

# Villa Acia

Region: Istria Sleeps: 8 - 10

## Overview

Situated in the charming village of Hrboki near the sparkling eastern coastline of the Istrian peninsula, Villa Acia is a spectacular four-bedroom property surrounded by greenery and Mediterranean woodlands. Only four kilometres from the turquoise waters of the Adriatic Sea and twenty-seven kilometres from the city of Pula, the villa features spacious interiors, a sun-drenched terrace, a private swimming pool, a sauna and a jacuzzi for guests to enjoy. Villa Acia is nestled within an estate covering five thousand square metres in total, offering an olive grove and a small oak forest where truffles grow. The estate is the perfect place to enjoy a relaxing and rejuvenating retreat with your loved ones whilst soaking up the warm Croatian sunshine.

Each morning, azure skies and the gentle sea breeze will draw you outside to the villa's terrace, where you can enjoy a refreshing dip in the private swimming pool or relax on a poolside sun lounger, sipping a freshly brewed cup of coffee with the sounds of the natural world around you. Bikes are available for those who wish to spend a sunny afternoon exploring the villa's idyllic surroundings, or you can unwind with a good book in the cool shade of the outdoor lounge area. Later on, gather everyone for a delicious barbecue at the covered outdoor dining area, with picture-perfect sunset views of the garden, before enjoying the warm waters of the jacuzzi as the stars appear.

An abundance of natural light flows into Villa Acia's stunning open-plan living space, which features an inviting lounge area with sumptuous sofas and a flat-screen TV. Exposed wooden ceiling beams and authentic stone walls enhance this space's warm and welcoming ambience, which boasts plenty of contemporary Mediterranean charm. The lounge area flows seamlessly into an elegant dining area, while a fully equipped kitchen offers a range of modern appliances, with everything you might need to prepare a home-cooked feast with the fresh local produce you have discovered.

Villa Acia offers four bright and airy double bedrooms, each with a king-size bed and a modern en-suite bathroom with a walk-in shower. The spacious bedrooms boast relaxed, understated décor, perfectly encapsulating the effortless natural beauty of the Istrian countryside. Two of the bedrooms offer private seating areas, while each bedroom offers access to either the sun-soaked terrace or a balcony, the ideal place to enjoy a leisurely morning breakfast or linger under the stars with a glass of Istrian wine. Air conditioning is available throughout the villa, ensuring that your nights are as restful as your



days are relaxing. After a day hiking along the coast, a visit to the Finnish-style sauna offers a moment of pure relaxation as you feel the day's adventures melt away.

Boasting exceptional facilities, stylish interiors and a truly enchanting location, Villa Acia offers a dreamlike holiday setting in the stunning Croatian countryside, with a treasure trove of Istrian coastal gems within easy reach.

## Facilities

Villa/House • Sustainable Collection • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • <1hr to Airport • BBQ • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Smart TV • Satellite TV • Wheelchair Access • Sauna/Steam • Indoor Games • Home Cinema • Cot(s) • High Chair(s) • Parking Space • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## *Interior*

- Fully equipped kitchen
  - Spacious open plan living, dining area
  - Sauna
  - Home cinema
  - Sofa bed
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- Bedroom 1 - Double bed, en-suite bathroom with shower
  - Bedroom 2 - Double bed, en-suite bathroom with shower
  - Bedroom 3 - Double bed, en-suite bathroom with shower
  - Bedroom 4 - Double bed, en-suite bathroom with shower

## *Exterior*

- Heated private swimming pool
- Sunbeds
- Terrace
- Outdoor furniture
- Covered outdoor dining area
- Hot tub
- Summer kitchen

## *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- SAT TV
- Netflix
- Surround sound system
- Dishwasher
- Juicer
- Coffee machine
- Playground
- PlayStation
- Bicycles x 4
- Mosquito screens
- Washing machine
- Drying rack
- Iron & board
- Cot (on request)
- Highchair (on request)
- Private parking



## Location & Local Information

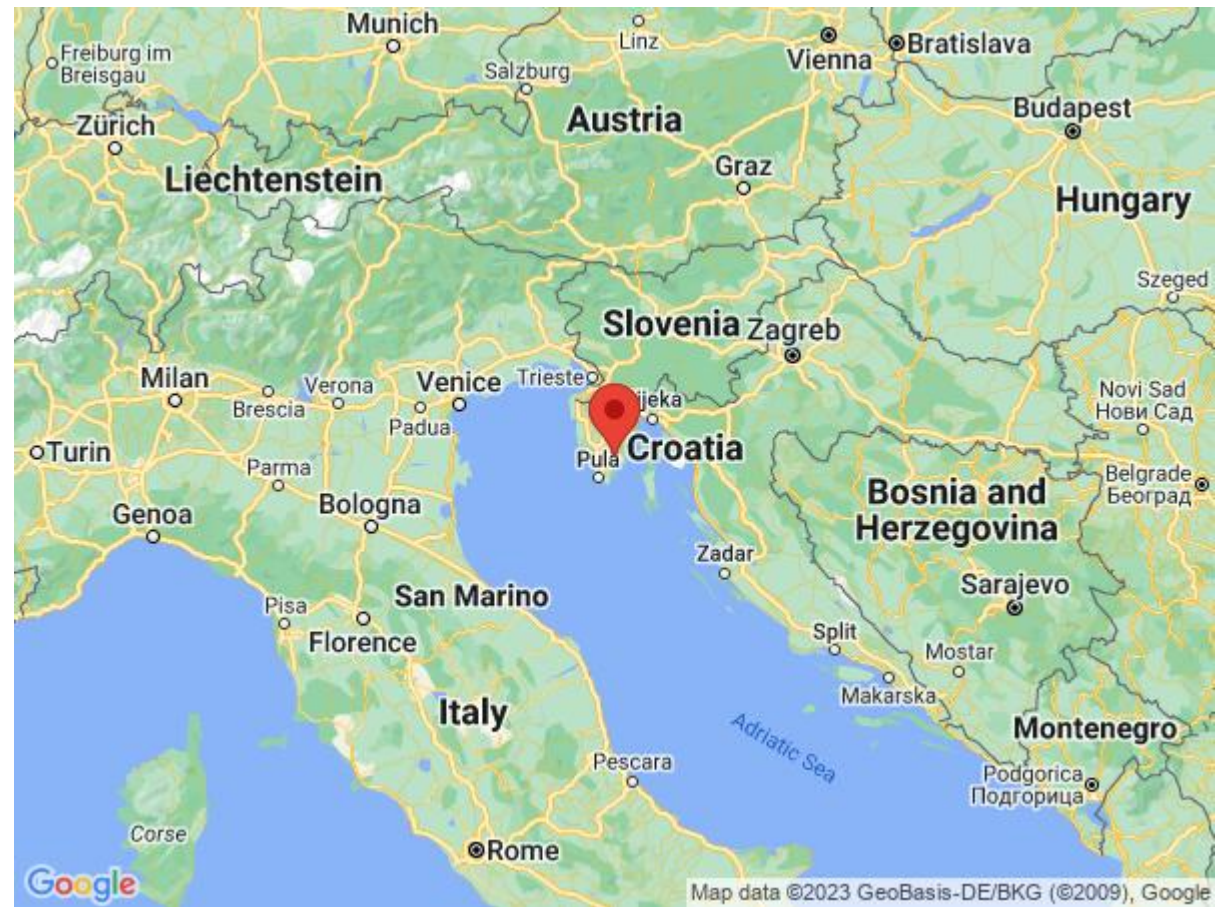
Located some three hundred metres above sea level, Hrboki is a traditional Istrian village with plenty of Mediterranean charm. Only four kilometres from the sparkling Adriatic coast and a half-hour drive from Istria's charming capital, Pula, the village offers idyllic surroundings encompassing rolling green hills, olive groves and woodlands. Picturesque Hrboki is dotted with traditional stone houses, while Villa Acia offers a small selection of local shops and restaurants within easy reach.

Immerse yourself in the serene natural beauty of Istria by cycling around the countryside and discovering the breathtaking views of Raški Bay and the Barban Riviera. Hrboki is also home to the Liska Adventure Riding and Istra Horse Trekking Centre, a well-established horse-riding school offering unique experiences and adventures, where visitors can enjoy horseback tours and swimming with the horses and their licensed guides. Meanwhile, foodies will love foraging for truffles in the cool oak forest at Villa Acia before visiting local vineyards and olive oil producers for intimate tours and tastings!

Roughly forty-five minutes away from Hrboki by car, Rovinj is one of the Istrian peninsula's most iconic coastal gems. A seaside town with a labyrinth of narrow streets and colourful architecture, here you can relax by the turquoise waters of Lone Bay Beach or enjoy a variety of watersports on Mulini Beach. Later, wander through the enchanting old town before making your way to the hilltop Church of St. Euphemia, where you can take in panoramic views of the ocean and the cluster of tiny islands surrounding Rovinj.

History buffs and those searching for a little more hustle and bustle will feel drawn to Pula, Istria's largest city, located in a valley surrounded by seven green hills. Boasting spectacular views of the shimmering Adriatic Sea and the incredible Pula Arena, a Roman amphitheatre that dates back as far as 27 BC, the city is also home to lively summer festivals and local markets, beautiful beaches and traditional taverns showcasing some of the region's finest cuisine.

Half an hour from Pula by car, Cape Kamenjak is a gorgeous nature reserve and park situated at the southernmost tip of the Istrian peninsula. With dramatic landscapes and a coastline of hidden coves and caves to explore, this is the ideal place to spend the day reacquainting yourself with nature. Later, head home to Villa Acia in time for a visit to the sauna and a glass of Istrian wine in the garden before relaxing under the stars.



## Local Amenities

Nearest Airport

**Pula Airport  
(23.7km)**

Nearest Ferry Port	<b>Pula Ferry Port (27.7km)</b>
Nearest Village	<b>Hrboki (400m )</b>
Nearest Shop	<b>Market (350m )</b>
Nearest City	<b>Pula (29.0km)</b>

## What we love

- Villa Acia is the perfect setting for a rejuvenating holiday in the Croatian sunshine! We loved the villa's luxurious sauna, the perfect place to unwind after a day spent cycling around the countryside.
- We highly recommend visiting the vibrant city of Pula, where we explored the Roman amphitheatre and wandered through lively summer markets.
- We adored taking a refreshing dip in Villa Acia's private swimming pool each morning, while the jacuzzi offered complete relaxation under the stars at night.
- The villa's sprawling estate features an olive grove and its own secluded oak forest, where we enjoyed sunny strolls and foraging for delicious Istrian truffles.

## What you should know...

- Younger children should remain supervised whilst playing by the villa's swimming pool.
- Villa Acia can accommodate up to ten guests in total, with four double bedrooms and a sofa bed.
- A car is essential for those who wish to easily access local amenities, nearby beaches and seaside towns. There is a private Mercedes 560SL convertible available for rent at Villa Acia.

# Terms & Conditions

- Security deposit: €1000 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.
- Pool 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.
- Changeover day: Saturday.
- 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.