

Villa Amaia

Region: Istria Sleeps: 6

Overview

Escape to Villa Amaia, nestled deep within the heart of Istria's idyllic countryside, just twelve kilometres from the picturesque Croatian coastline. This architect-designed, single-storey gem boasts two luxurious ensuite double bedrooms and can accommodate up to six guests, making it the perfect setting for a family retreat or a memorable gathering for friends.

Set within its own secure grounds, Villa Amaia has well-manicured lawns framed by tall, mature trees for privacy and shade. The focal point is the inviting heated swimming pool, whilst an independent mini spa steals the spotlight.

This villa comes equipped with all modern comforts, offering complimentary air conditioning and Wi-Fi throughout, underfloor heating, satellite TVs in every room, and private parking for two cars. The villa's sleek charcoal grey exterior complements the exquisite interiors, adorned with contemporary furnishings and decorated in a soothing colour palette inspired by natural earth tones.

Upon entering, you're welcomed into a light, bright, open-plan living area featuring floor-to-ceiling sliding doors that give access to the pool terrace and garden. The seating area has a comfortable sofa bed that sleeps up to two children, practical coffee and side tables, and a flat-screen television. The fully equipped, sleek, chic kitchen boasts all the latest appliances, including that must-have coffee maker for your morning brew. The adjacent stylish dining set invites sophisticated indoor entertaining.

Two beautifully appointed bedrooms, each graced with king-size beds, bedside tables, wardrobes, desk-dressing tables, and ensuite bathrooms with walk-in showers, hand basins, and WCs, offer a restful sanctuary.

Step outside onto the terrace, where the heated pool beckons for a refreshing swim, and reclining sun loungers invite relaxation. On meticulously manicured lawns, you can immerse yourself in this year's bestseller. For the perfect respite, spend your afternoon in the impressive mini spa, featuring a five-seater Jacuzzi, wood sauna, rejuvenating shower, and a tranquil seating area. As twilight descends, gather at the covered dining set and savour local delicacies freshly prepared on the built-in barbecue. Raise a toast to a truly enchanting holiday at Villa Amaia and the most unforgettable memories.



Facilities

Villa/House • Private Pool • Heated Pool • Air-Con • Pets on Request •
Cooling Jacuzzi • BBQ • Coffee Machine • Safety Deposit Box • Hairdryer
• Smart TV • Satellite TV • TV • TV • TV • Heating • Cot(s) • Parking
Space • Rural Location • Tourist Towns & Villages

Interior & Grounds

Interior

- Fully equipped kitchen
- Dining and living area
- Two double bedrooms with king size bed and ensuite bathroom

Exterior

- Private heated swimming pool
- Terrace with sun loungers
- Covered outdoor dining area
- Outdoor summer kitchen with fireplace
- Trampoline
- Wellness area with sauna, hot tub and shower
- Fully fenced garden (800 m2)

Additional Facilities

- Air conditioning
- Underfloor heating
- Wi-fi
- Satellite television
- Stereo
- Hairdryer
- Private parking



Location & Local Information

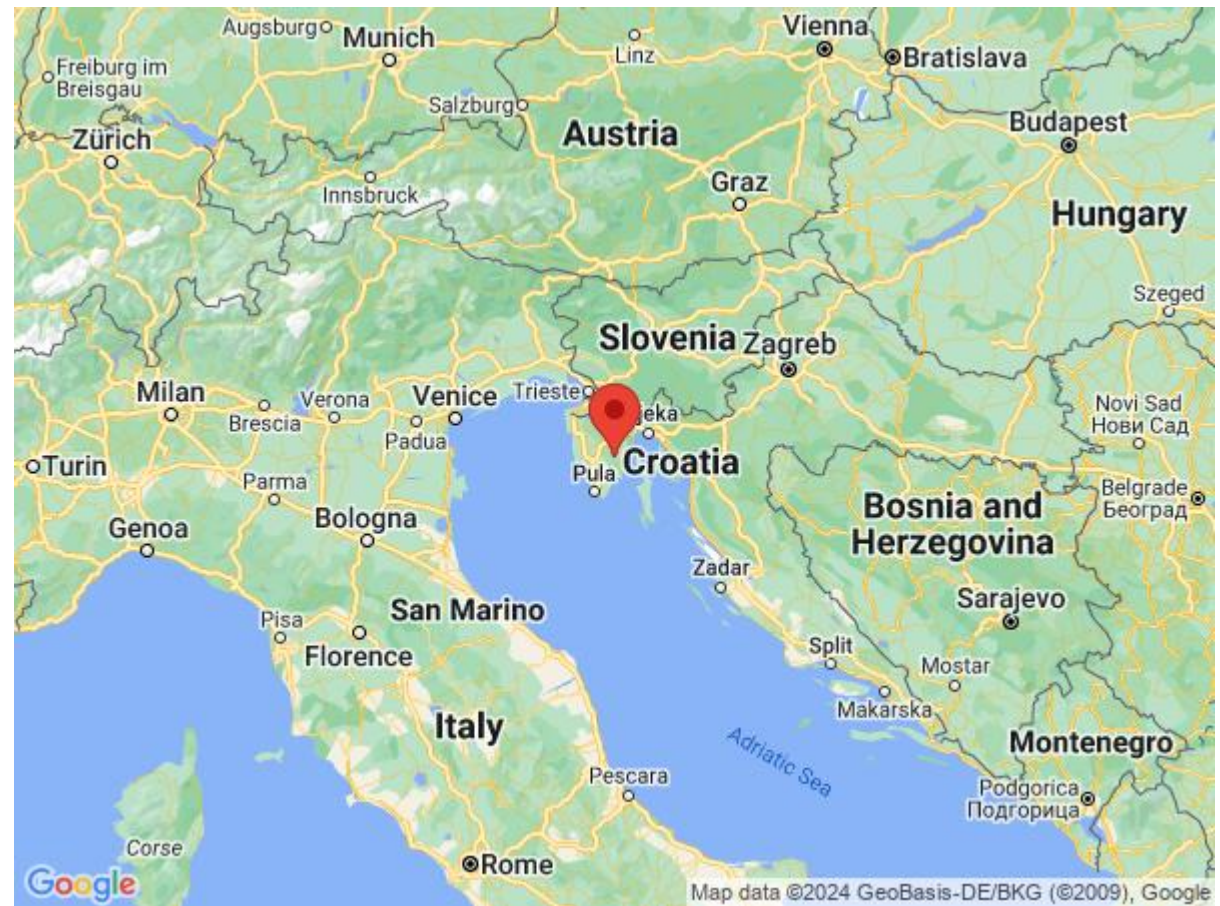
Villa Amaia is set in the heart of the countryside, in Zupanici, only twelve kilometres from the Croatian Adriatic coast. The villa is a scenic forty-five-kilometre drive from the nearest international airport at Pula to your holiday home. The nearest minimarts and restaurants are two kilometres away, where you can stock up on provisions and enjoy some traditional local dishes.

The Istrian coastline is populated with stunning sandy beaches, where you can swim in crystal clear waters, snorkel, scuba dive, and enjoy a thrilling selection of watersports. Nature's beauty is on your doorstep, with hiking and cycling trails, well-known walks, and rock climbing opportunities, especially through the nearby Učka National Park. Istria is famous for its wineries, take a tour around a vineyard and sample the fruits of its harvest. Spend the day in the town of Rabac, with its beautiful beaches, where you can try your hand at kayaking, windsurfing, stand-up paddle boarding, a game of tennis, or horse riding across the dunes.

From there, take a boat trip to the island of Cres, where you can discover the beauty of the Blue Cave. Visit the original Roman town of Labin, enter through the city gates, walk its old streets, and admire the art galleries. Go further afield to the resort of Pula, a seafront city with a protected harbour and ancient ruins, where you can eat freshly caught seafood by the seashore.

Local Amenities

Nearest Airport	Pula Airport (44.8 km)
Nearest Ferry Port	Pula Ferry Port (48.6 km)
Nearest Town	Labin (7.6 km)
Nearest Supermarket	Lidl, Labin (6.9 km)
Nearest Beach	Plaža Maslinica (12.5 km)



What we love

- We love the sleek and chic minimalist architect-designed exteriors at Villa Amaia, completed by the exquisite interior designed insides.
- We love that the owners of Villa Amaia are pet-friendly, and you can take your furry friends on holiday to this unique property.
- We love the sense of seclusion, security, and privacy that surrounds a stay at Villa Amaia, it's a real escape from it all holiday home.
- We love the nearness of nature at Villa Amaia, within minutes, you can trek hiking trails and cycle up mountains, discovering the local flora and fauna.

What you should know...

- Villa Amaia is perfectly positioned in the heart of the Croatian countryside, the nearest shops and restaurants are 2km away, and the nearest beach is 12km away.
- Villa Amaia can accommodate up to four adults and two children in the two double bedrooms and on the sofa bed in the seating area.
- Both the bedrooms in Villa Amaia have king-size beds, no single beds. Perfect for couples sharing or a small family.
- Villa Amaia has an adjacent and identical sister villa (Villa Averie), perfect if two families or a large group of friends are travelling together.

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 that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- Minimum stay: 7 nights June to September. 5 nights during all other periods.
- Changeover day: Flexible
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- 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.