

Villa Rogoznica

Region: Omis **Sleeps:** 12

Overview

With captivating sea views from every corner, this hilltop villa in the village of Lokva Rogoznica is truly spectacular. A huge roof terrace and heated outdoor pool are perfect for admiring the gorgeous sunsets – and all this is just a short walk from the beach.

Fully air-conditioned, Villa Rogoznica can accommodate up to twelve guests in its five beautiful bedrooms. Everyone will delight in the views of the ocean and the nearby islands, with a stunning sun terrace lined with lounge chairs the perfect place to settle down for the day. You also have a children's playground, barbecue and stunning dining area for more invigorating outdoor living.

A large swimming pool, including a whirlpool, looks out to sea – as do the two bedrooms on this level, and a pristine living and dining area. The adjoining kitchen is fully equipped and the whole area enjoys direct access to the terrace, making it easy to float from indoors to outdoors as you please.

On the upper level, you have the remaining three bedrooms, two of them en-suite, and a family bathroom. There's plenty of entertainment in this villa, with television, PS4 games console and Wi-Fi connection. The house also includes a fitness room with sea views which will make working out an inspiring experience.

Around 8km from Omiš, Lokva Rogoznica is known for some of the nicest beaches on the Dalmatian Coast. The village is divided into old and new quarters, the latter being by the sea on the coastal road from Omiš to Makarska. A small number of good restaurants are located within a short walk of Villa Merna, along with cafés, a post office and general store.

The village is well-located for those who want to get out and explore Omiš and Makarska. Omiš lies on the Cetina River and is a great place to get to know more about the region's history and culture. For cultural events and a wide choice of traditional Croatian cuisine, this is the place to be. Makarska is a popular spot with visitors, with its Riviera waterfront and mountainous setting a particularly appealing combination.

Facilities

Wi-Fi/Internet • Air-Con • Beach Nearby • Waterfront • Walk to Village • Walk to Beach • Cots (Cribs) • Gym/Fitness Room • DVD • Modern • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Walk to Restaurant • Ground Floor Bed & Bath • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



Interior & Grounds

The Villa

Villa Rogoznica is situated in a quiet area with an amazing views to the sea from every part of the villa. The villa have 5 bedrooms and 6 bathrooms and can accommodate up to 12 people.

Ground Floor

- Double bedroom
- Twin bedroom
- Two Bathrooms with shower
- Dining & living area
- Fully equipped kitchen

First Floor

- Two double bedroom with sofa bed with en-suite bathroom and private terrace
- Twin bedroom

Second floor

- Fitness room with a cross trainer and running gear
- Roof terrace with outdoor furniture and a jacuzzi

Outside

- Private heated infinity pool*, with whirlpool & ladder access
- Barbecue oven
- Lawn
- Outdoor dining area
- Outdoor furniture
- Sun loungers

Additional Facilities

- All rooms have smart TV
- Whole property is fully air-conditioned
- Iron & ironing board
- Parking
- Safe
- Washing machine
- Jacuzzi

**Pool heating included upon request, see T&Cs*

HR-AB-21-17010502227 Mirjana Mrcela



Location & Local Information

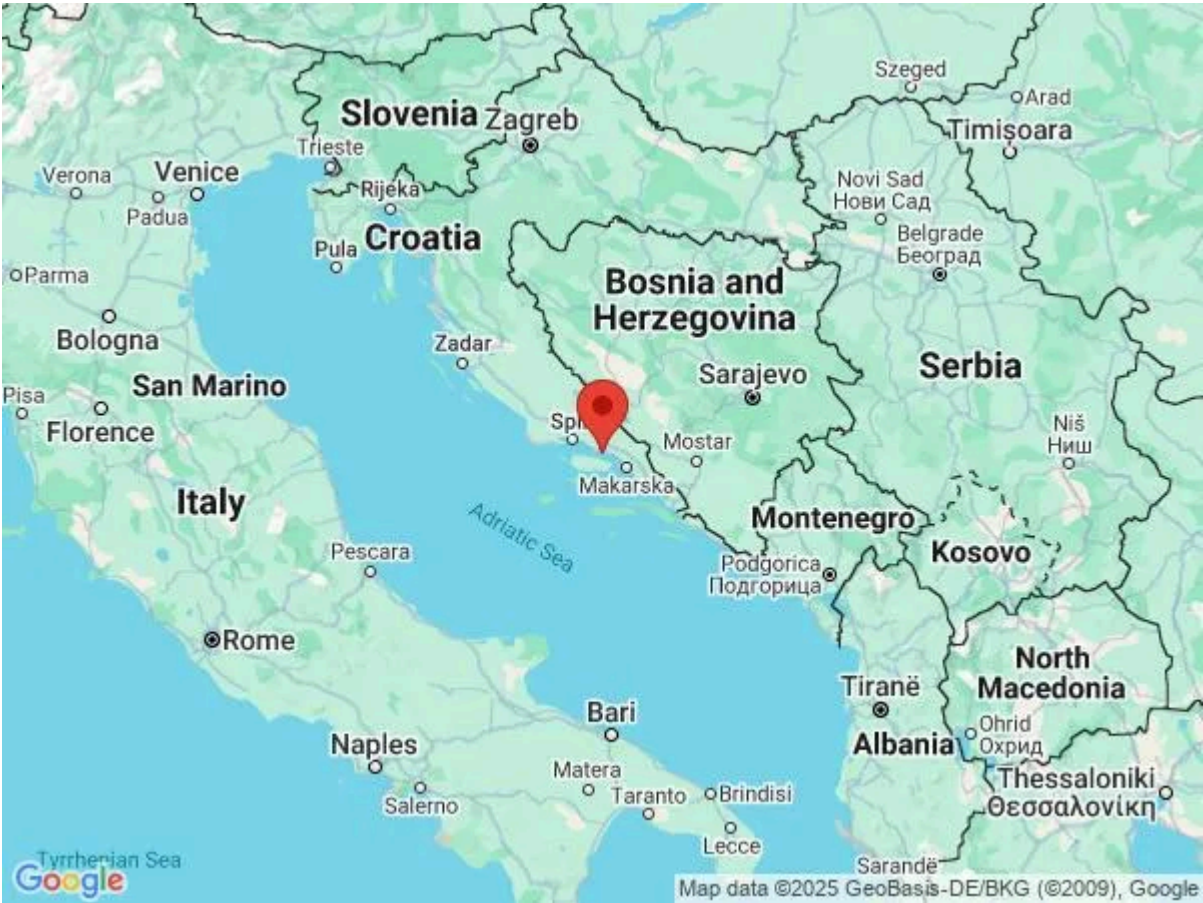
Lokva Rogoznica is a peaceful village on the Dalmatian Coast of Croatia, just 8km from the larger town of Omiš. Pretty beaches and a quiet serenity make it a real get-away-from-it-all destination, feeling remote yet not far from its livelier neighbour.

At the foot of the Dinara mountain, the old part of the village was once the largest settlement on the Omiš Riviera. It has since been joined by a newer development closer to the sea, where visitors can enjoy a number of pleasant restaurants and bars.

The beautiful natural surroundings of the Dalmatian region make it a popular choice for almost any kind of outdoor activity on land or sea, with fishing, cycling, sailing and easier to enjoy.

Local Amenities

Nearest Airport	Split (50 km)
Nearest Restaurant	kod Mije (500 m)
Nearest Beach	Ruskamen Beach (650 m)
Nearest Supermarket	Studenac 16 (2 Km)
Nearest Town/City	Omiš (8km)



What we love

- The facilities in this villa are top-notch – with a fitness room and children's playground, everyone can get some exercise
- The magnificent barbecue oven and outdoor dining space is the perfect place to entertain friends
- This villa is great for families, with plenty of single and extra beds for the children

What you should know...

- Pets are not allowed, but children are welcome at Villa Rogoznica
- There is no wheelchair access to the villa

Terms & Conditions

- **Security deposit:** €400 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4 pm
- **Departure time:** 10 am
- **Energy costs included?:** Included in rental price
- **Linen & towels included?:** Linen and bath towels included in rental price
- **Pets welcome?:** Pets are not allowed
- **Changeover day:** Saturday between 29/06 - 31/08, otherwise flexible
- **End of stay cleaning available?:** Included in rental price
- **Smoking Allowed?:** Not permitted inside the villa
- **Minimum stay:** 7 nights between 29/06 - 31/08, otherwise 5 nights
- **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?:** Wi-Fi connection included in the rental price
- **Pool towels included?:** Yes.