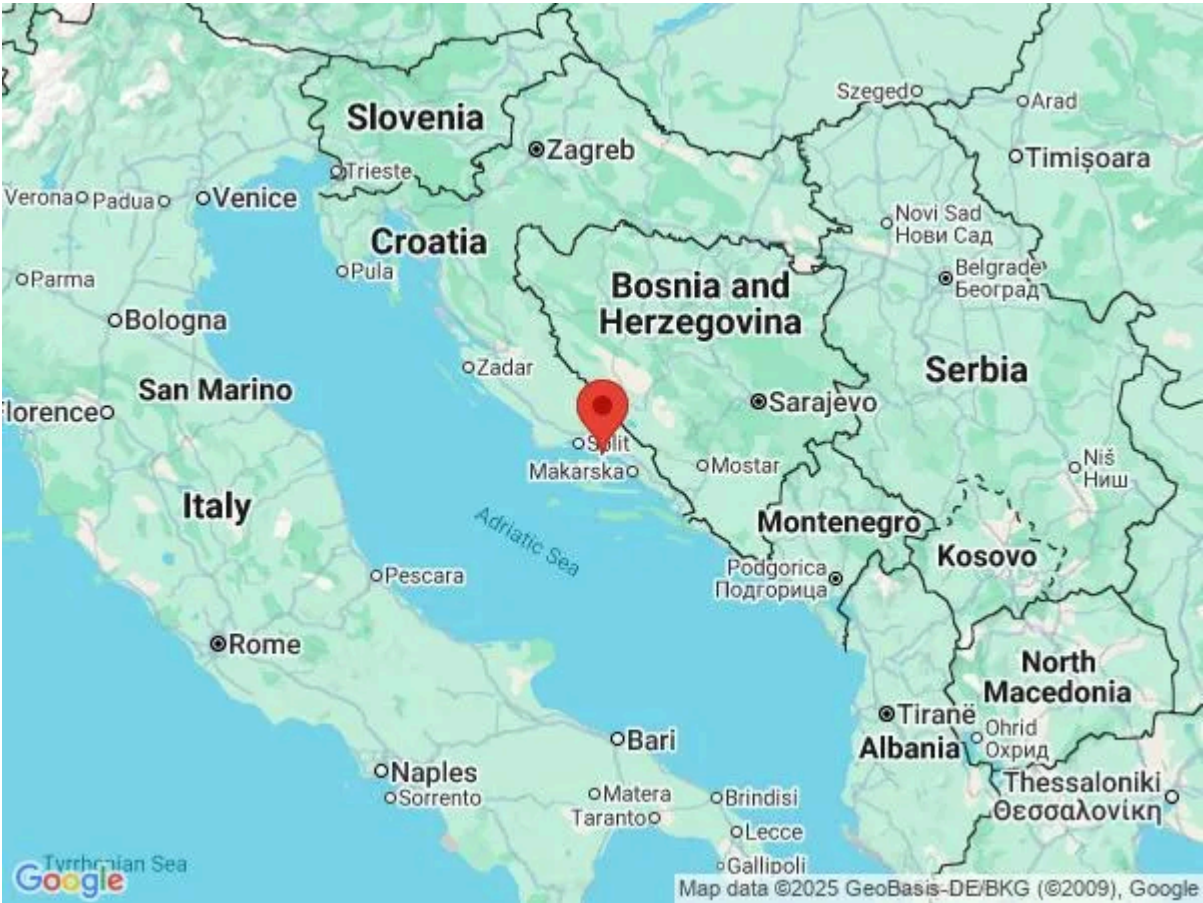
# Location & Local Information

Set between Split and Makarska on Croatia’s Dalmatian Coast, Omiš is a vibrant seaside town known for its dramatic scenery, rich pirate history, and thrilling outdoor adventures. Nestled at the mouth of the River Cetina, it offers a unique blend of beaches, cultural heritage, and high-energy activities such as canyoning, rafting, canoeing, and ziplining across the canyon.

The town’s 13th-century Mirabella and 15th-century Starigrad fortresses reward climbers with sweeping views of the coastline, while the nearby statue of Croatian folk heroine Mila Gojsalič, located five kilometres from the centre, offers another stunning vantage point. Beach lovers will appreciate Omiš’s variety of options, from the long stretch of sandy Velika Plaza to the pebbled coves of Brzet and Slavinj. Further afield, explore Dugi Rat, Jesenice, or the pristine beaches of Baška Voda along the Makarska Riviera. Day trips to nearby islands such as Brač, Hvar, and Šolta are easily arranged, with Brač just fifteen kilometres offshore.

## Local Amenities

Nearest Airport	Split Airport (45km)
Nearest Beach	Sandy and pebble beaches (500m)
Nearest Ferry Port	Split (24km)
Nearest Shop	Tommy (400m)
Nearest Supermarket	Tommy Supermarket (1km)
Nearest Town	Omis (500m)



## What we love

- This eye-catching villa has views down towards the beach and is only 500m away from it – with shops and restaurants even closer.
- With its spacious spa room right by the pool terrace, you can take relaxation to the next level – this villa comes with a big hot tub and a Finnish sauna cabin.
- You couldn't find a more central location for exploring the best of the Dalmatian Coast, with Split, Trogir and Makarska all within one hour's drive.

## What you should know...

- This villa is in a quiet area of Omiš and parties and loud music are not permitted.
- A security deposit is required for stays at Villa Cvjetni.
- Pets are not permitted at this villa.
- Various additional services are available, including chefs, massage, grocery deliveries, tours and more – these will incur an additional cost.

# Terms & Conditions

- **Security deposit:** €700 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 June to September, 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 June to September, 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. <br> 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.
- **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.