

# Villa Andreja

**Region:** Omis **Sleeps:** 12

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## Overview

Nestled just 4km from Omiš, Villa Andreja is your ultimate seaside escape. It offers breathtaking ocean views, a delightful pool, and a charming terrace to soak up the sunshine. Set in the heart of Stanici village, it's a stone's throw away from shops, bars, and restaurants, ensuring convenience and fun at your fingertips.

Step inside this six-bedroom haven and discover a world of relaxation and entertainment. With a hot tub, sauna, and fitness room complete with a pool table, there's never a dull moment. The terrace beckons with its covered dining area, summer kitchen, and barbecue – perfect for al fresco feasts with loved ones. As you lounge beside the inviting heated pool, you'll feel your worries melt away. Floor-to-ceiling windows frame the modern living and dining area, providing panoramic views. Each double bedroom is a cosy retreat equipped with a TV and air-conditioning, with most boasting en-suite bathrooms and sea-view terraces, every moment here feels like a dream.

From immersing yourself in Omiš's rich history to exploring nearby Split, Makarska, or the captivating island of Brač, each day at Villa Andreja promises new adventures and joy-filled memories.



## Facilities

Washing Machine • Villa • Coffee Machine • Seaview • Wi-Fi/Internet • Air-Con • Hairdryer • Tennis Nearby • TV • Chef/Cook Available • Pool/Snooker • Walk to Village • Indoor Games • Cots (Cribs) • Gym/Fitness Room • Beach Nearby • Private Pool • DVD • Maid Service Available • Pre-Stocked Fridge Available • Spa Treatments Available • Transfers Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • Walk to Restaurant • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Sauna/Steam • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Ground Floor (pool level)*

- Gym with a TV, sauna, pool table, and bathroom with shower

### *First Floor*

- Fully equipped kitchen
- Open plan living and dining area
- Double bedroom with en-suite shower room
- Double bedroom
- Bathroom with shower

### *Second Floor*

- Four double bedrooms with en-suite shower room

### *Lower Ground Floor*

- Garage with 6 parking spaces

### *Outside Grounds*

- Private swimming pool
- Poolside shower
- Terrace with sun loungers
- Covered lounge area
- Summer kitchen with barbecue and covered dining table
- Hot tub

### *Facilities*

- Air Conditioning
- Free Wi-Fi
- Safe
- Heating
- Television
- Satellite Cable
- DVD Player
- Microwave
- Dishwasher
- Coffee Maker
- Washing Machine
- Tumble Dryer
- Iron and Board
- Hair Dryer
- Highchair
- Baby cot
- Pool table
- Sauna

*\*Please note, the third floor is not in use*

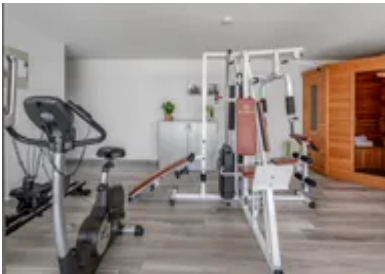
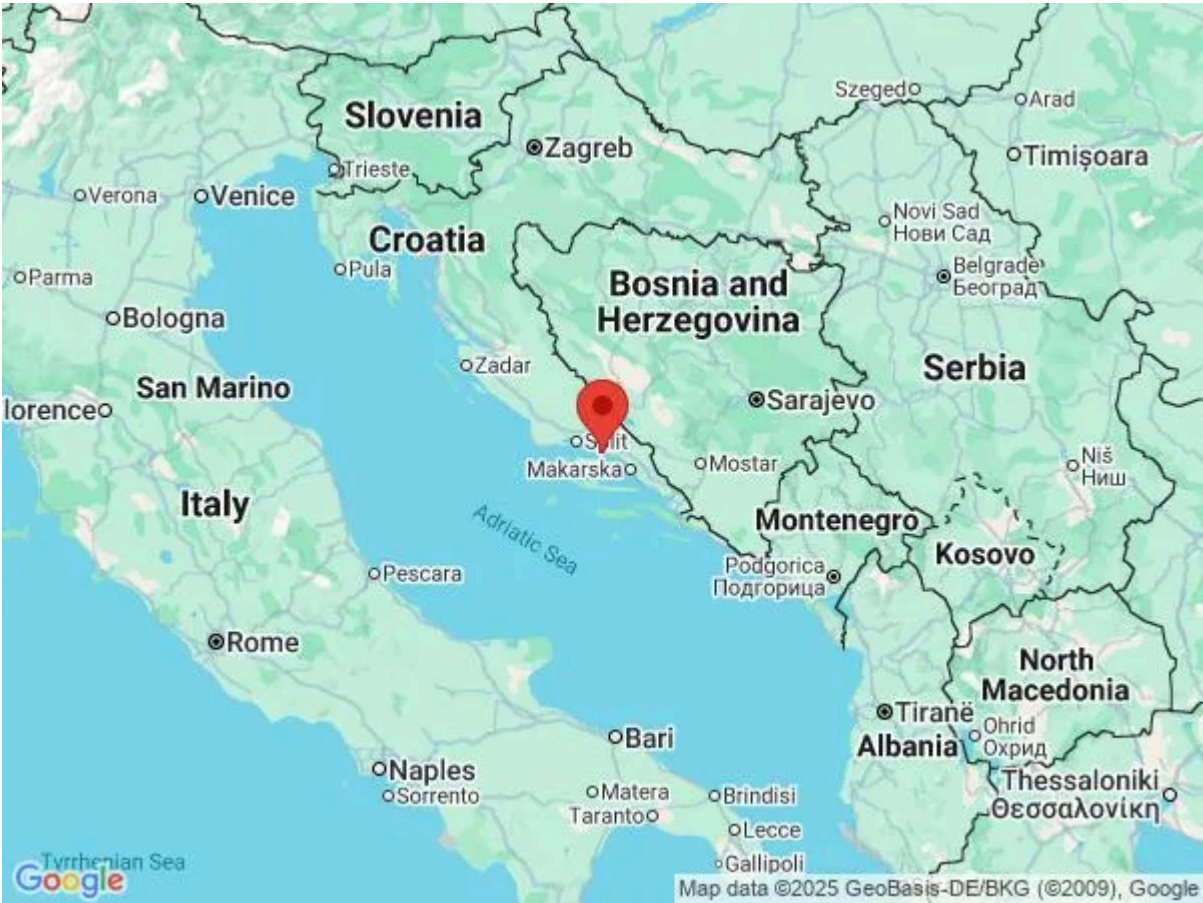


# Location & Local Information

Stanici, nestled along Croatia's Dalmatian Coast near Omiš, offers stunning views of Brač Island. Its neighbouring village, Nemira, boasts inviting beaches and charming eateries. Omiš, steeped in history, was once notorious for its medieval pirates, now celebrated in family-friendly Pirate Night tours. The town captivates with its scenic cliffs, Old Town's Franciscan monastery, and Mirabella fortress. Nearby, the Starigrad fortress rewards climbers with breathtaking vistas. Olive groves and vineyards adorn the surroundings, while the Cetina River invites adventure seekers to try rafting and canoeing. Omiš buzzes with cultural events, including the vibrant Festival of Dalmatian Klapas each summer.

## Local Amenities

Nearest Airport	Split Airport (46km)
Nearest Beach	Sandy Beach (2km)
Nearest Restaurant	Restaurants & Shops (100m)
Nearest Tennis	Tennis Court (31km)
Nearest Town/City	Omis (4km)
Nearest Village	Stanici (100m)





## What we love

- There's no denying the appeal of this villa's heated pool and stunning terrace area, especially from the hot tub under the stars
- Terraces on multiple levels showcase the natural beauty of Dalmatia and provide great seating and dining areas
- With six bedrooms and seven beautiful bathrooms, this is an excellent villa for couples holidaying together
- Stanici is a charming location and close enough to visit many of the coast's larger centres, like Omis and Makarska

## What you should know...

- The villa is set on a slope with an uphill walk from the beach so it may not be suitable for those with mobility issues.
- Please note this villa is non-smoking
- Children are welcome at this villa, but pets are not allowed
- Bringing young children? This villa is equipped with a cot and high-chair
- Please note, there is currently building work taking place to the North/East side of Villa Andreja, and therefore views/photos may change for the 2025 season.

# 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 pm
- **Departure time:** 10 am
- **Energy costs included?:** Included in the rental price
- **Linen & towels included?:** Included in the rental price
- **Pets welcome?:** Pets not allowed
- **Changeover day:** Saturday
- **End of stay cleaning available?:** Included in the rental price
- **Smoking Allowed?:** No smoking inside the villa
- **Minimum stay:** 5 nights
- **Heating costs included?:** Included in the rental price
- **Tax:** Included in the rental price
- **Internet access?:** Wi-Fi connection included