

# Villa Storja

Region: Porec Sleeps: 8 - 10

## Overview

Within walking distance of the coastline of this charming region of northern Croatia, Villa Storja is a spectacularly sophisticated delight with five magnificent bedrooms and a private pool!

Your interiors are every bit as beautiful as the striking exterior, with the same soft, natural colour tones and a classic elegance to each wonderful part. Your lounge is simultaneously stunning and supremely comfortable, with two large sofas in front of the modern TV, creating a perfect space in which to wind down after a day of exploration! Your dazzling kitchen is magnificently modern, with sleek white surfaces, fully-equipped with everything you could wish for to prepare a feast for the whole group! Enjoy these culinary creations at your superb round dining table, from which you can enjoy views out onto the pool terrace.

Three of the bedrooms are in the main villa, while the final two are in the guesthouse. All five are supremely comfortable, with plush beds adorned with tons of cushions and warm throws for extra comfort. Each features a fabulous ensuite bathroom, as elegant and stylish as the rest of the home – all are incredibly spacious, ornate and include either a majestic oversized bathtub or a wonderful walk-in shower. Several of the bedrooms even have immediate access to the garden, so you can soak up all the wonders which await you here just seconds after rising!

Accessed through the hallway, the kitchen or the lounge, as well as several bedrooms, is your large garden, and at the heart, the private pool. Dive in for a refreshing dip before rinsing off under the accompanying outdoor shower and then drying off in the sunshine on one of the many loungers! Right alongside the pool, perfectly shaded under the elegant canopy, is your glamorous alfresco dining area, perfect for dining in style! A lawn encircles the guesthouse to provide even more space for the youngsters to enjoy their freedom.

While you'll find the incredible coastline within walking distance, you're also surrounded by verdant countryside, perfect for exploring on the bicycles provided in the villa! In fact, one third of the Istrian territory is forested and the rest is carpeted with vineyards, olive trees, pastures and orchards, with ancient walled cities perched atop hills in the mountainous landscape, so you need merely stroll out of your front door to find the richness of Istria.





## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Wheelchair Access • Bicycles Provided • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Storja is comprised of a 3-bedroom villa and a 2-bedroom guest house, which combined have 5 bedrooms and 5 bathrooms. The whole property can accommodate 8 guests, with an additional 2 guests accepted upon request, taking the total number of guests up to 10.

### Main Villa - Ground Floor

- Fully equipped kitchen with stove, oven, fridge, freezer, dishwasher, coffee machine, toaster
- Dining room
- Living room
- Guest W.C.
- Double bedroom with en-suite shower room

### Main Villa - First Floor

- Double bedroom with en-suite bathroom
- Double bedroom with en-suite shower room

### Guesthouse

- Double bedroom with en-suite shower room
- Double bedroom with en-suite shower room

### Exterior Grounds

- Private swimming pool (33m<sup>2</sup>; depth 1.3m)
- Outdoor shower
- Terrace
- Lawned area
- Roof terrace
- Sun loungers
- Covered outdoor dining area
- Barbecue

### Additional Facilities

- Air conditioning
- Wi-Fi
- Lavazza Coffee Machine (10 pods included)
- Television
- Hair dryer
- Washing machine
- Iron and ironing board
- Parking
- Cot and high chair (please see Ts and Cs)
- Bicycles (number upon request)





## Location & Local Information

Just a 20-minute walk away from the dazzling coast, Villa Storja is beautifully nestled between the forested interior landscape and the dazzling Adriatic Sea.

Along the coast you can stroll along picturesque promenades, both sandy and pebble beaches and lap up the crystal clear waters! From breath-taking scenery and rich history to a world-famous culinary scene – you will find it all in Istria! A myriad of enchanting towns and villages, rich in history and culture, are nestled among the undulating countryside.

Nearby Poreč is a town of culture, tourism, sport and entertainment and has one of the most important Western Byzantine churches outside Italy yet is also the party hub of the peninsula, showing just how diverse this region is!

Just 45 minutes away, you can't miss the delightful Venetian coastal town of Rovinj half-way up the western coastline. Wander the old town, with its Venetian architecture and marble streets and admire the views across the marina before settling for a meal in one of its many beautiful sea-side restaurants. And be sure to stop off in Lim Bay while you're there – a dramatic Fjord stretching for miles inland!

Active holiday-makers will be delighted with the offerings: from windsurfing in Medulin to scuba diving in the Brijuni National park and rock climbing, hang-gliding and walking in Buzet along the 15km 'seven waterfalls' walk, Istria has it all. Both along the dramatic coastal paths and in the mountains inland, you will find an abundance of pristine paths for cycling (including the picturesque Parenzana route over an old railway line from Viznada to the Slovenian border) and rugged off-road hiking trails.

Much like its neighbouring Italy, Istria is a gastronome's paradise, home to world-class cuisine and endless rows of vineyards. Be sure to try the local wines. Istria is especially famous for its truffles, which you will find served with any dish and sauce! Truffle flavoured olive oil is a typical product of the region and indeed, you will hardly find a village which does not have its own Olive Oil 'supermarket'!

Both Rijeka and Pula have international airports within a short drive of the villa, while Pula is the main hub for those getting ferries, although there is daily ferry between Poreč and Venice.



## Local Amenities

Nearest Airport	<b>Pula Airport (65 km)</b>
Nearest Village	<b>Vabriga (500 m)</b>
Nearest Town/City	<b>Porec (11 km)</b>
Nearest Restaurant	<b>Da Giusto Restaurant (600 m)</b>
Nearest Beach	<b>Tar Beach (3 km)</b>
Nearest Golf	<b>Golf Club Adriatic (36 km)</b>
Nearest Supermarket	<b>Marcanela (400 m)</b>

## What we love

- Tucked amid a perfectly tranquil, natural environment and just a stone's throw from the sea, you could hardly be better placed to enjoy the highlights of this northern region of Croatia!
- Five breath-taking bedrooms promise our guests unparalleled nights of calm, restful sleep in pure luxury!
- With a guesthouse housing two of the rooms, you have the perfect space for those who enjoy a little additional privacy, as well as direct access to the pool terrace!
- The villa is located in a peaceful suburb with a security office available 24 hours a day.
- Guests staying at Villa Storja also receive a free access card for hotel complex Lanterna where you will find sandy beaches and children's entertainment.

## What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- Mid-week cleaning is available on request, for an additional €150
- The villa is located on a luxury resort among several other holiday homes so some noise from the nearby properties may be audible

# Terms & Conditions

- Security deposit: €1,500 to be paid upon arrival in cash and later refunded subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- End of stay cleaning included?: Extra €250. 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.
- Linen & towels included?: Bed linen, bath towels and pool towels are included in the rental price. Extra sheets and towels are available upon request for an additional cost of €50 per room.
- Energy costs included?: Yes, included in the rental price
- Internet access?: Yes, included in the rental price
- Minimum stay: 6 nights July to August  
4 nights the remainder of the year
- Changeover day: Saturday or Sunday during July and August  
Flexible the remainder of the year
- Pets welcome?: A maximum of two pets per booking are permitted upon request only and with prior agreement with the owner. If accepted, a pet supplement of €20 per pet per day will apply.
- Smoking Allowed?: Smoking and vaping are not permitted
- Tax: Tourist tax will be charged according to the local rate upon arrival in cash:  
€1.50 per adult per day  
€0.75 per child aged 12 to 18 per day  
Children up to 12 years old are exempt from paying tax
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Pool opening dates?: The pool is open from 1st May to 1st November
- Other Ts and Cs: Baby cot and high chair available upon request for an additional cost of €30 per day.
- Other 2: Pool cleaning and gardening occurs once a week and is included in the rental price.
- Other 3: Please note, there is an additional charge of €55 per person, per night for the 9th and 10th guest.
- Other Ts and Cs: Daily cleaning of the villa is available for an extra €80 per day, paid locally.