Villa Piana

Region: Omis **Sleeps:** 10

Overview

Set on the sun-drenched Dalmatian coast in the village of Duće, Villa Piana is a contemporary hideaway designed for stylish relaxation. With sweeping mountain backdrops and views towards the Adriatic, this sleek four-bedroom villa offers an ideal base for families or groups seeking both comfort and convenience. The interiors blend clean lines with understated luxury, featuring four en-suite king bedrooms, a media room, a gym space, and a sauna for total downtime.

Outside, guests can unwind in the private heated pool or enjoy the ground-floor terrace, complete with a hot tub, barbecue, and shaded dining area. Kids have their own dedicated play area, while adults will appreciate the seamless indoor-outdoor living spaces and peaceful neighbourhood setting. Whether you're planning beach days, cultural excursions, or simply staying put, Villa Piana combines location and amenities with effortless ease, perfect for discovering the best of the Dalmatian coast in comfort and style.



Facilities

<1hr to Airport • Air-Con • Walk to Village • Ideal for Kids • Recommended • Villa • Private Pool • Has Discount • Ideal for Teens • Cots (Cribs) • Walk to Beach • Heated Pool • Has Offer • Special Offer • All Bedrooms En-Suite • Beach Nearby • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Games Room • Indoor Games • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Sauna/Steam • High Chair(s) • Fenced Grounds







Interior & Grounds

The Villa

Interior - Ground floor
- Media room with sofa bed for two
- Fitness equipment
- Play area with toys
- Sauna
- Kitchenette
- Shower
- Access to terrace with hot tub

Interior - First floor
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Living room
- WC
- Access to pool terrace

Interior - Second floor
- Bedroom 1 - King-size bed (180x200cm), en-suite bathroom with shower, A/C
- Bedroom 2 - King-size bed (180x200cm), en-suite bathroom with shower, A/C
- Bedroom 3 - King-size bed (180x200cm), en-suite bathroom with shower, A/C
- Bedroom 4 - King-size bed (180x200cm), en-suite bathroom with shower, A/C

Exterior - Ground floor
- Hot tub
- Shaded dining area
- Seating area
- Barbecue
- Sunbeds

Exterior - First floor
- Private heated swimming pool (6.5x4.5m)
- Sundeck with loungers
- Shower

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- TV
- Table tennis
- Iron & board
- Games console









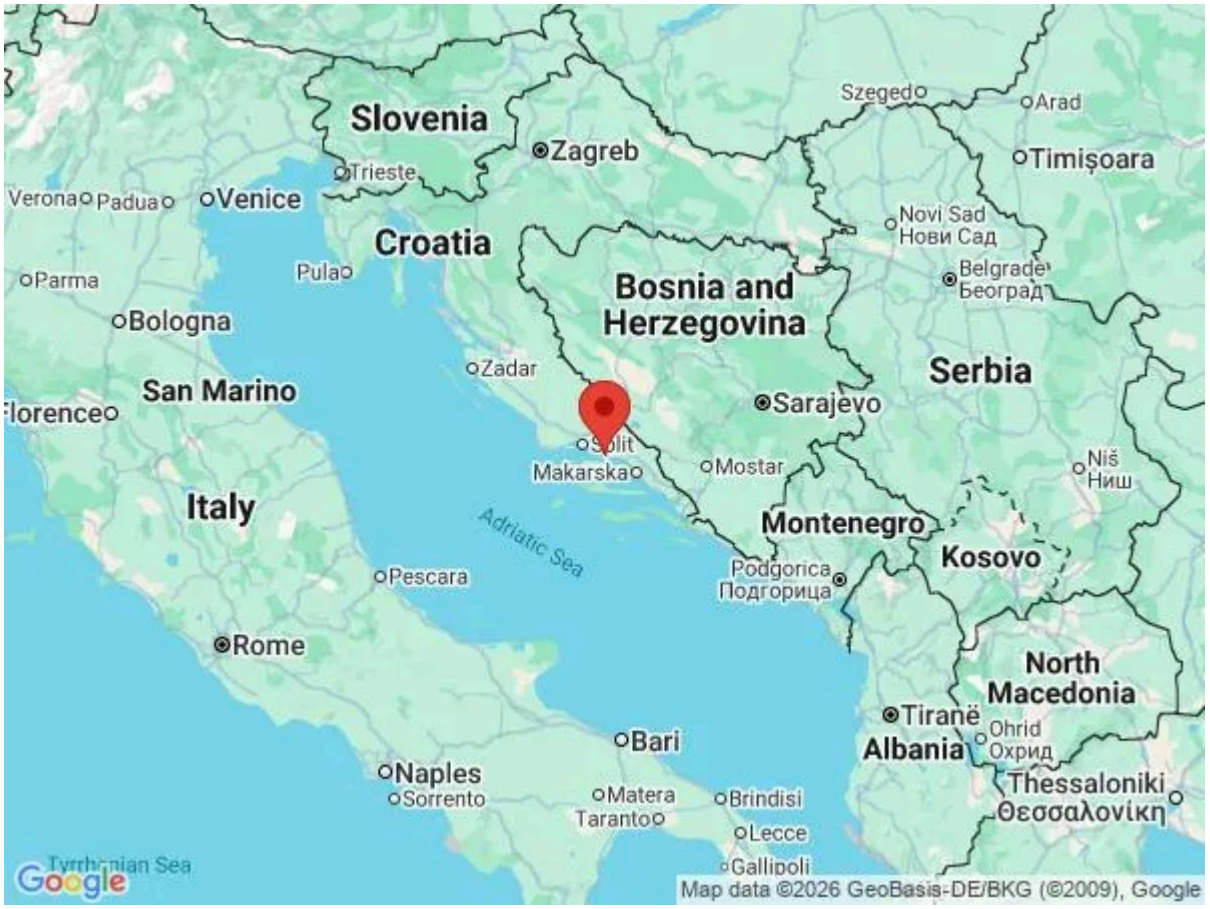
Location & Local Information

Villa Piana is set in the coastal village of Duće, just outside the historic town of Omiš. With beaches, cafés, and shops within walking distance, the villa provides easy access to daily essentials and seaside relaxation. However, it's worth noting that the return journey involves an uphill walk, which may be challenging for guests with mobility concerns.

The nearby town of Omiš, a 5-minute drive away, is a lively hub renowned for its fortress ruins, river canyon, and a range of adventure activities, including ziplining, rafting, and climbing. For day trips, Split's UNESCO-listed old town is just 25km away, and boat excursions to the islands or Biokovo Nature Park are easily arranged. Whether you're planning laid-back beach days or outdoor exploration, Villa Piana's location offers a practical blend of convenience and coastal charm, set against a dramatic mountain backdrop.

Local Amenities

Nearest Airport	**Split Airport (40km)**
Nearest Beach	**Beach (Walking distance)**
Nearest City	**Split (22km)**
Nearest Ferry Port	**Split Ferry Port (23km)**
Nearest Supermarket	**Tommy (1km)**
Nearest Town	**Duce (Walking distance)**









What we love

- The private pool and separate hot tub offer two tempting ways to unwind, whether you're sun-soaked or stargazing.
- All four bedrooms come with en-suite bathrooms and king-size beds, ideal for groups wanting a bit of privacy.
- It's a short stroll to the beach, shops and restaurants (just be ready for the walk back uphill!).

What you should know...

- The villa is located on a hillside, the walk back from the beach or shops may be steep for some, particularly those with mobility issues.
- A car is recommended for exploring Omiš, Split, and the wider Dalmatian coast, however please note that roads can be arrow and steep around Omis, we recommend hiring an automatic.
- There's a sofa bed in the media room, but it's best suited to children or teens rather than adults.

Terms & Conditions

- **Security deposit:** €500 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 from 04.07 - 28.08.
 Flexible all other dates.

- **End of stay cleaning:** Standard changeover clean included in the price. 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 and Vaping are not permitted.

- **Minimum stay:** 7 nights from 04.07 - 28.08.
 6 nights from 30.05 - 03.07 & 29.08 - 18.09.
 5 nights all other dates.

- **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.