

# Villa Aneira

**Region:** Omis   **Sleeps:** 6

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## Overview

Ideally situated in the village of Gata, just a fifteen-minute drive away from the vibrant coastal town of Omiš, Villa Aneira is a contemporary three-bedroom property surrounded by the stunning natural beauty of Dalmatia. Boasting stylish interior living spaces and modern facilities, the villa also features a sun-drenched terrace and a private swimming pool, providing up to six guests with the perfect setting for a Mediterranean getaway to remember.

Each morning, azure skies and the gentle Adriatic breeze will draw you outside to Villa Aneira's spacious terrace, where you can enjoy a refreshing dip in the private swimming pool before relaxing on a poolside sun lounger with a freshly brewed cup of coffee. Spend the afternoon unwinding in the sun or challenge everyone to a family table tennis tournament before gathering for a delicious barbecue at the covered outdoor dining area, complete with a traditional Dalmatian grill. Later on, you can enjoy the views of the villa's idyllic natural surroundings at sunset with a glass of local wine in hand, chatting on the terrace until the stars begin to appear.

Upon entering Villa Aneira from the terrace, guests will be delighted to find a bright, airy living space featuring dual-aspect patio doors and a contemporary open-plan layout. A stylish lounge area with a sumptuous sofa and a flat-screen TV invites guests to curl up and unwind after exploring the wonders of the Croatian coastline. Adjacent to the lounge area is an elegant dining area and a fully equipped kitchen that boasts a range of modern appliances. Also located on the ground floor is a convenient laundry room and a modern family bathroom with a walk-in shower. In the garage, guests can also enjoy a game of table football.



A staircase leads from the open-plan living space to the villa's first floor, where three charming double bedrooms offer relaxed, understated décor and a tranquil ambience. The master bedroom boasts a queen-size bed, a flat-screen TV and an en-suite bathroom with a walk-in shower. There is also a private balcony with enchanting views, the ideal spot for a peaceful moment in the morning sunshine or a romantic glass of wine under the stars. The second bedroom also features a balcony with terrace views, a queen-size bed and a TV. The third bedroom offers a queen-size bed and a TV.

Air conditioning is available in each bedroom, ensuring that your nights are as restful as your days are relaxing. A spacious family bathroom with a walk-in shower is also located on the first floor of Villa Aneira.

With the nearest restaurant just 500m away and the lively town of Omiš only a short drive from the villa, guests at Villa Aneira will enjoy a relaxing and rejuvenating retreat in the warm Croatian sunshine, with plenty of modern facilities and an authentic

## Facilities

Golf Nearby • Washing Machine • Villa • Coffee Machine • Hairdryer • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Walking/Hiking Paths • Wi-Fi/Internet • Air-Con • TV • Beach Nearby • Cots (Cribs) • Table Tennis • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Tumble Dryer • Dishwasher • Microwave • Table Football • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Ground Floor

- Fully equipped kitchen
- Stylish living area
- Dining area with a table for 6 people
- Family bathroom with a shower
- Laundry room

## First Floor

- Bedroom with queen size bed and en-suite bathroom with a shower
- Bedroom with queen size bed and a balcony with pool views
- Bedroom with queen size bed
- Family Bathroom with a shower

## Exterior Grounds

- Private heated swimming pool (8m x 4m)
- Terrace with sun loungers and parasols
- Outdoor shower
- Covered outdoor dining area
- Charcoal/wood barbecue
- Outdoor table tennis
- Secure parking

## Additional Facilities

- Air conditioning
- Wi-fi
- Television
- Safe
- Heating
- Microwave
- Dishwasher
- Kettle
- Coffee Maker
- Washing machine
- Dryer
- Ironing amenities
- Table football
- Hair Dryer
- Highchair
- Baby cot





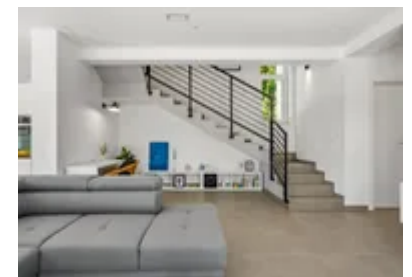
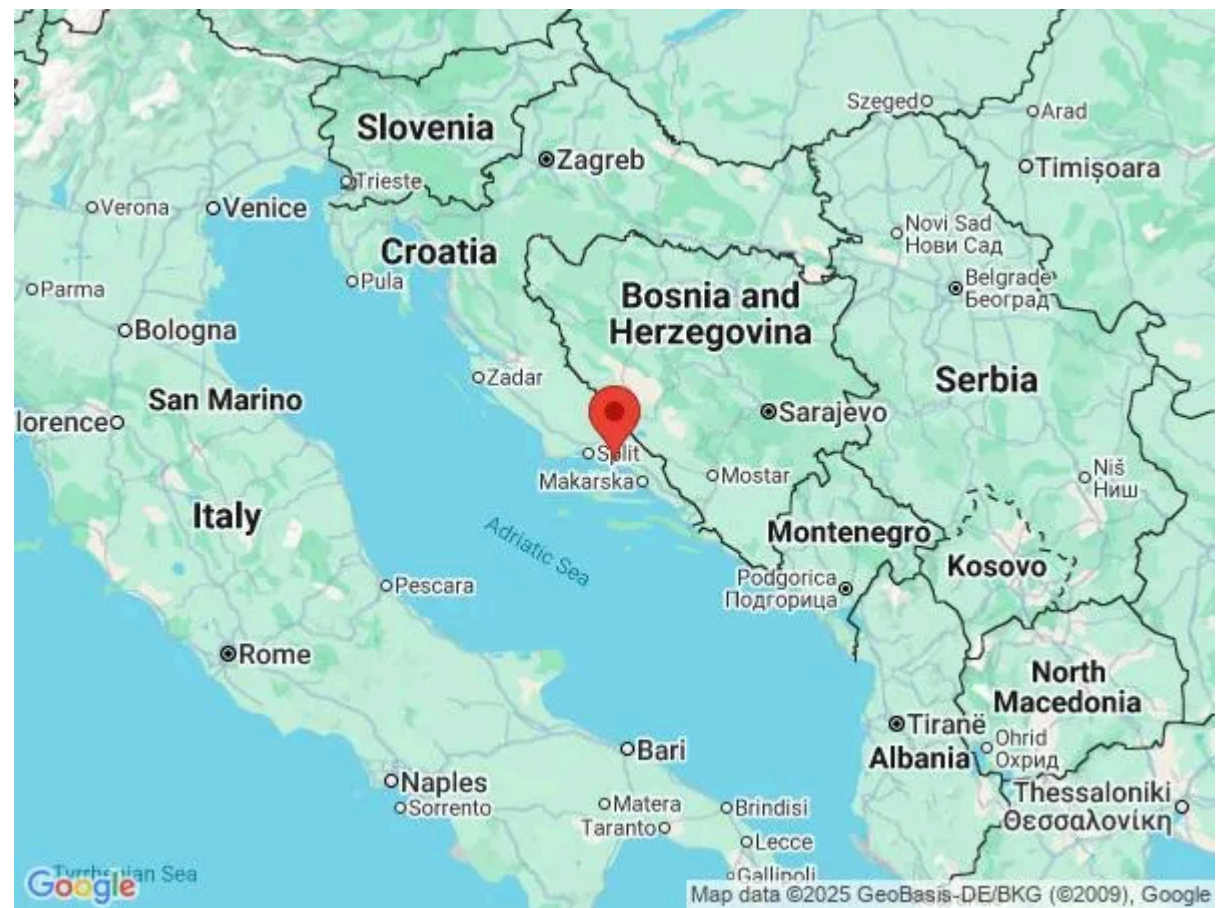
## Location & Local Information

Located in the peaceful village of Gata, just six kilometres away from the charming town centre of Omiš, Villa Aneira offers guests a fabulous holiday setting with idyllic natural surroundings. Gata is home to three charming local restaurants serving traditional Dalmatian delicacies. The emerald waters and exceptional water sports facilities of the Cetina River are within easy driving distance, 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 Cetina or simply wander the cobbled streets of Omiš. The town is a paradise for outdoor adventure seekers, with plenty of activities available on land as well as out on the 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 on, enjoy a leisurely meal at one of



many excellent local restaurants, serving traditional Croatian dishes such as cuttlefish risotto or Dalmatian pašticada.

Only twenty-five kilometres from Omiš, Split is the largest city on the Croatian coastline, offering many historic sites to discover. Marvel at the ruins of the Roman emperor Diocletian's ancient palace, a UNESCO World Heritage site that dates back to the late third century. 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 (42km)
Nearest Airport	Gata village (0.5km)
Nearest Beach	Omis (6km)
Nearest Golf	Golf Klub Split (20km)
Nearest Supermarket	Omis (6km)
Nearest Town	Omis (6km)

## What we love

- We still dream about taking a refreshing morning dip in Villa Aneira's private swimming pool, surrounded by the enchanting natural beauty of Dalmatia.
- We loved coming together to enjoy a delicious evening meal on the villa's peaceful terrace, where we sipped the local wine by the warm glow of the traditional grill as the stars began to appear.
- The charming town of Omiš is a nature lover's paradise, with scenic beaches, the emerald waters of the Cetina River, and majestic mountain views at every turn!
- 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 Aneira features three double bedrooms, accommodating up to six guests in total.
- The villa is located in the village of Gata, approximately six kilometres from Omiš. A car is recommended for those who wish to easily access the town and local beaches.
- Young children should remain supervised whilst playing near the swimming pool.

# Terms & Conditions

- **Security deposit:** €300 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 during high season. 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 during high season. 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.