

# Villa Cliff

Region: Omis    Sleeps: 10

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## Overview

This fantastic modern villa is situated just moments from the delightful town of Mimice, on the Dalmatian coast. With spectacular views out over the Adriatic Sea and the Island of Brac beyond, you will love the luxury and tranquility Villa Cliff offers. Sleeping up to ten people in five superb bedrooms, with lavish touches such as your own private beach, this property makes a great getaway for any family or group of friends.

On the ground floor you'll be delighted to find an ultra modern open plan living/ dining space, filled with natural light and stunning design features, with a well-equipped kitchen. This leads out onto a wonderful little outdoor dining area, shaded from the sun, featuring a huge brick barbecue, an ideal space for entertaining on those warm Croatian days. Also on the ground floor you'll discover three double bedrooms, all decorated in the same sumptuous contemporary décor, and all with double beds. One has the benefit of a beautiful en suite, another has access to the fabulous sun-drenched terrace. There is also a family bathroom on this level for your convenience.

Upstairs you'll be greeted with two further stunning bedrooms, both benefiting from access to another sun terrace boasting spectacular views. One has an en suite and the other has the luxury of an in-bedroom bathtub for two, where you can thoroughly relax enjoying a glass of bubbly while appreciating that magnificent vista.

The smart design continues to the outside space here at Villa Cliff. With a combination of stylish decking and hideaway seating areas, the terrace area focuses around a fantastic infinity pool, ideal for cooling off in on those warm afternoons. Or perhaps you'd rather indulge in the most decadent feature at the property, it's own private



beach, just 199 steps down from the terrace. What more could you ask for.

## Facilities

Villa • Air-Con • Historical Sites • Walk to Village • Private Pool • Ideal for Kids • Special Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Walk to Beach • Pets on Request • Beach Nearby • Ground Floor Bed & Bath • <1hr to Airport • Walk to Restaurant • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • DVD • Satellite TV • High Chair(s) • Fenced Grounds

# Interior & Grounds

## The Villa

Villa Cliff is located in a small village Mimice 30 meters away from a private beach. There are 5 bedrooms and 4 bathrooms with infinity heated pool with massage, it can accommodate up to 10 people.

### Ground Floor

- Double bedroom en-suited
- Double bedroom with access to the terrace
- Double bedroom
- Communal bathrooms
- Dining area & living area
- Fully equipped kitchen

### First Floor

- 2 Double bedroom, with en-suite bathroom
- Kitchenette
- Terrace, with outdoor furniture

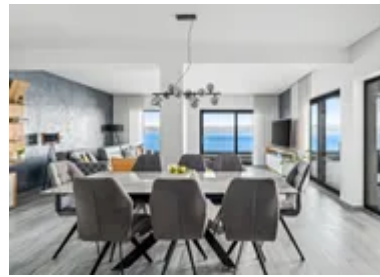
### Exterior Grounds

- Private heated swimming pool, with Roman steps access & hydro massage (8mx4m)
- Barbecue
- Outdoor dining & furniture
- Parasol
- Poolside shower
- Sun loungers

### Facilities

- Flat screen satellite television (including English channels)
- Cross trainer
- Private parking
- Table tennis
- All bedrooms have air conditioning

HR-AB-21-17010502227 Mirjana Mrcela



## Location & Local Information

Situated on the beautiful stretch of Dalmatian coastline, just 11km from Omis and 25km from Makarska, Mimice is the perfect Croatian town for those looking for a relaxing holiday free from hectic crowds.

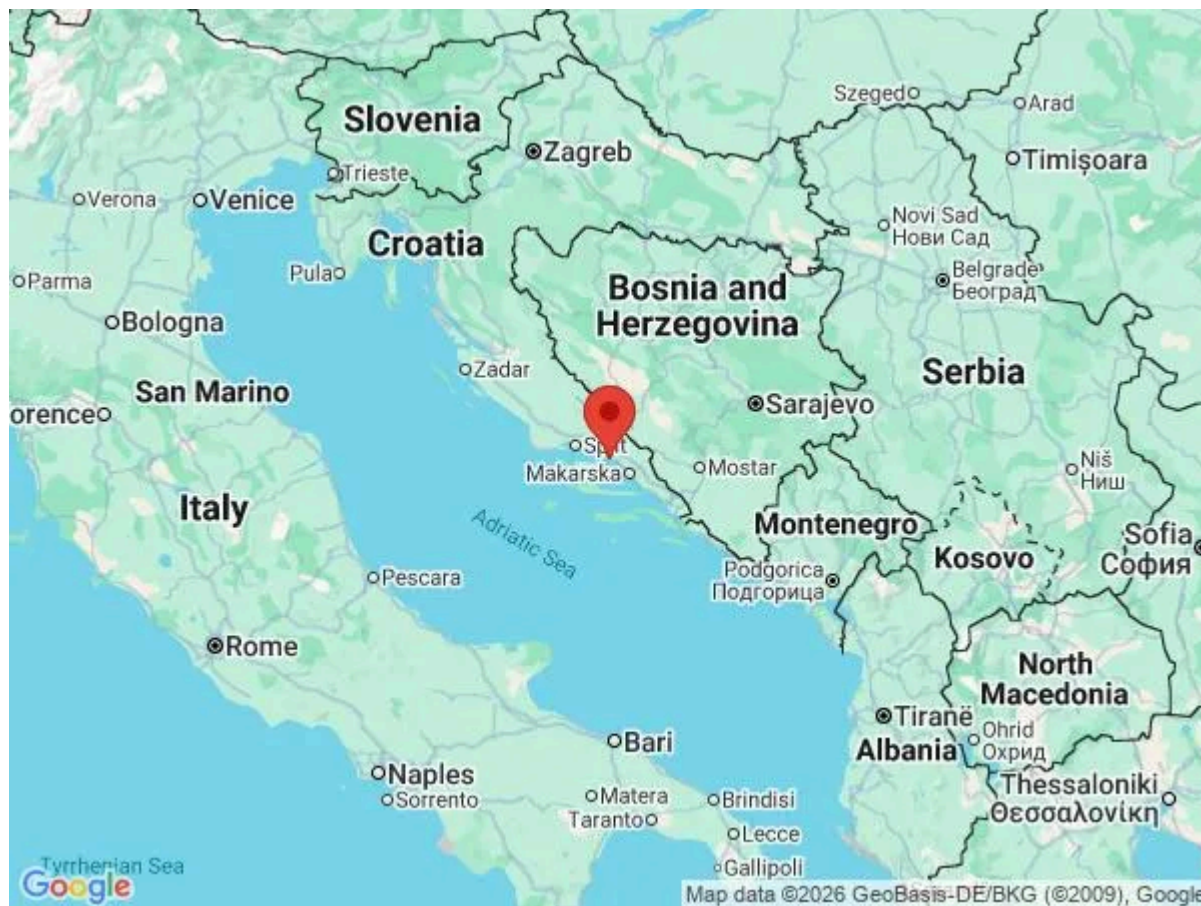
Located between the mountains and beautiful gravel beaches, you'll be ideally placed to enjoy its selection of quiet bars and restaurants. Along the beach you'll find some lovely options, where you can enjoy the fresh catch of the day, straight from the fisherman's boats. There's a delightful old tavern you won't want to miss, selling fine local wine and fresh grilled fish, exuding an ambience you just won't want to leave.

The lovely beaches in the area make this an ideal destination for families. Shallow waters, protected bays, crystal clear waters and a convenient pedestrianized zone along the coast, mean that a day on the beach with your little ones couldn't be easier. There are two public beaches in Mimice itself. For the adventurous amongst you, scuba diving, surfing, boat trips or even night fishing are all on offer.

If you're looking for a little more hustle and bustle, a short drive into the old pirate town of Omis will provide a greater selection of nightlife, a large shopping Centre and an array of sporting activities from rafting to canyoning. The Venetian fortress that looks out over the town from the hillside and a 17th century parish church are charming landmarks worth a visit. There are also opportunities here to arrange day trips to neighboring Islands, the National Parks of Krka and Pritvice, and the beautiful city of Dubrovnik.

### Local Amenities

Nearest Airport	<b>Split</b> (55km)
Nearest Train Station	<b>Split</b> (35km)



Nearest City	<b>Split (37.9km)</b>
Nearest Town	<b>Omiš (12.6km)</b>
Nearest Village	<b>Mimice (0.6km)</b>
Nearest Beach	<b>Beach Kutleša (0.6km)</b>
Nearest Restaurant	<b>Emi bar &amp; restaurant (0.6km)</b>
Nearest Supermarket	<b>Studenac Market (0.6km)</b>

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## What we love

- The villa offers the luxury of a private beach with sun loungers and shower
- Fantastic location only a short walk to the local town, its beaches and its amenities, yet peaceful in its surroundings
- The villa benefits from stylish design features and luxury finishes

## What you should know...

- A car would be advisable to access the larger town of Omis for more amenities, and to explore the fantastic coastal area
- Many of the local amenities are very close to Villa Cliff, however there is limited pedestrian paths. Therefore the easiest way to get to restaurants and bars is via car or taxi
- The bedrooms are split across two levels

# 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?:** On request only and with prior agreement with the owner.
- **Changeover day:** Saturday (09 Jun-31 Aug). All other changeover days on request.
- **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 inside the villa.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Included in the rental price.
- **Internet access?:** Wi-Fi internet access included.