

Villa Annika

Region: Pula Sleeps: 8

Overview

Are you seeking a heavenly Croatian escape? Looking for something sleek, stylish and sophisticated? Villa Annika is a splendid five-star behemoth and new build, finalised in 2021 in the Istrian region of Croatia.

Situated close to the seaside, the villa is able to occupy eight and requires a minimum stay of seven days. You're in close proximity to the airport and also a nearby golf playground, making this a convenient villa for those who are seeking comfort, leisure and cosiness nearby.

This property is an architectural marvel with its striking square design. It's also designed to utilise the light ensuring a spacious, airy feel. You can enjoy the heated pool private to the property and stroll the spacious gardens.

Your villa is in Liznjan, close to the town of Pula and is only 500 metres from the closest beaches, and Croatian beaches certainly are something to crow about. Pula itself is a seafront city renowned for its harbour, clear coastal waters, gorgeous beaches and Roman ruins and offers many wonderful opportunities for exploration and adventure as well as delicious dinners and tasty cocktails.

Sprawling two floors, the ground floor and first floor, your villa provides you with four bedrooms complete with en suite bathrooms, a guest toilet, a mono-volume living area complete with a large and fully-equipped kitchen should you wish to prepare and enjoy your own meals, and a part living and lounge area. Suitable for families or a group of friends, this property is perfect for those seeking that unique concept of peace and decadence, so elusive and rare to capture, but utterly unforgettable once you do.

You can enjoy al fresco dining in the beautiful outdoors, lounge around the pool with a glass of champagne or a captivating novel or fire up the barbeque before or after an indulgent swim. There are a number of communal spaces, but the feeling of serenity is never lost. Boasting blue and green, your property captures the boundless blue of the sky, sea and the surrounding greenery. The villa promotes a feeling of openness and tranquillity, ideal for melting away any lingering stress.

The property comes with all the mod-cons you could need, such as a kettle, microwave, fridge, freezer, filter coffee machine, oven, air conditioning, TV and



satellite, washing machine, hairdryers, parking and space for bicycles, and even a few unexpected surprises such as table tennis. Should you so wish, you'll not even have to leave your villa.

Facilities

Modern • Private Pool • Heated 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 • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Bicycles Provided • Outdoor Games • Table Tennis • Heating • Cot(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

The Villa

Villa Annika is a modern and luxurious property for up to eight guests. The villa is situated in Liznjan, near the town of Pula, the beach and local amenities.

Ground Floor

- Fully equipped kitchen
- Open plan living and dining area with access to pool terrace
- Double bedroom with en-suite shower room and access to pool terrace*
- Toilet

First Floor

- Three double bedrooms with en-suite shower room and access to balcony*

Exterior Grounds

- Heated swimming pool surrounded by sunloungers
- Large garden
- Covered outdoor dining area
- Gas barbecue
- Parking

Additional Facilities

- Air conditioning
- Wifi
- Satellite TV
- Hairdryer
- Coffee machine
- Laundry facilities
- Table tennis
- Two bicycles

*Bedrooms can also be set ups as twins (200x200) on request.



Location & Local Information

Villa Annika is located in Liznjan, close to the town of Pula. It is the largest city in Istria County, Croatia, and is located at the southern tip of the Istrian peninsula. It's hard to do justice to Pula, a place of many blessings. Not only will you enjoy the sublime natural beauty of Croatia, which includes its lovely beaches and gorgeous waters, but you'll find much of historical and cultural interest here too.

The area is known for its ancient Roman architecture – most notably is the Pula Arena, a preserved Roman amphitheatre – during the summer months, festivals are held here so you may wish to attend. You may question whether you're in Croatia or Italy, although of course the two countries share much in common.

Pula is renowned for its long-standing traditions. Here, shipbuilding, fishing and wine making are staples, as is tourism, and once you visit, you'll see why. The area is blessed with a mild climate and a gentle sea, making it a family friendly location.

If you've come for the sights, the many Roman buildings will transport you back to a distant time. Some key points of interest include the 1st-century AD triumphal arch, the Arch of the Sergii and the Temple of Augustus. You may also wish to see the Twin Gates – one of the few to survive after the city walls were pulled down. You can still see remnants of the old city walls. There's also the Gate of Hercules which dates from the 1st century.

The city holds an old quarter which is distinctly European for visitors who may have come from further afield – here you'll find enchanting narrow streets and pretty Medieval and Renaissance buildings.

There are a tremendous number of churches to explore as well as museums, most notably the Archaeological Museum of Istria. You can also take a trip to the Aquarium Pula, which is in fact the largest aquarium in the whole of Croatia, and is rather unusually housed in a fortress, Verudela. The surrounding areas contain fortresses, hill fort settlements and awe-inspiring beauty.

Pula calls a high volume of tourists for a great number of reasons, but it also hosts the nearby Brioni Island, otherwise known as Brijuni national park. For those who enjoy exploring the world beneath the waves, there are many opportunities to dive and fish, and you can partake in a number of wreck dives and explore World War I warships, as well as Roman galleys. The more adrenaline-fuelled may enjoy cliff diving and sailing – there are vast numbers of islands and unspoiled coves to enjoy.



Something else notable about the area? You may be able to track the footprints of dinosaurs on the seashore.

As for Liznjan itself, it's a small but perfectly formed village with surprisingly high biodiversity. Notably, the church Crkva Majke Božje od Kuj, has a glass floor with a wonderful painting beneath.

If you wish to step back and try something else, there are a number of restaurants, taverns, dolphin excursions, the popular Benazic winery, historic castles and a striking series of tunnels and galleries initially serving as shelters in war.

Local Amenities

Nearest Airport	Pula (14.8km)
Nearest City	Pula (13km)
Nearest Village	Ližnjan (1km)
Nearest Beach	Plaža "Bura - Bora" Ližnjan (1.1km)
Nearest Restaurant	Konoba Galiola (300m)
Nearest Supermarket	Studenac Market (900m)

What we love

- We love the accessibility of this property. Being suitable for disabled visitors takes out much undue stress for many travellers.
- We love the open pool – you can take some gorgeous underwater shots here.
- We love the feeling of big space this villa provides.
- Quite simply, we love the luxury. This is an elegant five-star experience.

What you should know...

- The villa is intended to be family friendly and safe, but please do not leave young children unsupervised, particularly around the pool area.
- You may wish to travel with some cash, especially in Liznjan or other small towns, where not everyone may accept card.
- English is widely spoken as you're close to an area but if you can master a few short Croatian phrases, you'll get by in some of the more remote areas or quieter villages.

Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 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?: Yes, included in the rental price.
- End of stay cleaning included?: 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.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Flexible
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, on pet per stay is included. For a second pet, a supplement of €30 per pet per day will apply (paid locally).
- Smoking Allowed?: Smoking & vaping are not permitted.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €150 (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.
- Tax: Included in the rental price.
- 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.