

# Villa Riah

Region: Istria Sleeps: 10

## Overview

Enjoy all that nature has to offer when you vacation in Villa Riah, in the heart of the Istrian countryside, just fifteen kilometres from the azure waters of the Adriatic coast of Croatia. This simply stunning two-storey, detached villa has five spacious ensuite double bedrooms and can comfortably accommodate up to ten guests, ideal for a large family holiday or a group of friends' get-together. The villa is set on its own grounds, surrounded by traditional stone walls and high fencing for your security and seclusion. The grounds are home to well-manicured lawns, a Mediterranean-style garden, and your own private heated swimming pool. Villa Riah comes with all the mod cons, including complimentary air conditioning and Wi-Fi throughout, satellite televisions in all the rooms, and secure on-site parking. The impressive architect-designed exterior has whitewashed walls and floor-to-ceiling windows that open onto pool patios and panoramic view balconies. The interiors are super stylish, minimalist chic, furnished with contemporary pieces, and decorated in a sophisticated colour palette of cool neutrals.

Enter the villa to discover your light and airy holiday home from home. The open-plan living space has sliding doors that open onto the pool terrace and garden. The seating area has a comfy, cream, L-shaped sofa bed, and matching pouffe, handy coffee tables, and a flat-screen television for your entertainment. The sleek beige and grey kitchen is fully equipped with all the latest appliances you will need for your holiday, including that must-have morning coffee maker and a built-in breakfast bar with high stools. The adjacent ten-seater dining set is perfect for some smart indoor entertaining. A guest cloakroom, with laundry facilities, completes the living space. Five well-appointed bedrooms are housed across both floors, all have convertible king-size beds, bedside tables, wardrobes, flat-screen televisions, and either access to the garden and pool terrace or a furnished countryside view balcony. All five bedrooms have exquisite ensuite marble bathrooms with walk-in showers, hand basins, and WCs.

Step outside, where you will find a large garden with lush green lawns and a centrepiece step-entry swimming pool, surrounded by relaxing sun loungers and shady parasols. There's a table tennis table, a football table, a trampoline, and a children's playground to keep everyone amused. In the evening, gather at the ten-seater dining set, feast alfresco on local delicacies freshly grilled on the barbecue, and raise a toast to the most memorable holiday.



## Facilities

Villa/House • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • BBQ • Dishwasher • Microwave • Safety Deposit Box • Hairdryer • Smart TV • Satellite TV • Outdoor Games • Table Tennis • Table Football • Heating • Cot(s) • High Chair(s) • Toys • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## *Interior*

- Fully equipped kitchen
- Open plan living and dining room
- Five double bedrooms with en-suite shower room

## *Exterior*

- Private heated swimming pool
- Terrace with sun loungers and parasols
- Covered outdoor dining area
- Barbecue
- Children's toys

## *Additional Facilities*

- Air conditioning
- Wi-fi
- Television
- Coffee machine
- Washing machine
- Hairdryer
- Football table
- Trampoline
- Parking





## Location & Local Information

Nestled in the heart of the Istria, Villa Riah is an ultra-modern villa, only a twenty-five-minute drive from the beautiful Adriatic coast of Croatia. The nearest international airport is Pula, a twenty-five-kilometre drive through the scenic Croatian countryside to your holiday home.

Porec is a historic town home to sandy beaches, a sixth-century basilica and the Baredine Cave, which is noted for its stalactite formations. By day, play on Porec's beaches, swim and snorkel in the crystal clear waters of the Adriatic, and enjoy some adrenalin-inducing water sports. 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.

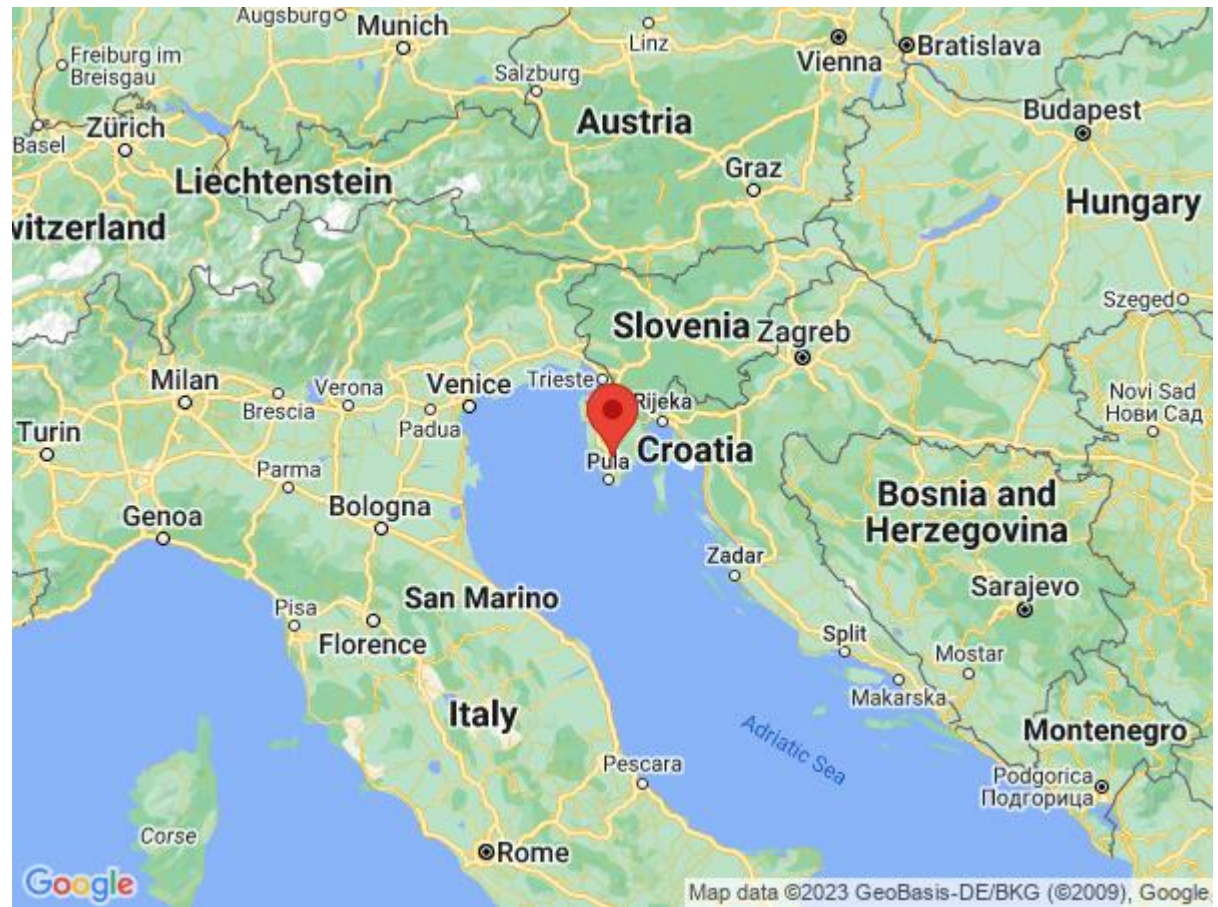
Keep fit with a round of golf or a game of tennis, hike or bike to see the local flora and fauna, scuba dive or speleo (lamplight caving), charter a yacht or go fishing.

The nearby fishing port of Rovinj is packed with colourful houses, cobbled streets, a tall steepled church, and beautiful beaches. The Roman town of Pula is at the southern tip of the Istrian peninsula, with a 27 BC amphitheatre, ancient gates, and triumphal arches. Pula has a protected harbour, the Kastel fortress, ornate churches and monasteries, old town squares, art nouveau architecture, art galleries, and original mosaic-tiled ancient streets. Walk the Zerostrasse underground corridor, where citizens took shelter during the war. Visit the James Joyce Ulysses Bar and enjoy a drink where the author reputedly stayed.

Other must-see sights 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.

## Local Amenities

Nearest Airport	<b>Pula (24km)</b>
Nearest Village	<b>Svetvinjenat (5.5km)</b>
Nearest Beach	<b>Barbariga (18km)</b>



Nearest City

**Pula**  
**(22.5km)**

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## What we love

- We love the stunning, superbly designed, architectural, sleek exteriors of Villa Riah.
- We equally love the minimalist chic interiors, super stylish yet welcoming and a seriously comfortable holiday home from home.
- We love that Villa Riah is fabulous for families, with spacious bedrooms, a large garden, and loads of stuff to amuse your kids.
- We love the ultra-modern ensuite bathrooms at Villa Riah, all with large walk-in showers and each decorated differently.

## What you should know...

- The swimming pool can be heated on request at an additional charge of €100 per week.
- The five bedrooms are arranged over both floors, and the king-size beds can be converted into twins.
- Extra guests can be accommodated on the double sofa bed in the sitting room.
- Villa Riah is in the heart of the Croatian countryside, the nearest store is 3km, and the nearest beach is 15km, we recommend hiring a car to make the most of your stay.

# Terms & Conditions

- Arrival time: 16:00 - 21:00
- Departure time: 10:00
- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- 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
- Minimum stay: 7 nights from June to August. 5 nights during all other periods.
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €100 per week (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Included in the rental rate.
- 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.