

# Villa Lias

Region: Istria Sleeps: 8

---

## Overview

Lovers of luxury and seclusion look no further than the charmingly elegant Villa Lias, set in the heart of the Croatian countryside, in the medieval village of Sveti Petar u Sumi, near to the exclusive resort towns of Porec and Rovinj. This incredibly beautiful villa is set over one storey around a central courtyard housing your own private swimming pool and well-maintained gardens. The villa has four superbly spacious ensuite double bedrooms and can comfortably accommodate up to eight to ten guests in some style. Villa Lias would be ideal for a family holiday or a group of friends gathering for a special holiday. This architect-designed property has secure parking, complimentary air conditioning, underfloor heating, Wi-Fi throughout, and bicycles to ride to the village and beyond. The interiors are exquisite, with stone and parquet floors, timbered ceiling rooms, dressed with contemporary designer furniture, floor-to-ceiling windows have billowing curtains which let in lots of natural light, and the décor is a sophisticated colour palette of soothing muted earth tones.

Enter the villa to be welcomed by a light and airy open-plan living space with French doors that give access to the pool terrace. The seating area has the most inviting deep-cushioned, stone-coloured sofa set, facing a fireplace for those cooler months and evenings, and a flat-screen satellite television, preloaded with Netflix and Disney channels. The adjacent eight-seater dining set is perfect for some impressive indoor entertaining, not to mention the fully stocked wine rack. A seriously smart kitchen is fully equipped with all the latest built-in appliances you will need to cater for your holiday. Walk to the end of the corridor, where you will find a magnificent master suite with a king-size bed, a separate living space with a sofa bed for two more guests if required, an ensuite state-of-the-art modern bathroom with a bathtub and shower, and private access to the pool terrace. There are two further gracefully appointed ensuite bedrooms with king-size beds, and the fourth ensuite bedroom has two twin beds.

The inner courtyard is your holiday sanctum, home to a simply stunning heated swimming pool with a pool bar service. The pool is surrounded by deep-cushioned sun loungers, where you can relax and listen to the sounds of nature. Take sanctuary under the excellent stone-arched, soft seating spot, and enjoy a morning coffee catch-up. Take a stroll around the manicured Mediterranean garden, where there is a children's playground. At sunset, meet for cocktails on the terrace before feasting alfresco at the outdoor dining set, with dishes prepared in the summer kitchen and grilled on the barbecue. As



dusk falls and the stars come out to twinkle, raise a toast to the most memorable holiday in the most romantic of settings.

Facilities

- Villa/House • Modern • Private Pool • Heated Pool • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Village • <1hr to Airport • Laptop Friendly Workspace • BBQ • Coffee Machine • Safety Deposit Box • Hairdryer • Smart TV • Indoor Games • Outdoor Games • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Parking Space • Walking/Hiking Paths • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## *Interior*

- Fully equipped kitchen
- Spacious open plan living, dining room with a fireplace
- Bedroom 1 - Double bed, TV, sofa, en-suite bathroom with bath
- Bedroom 2 - Double bed, TV, en-suite bathroom with shower
- Bedroom 3 - Double bed, TV. en-suite bathroom with shower
- Bedroom 4 - 2 single beds/1 double bed, TV, separate bathroom with shower

## *Exterior*

- Private heated pool (13m x 4m)
- Sunbeds x 6
- Parasols x 3
- Outdoor shower
- Seating area
- Covered dining area with fireplace
- Outdoor kitchen
- Kids playground

## *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- Heating
- Smart TV
- Coffee machine
- Ice maker
- Dishwasher
- Washing machine
- Dryer
- Iron & board
- Hoover
- Hairdryer
- Bathrobes
- Bathroom amenities
- PlayStation 4
- Chess board
- Bike x 4
- Parking





## Location & Local Information

Nestled in the heart of the natural beauty of Istria, Villa Lias is an ultra-luxurious villa situated in the medieval village of Sveti Petar u Šumi, a thirty-minute drive to the seaside resorts of Poreč and Rovinj, on the Croatian coast. The nearest international airport of Pula is a forty-five-kilometre drive through the scenic Croatian countryside to your holiday home. A private door-to-door transfer can be arranged for you.

The small seventeenth-century village of Sveti Petar has local stores to cater for your stay, a beautiful Baroque church, ruins of a Benedictine monastery with a museum, and, best of all, the gastronomic delights of an annual sausage festival. The nearest beach is a thirty-minute drive to Poreč, a historic town with pre-historic settlements, a sixth-century basilica famous for its gem-studded Byzantine mosaics, and the Baredine Cave noted for its stalactite formations.

By day, play on Poreč's sandy beaches, swim and snorkel in the crystal clear waters of the Adriatic, enjoy some adrenalin-inducing water sports, and by night dine in romantic seafront restaurants, listen to a classical concert, or chill out at a smooth jazz club. Meander around the old town, sightseeing and souvenir shopping, visiting museums and sitting in squares.

Keep fit with a round of golf or a game of tennis, hike or bike to see the local flora and fauna, scuba dive or speleo (lamplight caving), charter a yacht or go fishing. Thirty minutes south of the villa is the fishing port of Rovinj, sitting on a headland packed with colourful houses on cobbled streets, a church with a very tall steeple, and populated with beautiful beaches.

Pula is situated at the southern tip of the Istrian peninsula, a strategic position that has been occupied since Roman times, with a 27BC amphitheatre and forum, ancient gates, and triumphal arches. Pula is now home to a protected harbour, the Kastel fortress, ornate churches and monasteries, old town squares, art nouveau architecture and art galleries, and original mosaic-tiled ancient streets. Walk the Zerostrasse underground corridor, where citizens took shelter during the war. Take the time to visit the James Joyce Ulysses Bar and enjoy a drink where the author reputedly stayed. Other notable must-see sights within the vicinity are; the tenth-century city of Umag; Novigrad, with its old city walls and harbour; Motovun, a town set in the hills; the artist's haven of Groznanj; and Hum, the smallest town in the world. After all that sightseeing, you've earned yourself a glass or two of Croatian wine, take a tour around the local vineyards, sample the vintages, and make sure you take a bottle home with you.



## Local Amenities

Nearest Airport	<b>Pula Airport</b> (46 km)
Nearest Ferry Port	<b>Porec Ferry Terminal</b> (26.5 km )
Nearest Village	<b>Sveti Petar u Šumi</b> (1.4 km )
Nearest City	<b>Pula</b> (48.8 km )
Nearest Shop	<b>Studenac Market</b> (950m )
Nearest Beach	<b>Beach Parentino</b> (26.6 km )
Nearest Town	<b>Porec</b> (26.4 km )

## What we love

- We love the unusual enclosed courtyard at Villa Lias, it gives the holiday a true sense of seclusion, privacy, and peace.
- The soft seating area at Villa Lias is a little piece of heaven, snuggled under an arched wall with lots of shade, it's ideal for a morning coffee and evening cocktail hot spot.
- The architectural attention to detail and interior design at Villa Lias is impeccably exquisite, cool, contemporary, and comfortable.
- We love the Master Bedroom suite, it is beautifully appointed, has its own seating area, a superb bathroom with tub, and private access to the pool, perfect for a midnight dip.

## What you should know...

- The nearest beach is a thirty-minute drive from the villa, through lovely Croatian countryside to many must-see seaside resorts.
- We recommend hiring a car to see all the sights there is to see in the area.
- Villa Lias is so lovely and luxurious, you'll never want to leave.

# 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, and daily cleaning for 3 hours. 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 from 1st July - 31st August.  
5 nights from 1st September - 1st October.  
4 nights during all other periods.
- Changeover day: Flexible.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €200 per pet per stay will apply (paid locally).
- 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.
- Other Ts and Cs: Young groups not allowed.