

Villa Laevis

Region: Omis **Sleeps:** 8

Overview

An ultra-modern, sea-view villa just 2.5km from Omiš, Villa Laevis enjoys excellent facilities with all the local amenities just minutes away. Just 250m from the sandy beach at Duće, this 4-bedroom villa can promise a sauna, indoor and outdoor pools and panoramic views of the ocean.

The outdoor terrace centres on a magnificent, heated private pool, measuring a generous 11m x 3.6m. In addition to this, you have a large sun deck with loungers for eight, a covered dining area with barbecue, and an outdoor shower – plus an extensive terrace area on the upper floor too. The house is surrounded by aromatic plants and lemon trees, adding a lovely smell to the air and a real Mediterranean feel.

Inside, you have a spacious living room on the ground floor, with floor-to-ceiling windows looking out on the pool. There's another dining area, seating and a TV and PlayStation. There's a sleek kitchen down one side of this space, offering high-quality appliances including a dishwasher and large fridge freezer.

A spa room with a 5m x 2.3m indoor pool and a sauna is one of the extra-special features of Villa Laevis. This room, with counter-current swim program and fitness machine, enjoys a beautiful double-aspect view too. Also on the ground floor, one of the four bedrooms with king-size bed and en suite.

Upstairs, there are two more king-size bedrooms as well as a twin room – each of these immaculate rooms is equipped with TV and en suite, and an inviting terrace with sea and mountain views.

The villa has a mini-market, bakery, restaurant and bar within 400m, and it's just a short drive into the centre of



Omiš. This active riverside town is the place to go for adventurous sports, with canoeing, canyoning and rafting on the River Cetina, and a thrilling zip-line ride over it. Just 25km away, the many attractions of Split – including majestic Diocletian's Palace – await you.

Facilities

Wi-Fi/Internet • Beachfront • Watersports • Waterfront • Walk to Village • Indoor Games • Gym/Fitness Room • Walk to Beach • Beach Nearby • Golf Nearby • Air-Con • Modern • Private Pool • Heated Pool • Indoor Pool • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Sauna/Steam • Heating • High Chair(s) • Sailing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

The Villa

Located only 250 meters from the sandy beach in Duće, Villa Laevis is ideally set with opened sea views offering all you need in walking distance. There are 4 bedrooms and 4 bathrooms, and it can accommodate up to 8 people.

Ground Floor

- Bedroom with king-size bed (180x200cm), sofa bed, sea views & en-suite bathroom with walk-in shower
- Toilette
- Dining area
- Fully equipped kitchen
- Living room with floor-to-ceiling sliding glass doors
- Spa room with indoor pool (5x2.3m)
- Deck chairs & sauna
- Access to the patio & pool area

First Floor

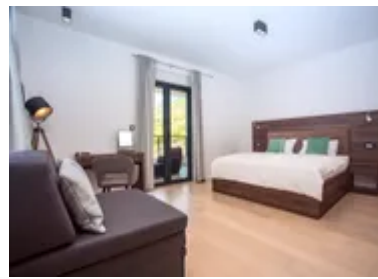
- Master bedroom with king-size bed (180x200cm), terrace with sea views & en-suite bathroom with walk-in shower
- Bedroom with two single beds (100x200cm), sofa bed, terrace with mountain & sea views & en-suite bathroom with walk-in shower
- Bedroom with king-size bed (180x200cm), sofa bed, terrace with sea views & en-suite bathroom with walk-in shower

Exterior Grounds

- Swimming pool* (40sqm)
- Large patio area
- 8 sun loungers & a parasol
- Covered terrace
- Dining area for 8 people
- Outdoor shower
- Built-in barbecue
- Private parking

Additional Facilities

- Wi-Fi connection
- Air conditioning
- First-aid kit
- Smoke detector
- Fire extinguisher
- Carbon-monoxide detector
- Washing machine
- Clothes dryer
- Safe
- Iron & board
- Hair dryer
- Dishwasher
- Microwave
- Coffee maker
- Toaster
- Kettle
- Child's highchair
- Satellite / Cable TV
- Stereo



- Games room
- Games
- Video games

**Pool heating included upon request, see T&Cs*

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Location & Local Information

It would be a shame to visit Omiš and not get at least a little bit active the place is made for adventure on land and water alike. The town sits on the Cetina River, and rafting and canyoning on it are everyday pursuits, along with cliff-climbing, zip-lining and much more besides.

If that's not for you, discover some of Omiš' history in the Old Town, a picturesque area with a dramatic cliff backdrop and impressive fortresses and churches to look out for. The Fortica and Mirabella fortresses, with incredible views over the ocean towards the neighbouring islands, are among those worth looking out for.

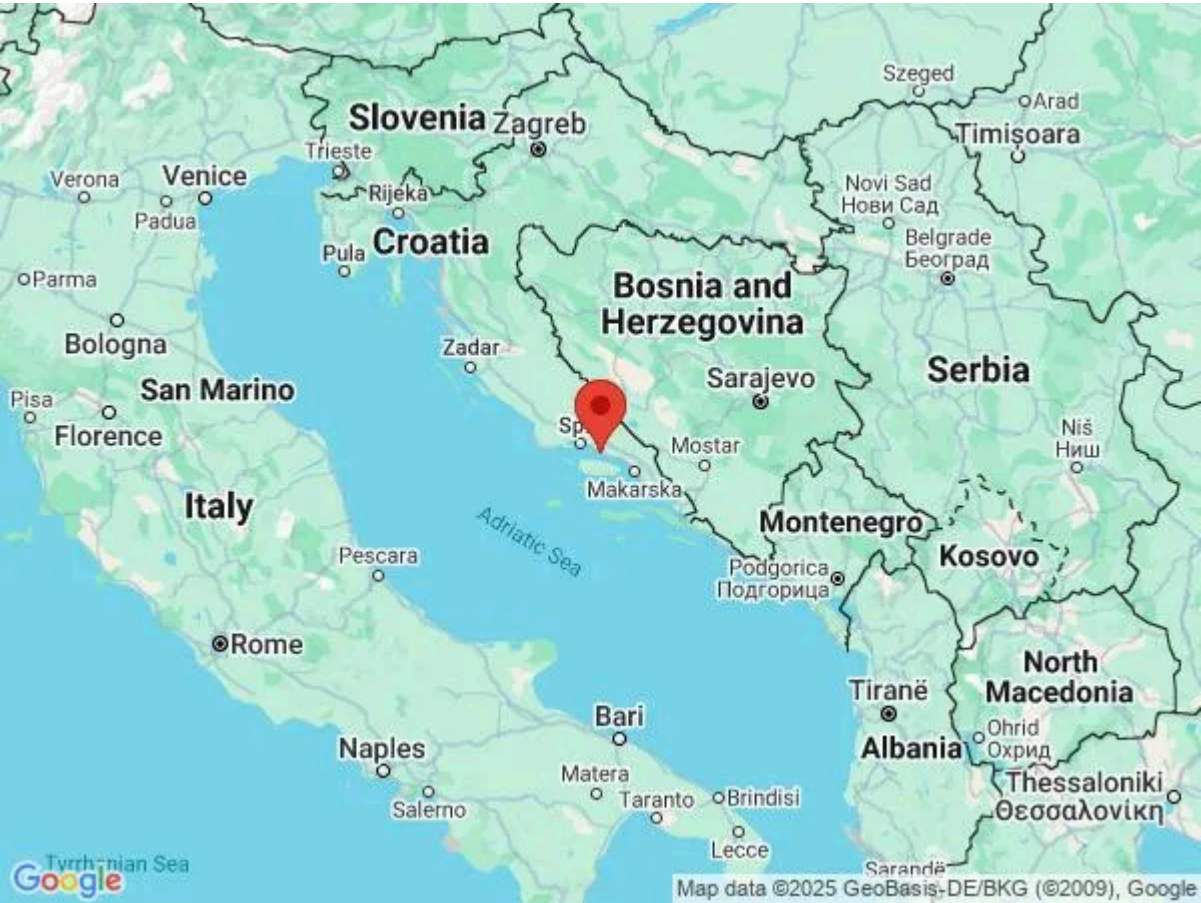
The town makes much of its pirate past, with all sorts of themed events and attractions. It hits peak pirate in summer when a reenactment of a previous battle adds a touch of drama. It's all good fun, of course, and the children are likely to lap it up the Pirate Nights are certainly popular with families, and provide plenty of entertainment.

For something completely different, the Festival of Dalmatian Klapas brings this traditional form of Croatian music to the streets in summer – one of the country's biggest cultural events of the year. The festival has taken place annually for more than 50 years, and the sound of the gentle vocal harmony around St Michael's Square is not to be missed if you're lucky enough to be in town for it.

Numerous beaches line the coast known as the Omiš Riviera, such as Dugi Rat, Duće and Sumpetar – the site of charming old wooden sailing ships, which can now transport you to the nearby islands.

Local Amenities

Nearest Airport	Split Airport (38km)
Nearest Ferry Port	Split Ferry Port (22km)



Nearest Village	Duce (700m)
Nearest Town/City	Split (23km)
Nearest Restaurant	Forum Restaurant (400m)
Nearest Bar/Pub	Bova Bar (400m)
Nearest Supermarket	Konzum (350m)
Nearest Beach	Duce Beach (300m)
Nearest Golf	Stobree Golf Course (15km)
Nearest Tennis	Kamp Stobrec Tennis (15km)

What we love

- This villa's impressive pool and dining terraces enjoy the most beautiful sea views and are just a couple of minutes' walk from the beach.
- There's a lovely spa room with indoor pool and sauna at this property, the perfect choice if you really need to destress.
- All the bedrooms on the upper level enjoy their own terrace with stunning views – rather nice to wake up to each morning.
- It's just a short drive to Omiš, and Split, Makarska and an assortment of pretty little beaches are easy to reach too.

What you should know...

- No smoking or pets are allowed at Villa Laevis.
- No events or parties are permitted.
- There is no wheelchair access at this property.

Terms & Conditions

- **Security deposit:** €400 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:** Flexible.
- **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:** 5 nights
- **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.