

# Villa Zelimirka

Region: Omis    Sleeps: 8

## Overview

A fully air-conditioned villa with stunning views across the Adriatic, Villa Zelimirka lies 2km from the beach and the centre of Omiš. With all the local amenities within easy reach, this 4-bedroom property can accommodate up to eight guests and features both a children's playground and a beautiful outdoor pool.

You will appreciate the spacious sun terrace with its mountain backdrop and incredible ocean views. Here you can enjoy the Croatian climate to the full with a dining area and barbecue, and an array of sun loungers and parasols arranged around the heated 8.5m x 4m pool. In the evenings, it takes on a unique character, as darkness falls and the lights of Omiš and the island of Brač punctuate the skyline.

Inside you'll find the comfortable living and dining room with seating area and satellite TV, and a kitchen equipped with essentials and time-savers from a microwave and fridge freezer to a dishwasher and coffee machine. Also on this level are a family bathroom and king-size bedroom.

Three of the bedrooms are downstairs with direct access to the terrace. One of these king-size bedrooms has an en-suite of its own, while the other two (a king-size and twin) share the use of a second family bathroom. With a TV, the twin room is ideal for children sharing. Upstairs, a grass plot with children's playground will be another family favourite.

One of the most popular destinations on the coast, Omiš has it all, from the historic buildings of the Old Town to the high-energy escapades of the zip wire which propels you across the Cetina Canyon. It's great for shopping, dining and sightseeing too, so, however, you want to spend your day, you will find something to suit.



It's perfectly placed for taking a boat trip to the beautiful island of Brač too, or you could appreciate its sand and pebble beaches.

## Facilities

Wi-Fi/Internet • Villa • Tennis Nearby • Waterfront • Cots (Cribs) • Private Pool • Beach Nearby • Air-Con • Golf Nearby • Ideal for Kids • Ideal for Teens • Ground Floor Bed & Bath • Satellite TV • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Zelimirka is located in a quiet area above small-town Omiš, offering breathtaking panoramic views over city, sea, islands and fortress. There are 4 bedrooms and 3 bathrooms, and it can accommodate up to 8 people

### Ground Floor

- Double bedroom with en-suite bathroom
- Double bedroom
- Twin bedroom
- Bathroom
- Living & dining room
- Fully equipped kitchen
- Access to the patio & pool area

### First Floor

- Double bedroom
- Bathroom
- Living & dining room

### Exterior

- Swimming pool (4x8.5m)
- Sun loungers & parasols
- Large patio & garden area
- Outside sitting & dining area
- Covered terrace
- Fitness & games room
- BBQ area
- Private parking





# Location & Local Information

A small harbour town on the Dalmatian Coast, Omiš sits at the mouth of the Cetina River. It has a long and rich history, with stories of the town's notorious pirates running amok in the Middle Ages among those you are bound to discover.

In the 13th and 14th century, they were the most-feared in the Adriatic and used the river to make a quick getaway after attacking passing trade ships. In summer, Pirate Night tours are a popular attraction, telling tales of the pirates in a more family-friendly way.

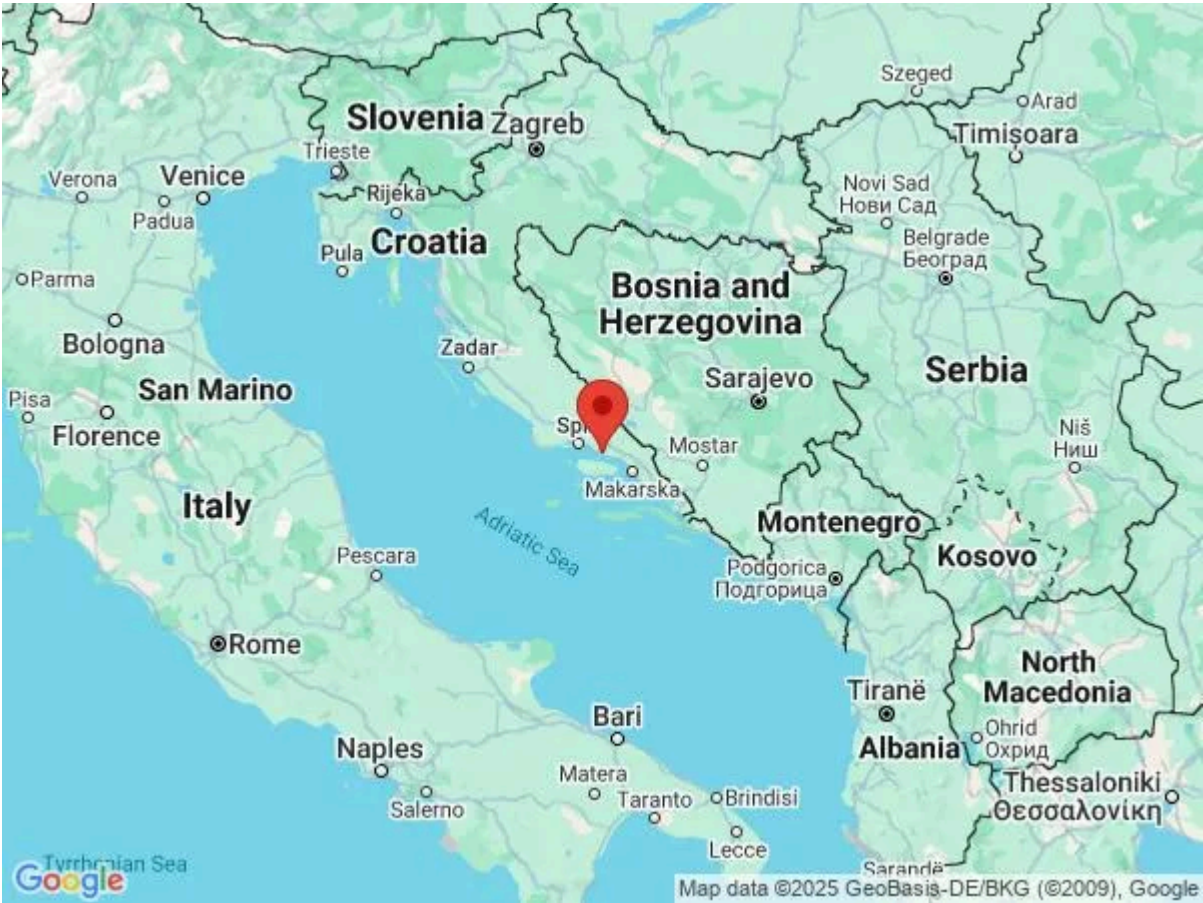
Omiš is a pleasant place to spend your time with lovely beaches and a wealth of great restaurants and cafés. It's visually impressive, with cliffs providing a backdrop to the Old Town, where you can find a Franciscan monastery and several old churches, in addition to the Mirabella fortress, dating from the 13th century. At the top of the mountain, there is also the Starigrad fortress – it's quite a climb, but a rewarding one.

Olive groves and vineyards lend their magic to the beautiful areas which surround the town, and the Cetina gives you the opportunity to try out water-sports like rafting, canyoning and canoeing.

Omiš is something of a cultural hub too. The town hosts festivals celebrating music and theatre on a regular basis, with an annual highlight being the Festival of Dalmatian Klapas each summer. Split is also easily accessible from Omiš, around 25km away, so it's easy to take a bus or mini-van to see the Diocletian Palace, the Cathedral of St Domnius or the town's strangely unmissable frog museum.

## Local Amenities

Nearest Airport	Split Airport (50km)
Nearest Village	Borak (200m)



Nearest Town/City	Omiš (3km)
Nearest Restaurant	Restaurants & Shops (2km)
Nearest Beach	Sandy Beach (4km)
Nearest Golf	Golf Course (22km)
Nearest Tennis	Tennis Court (30km)
Nearest Ferry Port	Split Ferry Port (29km)

## What we love

- Beautiful, far-reaching sea views and mountainous landscapes give this villa the most alluring of settings
- There's lots of room on the pool terrace, with great memories to be made around the outdoor dining table
- With walking trails nearby, you can get out and explore Omiš on foot, and all you need is within 2km
- Head up the coast, and you'll discover even more stunning beaches at the likes of Dugi Rat, Duće and Jesenice

## What you should know...

- 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

# Terms & Conditions

- **Security deposit:** €300 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 2 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 from mid June to mid September. <br> Flexible all other dates.
- **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?:** No smoking inside the villa
- **Minimum stay:** 7 nights from end of May to end of September. <br> 5 nights all other dates.
- **Heating costs included?:** Included in the rental price
- **Tax:** Included in the rental price
- **Internet access?:** Wi-Fi connection included