

# Villa Sofija

Region: Kvarner Sleeps: 8

## Overview

A spectacular elevated four-bedroom, four-bathroom villa with an infinity pool in the beautiful hamlet of Dobre? along the Kvrner Gulf. Perfect for families or friends sharing, this stunning villa is surrounded by centuries-old chestnut forests within a protected historical environment. Spread over three floors with a spacious balcony and an even more spacious terrace overlooking the sea. Although it has been sympathetically constructed to reflect the older properties in the area, it is by no means isolated and is located a six-minute drive from the town of Lovran and the sea.

On entering the villa on the ground floor, you will immediately be impressed with the modern contemporary furnishings giving an air of light and space. The open plan living area houses a large "L" shaped comfortable sofa opposite a huge wall-mounted flat-screen television. Light décor, high ceilings, hardwood floors and ceiling skylights make the room feel spacious and bright. The sleek modern kitchen with a breakfast bar to seat four is beside a large dining area that can seat up to ten people.

Also on this floor is bedroom one. This room is a double en-suite room that is light and airy and contains a double bed, wall-mounted flat-screen television and a door to the terrace with views overlooking the sea. The en-suite bathroom features His and Her basins, a walk-in shower and WC. Off the living area, beside the main entrance, is a further WC with a basin.

Large patio doors lead from the ground floor living area to the terrace, where you will find a shaded outdoor sitting area. There is a heated infinity pool, sun loungers and parasols and a large covered pergola with a sunbed overlooking the azure sea. At the rear of the terrace is a Barbecue with an outdoor dining suite. Beyond the barbeque is a fully equipped rustic summer kitchen complete with beams, dining table and chairs, ceramic hob, refrigerator, built-in oven and separate WC. All these fantastic features have one thing in common. The magnificent views across the sea! Together with well-kept terraced gardens and a play area for children, this villa has it all!

An internal staircase will take you to the First Floor. Here you will find bedroom two. A double en-suite room with access to a large balcony, with loungers offering breathtaking views across the sea. The en-suite bathroom has a WC, His and Her basins and a bathtub with shower over. A spiral staircase from this room will lead you to an enormous loft space containing a beautiful



beamed ceiling, raised double bed and windows on all sides.

Perfect for teenagers. Bedroom three is a light and bright twin room with an en-suite bathroom. It has access to another balcony with chairs affording more spectacular sea views. The bathroom contains His and Her Basins, a walk-in shower, a bidet and WC. Bedroom four is a small en-suite double. It has window views across the gardens. The bathroom has a walk-in shower, WC and basin, and another room perfect for teenagers. An internal staircase leads to the basement from the ground floor, and here you will find a room with a washing machine and ironing board.

## Facilities

Villa/House • Modern • Private Pool • Heated Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Outdoor Games • Parking Space • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## *Ground Floor*

- Fully equipped kitchen with dining area
- Spacious living room
- Double bedroom with en-suite shower room and access to terrace
- Guest WC

## *First Floor*

- Twin bedroom with two single beds, en-suite shower room and balcony
- Bedroom with small double bed and en-suite shower room
- Bedroom with double bed, en-suite bathroom, balcony and spiral staircase to open gallery with double bed

## *Exterior Grounds*

- Private heated swimming pool (10 x 4 m, depth: 135 cm)\*
- Terrace with sun loungers and parasols
- Covered outdoor lounge area
- Traditional barbecue
- Covered outdoor dining area
- A tavern with dining area, shower & WC
- Children's playground

## *Additional Facilities*

- Air conditioning
- Wi-fi
- Television
- Hi-fi system
- Washing machine
- Tumble dryer
- Hair dryer
- Coffee machine
- Private parking

\*Seasonal availability: 15.May - 30.Sep





# Location & Local Information

Dobre? is a small village with less than 400 inhabitants, and it's likely that when staying at Villa Sofija, you will meet at least half of them! They are all warm and friendly, good hosts and people who will respect other people's privacy at the same time.

Just a short drive away is the town of Lovran, located on the eastern slopes of the Ucka mountain. This is a town with a long and rich past. A typical Mediterranean town with narrow streets and houses, it was named after the laurel that grows in and around it. History buffs will enjoy visiting the 13th-century parish church of St. Juraj, Holy Trinity church and the Town Tower.

Lovran is also ideally placed to go on one-day excursions to explore more Croatian beauties, such as National Parks Plitvice, Risnjak, and Brijuni. You will also be well placed to visit the Islands of Krk, Cres and Rab and the Istrian coast.

Just six kilometres away is the coastal gem of Opatija. This beautiful little town really should be on your must-do list. There are many things to do and see, such as a stroll down the Walk of Fame! Hollywood isn't the only place to do this, many great Croatians are honoured here, such as tennis legend Goran Ivanisevic. Or why not take a selfie with "The Girl with the Seagull"? The most famous statue in Opatija tells the tragic story of a local count sadly lost at sea. Feeling energetic? Then a stroll along the promenade is a must. At 12 kilometres long, it takes in the entire stretch between Volosko and Lovran and will show the Riviera at its best.

Just a thirty-minute drive inland from Villa Sofija is the Ucka National Park. Its position along the coast of the Adriatic has resulted in climate-specific lush forest vegetation with many rare and protected plant and animal species. The peak of Vojak features a stone tower, which has become a recognisable landmark and from the top, you can admire a 360° panoramic view of Rijeka, the Kvarner islands, Istria, Platak and beyond!

Mount Ucka offers a variety of sports and leisure activities, such as hiking, climbing, mountain biking, and hang gliding.

## Local Amenities

Nearest Airport	Rijeka Airport (49.2 km )
Nearest Ferry Port	Rijeka Ferry Port (25.2 km )



Nearest Town	<b>Lovran</b> <b>(4.4 km )</b>
Nearest Village	<b>Dobre?</b> <b>(1.5 km )</b>
Nearest Supermarket	<b>Plodine Supermarket</b> <b>(5.6 km )</b>
Nearest Beach	<b>Kvarner Bay</b> <b>(5.1 km )</b>

## What we love

- We love the space this modern, light and airy villa offers, its terraced gardens and breathtaking sea views.
- This villa has a large infinity pool, a huge sun terrace, and a playground!
- Located on the stunning Kvarner coast, close to Lovran and Opatija and the Učka National Park, Villa Sofija is well situated to cater for both an energetic and relaxing holiday. Everyone is catered for!

## What you should know...

- Being 5 kilometres from the nearest town and the sea, a car is advised.
- There is, however, parking for three vehicles, including an electric vehicle charging station.
- The pebbly beach is child friendly, with facilities suitable for children, but you might want to consider sturdy beach shoes.