

# Villa Laevis

**Region:** Omis **Sleeps:** 8

---

## Overview

Just two and a half kilometres from Omiš and only one hundred metres from the sandy shores of Duće, Villa Laevis is a strikingly modern four-bedroom retreat with panoramic sea views and exceptional wellness facilities.

The outdoor terrace features a heated eleven-metre pool, a spacious sun deck with loungers, an alfresco dining area with barbecue, and an upper-level terrace surrounded by lemon trees and Mediterranean flora. Floor-to-ceiling windows connect the sleek indoor living space with the pool area, while a stylish open-plan kitchen is equipped with high-end appliances.

A standout feature is the villa's private spa room, complete with a counter-current indoor pool, sauna, and fitness equipment, all enjoying double-aspect views. The ground floor also hosts a king-size en-suite bedroom, with three further en-suite rooms upstairs, including a twin, each with sea or mountain-view terraces and TVs.

Conveniently located, Villa Laevis is within walking distance of a bakery, mini-market, and local eateries. The nearby town of Omiš offers a wide range of outdoor pursuits, from rafting and canyoning to zip-lining over the River Cetina. The cultural attractions of Split, including Diocletian's Palace, are just twenty-five kilometres away.

## Facilities

Wi-Fi/Internet • BBQ • Washing Machine • Villa • Coffee Machine • Seaview • Hairdryer • Boat Trips • Beachfront • Sailing • Historical Sites • Watersports • Waterfront • Walking/Hiking Paths • Walk to Beach • Ground Floor Bed & Bath • Golf Nearby • Air-Con • TV • DVD • Cots (Cribs) • Beach Nearby • Private Pool • Gym/Fitness Room • Walk to Village • Indoor Games • Modern • Heated Pool • Indoor Pool • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • All Bedrooms En-





# Interior & Grounds

## The Villa

### *Interior - Ground Floor*

- Bedroom with king-size bed (180x200cm), sofa bed, sea views & en-suite bathroom with walk-in shower
- WC
- 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

### *Interior - 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*

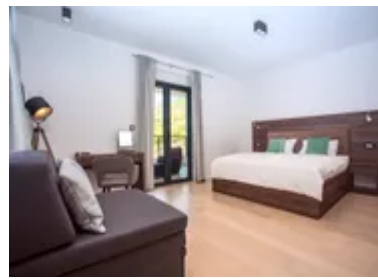
- Swimming pool\* (40sqm)
- Large patio area
- 8 sun loungers & a parasol
- Covered terrace
- Dining area for 8 people
- Outdoor shower
- Built-in barbecue
- Private parking

### *Additional Facilities*

- Wi-Fi connection
- Air conditioning
- First-aid kit
- Smoke detector
- Fire extinguisher
- Carbon-monoxide detector
- Iron & board
- Hair dryer
- Child's highchair
- Satellite / Cable TV
- Stereo
- Games
- Video games

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

*HR-AB-21-17010502227 Mirjana Mrčela*





# Location & Local Information

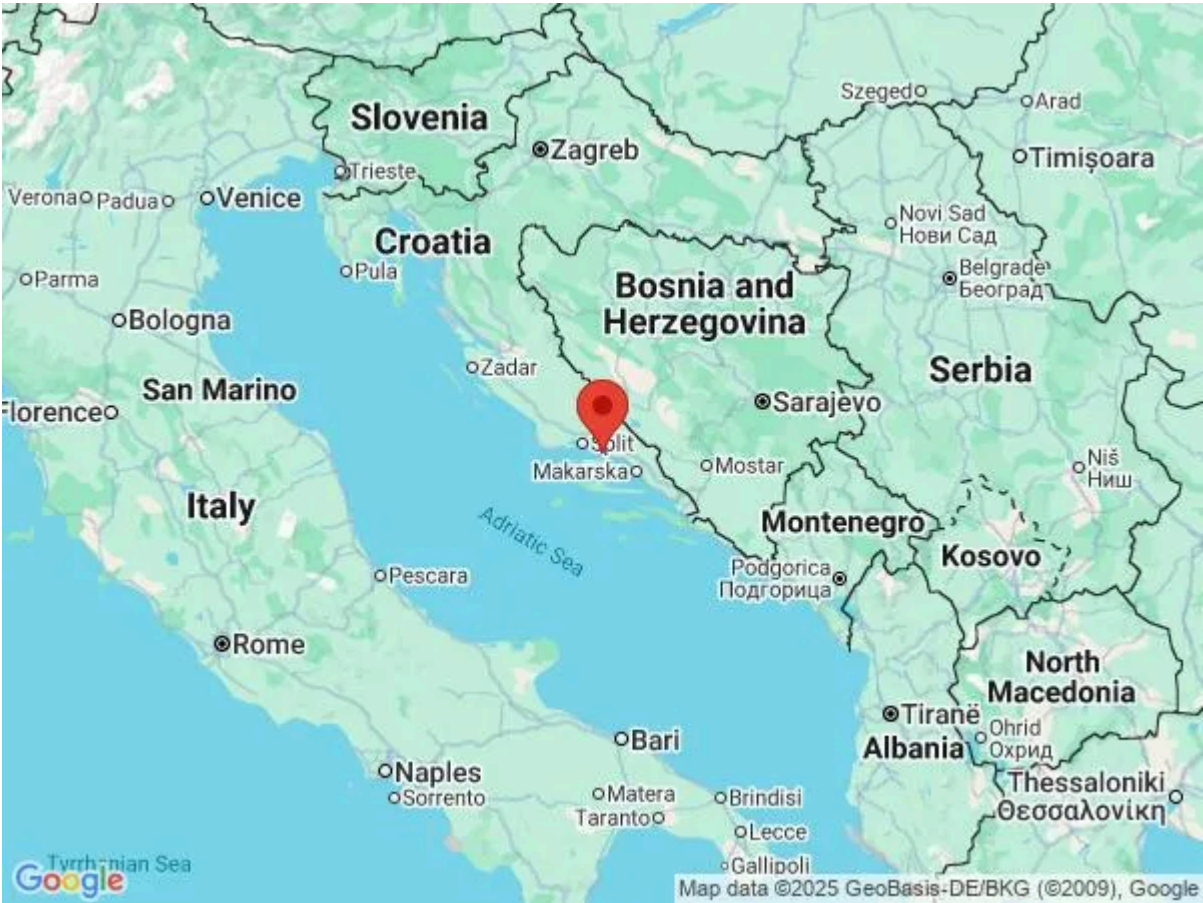
Omiš, set where the Cetina River meets the Adriatic, is a haven for outdoor adventure. Rafting, canyoning, zip-lining and climbing are popular pursuits in the dramatic natural landscape, making it a top choice for active travellers.

For a slower pace, the historic Old Town offers atmospheric streets framed by cliffs, with landmarks such as the Fortica and Mirabella fortresses providing panoramic views over the coast and neighbouring islands. The town's colourful pirate past is celebrated each summer with lively reenactments and family-friendly events, including the ever-popular Pirate Nights.

Cultural highlights include the long-standing Festival of Dalmatian Klapas, where traditional a cappella singing fills St Michael's Square with harmonious melodies, a quintessential Croatian experience if visiting in summer.

## Local Amenities

Nearest Airport	Split Airport (38km)
Nearest Beach	Pebble Beach (100m)
Nearest Ferry Port	Split Ferry Port (22km)
Nearest Golf	Golf Klub Split 1700 (15km)
Nearest Supermarket	Konzum (350m)
Nearest Tennis	Kamp Stobrec Tennis (15km)
Nearest Town/City	Split (23km)
Nearest Village	Duce (700m)



## 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:** 4.00 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:** 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.