

# Villa Aveena

**Region:** Omis   **Sleeps:** 8

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## Overview

Nestled along the coast of Croatia lies Villa Aveena. A modern villa built on a hillside offering spectacular views of the Adriatic Sea, this stay will be the perfect base for your Croatian getaway. Spread across one floor, Villa Aveena provides a homey stay, sleeping eight guests in four cosy bedrooms.

At the centre of the villa is the main open-plan living area. The lounge is centred around a squishy corner couch angled towards a flat-screen TV with access to Netflix, although, with views across the Adriatic Sea, you won't need to find the remote. The Adriatic Sea is showcased by large windows, allowing plenty of natural light into the room. A wooden dining table, seating eight comfortable chairs, sits on the other side of the room. A modern kitchen is tucked behind, with all the essential amenities you need for an effortless stay, including a breakfast bar.

All bedrooms are fully air-conditioned, with minimal décor, wooden flooring and modern finishes providing a welcome rest from your daily adventures. Three bedrooms have king-sized beds, storage, and two master bedrooms with ensuite bathrooms providing privacy. The fourth bedroom has twin beds, ideal for friends or kids staying at the villa. A family bathroom with a walk-in shower is on hand to use.

Outside, you are immediately engulfed by the views of the Adriatic Sea and Brac Island on the horizon. A covered alfresco dining table with an open fireplace sits on one side of the villa. Rustic stone walls surround the wooden table, while a woven fabric pergola provides shade from the hot sun. Looking out towards the sea view is a sunken outdoor lounge area, ideal for long summer nights together. To the west is a heated pool and outdoor shower surrounded by sun loungers and parasols, ideal for relaxing together on a sunny afternoon.



Built in a secluded location, we recommend hiring a car for your holiday, so you can experience all Croatia has to offer; plus, Villa Aveena has a capacity for four parking spots. There are plenty of activities for you and your family to explore on the Croatian coastline, including local towns, beaches or a zipline and rafting experience you will never forget.

## Facilities

Air-Con • Villa • Hairdryer • Canoeing/Kayaking • Walking/Hiking Paths • TV • Wi-Fi/Internet • Cots (Cribs) • Beach Nearby • Rural Location • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Outdoor Games • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## *Interior (184 m2)*

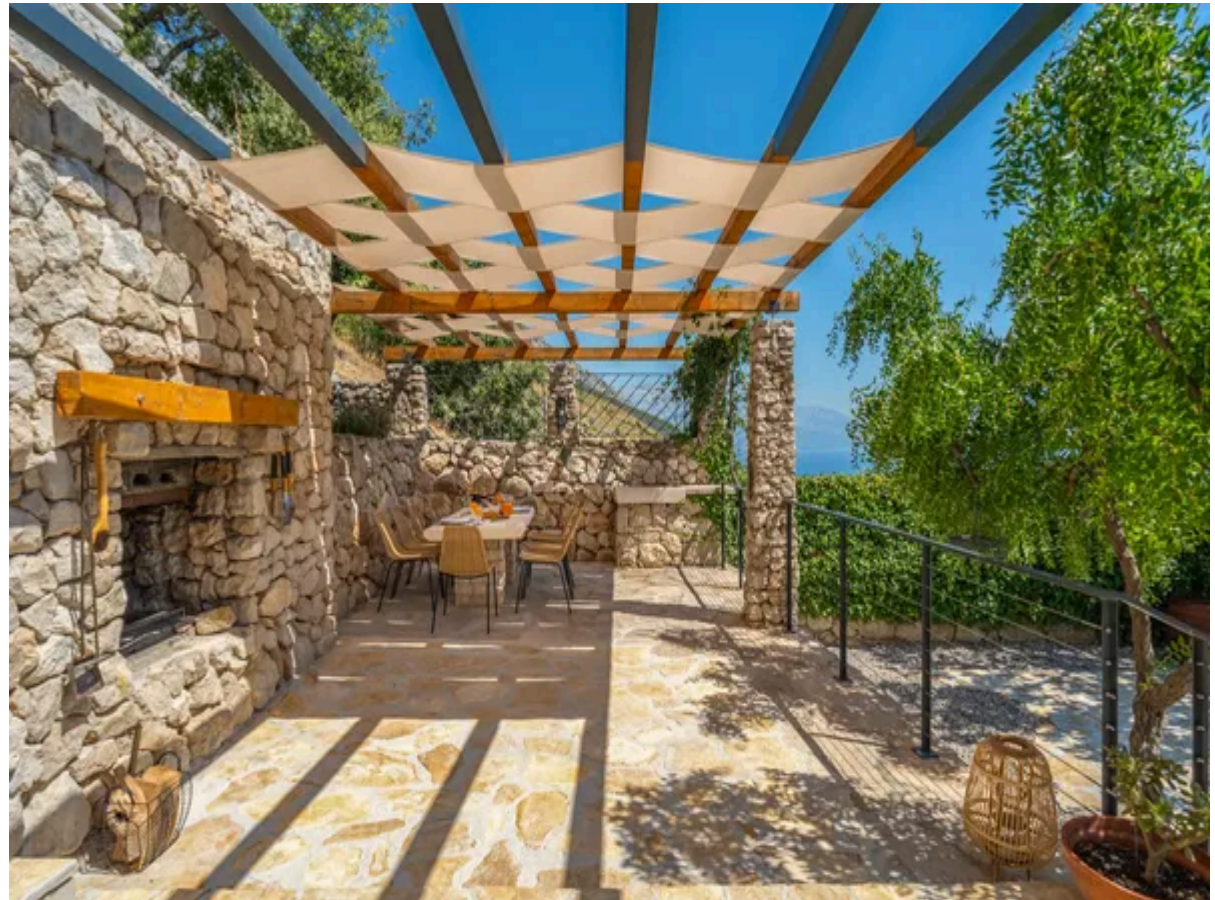
- Fully equipped kitchen
- Open plan living and dining area
- Two bedrooms with king sized beds and en-suite bathrooms with walk in showers
- One bedroom with king size bed
- One bedroom with twin beds
- Family bathroom

## *Exterior*

- Heated pool with steps leading into the water (7.5m x 3m)
- Sun loungers and parasols
- Alfresco dining space with large wooden table seating eight chairs and open fireplace
- Outdoor lounge is with cushioned seats and coffee tables.
- Four parking spaces

## *Additional Facilities*

- Wi-Fi
- Heating
- Air conditioning
- Laundry facilities
- TV
- DVD player
- Stereo
- Dishwasher
- Kettle
- Oven
- Refrigerator
- Toaster
- Towels
- Hair dryer
- Baby cot





## Location & Local Information

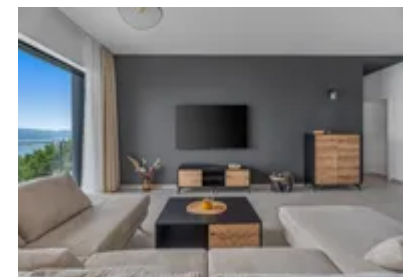
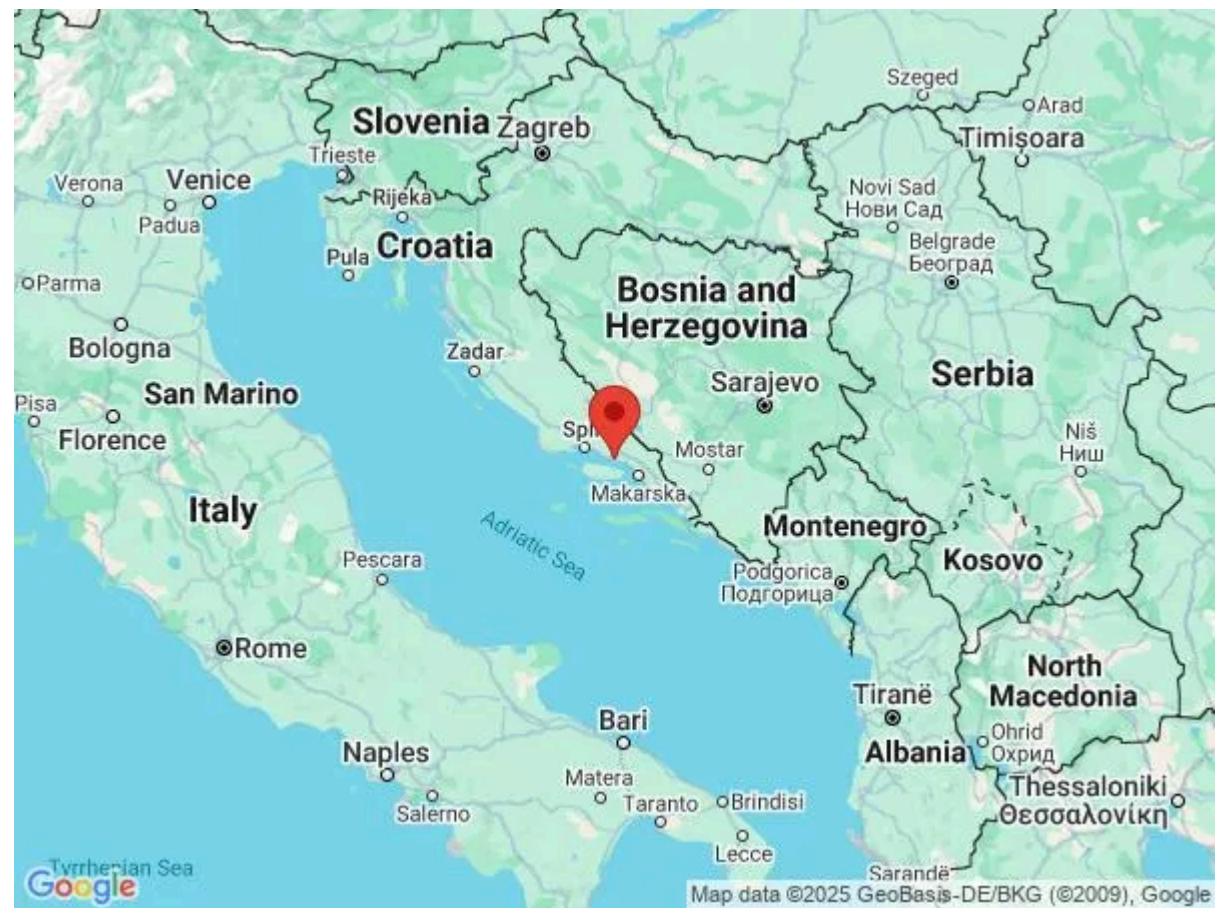
Relaxation, adventure and history; the coastline of Croatia has it all and Villa Aveena is set in the heart of it. Located on the secluded hills overlooking the Adriatic Sea, villa Aveena has plenty on its doorstep while providing a quiet getaway for the ultimate relaxing holiday. Soak up some vitamin sea and spend an afternoon splashing in the shallows of the Adriatic Sea. Plaza Artina is the closest pebbled beach to the villa and is great for families to enjoy an afternoon with cafés and restaurants on hand for much-needed ice creams.

Villa Aveena is a mere eight kilometres from the nearest town, Omis and Centrina River. Omis is a port town along the coast, with mountains above and the cooling Adriatic Sea below. With a rich history from pirates and 15th-century fortresses, Omis is a great morning out.

The Cetina River is an adventurous day out for the whole family. A spectacular valley of mountains, forests and trails following the river to the sea, there are plenty of exciting ways to get to the mouth of the river. Rafting tours are a great way to see the landscape from below and feel the rush of the river wash you downstream. For those who enjoy heights, you can zipline down the valley, seeing the river from a whole new perspective.

The villa is a 40-minute drive from the famous city Split. With a history dating back to the 2nd/3rd century BC, Split is filled with history and culture and is one of the largest cities along the Adriatic Coast. The city is a maze of terracotta rooftops and, in the heart of the city, lies Split's old town and one of its most iconic historical landmarks, Diocletian's Palace. Originally built for the Roman emperor and military garrison, the palace is the centre of the UNESCO World Heritage Site in Split, one of the best-preserved examples of Roman palatial architecture.

Across from the villa lies the island of Brač. You'll need to travel to Makarska or the city Split to hop on a ferry which will take you to and from the island. This journey can take two hours, but the adventure is worth it. The island of Brač



is renowned for beautiful long beaches, idyllic terracotta towns along its shoreline and plenty of local cuisines to try.

Local Amenities

Nearest Airport	Split (49.5km)
Nearest Beach	Plaza Artina (2.3km)
Nearest Supermarket	Studenac Market (5km)
Nearest Town	Omis (8km)

## What we love

- The villa's location is so peaceful. We love the feeling of having a piece of Croatia all to ourselves while being a short drive away from the local towns and activities.
- We would recommend having an adventure day to see Croatia's countryside. Why not try rafting down the Cetina River.
- Imagine sitting out on the patio with a coffee every morning, slowly waking up with the view of the sea and neighbouring island.
- The villa has plenty of room for everyone to spread out.

## What you should know...

- Surrounding the pool is a glass railing which is a great safety feature for when children are playing in the pool with the potential of slippery surfaces.
- The grounds are spread out on a couple of levels which is potential trip hazard for kids when running around exploring.
- The owners are ready to welcome you into the villa and have some great tips of what to do in the local area and can help you book activities if you need.

# 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 17.06 to 01.09. <br> 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. <br> 5 nights during all other periods.
- **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 rate.
- **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.