

# Villa Karolina

Region: Opatija Sleeps: 18

## Overview

Welcome to your own personal paradise, the luxury Villa Karolina Bold and beautiful, your holiday haven is located in Bregi, beside the beautiful seafront town of Opatija. Here you'll find all the sea, sunshine and serenity you desire. Blessed with numerous fun features, you can enjoy the wonderful infinity swimming pool, verdant garden and striking views across the Adriatic. If you want to be beguiled from the first moment, Villa Karolina is ready to call you home.

A large villa, Villa Karolina is able to house eighteen guests, rendering it perfect for large families or gatherings of friends. The surrounding area offers all the 'fun in the sun' you could desire, but if you choose to spend some time pottering about your villa, you'll have an equally enjoyable experience.

Croatia is famed for its beautiful blend of nature and architecture, and your villa is situated amongst the bottomless blue of the Adriatic and the striking green of rolling hills. Here, you can sit and sunbathe in the blissful Mediterranean weather or you can explore more of what the Croatian coast has to offer.

Villa Karolina is as striking inside as it is outside. Great attention has been lavished on the outside of the property; with its many balconies and sundecks, you can't help but be called towards the horizon. Built over five floors, your villa encourages space and privacy whilst also uniting you for those enduring communal moments; dining with views of the sun dipping into the sea, or enjoying a cocktail beneath the formidable surrounding mountains. This villa will ensure that introverts, extroverts and ambiverts alike can find their groove.

As you enter the property on the lower ground floor, you can access the pool, gym, sauna, a fully-equipped kitchen and a dining area with lounge and kids' playground – this is the area for play and socialising as well as frivolous fun. On the second and third floors you'll find three more bedrooms, whilst the top two levels serve as a penthouse suite with a kitchen, dining area, four bedrooms, two bathrooms, and a private balcony for those all-important views. Each floor contains a living area to ensure opportunities for intimate alone time should this be desired and there are some beguiling splashes of colour to bring a sense of play to the property.

Villa Karolina stretches across 1500 square metres and is here to serve as your dream destination whilst you enjoy the wonders that Croatia has to offer. A combination of serenity, extravagance, romance and sensuality can be found here, and there are opportunities to lose yourself in a good book, dine al-



fresco with loved ones and fire up the barbeque for a sumptuous feast.

## Facilities

Modern • Great Value • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Satellite TV • Sauna/Steam • Gym/Fitness Room • Indoor Games • Outdoor Games • Cot(s) • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Karolina is building as a villa that will allow a group of friends with families to take a vacation together and share their time and experience. There are 9 bedrooms and 8 bathrooms, and it can accommodate up to 18 people. The villa is made up of 4 apartments but the villa is rented as a whole.

### Ground Floor

- Fully equipped kitchen
- Open plan living and dining area with direct access to pool
- Sauna
- Two double bedrooms
- Family bathroom

### First Floor

- Fully equipped kitchen and living room
- Master bedroom with en-suite bathroom
- Two double bedrooms
- Large marble bathroom

### Second Floor

- The second floor is closed and not available for use

### Third Floor

- Fully equipped kitchen and dining area
- Large lounge area with direct access to roof-top terrace
- Master bedroom with walk in wardrobe and en-suite bathroom
- Three double bedrooms with en-suite bathroom
- Large marble bathroom
- Laundry room

### Exterior Grounds

- Infinity swimming pool (9m x 4m)
- Sun loungers & parasols
- Large patio & garden area
- Outside sitting & dining area
- BBQ area
- Private parking

### Additional Facilities

- Air conditioning
- Central heating
- Wi-fi
- Satellite TV



- Coffee machine
- Dishwasher
- Microwave
- Vacuum cleaner
- Sauna
- Fitness room

## Location & Local Information

Villa Karolina is a pretty paradise sequestered in a rural location, but don't fret, you're a short drive from Opatija, the seaside town which is famously referred to as the pearl of the Adriatic Sea. There's something glitzy and fun about Opatija, and it's a hugely popular destination of the Istrian Riviera. That blend of peace whilst also being able to explore the fun on your doorstep makes this a truly first class choice for escapism and involvement. It's rare to find both so perfectly!

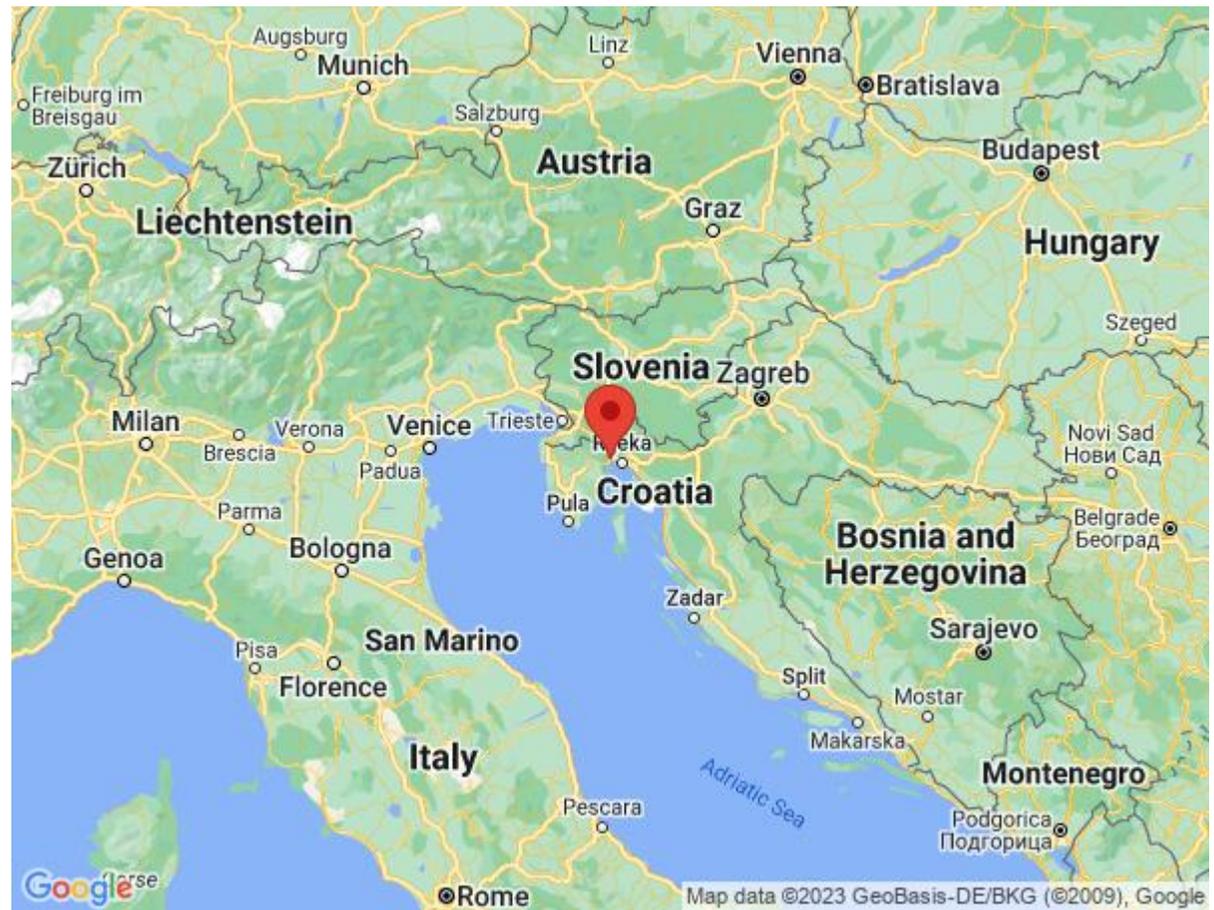
One of the most romantic things to do in the area is to walk, hike, drive or cycle amongst the picturesque towns and villages of the area, including Ika, which is quintessentially Croatian and harks back to a quieter era. The area offers many great options for travellers of all age ranges. Whether it's a quiet beach stroll you desire, a swim in the sea, a wander along the beach promenade (the perfect place to people watch), and of course endless cafes, restaurants, taverns and shops where you can enjoy famed Croatian delicacies. A fan of fish? Croatia is famed for its sea food and there will be plentiful opportunities to try it here. There are a multitude of things to do, including swim and snorkel at Ika Beach with its gentle warm waters. It's the simple sights that can be the most captivating; the gentle lull of boats moored in the harbour, red-topped Croatian homes and delicate churches.

Now if this all sounds far too timid for your tastes, you'll be happy to hear that adrenaline junkies are catered to also. There are numerous hikes, opportunities to dive, cycle through wild forests or enjoy some water sports. Beyond this, you may wish to try your luck at the casino, or take the family horse-riding.

If you want to explore beyond the immediate area, you may wish to push out beyond Kvarner Bay, where you'll find many islands each with their own unique character and flair. Krk, for example, is renowned for its hidden bays and pulsing night scene. Cres is ideal for those with a penchant for Venetian architecture and forests like something from a storybook. If you enjoy opportunities to spot animals, it's on Cres that you're likely to see a griffon vulture so be prepared for pictures.

In Opatija itself there's lots of culture and history to indulge in. You may wish to explore the area to find the well-known Maiden with the Seagull statue, an emblem of the area, as well as the 14th century Benedictine abbey, Opatija Sv. Jakova and the town park Angiolina with its flowers and plants from all over the world.

You've picked the perfect place. There's something for everyone here.



## Local Amenities

Nearest Airport	<b>Rijeka Airport (40 km)</b>
Nearest Village	<b>Bregi (700 m)</b>
Nearest Town/City	<b>Opatija (5 km)</b>
Nearest Beach	<b>Pebble Beach (4 km)</b>

## What we love

- Stunning infinity swimming pool, perfect for hot summer days
- Space for 18 guests, ideal for several families travelling together!
- Located a short drive from Opatija and the seafront
- Spacious living areas, spread over five floors so everyone can have their own privacy

## What you should know...

- We would recommend a car with this property for exploring the surrounding areas
- The top two floors are designed as a penthouse suite, with four bedrooms and stunning views

# Terms & Conditions

- Security deposit: £860 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 5.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Linen, bath & pool towels are included in the rental price
- End of stay cleaning included?: Extra €300 , paid locally. 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 garbage disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & vaping are not permitted.
- Tax: Sojourn Tax of €1 per person per night for over 18's (€0.50 for children 12-18, under 12's free) is not included in the rental price and will need to be paid locally in cash on arrival.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Please note that large groups of young adults are not permitted.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €315 (to be paid locally on arrival in cash). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.