

# Casa Dimas

Region: Istria Sleeps: 10

## Overview

A stunning villa for ten overlooking forest and vineyards, Casa Dimas is situated in the village of Režanci, in the centre of Croatia's Istrian region. Just a short drive from the charming medieval town of Svetvinčenat, Casa Dimas offers a wonderful experience inside and out, with a stunning pool and terrace, and an on-site wellness centre, among its highlights.

The 48 square metre pool and a gorgeous dining terrace look out over the vineyards and a large area of private forest which forms part of the property. You can go for invigorating walks among the trees, or enjoy a variety of activities around the villa, including Pétanque, golf on the practice green, or soaking in the hot tub on the veranda. There is also exercise equipment if you fancy a workout, located in the fitness and spa house.

This secure and secluded villa features some eye-catching interiors, with Art Deco and American inspirations evident in many of the rooms. The large living and dining area has signature furnishings, unique to the villa, and opens onto the chef's kitchen and dining terrace, with views of the pool, forest, and vineyard. This traditional Istrian covered terrace has a wood-burning stove and seating for up to twelve diners.

Casa Dimas features a master bedroom with an en-suite shower room and direct access to the terrace and hot tub. Four more bedrooms all have an en-suite, Ruark sound system and king-size bed, each of which can be divided into twin beds for extra flexibility. Air-conditioning, underfloor heating and free Wi-Fi are among this villa's many advantages, as well as each King-size bed being separable into two twin beds.

In a particularly convenient location for discovering the rest of Istria, Casa Dimas is around 30 minutes' drive from the coast, with the stunning town of Rovinj well worth seeking out. Pula lies a similar distance to the south, with its own historical treasures to see. Head north, and it's not much further to the stunning Motovun-Montona, host of an international film festival each summer, and you can even make it across the border to beautiful Piran in Slovenia, in a little over one hour.



## Facilities

Modern • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens •  
Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • Walk to Village •  
<1hr to Airport • BBQ • All Bedrooms En-Suite • Ground Floor Bed & Bath  
• Satellite TV • Bicycles Provided • Sauna/Steam • Gym/Fitness Room •  
Heating • Watersports • Walking/Hiking Paths • Golf Nearby •  
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages • Historical Sites

# Interior & Grounds

## The Villa

Casa Dimas is a beautiful contemporary holiday villa, protected by a private forest. This 5-bedroom villa is fully equipped with everything you need for a fine holiday, whether that be; bicycles (on request), a hot tub, fitness area and even a small golf green.



### Ground Floor

- Open plan living & dining area
- Fully equipped kitchen
- Bedroom with super-king bed and en-suite shower room
- Bedroom with super-king bed and en-suite shower room

### First Floor

- Master bedroom with super king bed, terrace with hot tub & en-suite bathroom
- Bedroom with super king bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room
- Access to balcony

### Exterior Grounds

- Private heated swimming pool (48m<sup>2</sup>) (please see Ts and Cs)
- Terrace
- Hammocks
- Outdoor dining & furniture
- Parasols
- Poolside shower
- Summer kitchen
- Sun loungers
- Access to a separate fitness and spa house complete with exercise equipment and sauna
- Access to a golf pitching, chipping and putting practice green, bocce court

### Additional Facilities

- Wi-Fi
- Air conditioning
- Heating
- TV
- Sound system
- Bikes & e-bikes available to hire on request
- Parking

*\*Each bedroom can be set up as a twin room with two singles, please request*



*this at time of booking should you require this set-up.*

HR46663435357 Andrea Vitas

## Location & Local Information

The medieval town of Svetvinčenat lies on Croatia's Istrian peninsula, around 30 minutes north of Pula. Its centrality makes it a fine base for exploring the wider region, and in recent years it has become something of an attraction in itself, as more people discover its appealing architecture, cuisine and cultural offerings.

As Croatian wines grow in popularity and stature, Svetvinčenat does its bit to promote the best of the region with an annual New Wine Festival each autumn. In July, it's cheese which takes centre-stage, with the Svetvinčenat Cheese Festival hosting artisanal cheese makers from all over Croatia and neighbouring Slovenia too.

At other times of the year, you might come across a Medieval Festival, the International Dance & Non-Verbal Theatre Festival or, perhaps most intriguingly of all, the Selection of Miss and Mister Goat.

Svetvinčenat's main square, Placa, and castle, Morosini-Grimani, are among its highlights, earning it a reputation as one of Istria's best-preserved medieval towns. There is a small selection of nice eateries in Svetvinčenat too, including some good pizzerias.

While Svetvinčenat may have only recently attracted the attention of visitors, larger towns like Rovinj and Pula are better-known to tourists. Wonderfully picturesque, Rovinj lies on the peninsula's west coast and is around 30 minutes from Svetvinčenat. The variety of beaches and some stunning countryside in the surrounding area are more than enough reason to visit, and it's also the place to be for chilled out nightlife in Istria.

Pula's star attraction is its Roman amphitheatre, right in the centre of town and a focal point for live entertainment in the summer months. The region's largest city, it's less crowded than Dubrovnik and becoming the go-to alternative for those in the know – go for the film festival, big-name concerts and enchanting, diverse architecture.

## Local Amenities

Nearest Airport	<b>Pula (28.6km)</b>
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Nearest Village	<b>(Walking Distance)</b>
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Nearest Town/City	<b>Rovinj (24.4km)</b>
Nearest Restaurant	<b>(Walking Distance)</b>
Nearest Bar/Pub	<b>(Walking Distance)</b>
Nearest Beach	<b>Amarin Beach (26.3km)</b>

## What we love

- This villa's views really earn their breathtaking status – a whole forest, wonderful vineyards and lovely Mediterranean gardens more than pass the test
- Istria is a food lover's paradise, not forgetting the wine to go with it. At Casa Dimas you're welcomed with a pack of local delicacies, including truffles, prosciutto and goat's cheese
- Hints of Americana add a note of interest to the beautifully conceived interiors – you will soon be feeling the stateside vibe
- Nearby Svetvinčenat is a pleasing new find for visitors to Croatia – be sure to pay a visit to its medieval castle, Morosini-Grimani, and charming square
- Guests can keep fit in the gym, unwind in the sauna or steam bath and practise their golf on the putting green - all in the vicinity of the villa!

## What you should know...

- Airport transfers from Pula, Trieste or Venice can be arranged on request – extra charges may apply
- Extra services including babysitting, sightseeing tours and grocery shopping can be arranged
- There is a minimum stay of two nights in low season and seven nights in high season
- Each of the bedrooms with a king-size bed can be separated into two twin beds upon request

# Terms & Conditions

- Security deposit: €1,000 to be paid upon arrival and refunded in full subject to a damage inspection upon departure
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes, included in the rental price
- Tax: Sojourn Tax Included in the rental price
- Changeover day: Bookings must begin on Saturdays across peak Summer dates, this may be flexible at less peak times
- Minimum stay: Please note that there is a 7-night minimum stay across peak Summer dates, this may be reduced to 2-nights across lower season dates.
- Internet access?: Yes, Wi-Fi included in the rental price
- Pets welcome?: Max. 2 well behaved pets up to 10 kg are welcome with an extra cleaning charge of 100€ per pet per week
- Smoking Allowed?: No smoking
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of 150€ per stay less than a week, €300 for 7 nights stay (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Other Ts and Cs: Each bedroom can be set up as a twin room with two singles, please request this at time of booking should you require this set-up.