

# Villa Livija

Region: Istria Sleeps: 8

## Overview

Villa Livija is nestled in the Istria country-side, ten-minute drive from the east coast. Sleeping eight guests, you will have everything you need to make those important family memories in a great location.

Walking into the villa on the ground floor, there is a beautifully spacious open plan living area. The kitchen sits on one side with white cabinets, modern appliances and a dining table in the centre of the room. Eight high back chairs are around the dining table with playful bubble lighting hanging above the table. The lounge is on the opposite side. A soft rug lies in front of a grey corner couch with a landscape picture on the wall. From here, the sliding doors open out to the patio.

A comfortable outdoor lounge set with coffee table shelters under the balcony of the first floor. You are then led to the private pool with sun loungers surrounding the edge. Greenery runs round the edge of the garden, making the villa even more private and peaceful. The pool is long which is great for getting in the morning lengths before breakfast. On one side of the patio is a wooden dining table with a wide-open fire place, ready for alfresco cooking and dining, making the most of the late evenings.

The first of the four bedrooms is on the ground floor, with easy access to the family living room and patio. This bedroom has plenty of space to spread out with an ensuite bathroom attached. Upstairs there is a further three bedrooms and two bathrooms. Each are light, spacious and have air conditioning to keep cool in the warm summer nights. The master bedroom upstairs has a balcony which looks over the pool and surrounding greenery. A cot and highchair are available for any new members of the family.

There is plenty to explore outside the villa. near the coast, you can discover hidden beaches and coves on land and on the water. Croatia has so much to offer. In land there are plenty of hikes and trails to walk up, surrounded by greenery and beautiful views.



## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens •  
Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Hairdryer • Ground  
Floor Bed & Bath • Satellite TV • Cot(s) • High Chair(s) • Rural Location  
• Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Livija is a modern four bedroom villa with a private pool, close to the town of Labin and the beautiful beaches of Rabac.

### Ground Floor

- Fully equipped kitchen
- Open plan living and dining area
- Double bedroom with en suite bathroom
- Guest toilet

### First Floor

- Three double bedrooms
- Two bathrooms

### Exterior Grounds

- Private swimming pool
- Terrace with sunloungers
- Covered outdoor lounge area
- Covered dining area
- Large outdoor grill

### Additional Facilities

- Air conditioning
- Wifi
- Satellite TV
- Hairdryer
- Washing machine
- Iron & ironing board
- High chair
- Baby cot





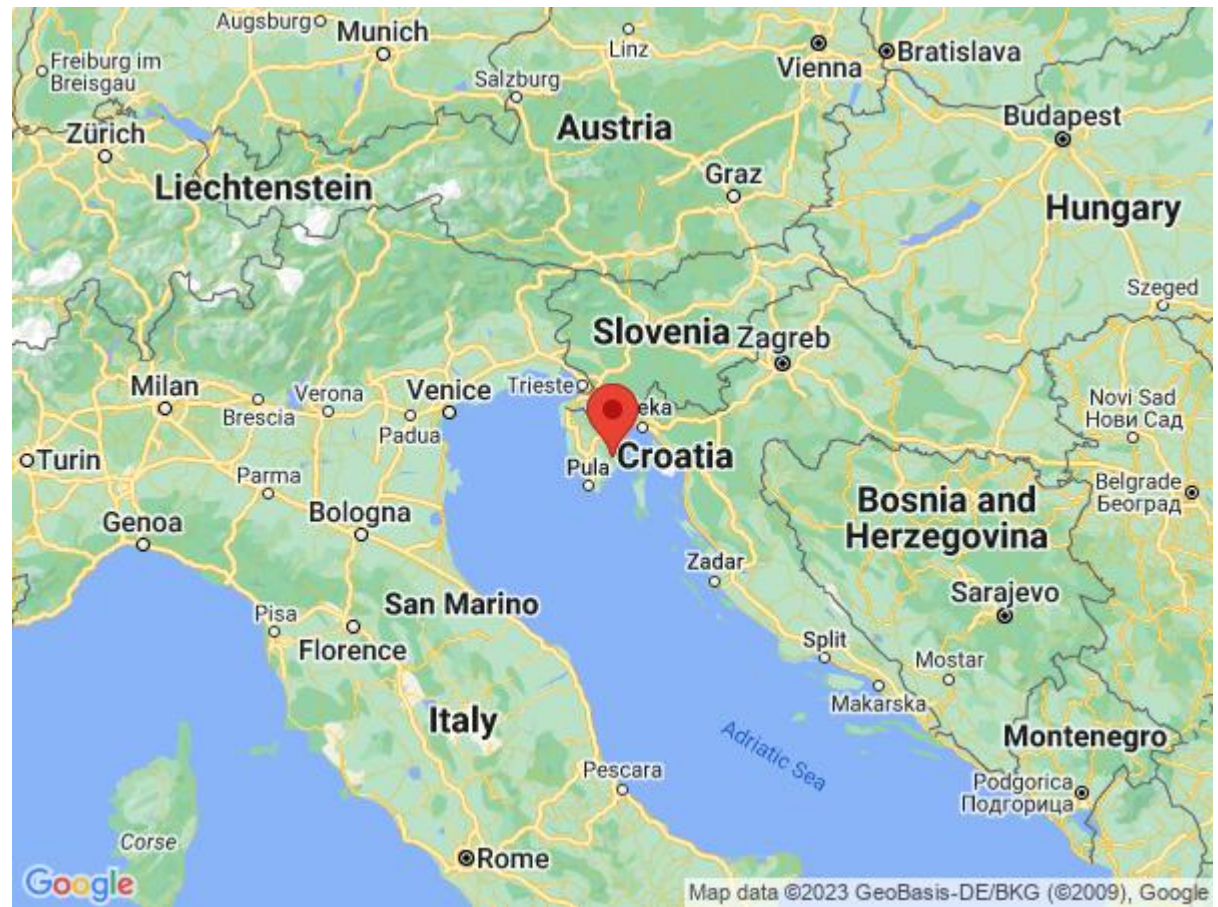
## Location & Local Information

Nestled in the countryside, villa Livija is the perfect escape for you and your family to enjoy. The nearest town to the villa is only a three-minute drive. With restaurants, cafes and bars for all the family to enjoy.

Take a day trip and hop on a ferry to Cres, an island filled with secluded bays and coves. The rocky coast encircles the island while ancient forests help to fill the land. Heavily influenced by the Venetians, Cres town is the main point for civilisation. Many say it mimics an Italian town which you can see for yourself as you wander through the quaint streets, absorbing the years of history. Delve deeper and explore the clear waters surrounding the island with snorkelling.

Heading south, along the coast is Pula. With a long tradition of winemaking, fishing and shipbuilding Pula is filled with Roman architecture and surrounded by a beautiful natural landscape. The roman architecture includes the temple of Augustus Cathedral, the Roman Forum, City Hall and impressively, an amphitheatre. The street beneath the terracotta rooftops is a maze of cafes, restaurants and shops waiting for you to discover. Due to its conflicting past, there are many forts in and around Pula for you to explore.

South of Pula, along the twisting coastline, are an abundance of hidden beaches and coves. Spend a day exploring the rocky shore, taking dips in the cooling Adriatic Sea. The whole family will love submerging into the underwater worlds, and discovering fish and other underwater creatures. Scuba diving is also available along the coastline for those who want to take their adventure to the next level. Kayaking tours are a great way to see the landscape- and an experience you can do all together.



## Local Amenities

Nearest Airport	<b>Pula (38km)</b>
Nearest City	<b>Pula (42.7km)</b>
Nearest Town	<b>Labin (1.8km)</b>
Nearest Beach	<b>Lanterna Beach (7km)</b>
Nearest Bar/Pub	<b>Caffe Bar Valentino (1.8km)</b>



Nearest Supermarket

**Lidl**  
**(1.9km)**

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## What we love

- The island Cres is perfect for a day trip. Hire a boat and sail around the coast finding hidden coves and secluded beaches.
- We love the location of the villa. The country side of Croatia is beautiful and so peaceful.
- The family open plan living space is great for everyone to enjoy.

## What you should know...

- Due to the villa's location, it may be better to hire a car. The nearest beach is a 10-minute drive away.
- Each bedroom has double beds, but only one has an en-suite.
- The closest town to the villa is Rabac.

# Terms & Conditions

- Security deposit: €300 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?: Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & vaping are not permitted.
- 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.