

# Villa Plavetna

**Region:** Omis   **Sleeps:** 8

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## Overview

Just a short drive from the lively Dalmatian town of Omis, Villa Plavetna presents a striking blend of modern architecture and serene coastal living. Now welcoming guests for its very first rental season, this stylish retreat pairs sleek lines, expansive glazing, and a bright white façade set against rugged hills, the villa delivers instant visual impact. Inside, the ground floor features a spacious open-plan layout where a contemporary kitchen, stylish dining area, and relaxed lounge flow seamlessly. Clean lines, neutral tones, and abundant natural light create a calming aesthetic, while floor-to-ceiling windows connect the interior to the expansive outdoor terrace. A convenient bathroom is also located on this level.

Upstairs, three generously sized bedrooms all offer balcony access and air conditioning, with two rooms adaptable as twins or doubles. A family bathroom and a dedicated laundry room make this space highly functional for groups and families. For guests seeking a private retreat, the self-contained annex includes a double bedroom with en-suite bathroom and direct access to the pool terrace. Every element is thoughtfully designed to balance comfort, privacy, and convenience, supported by modern amenities including Wi-Fi, air conditioning throughout, hairdryers, and an iron.

The villa's outdoor area is where it truly excels. An elegant, heated pool (8x4m) sits at the edge of the terrace with uninterrupted sea views stretching across the Adriatic. Sunbeds, parasols, and an outdoor dining area provide ideal conditions for all-day lounging or sunset dinners. A shaded corner offers a peaceful spot for morning yoga, while the landscaped garden brings in the scent and texture of Mediterranean flora. Villa Plavetna is more than just a base – it's a coastal sanctuary made for switching off, spreading out, and soaking in Croatia's spectacular southern coastline.

## Facilities

Wi-Fi/Internet • Washing Machine • Villa • TV • Coffee Machine • Seaview • Hairdryer • Walking/Hiking Paths • New Villas 2025 • Rural Location • Cots (Cribs) • Private Pool • Beach Nearby • Heated Pool • Ideal for Teens • <1hr to Airport • Dishwasher • Microwave • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

### *Interior - Ground floor*

- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Bathroom

### *Interior - First floor*

- Laundry room
- Access to terrace
- Bedroom 1 - Double bed/2 single beds, A/C, access to balcony
- Bedroom 2 - Double bed/2 single beds, A/C, access to balcony
- Bedroom 3 - Double bed, A/C, access to balcony
- Family bathroom

### *Interior - Annex*

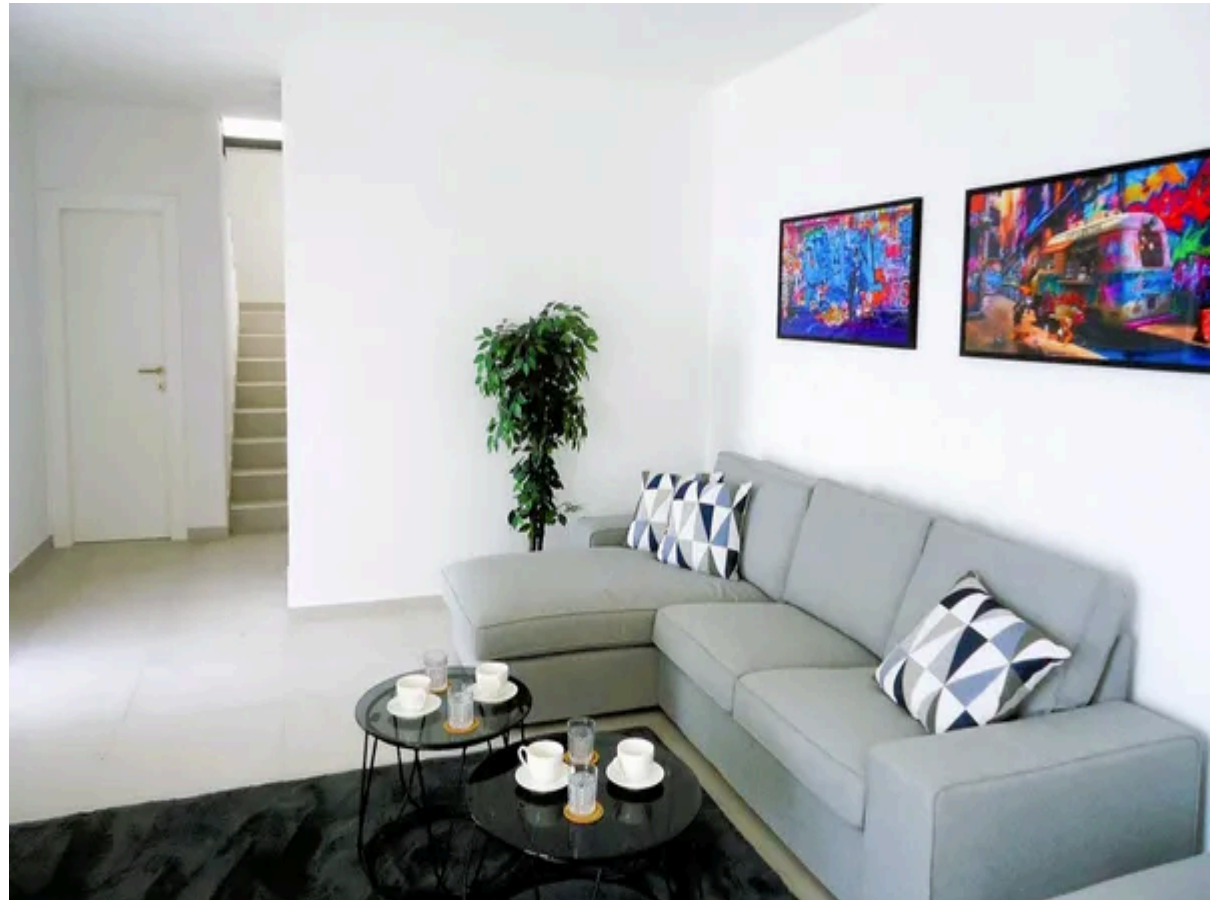
- Bedroom 4 - Double bed, A/C, access to pool terrace, en-suite bathroom

### *Exterior*

- Private heated swimming pool (8x4m)
- Sunbeds
- Garden with mediterranean plants
- Dining area
- Shaded area perfect for yoga
- Parking for 3 cars

### *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- Iron
- Hairdryer



# Location & Local Information

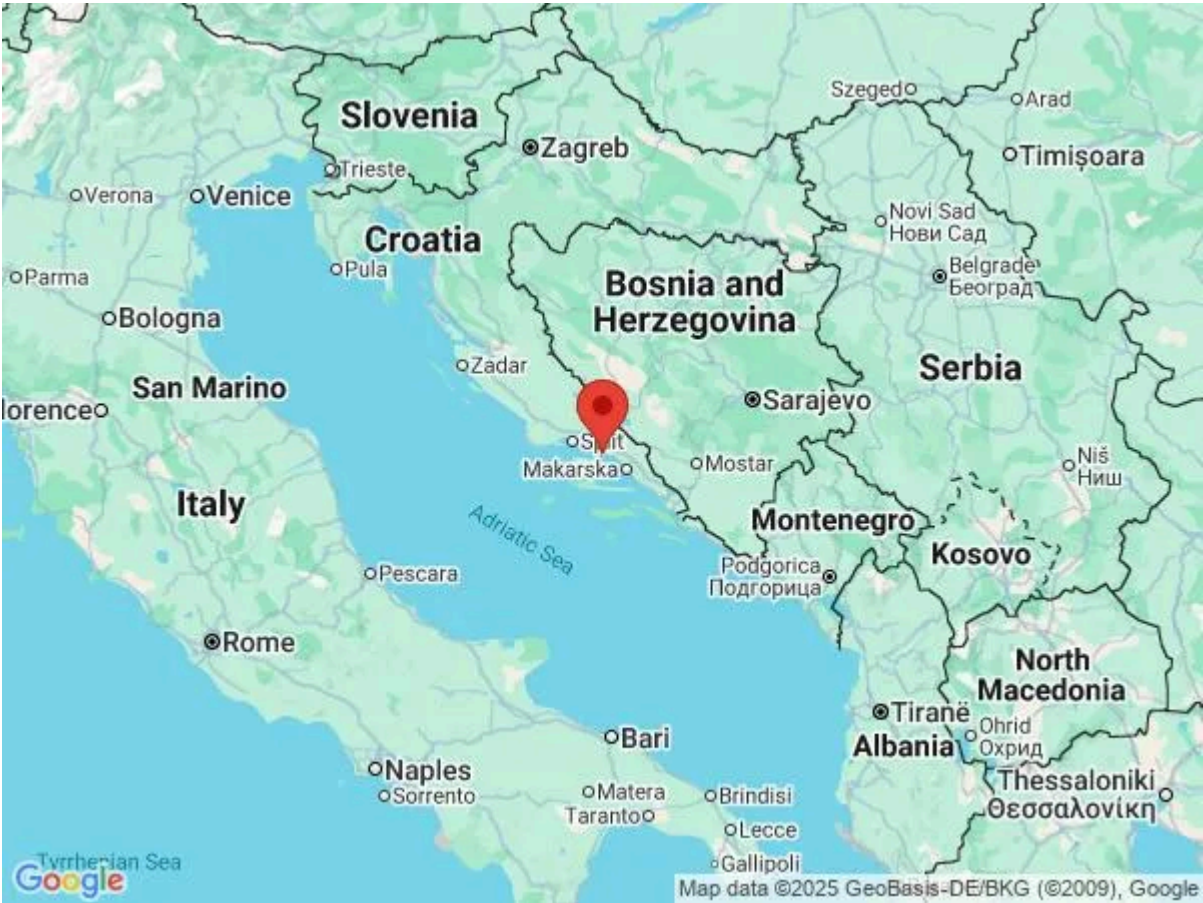
Villa Plavetna enjoys a prime position on Croatia's dramatic Dalmatian coast, around 50km from the cultural hub of Split and just 8km from the charming seaside town of Omis. Perched approximately 3km above the coast, the villa's elevated setting offers sweeping views of the Adriatic while still keeping the nearest beach within easy reach. The surrounding area is rich in natural beauty and local character, with opportunities for adventure, history, and relaxation.

Omis, once a pirate stronghold, is now a vibrant town with a scenic old centre, waterfront restaurants, and access to the Cetina River, where visitors can enjoy zip-lining, canyoning, and rafting. The nearby beaches offer a mix of pebbled shores and crystal-clear waters, perfect for swimming, snorkelling, or hiring a boat for a coastal cruise. Inland, hiking trails wind through the Dinaric Alps with panoramic sea views, while cultural day trips to Split's UNESCO-listed Diocletian's Palace and lively Riva promenade make for easy excursions.

Whether you're seeking local markets, outdoor activities, or heritage-rich towns, Villa Plavetna places you within easy reach of the best the Dalmatian coast has to offer – all while enjoying a private, elevated setting above the shoreline.

## Local Amenities

Nearest Airport	Split Airport (50km)
Nearest Ferry Port	Split Ferry Port (34km)
Nearest City	Split (34km)
Nearest Village	Lokva Rogoznica (1km)
Nearest Supermarket	Tommy, Omis (10km)



Nearest Beach	Artina Beach (3km)
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## What we love

- Panoramic sea views from the terrace create a breathtaking backdrop for poolside relaxation and outdoor dining.
- The spacious, modern layout offers comfort and privacy for families, couples, or multi-generational groups.
- A heated pool, sleek interiors, and peaceful hillside setting make this a perfect coastal escape near Omis.

## What you should know...

- Please be mindful children playing around the pool as there is no fence.
- Two of the bedrooms can be set up as twin bedrooms, please let us know should you want the beds set up as twins.
- The closest beach is about three kilometres down the coast.

# Terms & Conditions

- **Security deposit:** €400 paid in cash to the owner upon arrival and refunded upon 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:** Cot and highchair available on request, please specify at time of booking whether needed.
- **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:** 6 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Pool heating is available upon request at time of booking and is included in the rental price. 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.