

# Villa Nicca

**Region:** Omis   **Sleeps:** 12

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## Overview

Just 10 minutes from Omiš, Villa Nicca is a modern hillside retreat with panoramic sea views and space for up to 12 guests. Set across two connected units, the villa offers a private saltwater pool, a children's play area, and a fitness room, making it ideal for families and active travellers alike.

Outdoors, a spacious sun terrace with loungers surrounds the 32 sq m pool, while a covered dining area with a barbecue invites alfresco meals with a view. For exploring the scenic surroundings, including nearby Biokovo Nature Park, guests can make use of the villa's three complimentary bikes.

The interiors consist of two separate units, accessible via internal staircase. They both offer an open-plan living area with well-equipped kitchens, dining space, and a sitting room with satellite TV and music system. There are five bedrooms, three on the first floor, two of these are doubles and one is a twin room. The second floor features a double bedroom and one with two twins. There is also a pull out sofa for an additional two guests. Some bedrooms offer balcony access with sea or mountain views.

A unique feature is the owner's neighbouring house, which includes a traditional Croatian tavern where guests can sample local food and craft beer.

Villa Nicca is perfectly placed for adventure, with Omiš offering zip-lining, river rafting, and hiking in the Cetina Canyon. For more relaxed days, the town also has family-friendly beaches, restaurants, and pirate-themed activities for children.



## Facilities

Historical Sites • Wi-Fi/Internet • Air-Con • Hairdryer • Washing Machine  
• Walking/Hiking Paths • Villa • Coffee Machine • Seaview • Bicycles  
Provided • Private Pool • Gym/Fitness Room • Chef/Cook Available • Cots  
(Cribs) • Great Value • Catering Available • Ideal for Babies & Toddlers •  
Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher • Microwave  
• Satellite TV • Outdoor Games • Heating • High Chair(s) • Fenced  
Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities •  
Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior*

- Two fully equipped kitchens
- Two living room with dining areas
- Fitness room
- Four family bathrooms
- Three double bedrooms
- Two twin bedrooms

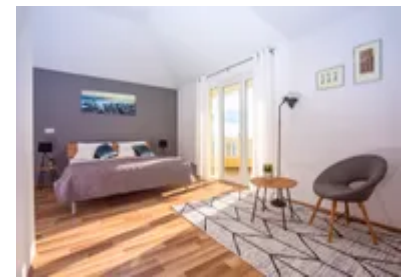
### *Exterior*

- Covered outdoor dining
- Outdoor furniture
- Summer kitchen
- Playhouse with a slide for small children

### *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- Badminton
- Darts
- Iron & board
- Game console
- Cot

HR-AB-21-17010502227 Mirjana Mrcela



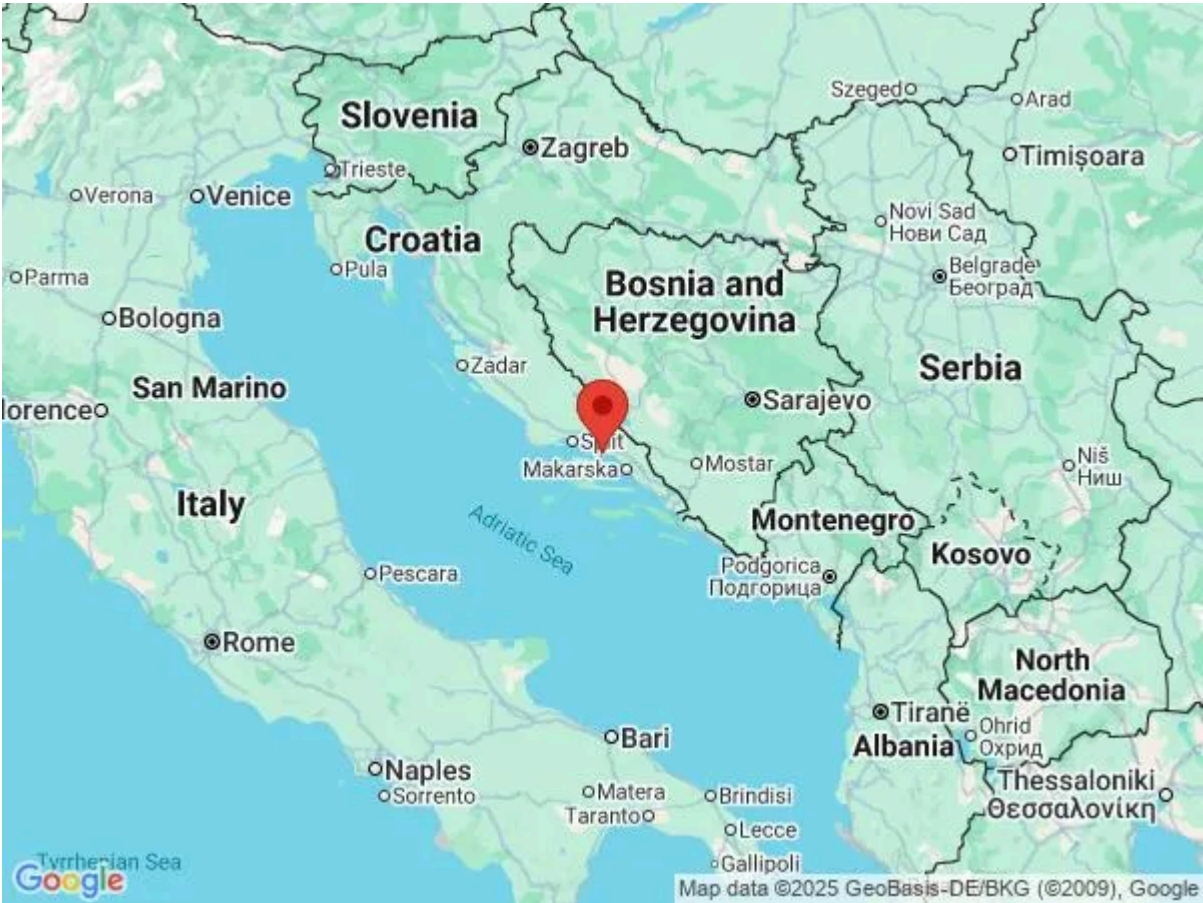
# Location & Local Information

Omiš is a historic harbour town on Croatia's Dalmatian Coast, located where the Cetina River meets the Adriatic. Once home to infamous pirates in the 13th and 14th centuries, the town embraces its colourful past with family-friendly Pirate Night tours during the summer.

Framed by dramatic cliffs, Omiš offers a mix of natural beauty, heritage and adventure. The Old Town is home to ancient churches, a Franciscan monastery, and the 13th-century Mirabella fortress. For those up for a challenge, the hike to Starigrad fortress rewards with sweeping views over the coast.

The town's beaches, vibrant cafés and excellent restaurants make it an easy place to unwind, while nearby olive groves and vineyards add to the area's charm. For thrill-seekers, the Cetina River offers rafting, canyoning and canoeing through its striking canyon landscapes.

Omiš is also a cultural hub, hosting regular music and theatre events, with the Festival of Dalmatian Klapas being a summer highlight. Just 25km away, Split is within easy reach by bus or minivan, perfect for day trips to landmarks like Diocletian's Palace, the Cathedral of St Domnius and the quirky frog museum.



## Local Amenities

|                     |                            |
|---------------------|----------------------------|
| Nearest Airport     | Split Airport (51km)       |
| Nearest Beach       | Beach Ruskamen (5km)       |
| Nearest Golf        | Golf course Stobreč (28km) |
| Nearest Tennis      | Tennis Kamp Stobrec (28km) |
| Nearest Supermarket | Tommy, Omis (8km)          |



## What we love

- This villa enjoys beautiful ocean views from most areas of the property, and offers lots of outdoor space.
- This is a great family villa with a children's play area, two twin bedrooms and a spacious pool.
- The friendly owner lives next door and is on hand if you need them, also supplying breakfast or dinner by arrangement.
- You're in a great location close to Omiš, Split, Makarska and Mount Biokovo – and you can also take a boat trip to the beautiful island of Brač, just off the coast.

## What you should know...

- No smoking or pets are allowed at Villa Nicca.
- No events or parties are permitted.
- A car is recommended for getting around the area – parking is available at the villa.



# Terms & Conditions

- **Security deposit:** €200 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?:** Linen and bath towels included in the rental price
- **Pets welcome?:** Not allowed.
- **Changeover day:** Saturday from June to September
- **Smoking Allowed?:** No smoking inside the villa
- **Minimum stay:** 7 nights from May to September, 5 nights from October to April
- **Heating costs included?:** Included in the rental price
- **Tax:** Included in the rental price
- **Internet access?:** Wi-Fi connection included