

Villa Clematis

Region: Omis **Sleeps:** 6

Overview

Set against the dramatic backdrop of the Omiš Cliffs, Villa Clematis is a stylish three-bedroom retreat with sweeping views over the Adriatic Sea. Located in the peaceful Borak area, just one kilometre from the beach, the villa combines modern comfort with a serene coastal setting.

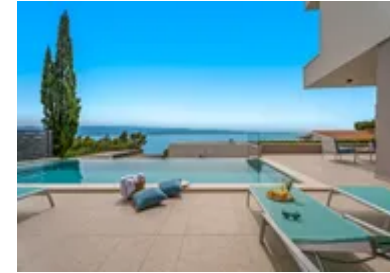
The open-plan ground floor features a sleek kitchen with an island, a dining area framed by floor-to-ceiling glass, and a spacious lounge with plush seating and a flat-screen TV. Natural light floods the interiors, creating a bright and welcoming space for entertaining or unwinding. A family bathroom is also available on this level.

Upstairs, the villa offers three elegant double bedrooms. The master boasts a king-size bed, en-suite bathroom, and a private balcony with sea views. The two additional bedrooms feature queen-size beds and share a balcony and two modern bathrooms with walk-in showers. Air conditioning is provided throughout.

Outdoors, guests can enjoy a heated infinity pool with hydro-massage jets, a chlorine-free system, and a poolside shower. A traditional Dalmatian grill, covered dining area, and lounge seating make the terrace ideal for al fresco living.

On the lower ground floor, a games room includes table tennis, billiards, PlayStation 4, and a fridge, while an adjacent spa area features an infrared sauna and loungers, perfect for unwinding after a day exploring the Omiš Riviera.

Facilities



TV • Watersports • Sailing • Hairdryer • Seaview • Coffee Machine • Villa
• Air-Con • Wi-Fi/Internet • Beach Nearby • Saltwater Pool • Private Pool
• DVD • Cots (Cribs) • Indoor Games • Games Room • Pool/Snooker •
Chef/Cook Available • Modern • Pre-Stocked Fridge Available • Spa
Treatments Available • Heated Pool • Ideal for Kids • Ideal for Teens •
<1hr to Airport • Safety Deposit Box • Satellite TV • Sauna/Steam • Table
Football • High Chair(s) • Parking Space • Outstanding Landscapes •
Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Interior - Lower Ground Floor

- Games room with indoor games
- Spa area with sauna
- Shower
- Separate WC

Interior - Ground floor

- Fully equipped kitchen
- Living room
- Spacious dining area
- WC

Interior - First floor

- Laundry room with washing machine and dryer
- Bedroom 1 - Double bed, sofa and balcony
- Bedroom 2 - Double bed, shared balcony
- Bedroom 3 - Double bed, shared balcony
- Bathroom 1 - Shower
- Bathroom 2 - Shower

Exterior

- Heated infinity swimming pool (8.5m x 4m)
- Sunbeds
- Parasols
- Outdoor shower
- Covered dining area
- Covered lounge area

Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- SAT TV
- DVD player
- PlayStation
- Pool table
- Table tennis
- Hairdryer
- Iron & board
- Barbecue
- Private parking



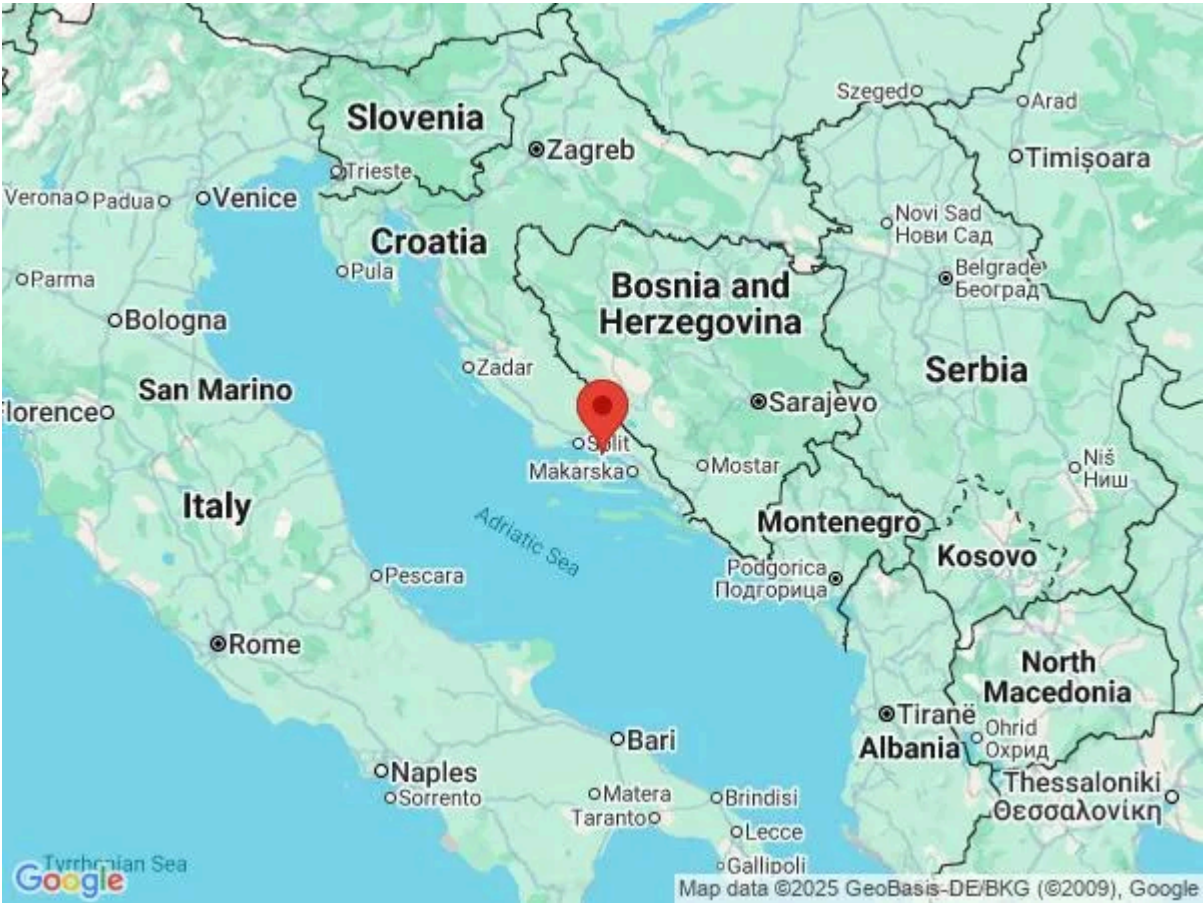
Location & Local Information

Villa Clematis enjoys a prime location in the peaceful Borak area, just 800 metres from the centre of Omiš. Guests can easily stroll to local beaches, both sandy and pebbled, as well as restaurants, shops, and the crystal-clear waters of the Cetina River, only 2.3 kilometres away. The Omiš Riviera's scenic coastline, with its mix of lively beaches and hidden coves, lies within easy reach.

Omiš is known for its rich pirate history and adventurous spirit. Visitors can explore the 13th-century Mirabella Fortress or hike to the 15th-century Starigrad Fortress (Fortica), both offering spectacular views over the sea and surrounding cliffs. The old town, with its cobbled streets and historic churches, is a delight to explore, while the Omiš City Museum offers insight into the area's colourful past.

Local Amenities

Nearest Airport	Split Airport (43km)
Nearest Beach	Plaža Brzet (2km)
Nearest Ferry Port	Ferry Port Split (26km)
Nearest Shop	Studenac Market (1km)
Nearest Supermarket	Tommy Supermarket (3km)
Nearest Town	Omis (1km)



What we love

- We dream about relaxing in the private sauna at Villa Clematis before sipping a glass of wine and admiring the golden sunset from the villa's beautiful terrace.
- The charming town of Omiš is a nature lover's paradise, with scenic beaches, the emerald River Cetina and majestic mountain views at every turn!
- Try hiking to Starigrad Fortress, bring a picnic full of local produce to make the most of the panoramic ocean views.

What you should know...

- Villa Clematis offers three double bedrooms, accommodating up to six guests.
- The villa features a garage with two private parking spaces and two outdoor parking spaces directly in front of the garage.
- Young children should remain supervised whilst playing on the balcony or near the private swimming pool.

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 24th June to 1st September.
 Flexible all other dates.
- **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:** 5 nights from 25th March to 2nd of June and 16th September to 27th of October. 7 nights all other dates.
- **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:** 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.