

# Villa Bufo

**Region:** Omis   **Sleeps:** 10

---

## Overview

The extraordinary, exclusive Villa Bufo is located in Mimice, surrounded by fabulously fragrant Mediterranean pine and olive trees on a huge 2000 sqm plot very close to a beautiful pebble beach and local restaurant and shop. A peaceful paradise waiting to be booked!

Only half an hour from Split it is a brilliant location for family and friends groups seeking relaxation and seclusion yet wanting to be near the action!

This villa has views to die for – the inviting Adriatic sea, the mountains and the island of Brac. If you can tear yourself away from the page-turner holiday book whilst relaxing on the comfortable sun loungers surrounding the 40sqm pool, there is also a sauna and gym area, including a treadmill and exercise bike. The little ones have their own playground complete with swing, slide and a wooden house to keep them amused!

Sleeping 8, the villa has four spacious idyllic bedrooms – 3 kings and a twin room all with smart luxury ensuite bathrooms and tvs. 2 of the impressive bedrooms are on the ground floor and the other two up the stone staircase on the 1st floor. These upstairs bedrooms have balconies either facing the sea or mountains. The villa is fully air-conditioned to temper the glorious Dalmatian climate.

Scrumptious meals can be prepared in the summer kitchen with a traditional barbecue or in the well equipped indoor kitchen. The outdoor covered dining area is the perfect space for absolute relaxation with a glass of wine and dinner when the sun goes down. There is a fun pool table here too for those wanting a little competition!

The tasteful indoor area also has living and dining space together with tv and PlayStation – bound to please



teenagers wanting to get away from the adults!

Villa Bufo is the perfect luxurious retreat.

## Facilities

Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Wellness • Hairdryer  
• Historical Sites • Chef/Cook Available • Beach Nearby • Private Pool •  
Gym/Fitness Room • Pool/Snooker • Cots (Cribs) • Indoor Games •  
Modern • Pre-Stocked Fridge Available • Spa Treatments Available •  
Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens  
• All Bedrooms En-Suite • Satellite TV • Sauna/Steam • Outdoor Games •  
Table Football • Heating • High Chair(s) • Fenced Grounds • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Bufo is a beautiful mediterranean villa with unspolited views of the the Adriatic Sea, mountains and the island Brač. The property has four en suite bedrooms that can accommodate up to 8 people.

### *Lower Ground Floor*

- Sauna
- Fitness area
- Bathroom with shower and washing machine

### *Ground Floor*

- Fully equipped kitchen
- Spacious dining and living area with direct exit to the pool area
- Bedroom with king size bed, en suite bathroom and exit to pool area
- Bedroom with two single beds, en suite bathroom and exit to pool area
- Toilet

### *First Floor*

- Bedroom with a king-size, en-suite bathroom with bathtub and a balcony with sea views
- Bedroom with a king-size, en-suite bathroom and with a balcony with mountain views

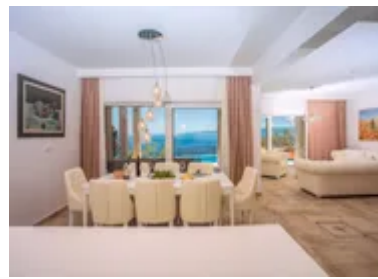
### *Exterior Grounds*

- Private heated swimming pool (40sqm) with hydro massage
- Outdoor dining area
- Covered summer kitchen with TV and barbecue
- Sun loungers
- Outdoor shower
- Childrens playground

### *Additional Facilites*

- Air conditioning
- Heating
- Wi-fi
- Satellite TV
- Play Station 4
- Pool table
- Treadmill and exercise bike
- Washing Machine
- Tumble Dryer
- Hair Dryer
- Iron and Board
- Baby cot and high chair

Registration Number: HR1023400091160457124





## Location & Local Information

Mimice is famous for its two public beaches with shallow waters, car-free coastline and peace and quiet. There are quiet bars and restaurants and a tavern in Mimice's old part with Dalmatian ambience and cuisine. You can enjoy freshly caught fish by local fishermen and prepared with homemade olive oil and Mimice's own wine!

It is only 12km away from the small Mediterranean town Omis which offers many historical attractions, restaurants and the Cetina River with its amazing canyon and zip-line, rafting and canoeing for those seeking an adrenaline rush!

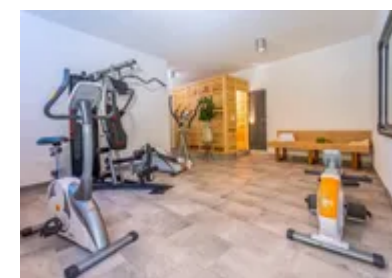
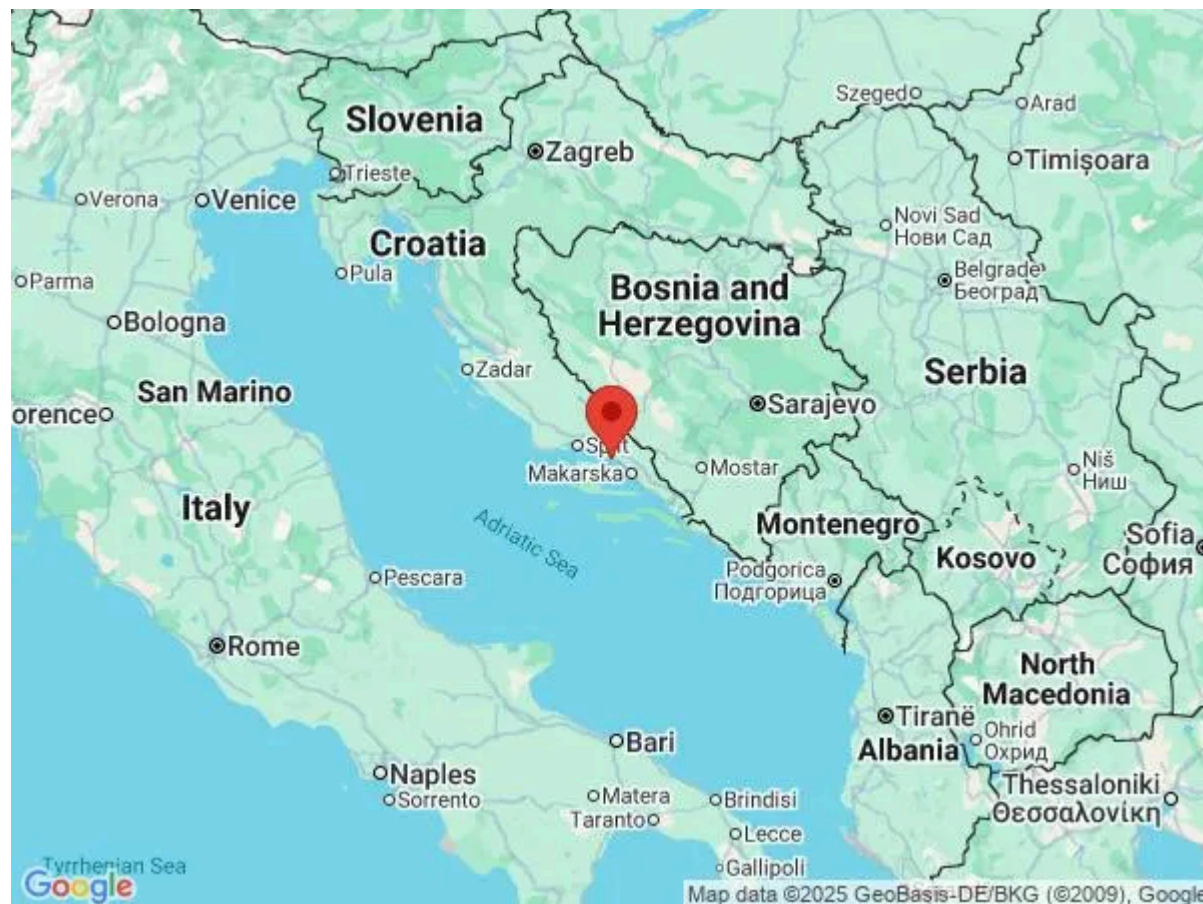
The most popular tourist attractions on the Dalmatian coast are only half an hour away from such as Split with its a great history, Makarska Riviera or Trogir (45 minutes away). It is approximately 1hr 30m from the stunning Krka waterfalls and Skradin. Trips can be taken to Brac from Makarska or Split. Makarska is popular for its nature park, nightlife, harbour and beach and shopping and lunch in Kacic Square. Why not take a walking tour with wine tasting and a local 'peka' meal in Split?

You will tour through the historical centre and see sights such as the Golden Gate, Diocletian's Palace built for the Roman emperor in 305 CE, the Jewish Ghetto and much more. Trogir's preserved old town, known for its a mix of Renaissance, Baroque and Romanesque buildings, lies on a small island connected to the mainland and the island of Ciovo by bridges.

The serious adventurers can even rock climbing around historical sites dating back to the 15th century with professional and licenced guides at Marjan Park 40 minutes away. The not so adventurous can enjoy the forests and trails!

You can always speak to our Concierge team for further information about trips available in the area.

The nearest airport is SPU Split's airport 38km away. It is



an easy drive to the villa where there is space for three cars.

Local Amenities

Nearest Airport	Split Airport (38 Km)
Nearest Town/City	Omis (12 KM)
Nearest Beach	Mimice pebble beach (500 m)
Nearest Restaurant	Mini Restaurant (200 m)
Nearest Supermarket	Studenac (200 m)
Nearest Golf	Golf Course Strobee (28 Km)
Nearest Tennis	Tennis Klub Strobeč (28 Km)

## What we love

- Fully enclosed peaceful paradise close to many wonderful Croatian attractions
- Incredible views of the Adriatic Sea, mountains and island Brač from almost every corner.
- Young children get their own playground!

## What you should know...

- We recommend renting a car for this property to explore the surrounding areas
- The twin room is downstairs with another king bedroom and has access to the pool area
- The Krka National Park gets very busy so leave early
- You should visit the charming town of Markaska during your stay

# 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?:** Yes, included in rental price
- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price
- **Pets welcome?:** Not allowed
- **Changeover day:** Saturday across July & August, any day for the remainder of the year
- **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?:** Not permitted
- **Minimum stay:** 7 nights across July & August, 5 nights for the remainder of the year
- **Heating costs included?:** Yes, included in rental price
- **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:** Yes, included in rental price
- **Internet access?:** Wi-Fi internet access included in rental price
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open from May to October. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.