

# Villa Clematis

**Region:** Omis   **Sleeps:** 6

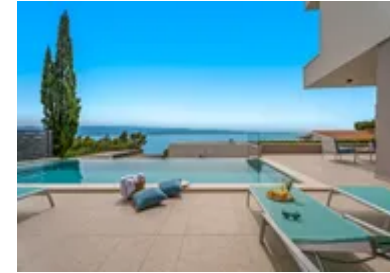
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## Overview

Nestled beneath the spectacular natural beauty of the Omiš Cliffs, with breathtaking views of the sparkling Adriatic Sea, Villa Clematis is a spacious three-bedroom property boasting an abundance of contemporary charm! The villa features a host of modern facilities, including a sun-drenched terrace, a private infinity pool, an infrared sauna and a games and entertainment zone. Located in the quiet Borak area of Omiš, only one kilometre away from the crystal-clear waters of the Adriatic Sea, Villa Clematis is the perfect place to relax and unwind with your loved ones whilst soaking up the warm Croatian sunshine and discovering the treasure trove of coastal gems that Dalmatia has to offer.

Bright blue skies and the gentle sea breeze will draw you outside to the villa's stone terrace each morning, where you can enjoy a refreshing dip in the infinity pool or unwind with a cup of freshly brewed coffee whilst admiring the stunning views of the nearby ocean. The pool is heated during the winter months and offers hydro-massage features, as well as a chlorine-free cleaning system and a poolside outdoor shower. After your morning swim, make your way to the covered lounge corner to relax in the shade or enjoy the blissful sunshine from the comfort of a sun lounger. While you may feel tempted to spend the rest of the day here, the uninterrupted views of the turquoise sea will also beckon you to explore the beautiful Omiš Riviera. At sunset, gather everyone at the covered outdoor dining area for a delicious barbecue prepared at the traditional Dalmatian grill.

An abundance of natural light flows into the expansive open-plan living space on the ground floor of Villa Clematis, which offers a modern lounge area with a



sumptuous corner sofa and a flat-screen TV. The living space also features a sleek kitchen with an island, fully equipped with everything you might need to prepare a home-cooked feast with the fresh local produce you have discovered. Meanwhile, floor-to-ceiling patio doors provide picture-perfect ocean vistas from the dining area, where you can relax with a glass of wine and discuss the day's adventures together. A well-appointed family bathroom is also located on the ground floor.

A staircase takes you from the ground floor of Villa Clematis to the lower ground floor, where you will find a spacious games room and a relaxation zone, where the infrared sauna is located. Featured on the villa's garage level, the game room offers guests table tennis, billiards and a PlayStation 4, as well as a comfortable sofa and a fridge for refreshments. Next to the games room, guests will find a peaceful spa zone with two loungers, a shower and access to the villa's private sauna, which you can visit at any point to feel the day's adventures melt away.

Meanwhile, the villa's first floor features three bright, airy double bedrooms, each boasting modern, understated décor and a cool and restful ambience. The master bedroom is a spacious room featuring a king-size bed, a flat-screen TV and a private balcony with outdoor furniture, providing the ideal spot for a leisurely breakfast in the sunshine or a romantic glass of wine under the stars. Both remaining bedrooms offer queen-size beds, flat-screen TVs and a shared balcony. There are two well-appointed bathrooms on the first floor, each offering a walk-in shower. The sea views from each of the bedrooms are truly enchanting, while air conditioning is featured throughout Villa Clematis, ensuring that your nights are as restful as your days are relaxing.

## 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



# Interior & Grounds

## *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
- Dishwasher
- Coffee machine
- DVD player
- PlayStation
- Pool table
- Table tennis
- Washing machine
- Dryer
- Hairdryer
- Iron & board
- Barbecue
- Private parking





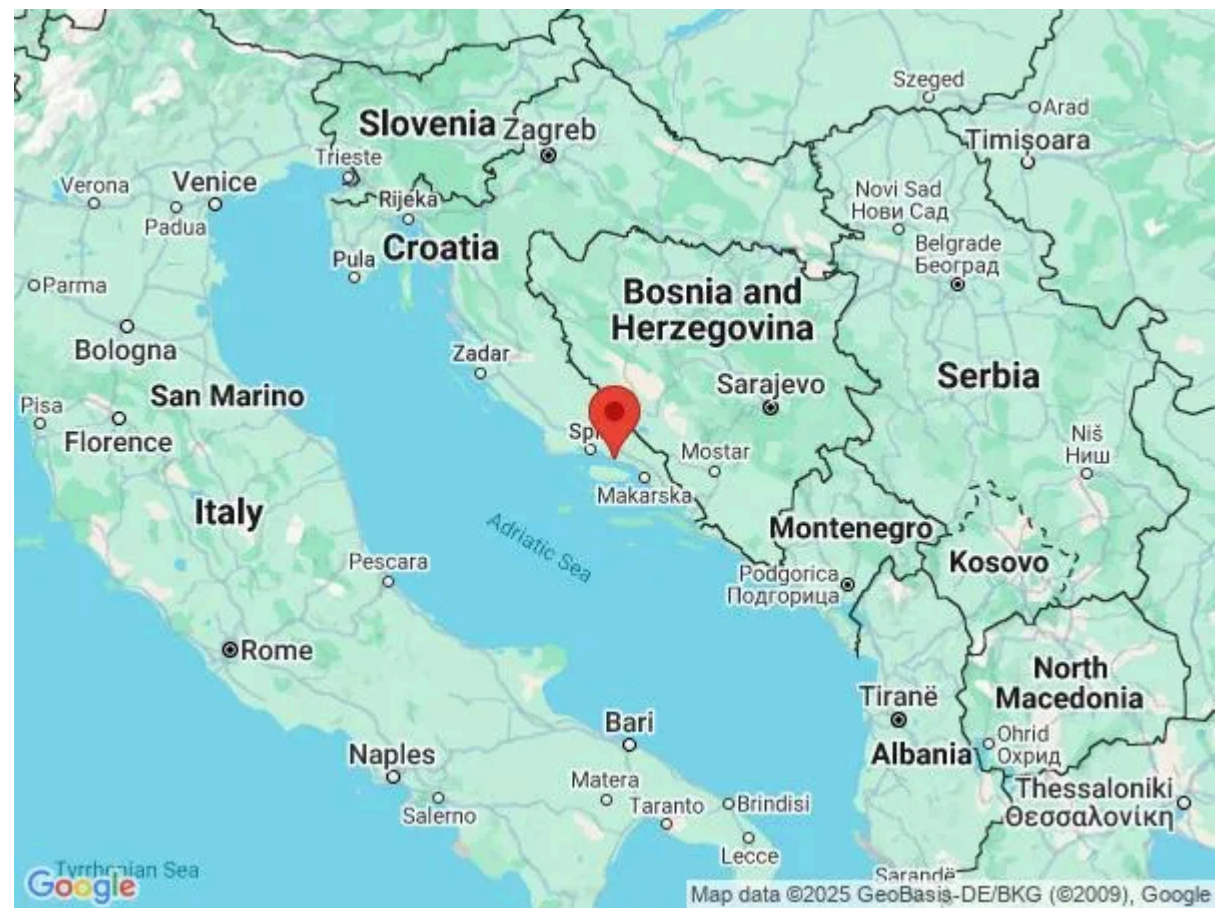
## Location & Local Information

Villa Clematis is ideally situated in the idyllic Borak area, just 800m away from the charming town centre of Omiš, offering guests a quiet location and spectacular views of the mountains and the Adriatic Sea. The villa is within walking distance of a sandy beach and a pebble beach, as well as excellent local restaurants, convenient shops and a variety of attractions. The emerald waters and exceptional water sports facilities of the River Cetina are only 2.3km away, while the stunning beaches of the Omiš Riviera lie waiting to be explored!

Visitors to the sun-drenched shores of Dalmatia are unlikely to forget the sparkling views of the Adriatic Sea from Omiš, a charming seaside town with a reputation for being Croatia's adventure capital and a fascinating history of pirates and fortresses! Here, you can relax on the beach, hike along the coast, go rafting on the River Cetina or simply wander the cobbled streets of Omiš. The town is a paradise for outdoor adventure seekers, with plenty of activities on land and water. Visitors can enjoy canyoning experiences along the river's gorges and waterfalls and zip lining above the rugged ravine.

If you would prefer to keep your feet planted firmly on dry land, why not embark upon a challenging but enjoyable hike up to the Starigrad Fortress? Known locally as Fortica, it takes roughly forty-five minutes to reach this fifteenth-century hilltop fortress, where you can enjoy sweeping views of the sea and the dramatic cliffs. For a less strenuous walk, the Mirabella Fortress in Omiš is only five minutes from the town's main square. Built in the thirteenth century, this Romanesque fortress was used by local pirates for shelter and protection. Today, the fortress offers breathtaking views of the gorge and the town's pretty harbour.

The picturesque streets of Omiš are made for exploring on sunny afternoons. Here, you can visit St. Michael's Church in the old town before stopping off at the Omiš City



Museum for a glimpse into the town's colourful past and cultural heritage. Later, enjoy a leisurely meal at one of many excellent local restaurants, serving traditional Croatian dishes such as cuttlefish risotto or Dalmatian pašticada.

Only 25km away, Split is the largest city on the Croatian coastline, offering a myriad of ancient sites to discover. Marvel at the ruins of the Roman emperor

Occupying an enviable position on Split's vibrant harbour, this sprawling palace is one of the most magnificent Roman structures still in existence today, comprising almost half of the beautiful old town of Split.

With a backdrop of spectacular mountains and cliffs, the beaches of the Omiš Riviera range from busy, family-friendly stretches of white sands to secluded coves and serene bays. For another day trip to remember, take a boat tour from Omiš to the beautiful island of Brač.

Local Amenities

Nearest Airport	Split Airport (50.9km)
Nearest Ferry Port	Ferry Port Split (26.3km)
Nearest Town/City	Omis (1.1km)
Nearest Bar/Pub	Beach & lounge bar Fortica (1.3km)
Nearest Beach	Plaža Brzet (1.7km)
Nearest Supermarket	Studenc Market (260m)

## What we love

- We still 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!
- We loved hiking to the Starigrad Fortress, where we brought a picnic full of local produce to make the most of the panoramic ocean views.
- We highly recommend a day trip to the ancient city of Split! We spent a sunny afternoon exploring the ruins of Diocletian's Palace, a UNESCO World Heritage site, before stopping off for a delicious lunch at a local tavern.

## 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, included in the rental price. Yes.