

# Melitta Villas

Region: Istria Sleeps: 34 - 36

## Overview

Welcome to Melitta Villas in picturesque Istria, Croatia. This sprawling compound set on 11,000m<sup>2</sup> of scenic countryside consists of three separate but equally inviting villas. This exquisite 15-bedroom complex effortlessly accommodates up to 36 guests in the epitome of Istrian allure.

Each villa has its own spacious living and dining areas, fully equipped open-plan kitchen, outdoor wood-burning barbecue, al fresco dining setting and stunning swimming pool.

The first villa consists of five bedrooms, all with king-sized beds. The master bedroom boasts an ensuite and a pergola-covered terrace with sun loungers. The other four bedrooms come complete with ensuite, and two additional single beds can be available for large groups.

Much like the first villa, the second villa also boasts five bedrooms with king-sized beds and ensuites. In this case, the master bedroom has direct access to a large terrace and hot tub. A second bedroom in this villa boasts another terrace with its own sun loungers. In the living room a further two single beds are available.

In the third villa, the outlay of king-sized beds and ensuites continues. The upstairs master bedroom here features its own large veranda, while the ground floor master bedroom overlooks the vineyard. The games room and a sofa bed for two adults can also be found in this villa.

Each villa is set on a 2,000m<sup>2</sup> plot surrounded by a private forest area, including walking trails and various seating areas. But that is only the beginning of Melitta Villas' fantastic range of facilities. Beyond each villa's jacuzzi, swimming pool and terrace, guests can access a private fitness and spa house featuring exercise equipment and a sauna.

When it comes to games, there is no shortage either. There's a volleyball and badminton court, a bocce (pétanque) court, and the compound's golf pitching, chipping and putting practice green for anyone looking to keep their game up while on holiday.

These fun and impressive communal spaces provide the perfect backdrop for socialising and creating lasting memories. Melitta Villas is not just a holiday



destination, it's an immersive experience where resort-style luxury meets private authenticity. Whether you're seeking a tranquil escape or a vibrant gathering, this 15-bed retreat in the Istrian countryside promises an unforgettable stay.

## Facilities

Villa/House • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • TV • Spa/Massage • Sauna/Steam • Games Room • Outdoor Games • Table Tennis • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Watersports • Rural Location • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villas

### *Interior - Villa 1*

- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Bedroom 1 - Master bedroom with double bed, en-suite bathroom with shower, pergola covered terrace with sunbeds
- Bedroom 2 - Double bed, en-suite bathroom with bath
- Bedroom 3 - Double bed, en-suite bathroom with shower
- Bedroom 4 - Double bed, en-suite bathroom with shower (ground floor)
- Bedroom 5 - Double bed, en-suite bathroom with shower (ground floor)
- 2 additional single beds are available

### *Interior - Villa 2*

- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Bedroom 1 - Master bedroom, double bed, en-suite bathroom with shower, access to terrace with hot tub
- Bedroom 2 - Double bed, en-suite bathroom with shower, access to terrace
- Bedroom 3 - Double bed, en-suite bathroom with shower
- Bedroom 4 - Double bed, en-suite bathroom with shower (ground floor)
- Bedroom 5 - Double bed, en-suite bathroom with shower (ground floor)
- 2 additional single beds are available

### *Interior - Villa 3*

- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Games room with sofa bed for 2 adults
- Bedroom 1 - Master bedroom with double bed, en-suite bathroom with shower, access to veranda
- Bedroom 2 - Double bed, en-suite bathroom with shower
- Bedroom 3 - Double bed, en-suite bathroom with shower (ground floor)
- Bedroom 4 - Double bed, en-suite bathroom with shower, seperate WC, views of vineyard (ground floor)
- Bedroom 5 - Double bed, en-suite bathroom with shower (ground floor)

### *Exterior*

- 3 private swimming pools\*
- 3 hot tubs
- Sunbeds
- Dining areas
- Seating areas
- Wellness area with gym, sauna and steam room
- Kids adventure park
- Golf practice green



- Private forest trails
- Volleyball and badminton court
- Bocce court
- Lawns
- Barbecues

*Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- TV
- Speakers
- Dishwasher
- Microwave
- Coffee machine
- Games console
- Washing machine
- Dryer
- Hairdryer
- Iron
- Bathroom amenities
- Cot
- Highchair
- Baby safety gates
- Window guards
- Security cameras on property
- Beach essentials
- Parking

\*Please see T's & C's

## Location & Local Information

Well-situated close to the charming village of Režanci, Melitta Villas is a truly enchanting escape surrounded by the timeless beauty of the Istrian countryside. Režanci itself consist of quaint, cobblestoned streets just waiting to be explored.

Croatia's Adriatic coastline is deceptively close (25-minute drive), making day trips to "blue Istria" easy. The coastline brims with colourful seaside villages and picturesque beaches.

Istria is renowned for its wines and olive oil, and there is a selection of wineries and olive groves within driving distance of Melitta Villas, including Winery Bacac (a 30-minute drive).

The Villas' strategic location also allows easy access to popular attractions such as the Brijuni Islands and the historic town of Pula, known for its well-preserved Roman amphitheatre.

### Local Amenities

Nearest Airport	<b>Pula Airport</b> (25 km)
Nearest Ferry Port	<b>Pula Ferry Port</b> (21.7 km )
Nearest Town	<b>Vodnjan</b> (12 km )
Nearest Supermarket	<b>Plodine, Vodnjan</b> (12.6 km )
Nearest Beach	<b>Peroj Beach</b> (18.6 km )



## What we love

- Melitta Villas' sprawling private forest is an arcadian haven to explore at your own leisure.
- An incredible array of facilities, including a fitness centre, spa, and its own private pitching and putting green, mean there's endless entertainment on offer without having to leave.
- Despite the villa's picturesque rural setting in the Istrian countryside, there's a litany of local attractions within a short driving distance.

## What you should know...

- A car is recommended for ease of transport.
- The pool is unfenced, so please be mindful of children at play.
- Two pools are heated upon request and at an extra cost.
- The breakfast buffet must be booked in advance and is not included in the reservation price.



# Terms & Conditions

- Security deposit: €3000 to be paid upon arrival and to be refunded in full subject to a damage inspection on departure. It can also be paid via bank transfer one week prior to arrival.
- 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.
- 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 from June to September.  
2 nights all other dates.
- Changeover day: Saturday from June to September.  
Flexible all other dates.
- Pets welcome?: On request only and with prior agreement. Please note only 2 small dogs of up to 5kg are welcome, and if accepted there will be an additional cleaning charge of €150 per pet per stay.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: 2 pools are heated all year round upon request for an additional €500 per week per pool and €300 for less than a week per pool.
- Tax: Included in the 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: All double beds can be converted into 2 singles.
- Other 2: No youth groups allowed.