

Villa Zarja

Region: Karst & Mediterranean **Sleeps: 8**

Overview

As featured in The Review under "Sirreti's 2023 collection of ultra-luxury European villas"...

Nestled within the lush green landscape of the stunning Karst region, Villa Zarja dates back to 1784, perfectly encapsulating the timeless magic and tranquil natural beauty Slovenia has to offer. With three separate buildings boasting luxury suites, custom-made design finishes, expansive flower gardens and an orchard, up to eight guests can enjoy a true feast for all the senses in this authentic countryside holiday home.

The sprawling exterior grounds of the villa are a private oasis, with herbs, fruit trees and almost two hundred varieties of fragrant roses growing in the gardens. A well-equipped outdoor kitchen includes a traditional wood-burning stove for a memorable meal in the open air at any of the secluded dining areas at your disposal. After dinner, the jacuzzi offers a unique spot to unwind and marvel at the starry night sky.

Inside the first of the villa's three honey-coloured buildings, a charming suite with solid oak beams and beautiful exposed brickwork awaits. Here, you will find a majestic fireplace made from fossilised Karst shells, a cosy place for everyone to gather around a roaring fire with a glass of local wine at the end of the day. The whole of the ample, open-plan living space benefits from the warmth of the fireplace, including an elegant dining area framed by a window. This area flows seamlessly into a lovely, well-appointed kitchen.

Upstairs, an inviting bedroom makes for the perfect hideaway, with a king-size bed under a luxurious white canopy and an adjoining bathroom featuring a bath. The suite's second bedroom is a twin room with a rustic feel. This suite also boasts a wellness room with a sauna and a wooden Kneipp barrel, ideal for a day of pampering when the weather turns cold. The villa's second suite is affectionately known as 'the observatory' by the hosts, thanks to its beautiful long balcony offering panoramic views of the surrounding countryside. Spend a sunny morning here with a cup of coffee and a book, immersing yourself in the sounds of the garden below. This suite offers guests a king-size bed in a bright, modern bedroom with a walk-in dressing room. There is also a snug single bedroom available here. The suite's bathroom is airy, with a walk-in shower and stunning Valentino tiles.

The villa's third suite is the epitome of romance, with direct access to the



garden through a rose-adorned arch around the doorframe. Here you will find a warm, relaxed bedroom with rustic interiors and another king-size bed. There is a small living area for a restful evening inside or comfortable outdoor furniture for a peaceful breakfast in the garden. This suite features a lovely bathroom with a walk-in shower.

While the elegant suites offer peace and privacy on your doorstep, Villa Zarja also provides guests with unique communal spaces for those special moments when everyone gathers together. These include an exceptional living and dining area with walnut wood tables and the warming glow of a crackling fire. A kitchen is on hand, where the best local produce can be prepared while everyone sits down to relax.

If you would prefer to treat yourself to a culinary experience in the villa's extraordinary Karst wine cellar, which has been lovingly restored with breathtaking results, the hosts will be delighted to prepare some traditional dishes from the region for you to enjoy and remember for a long time to come. Of course, there is always the option to dine outside under the mulberry trees when the weather is warm, with a glass of wine and a simple meal prepared on the outdoor stove.

Villa Zarja offers guests unparalleled comfort and tranquillity in a uniquely delightful setting you will be sure to return time and time again.

Facilities

Instagrammable • Modern • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • BBQ • Hairdryer • Sauna/Steam • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

The Villa (750 sqm)

Villa Zarja is a beautiful 18th century villa featuring three separate units for up to 8 guests.

Ground Floor

- Dining room
- Wine cellar
- WC
- Small apartment for 2 people

First Floor

- Fully equipped kitchen
- Dining room with fireplace
- Apartment for 3 people and bathroom
- Wellness room with sauna and Kneipp barrel

Second Floor

- Library
- Bedroom with a bathroom

Exterior Grounds

- Well quipped summer kitchen
- Barbecue kitchen
- Jacuzzi
- Outdoor dining area

Additional Facilities

- Wi-fi in the house and in the park
- Air conditioning
- Washing machine
- Ironing facilities
- Hairdryer



Location & Local Information

The true beauty of the Karst lies in its incredible landscapes, which benefit from the warm Mediterranean breeze and the abundance of fresh mountain air. The idyllic nature of Villa Zarja's rural setting in the tiny village of Utovlje gives visitors a chance to witness a sustainable and nourishing way of life, where the land provides a rich link with the region's history.

The supreme air quality of the Karst is a source of pride for its local people, who attribute the freshness of the air and the clear blue skies of the region to the Bora wind. This is a northerly wind front named after the Greek god of the north wind, beginning along the Adriatic coastline and reaching its most northerly point at the Karst. Relaxing in the pure, crisp air of the region is restorative in every way, making you want to spend as much of your time as possible outdoors, wandering the villa's sun-drenched gardens. While you may not feel inclined to pull yourself away from your home away from home, where it is easy to spend all day basking in the birdsong, and the colourful flowers, the joys of this region are yours to be discovered.

With the natural beauty of both Slovenia and Italy on your doorstep, the Karst region offers visitors an intriguing blend of cultures and traditions. If you want to make the most of this unique location by doing something different, a day trip to the astonishing wonders of Postojna Cave is on the agenda. Here at Europe's most-visited cave, you can take in the breathtaking underground sights while travelling by train on the oldest cave railway in the world. A few kilometres from Postojna Cave, Predjama Castle is an imposing Renaissance structure built into the mouth of a cave on a dramatic cliffside. The limestone system of the Škocjan Caves is another awe-inspiring attraction that includes one of the world's largest known underground river canyons, making it a well-deserved UNESCO World Heritage site.

After a visit to Slovenia's underworld caves, you may fancy soaking up the sun on the Italian coastline for a change of scenery. Pack a picnic and make your way to Sistiana Bay, where you can spend the day swimming on the beach of Castelreggio, overlooked by the beautiful Duino Cliffs. The beach is perfect for families, with activities such as boat tours, plenty of pizzerias, and cafes in case you decide to stay and watch the sun go down over the beautiful blue water.

Slovenia's beautiful green capital Ljubljana and the bustling Italian port of Trieste are both within driving distance, so city lovers can stroll along the streets and immerse themselves in two distinct cultural heritages. Even closer to home, you will find the amazing Lipica Stud Farm, a specially protected area of natural beauty home to over three hundred mesmerising Lipizzan horses.



The picturesque and well-known Bled is also well worth a visit and is only an hour and a half from the villa. Here you can marvel at the serene glacial Lake Bled or rent a rowboat and paddle out to Bled Island, the centrepiece of the lake. Although there is much more to the area than the lake itself, with attractions such as Lake Bled Castle, Mala Osojnica, and Straza Bled toboggan track, or you could simply indulge in some cream cake in the many cafes!

Local Amenities

Nearest Airport	Ljubljana Airport (102km)
Nearest City	Ljubljana (80km)
Nearest Town	Štanjel (10km)
Nearest Beach	Sistian Beach (34.5km)
Sightseeing	Lake Bled (130km)
Sightseeing	Trieste (27km)

What we love

- Spend all day in the villa's amazing gardens, from a morning stroll in the orchard to a relaxing dinner under the brightest of starry skies.
- A private dinner party in the villa's secret wine cellar during your stay is a definite must!
- The Karst region is well-known for its out-of-this-world local produce and fresh mountain air. You cannot help but feel refreshed and restored as soon as you set foot in this villa's fairytale setting.

What you should know...

- Young children should not be left unattended near open fireplaces.
- Guests will need to take care on the uneven steps leading to and from the gardens.
- Biodynamic crops are grown in the gardens, where you will also find hens laying eggs. The villa is home to a friendly cat named Tarazbulba, as well as Queeny the big dog. Pets are welcome.
- Hosts Suzana and André love welcoming guests to the villa. They are friendly and respectful of privacy but will also be more than happy to share their love of the land and its fabulous cuisine with those who wish to learn more.

Terms & Conditions

- Security deposit: €2000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 to 7.00 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?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Tax: Tourist tax (2€ per person, per day) is not included in the rental price and will be charged 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.