

Villa Nivan

Region: Omis Sleeps: 6

Overview

Nestled in the stunning Dalmatian landscape near Omiš, Villa Nivan is a modern three-bedroom retreat offering the perfect blend of luxury, comfort, and relaxation. Designed for an unforgettable stay, this beautifully appointed villa boasts a range of high-end amenities, ensuring an exceptional experience for families and friends alike.

Step inside, and you'll find an equipped gym on the lower ground floor, complete with air conditioning, an exercise bike, a rowing machine, and a stepper—ideal for maintaining your fitness routine. A laundry room is also conveniently located on this level.

The ground floor is home to two stylish en-suite bedrooms, each featuring a king-size bed, air conditioning, TV, and direct access to the pool terrace, allowing you to wake up to breathtaking views each morning. A cozy living area with a TV and PlayStation 5 provides entertainment, while an additional WC adds to the convenience.

On the first floor, the villa opens into a spacious open-plan living area with a fully equipped kitchen, dining space, and a comfortable lounge. A reading nook invites moments of tranquillity, while the outdoor terrace, accessible from this level, features a barbecue and seating area—perfect for al fresco dining. The final bedroom is located on this floor, which has a private bathroom with a shower and a king-size bed.

The pool terrace is a true highlight, offering a 7x3m heated pool with an electrolysis system, sun loungers, and an outdoor dining area, creating an idyllic setting for relaxation under the Mediterranean sun. Private parking is available for added convenience.

Villa Nivan offers everything you need for a luxurious



escape, all within easy reach of Omis's charming beaches, restaurants, and adventure activities.

Facilities

Villa • Wi-Fi/Internet • Air-Con • Coffee Machine • Seaview • Washing Machine • Hairdryer • TV • Cots (Cribs) • Walk to Village • Indoor Games • Chef/Cook Available • Gym/Fitness Room • Private Pool • Beach Nearby • Pre-Stocked Fridge Available • Heated Pool • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • High Chair(s) • Parking Space • Outstanding Landscapes • Tourist Towns & Villages

Interior & Grounds

The Villa

Interior - Lower ground floor

- Gym
- Laundry room

Interior - Ground floor

- Living area
- Bedroom 1 - King-size bed, A/C, TV, en-suite bathroom, access to pool
- Bedroom 2 - King-size bed, A/C, TV, en-suite bathroom, access to pool
- WC

Interior - First floor

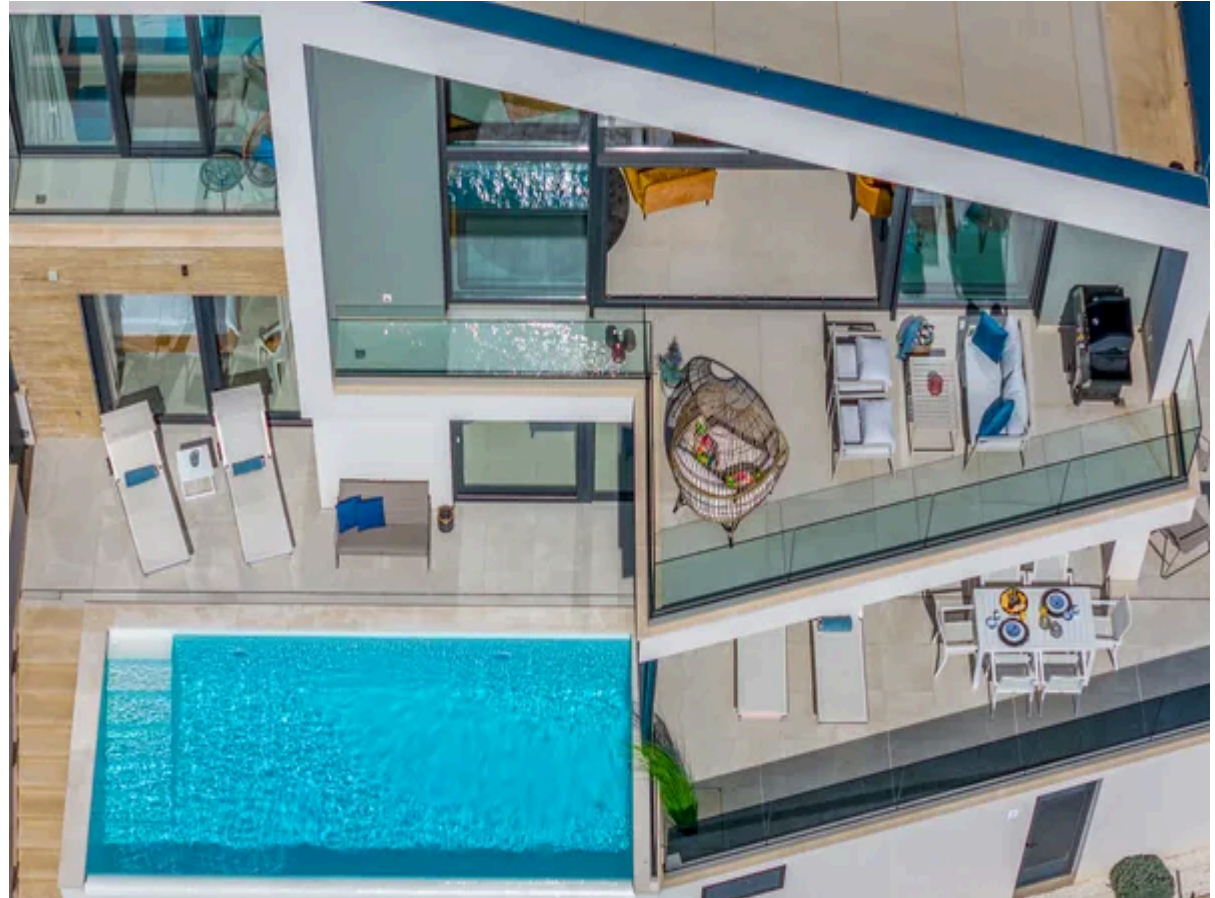
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Reading nook
- Bedroom 3 - King-size bed, A/C, TV, en-suite bathroom

Exterior

- Private heated swimming pool with electrolysis system (7x3m)
- Sunbeds x 6
- Seating area
- Dining area

Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- Exercise bike
- Rowing machine
- Cot
- Highchair
- Iron & board
- Parking
- Barbecue



Location & Local Information

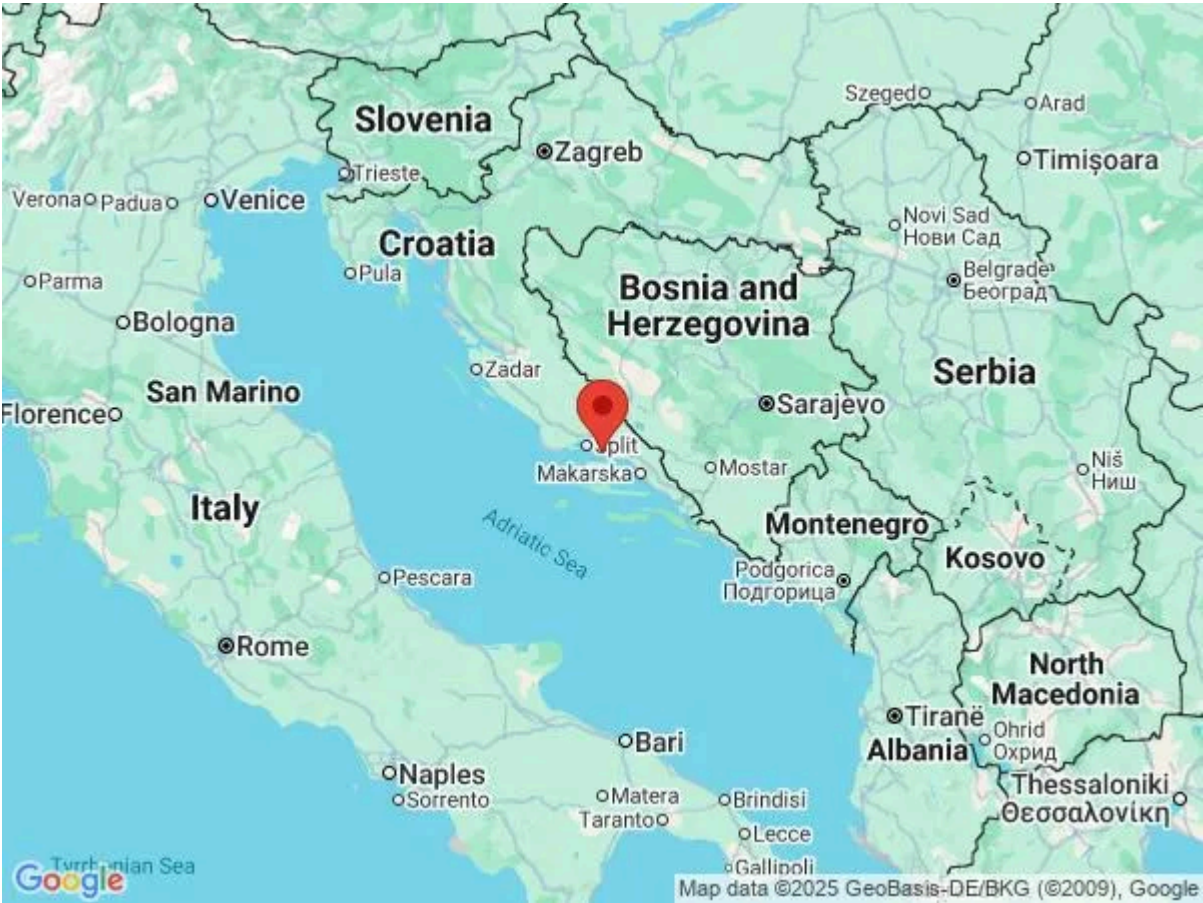
Villa Nivan is set in a peaceful rural neighborhood, surrounded by other beautiful villas and offering a serene escape with stunning walking and hiking trails nearby. Whether you're looking for relaxation or adventure, this prime location provides easy access to everything you need.

For convenience, the nearest supermarket and pebble beach are under two kilometres away, while a selection of restaurants can be found within five kilometres. The charming town of Omiš, under nine kilometres away, is a hub for exciting activities, including rafting, zip-lining, water sports, canoeing, and boat tours to the nearby islands.

If you're looking to explore rich history and culture, the iconic city of Split is less than twenty kilometres away, offering its famous Diocletian's Palace, lively promenade, and historic sites. A car is recommended to make the most of your stay in this incredible region.

Local Amenities

Nearest Airport	Split Airport (35km)
Nearest Ferry Port	Split Ferry Port (19km)
Nearest Town	Omis (8km)
Nearest Beach	Beach Suhi Potok (1km)
Nearest Supermarket	Tommy (7km)



What we love

- Villa Nivan's heated pool and sun-soaked terrace offer the perfect spot to relax and unwind in total privacy.
- Enjoy modern comforts with en-suite bedrooms, a fully equipped gym, a PlayStation 5, and a stylish open-plan living space.
- Nestled in a peaceful setting near Omiš, the villa provides easy access to beaches, outdoor adventures, and historic Split.

What you should know...

- We highly recommend hiring a car; the nearest beach is within half an hour's walk, however, the walk is steep, and the road doesn't have pavements.
- Please note that CCTV is present at this property.
- Please be mindful of children playing around the pool as there is no fence.
- Villa Jasmini (<https://www.oliverstravels.com/croatia/omis/villa-jasmini/>) is located next door, perfect for renting together with larger groups who also want their own space!

Terms & Conditions

- **Security deposit:** €600 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.
- **Other Ts and Cs:** Please note, groups under the age of 25 are not allowed.
- **Changeover day:** Flexible.
- **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 21.06 - 05.09.
 6 nights from 31.05 - 20.06 & 06.09 - 19.09. 5 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.