

# Villa Podensa

**Region:** Omis   **Sleeps:** 6

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## Overview

Nestled in the charming village of Tugare, Villa Podensa is a modern two-bedroom retreat offering the perfect blend of comfort and privacy. Designed on a single floor, this stylish villa is ideal for families, couples, or small groups looking for a tranquil getaway while still being within easy reach of the stunning Dalmatian coastline.

Step inside and be welcomed by the inviting open-plan living space, seamlessly connecting the fully equipped kitchen, dining, and lounge area. The spacious living room features a comfortable sofa bed, providing additional sleeping arrangements for up to two guests. Doors open out to the pool area, flooding the space with natural light and offering seamless indoor-outdoor living.

The villa boasts two well-appointed bedrooms. The master suite features a queen-size bed, air conditioning, a flat-screen TV, and direct access to the pool, complemented by a private en-suite bathroom with a modern shower. The second bedroom offers twin beds that can be easily converted into a king-size bed, along with air conditioning, a TV, and direct poolside access. A stylish family bathroom with a shower serves the second bedroom and common areas.

Outside, you'll find your private oasis—a sparkling swimming pool surrounded by sunbeds, perfect for soaking up the sun. Unwind in the hot tub or enjoy al fresco dining in the shaded outdoor kitchen and barbecue area. Whether it's a leisurely breakfast or a sunset dinner, this space is ideal for creating unforgettable memories.

While the villa ensures complete privacy, the friendly owners live on the premises with their own separate entrance, ensuring assistance is available if needed. Villa



Podensa offers a serene escape, where modern comforts meet the beauty of the Croatian countryside.

## Facilities

Air-Con • Beach Nearby • Wi-Fi/Internet • Cots (Cribs) • Indoor Games • Villa • Table Tennis • Private Pool • <1hr to Airport • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • TV • High Chair(s) • Parking Space • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Apartment

### Interior

- Open plan kitchen, living, dining area with sofa bed
- Fully equipped kitchen
- Bedroom 1 - Queen-size bed, A/C, TV, en-suite bathroom with shower, access to pool
- Bedroom 2 - Twin beds/king-size bed, A/C, TV, access to pool
- Family bathroom with shower

### Exterior

- Private swimming pool (7.5 x 3.5m)
- Hot tub
- Summer kitchen
- Covered dining area
- Sunbeds
- Shower

### Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- TV
- PlayStation
- Iron & board
- Table tennis
- Parking
- Barbecue

*\*\*Please note, the owners live on the ground floor, however they have a separate entrance and Villa Podensa has complete privacy\*\**





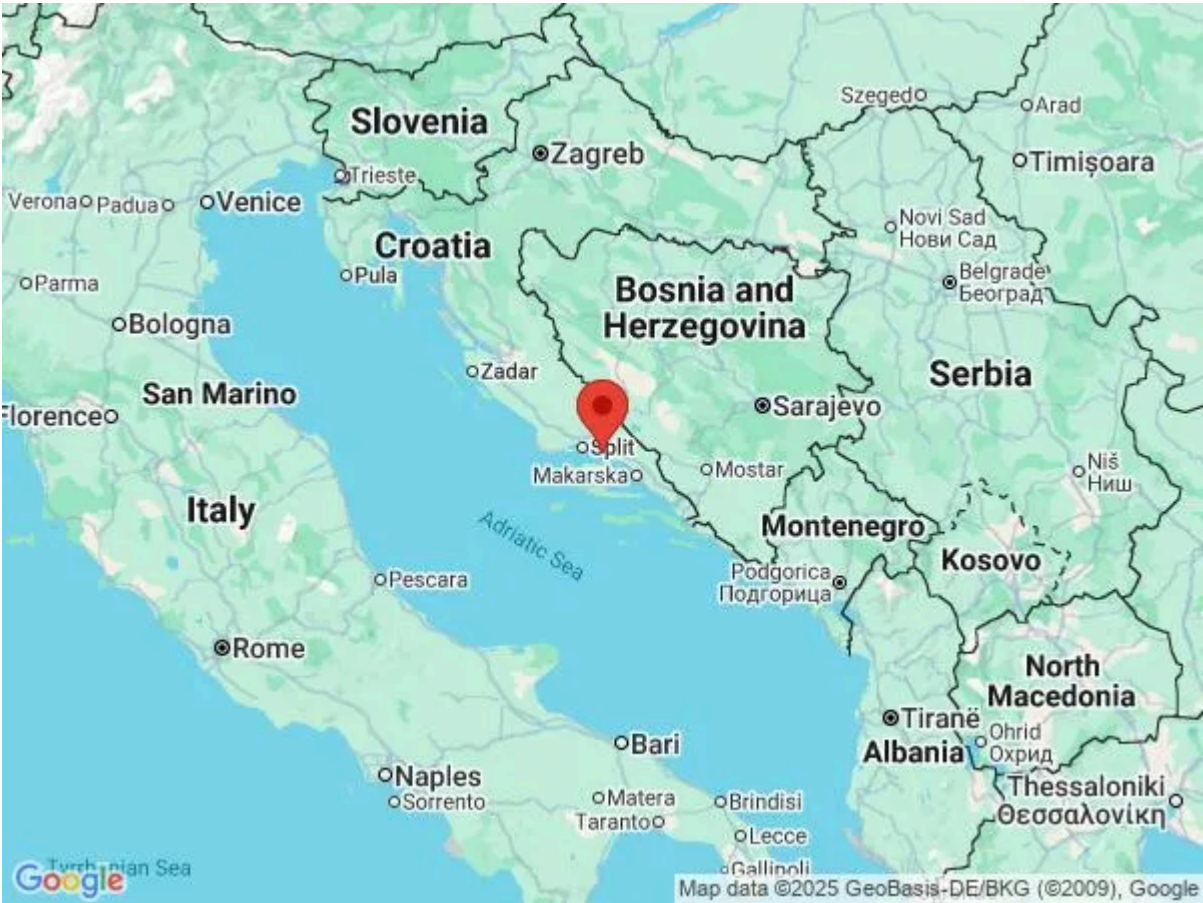
# Location & Local Information

Villa Podensa is nestled in the peaceful village of Tugare, offering a perfect blend of serenity and convenience. Located less than ten kilometres from the vibrant town of Omiš, this charming setting provides guests with a true taste of Dalmatian village life while keeping them close to the stunning Adriatic coastline and a range of exciting activities.

Within walking distance of the villa, guests will find essential amenities, including a small grocery shop for daily necessities, a bar for a relaxed drink, and a pizza restaurant for a casual meal. For more extensive shopping, the larger supermarkets in Omiš offer a wide selection of products. Omiš is also home to beautiful beaches, where visitors can soak up the sun, swim in crystal-clear waters, or enjoy waterfront dining at one of the many seaside restaurants.

## Local Amenities

Nearest Airport	Split Airport (38km)
Nearest Ferry Port	Split Ferry Port (21km)
Nearest Town	Omis (8km)
Nearest Beach	Plaža Galeb (9km)
Nearest Supermarket	Tommy. Omis (8km)



## What we love

- We love the outdoor features, including the hot tub and summer kitchen!
- The location is fabulous, just 10 kilometres from Omis!
- There is table tennis and a trampoline located on the property!

## What you should know...

- Please note, the owners live on the premises, however they have their own entrance and the villa is completely private.
- There is a sofa bed in the living room which can sleep an extra two guests.
- The twin beds in bedroom two can be made into a king-size bed on request.

# 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.
- **Other Ts and Cs:** Please note, groups under the age of 25 are not allowed.
- **Changeover day:** Saturday from 28.06 - 29.08. <br> 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 allowed.
- **Minimum stay:** 7 nights from 21.06 - 05.09 <br> 6 nights from 02.06 - 13.06 & 06.09 - 19.09 <br> 5 nights from 14.02 - 27.05 & 02.09 - 31.10 <br> 3 nights all other dates
- **Heating costs included?:** Yes, included in the rental price.
- **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.