

Villa Dyeing

Region: Omis **Sleeps:** 4

Overview

A beautifully positioned, sea-view property in the old part of Lokva Rogoznica, Villa Dyeing is surrounded by Mediterranean olive trees and breathtaking coastal beauty. Just 5km from the riverside town of Omiš in Dalmatia, this 2-bedroom villa can accommodate up to six guests and offers expansive outdoor areas.

The centrepiece of these is the private, 7.5m x 3.5m swimming pool, with a gorgeous sea view on one side and a spacious sun terrace on the other – equipped with a set of sun loungers, of course. There is also a covered area with more seating nearby, with space for dining too. A large barbecue and outdoor shower are further welcome additions.

This eco-friendly house also organic vegetables straight from the garden – great for eating in line with the seasons. You have another elegant dining area inside, part of an open-plan space which also comprises the kitchen and living room. Air-conditioned, light and with lots of room to move, it's an attractive space which leads you directly to the terrace.

The living area provides ample seating, along with a TV and PlayStation – there is also a sofa-bed which can accommodate one guest if needed. The two bedrooms are found on the upper level of the house, each one containing a king-size bed, air-conditioning and en suite bathroom. Both enjoy sea views, and one has another sofa-bed for a sixth guest.

It's a 5-minute drive from the property to the nearest pebble beach, and you have a local restaurant within 1km. With Omiš so close, opportunities for high-adrenaline thrills like river-rafting, zip-lining and canyoning are there for the taking. The town also has some impressive



historical buildings and invigorating walks for you. Don't miss Split while you're in the region, home of Diocletian's Palace and a host of beautiful squares and parks. From here, you can also venture over to the island of Brač – definitely a rewarding journey.

Facilities

Air-Con • Wi-Fi/Internet • Waterfront • Walk to Village • DVD • Cots (Cribs) • Modern • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Hairdryer • All Bedrooms En-Suite • Satellite TV • Heating • High Chair(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

The Villa

Villa Dyeing is a Eco-Friendly villa located in old part of Lokva Rogoznica. there are 2 double bedroom with en-suite bathrooms and it can accommodate up tp 4 guests.

Interior

- Fully equipped kitchen open plan kitchen with dining area
- Living room
- Double bedroom with king size bed and en-suite bathroom with shower
- Double bedroom with king size bed and en-suite bathroom with shower
- Family bathroom with shower

Exterior Grounds

- Private swimming pool (7.5m x 3.5m)
- Outdoor shower
- Spacious terrace
- Outdoor dining area with barbecue
- Sun loungers

Additional Facilities

- Air Conditioning
- Free Wi-Fi
- Safe
- Heating
- Satellite TV
- DVD Player
- Play Station 4
- Hairdryer
- Laundry facilites
- Baby cot and high chair



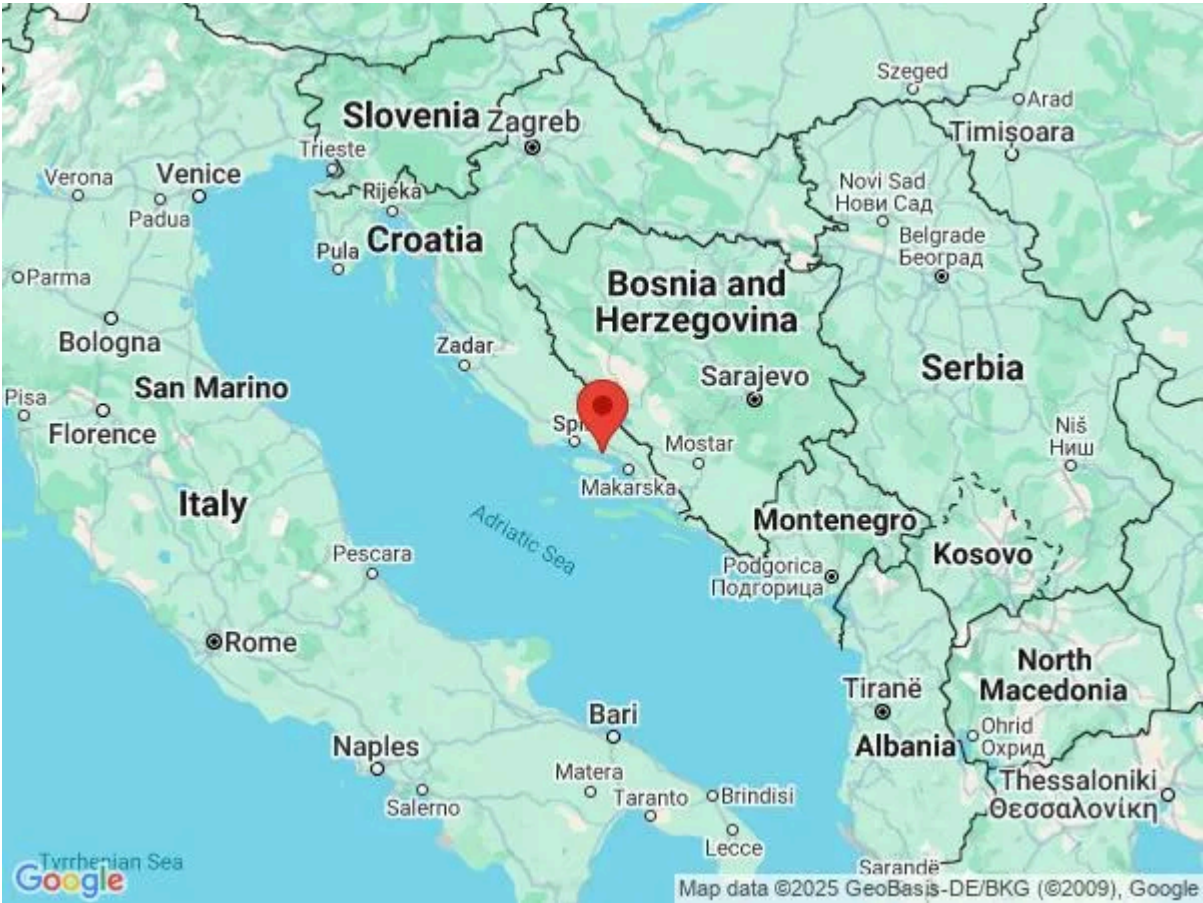
Location & Local Information

Omiš sits at the mouth of the Cetina River, a cultural hub with a long and rich history. The river takes centre-stage, offering not only a wonderful backdrop for the cafés and restaurants on its banks but the setting for a variety of water-sports. Whether you want to try rafting, canoeing or canyoning, there are all sorts of opportunities here. There is also zip-line set up across the Cetina Canyon which delivers unforgettable views in an equally unforgettable way.

Stories of the town’s notorious pirates running amok in the Middle Ages are among those you are bound to discover. Much feared in the 13th and 14th century, they used the Cetina to make their getaway after attacking passing trade ships. Tales such as these are now the basis for some light-hearted fun. In summer, Omiš’ Pirate Night tours are a popular attraction, telling the story of the pirates in a family-friendly way.

Omiš is a pretty place to spend some time, the lovely beaches, restaurants and cafés providing a wealth of places to chill. It’s visually impressive too, with steep cliffs providing a backdrop to the Old Town, a Franciscan monastery and the Mirabella fortress, dating from the 13th century, are among the sights There is also the Starigrad fortress it’s quite a climb to reach it, but the spectacular views are surely worth the trouble.

Surrounded by beautiful vineyards and olive groves, Omiš also hosts various cultural festivals, with an annual highlight being the Festival of Dalmatian Klapas each summer. The town’s proximity to Split, around 25km away, makes excursions to see Diocletian’s Palace, the Cathedral of St Domnius or the stunning Marjan Hill, easy.



Local Amenities

Nearest Airport	Split Airport (50 Km)
Nearest Ferry Port	MB Kapetan Ferry Port (33 Km)

Nearest Town/City	Omis (5 Km)
Nearest Town/City	Split center (31 Km)
Nearest Restaurant	Restoran Ljetni San Ruskamen (3 Km)
Nearest Beach	Beach Celona (3 Km)
Nearest Golf	Golf Course Stobree (25 Km)
Nearest Supermarket	Studenac 16 (3 Km)
Nearest Tennis	Tennis Kamp Stobrec (25 Km)

What we love

- The spacious sun deck with its gorgeous Adriatic views is just the place to appreciate Croatia's beauty
- The large outdoor pool just steps away from a lovely covered dining and seating area perfect for an after-swim breakfast
- The peaceful location in Lokva Rogoznica is just a short drive from local amenities and busier Omiš
- You can combine your time here with visits to many other great destinations Split, Makarska and Brač are all easy to reach

What you should know...

- No smoking or pets are allowed at Villa Dyeing
- No events or parties are permitted
- You need to be aged 25+ to rent this property

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:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **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:** Sunday across June, 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
- **Tax:** Yes, included in rental price
- **Internet access?:** Wi-Fi internet access included in rental price