

# Villa Noria

**Region:** Omis   **Sleeps:** 8

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## Overview

Just two kilometres from the breathtaking Dalmatian Coast, Villa Noria offers a serene retreat for those seeking the perfect blend of comfort, elegance, and tranquillity. This stunning four-bedroom property is designed to provide an unforgettable stay, whether you're looking for relaxation or adventure.

Step into Villa Noria and indulge in an atmosphere of sophistication. The upper ground floor, accessible via an elevator or an exterior staircase, is dedicated to your well-being. Unwind in the private wellness area featuring a rejuvenating hot tub, a sauna, a bathroom with a shower, and a small kitchenette for added convenience.

The first floor boasts an expansive open-plan kitchen, living, and dining area, designed for seamless entertaining. A fully equipped kitchen caters to your culinary needs, while the stylish home bar provides the perfect spot for evening cocktails. Step outside onto the pool terrace, where you can take a refreshing dip in the inviting swimming pool or relax on one of the surrounding sunbeds. A shaded seating area offers a cool respite from the sun, ensuring ultimate comfort.

The second floor is home to four elegantly appointed bedrooms, each featuring a plush king-size bed, a TV, and air conditioning. Two of the bedrooms have en-suite bathrooms with showers, while the other two have access to private bathrooms. All bedrooms have access to balconies, allowing you to wake up to stunning views each morning. A laundry room completes this level, providing additional convenience during your stay.

At the back of the villa, a spacious dining area awaits, complete with a summer kitchenette and barbecue – perfect for al fresco dining under the stars. An additional



seating area provides the ideal setting for unwinding with loved ones. For your peace of mind, Villa Noria offers private parking for up to four cars, with CCTV surveillance ensuring added security.

## Facilities

Boat Trips • Wi-Fi/Internet • Air-Con • Walking/Hiking Paths • Washing Machine • Hairdryer • Villa • Wellness • TV • Coffee Machine • Seaview • Lift • Cots (Cribs) • Private Pool • Beach Nearby • Garage • Chef/Cook Available • Pre-Stocked Fridge Available • Heated Pool • Ideal for Teens • Hot Tub • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Sauna/Steam • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior - Upper ground floor*

- Access via lift or outdoor staircase
- Hot tub
- Sauna
- Bathroom with shower
- Kitchenette

### *Interior - First floor*

- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Home bar
- Access to pool terrace
- Bathroom with shower

### *Interior - Second floor*

- Bedroom 1 - King-size bed (180 x 200cm), TV, A/C, private bathroom with shower, balcony
- Bedroom 2 - King-size bed (180 x 200cm), TV, A/C, en-suite bathroom with shower, balcony
- Bedroom 3 - King-size bed (180 x 200cm), TV, A/C, en-suite bathroom with shower, balcony
- Bedroom 4 - King-size bed (180 x 200cm), TV, A/C, private bathroom with shower, balcony
- Laundry room

### *Exterior*

- Private swimming pool (40sqm) with hydromassage and salt electrolysis system
- Sunbeds x 8
- Seating area
- Shower
- Shaded dining area

### *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- TV
- Lift
- Iron & board



# Location & Local Information

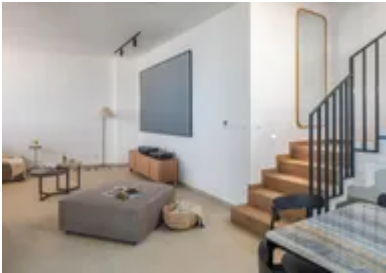
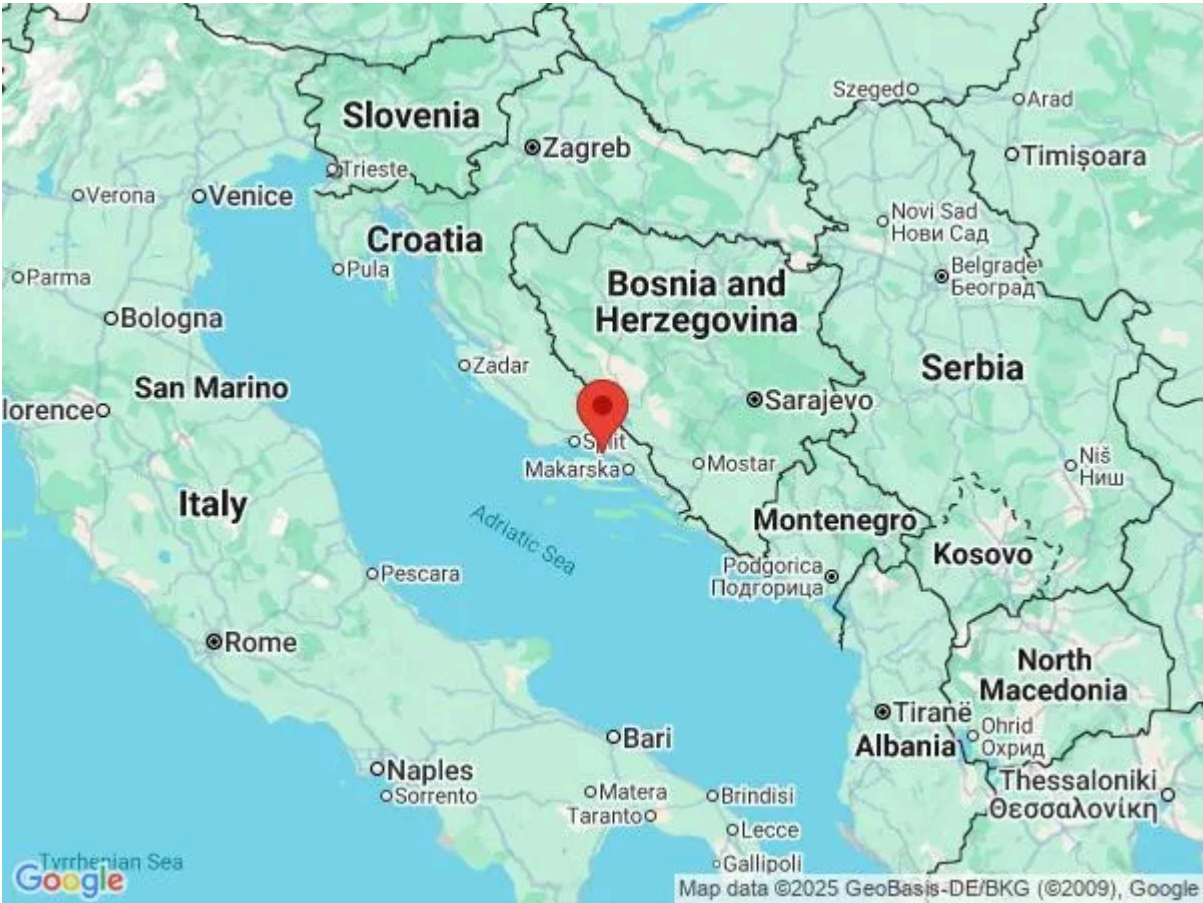
Villa Noria is perched on a hill just two kilometres from the Dalmatian Coast, offering stunning panoramic views and tranquillity while remaining close to the region's best attractions. The nearest beach is just a five-minute drive away, allowing you to enjoy the crystal-clear waters of the Adriatic with ease.

For those looking to explore the local area, the charming towns of Stanici and Omis are both under ten minutes away. These coastal gems offer a variety of amenities, including supermarkets, boutique shops, inviting cafés, and exquisite restaurants serving fresh seafood and Croatian delicacies. The area is also home to beautiful beaches, perfect for sunbathing, swimming, and water sports.

For adventure seekers, the nearby Biokovo Nature Park provides excellent hiking and cycling trails, offering breathtaking views from the Skywalk Biokovo, a glass-bottom platform overlooking the coastline. Boat trips to the picturesque islands of Brač and Hvar are also popular excursions, allowing you to experience the stunning beauty of the Adriatic Sea.

## Local Amenities

Nearest Airport	Split Airport (50km)
Nearest Ferry Port	Makarska Ferry Port (33km)
Nearest Village	Stanici (2km)
Nearest Town	Omis (5km)
Nearest Supermarket	Tommy (6km)
Nearest Beach	Tice Beach (2km)



## What we love

- The breathtaking panoramic views and serene hilltop location create an idyllic escape just minutes from the Dalmatian Coast.
- We love the wellness area, swimming pool terrace, and spacious entertainment spaces make every moment a pleasure.
- Proximity to charming coastal towns, stunning beaches, and adventurous excursions ensures an unforgettable experience for every guest.

## What you should know...

- We recommend hiring a car with this property, there is parking available at the front of the house for four cars.
- Please be mindful of children playing around the pool as there is no fence.
- Extra services are available, please get in touch should you wish to book them!



# Terms & Conditions

- **Security deposit:** €700 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:** 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 14.06 - 12.09. <br> 6 nights from 17.05 - 13.06 & 13.09 - 03.10. <br> 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.