

Villa Irisia

Region: Istria Sleeps: 8

Overview

With a backdrop of the lush green countryside of the Istria Peninsula, Villa Irisia offers a tranquil retreat for your summer break. Nearby, you can access local villages, vibrant towns, and incredible walking and hiking routes. This is an area that offers something for everyone.

Villa Irisia, completed in 2023, stands as one of the newest additions to the area, offering a perfect blend of modern amenities and stunning design. The house has contemporary features such as WI-FI, air conditioning, Smart TVs, and a Dolby Digital sound system throughout, ensuring a seamless and luxurious living experience.

The ground floor unveils the heart of the home, a large open-plan living and dining space bathed in natural light. Plush sofas, armchairs, and a Smart TV create a welcoming ambience, while a dining table for eight seamlessly connects to the garden. The adjacent kitchen is a beautiful space equipped with everything needed for culinary endeavours, including a wine cellar for enthusiasts.

Villa Irisia boasts four spacious bedrooms, with one located on the ground floor offering garden access, a double bed, and a contemporary en-suite bathroom. The ground floor is further complemented by a laundry room, guest WC, and a welcoming sauna, adding to the overall comfort.

On the upper floor, three additional bedrooms await, each with unique charm. A room with two single beds and an en-suite bathroom caters to the little ones, while two large bedrooms open onto a terrace with a jacuzzi and outdoor seating. These double rooms feature TVs and en-suite shower rooms, ensuring privacy and convenience.

The landscaped garden is a haven of relaxation, with a large private pool taking centre stage. Sun loungers line the poolside, inviting moments of leisure under the Croatian sun. An outdoor summer kitchen allows for al-fresco cooking, and a shaded terrace offers the perfect setting for dining and socializing. Villa Irisia is a testament to modern luxury, providing a serene and stylish retreat on the stunning Istrian Peninsula.

With only a few neighbouring homes nearby, this setting is a great place to unwind in the Croatian countryside. You will not be cut off, however, as the



amenities of Križine village are within walking distance, as is the closest beach.

The larger town of Umag is a mere 5km away; here, you can visit museums and Roman ruins and take boat trips along the Umag Riviera, which is a delightful way to pass the afternoon. Umag is a great place to visit for dinner, as you will find an abundance of local Croatian restaurants and international eateries here.

Facilities

Villa/House • Private Pool • Heated Pool • Saltwater Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Smart TV • Sauna/Steam • Fenced Grounds • Parking Space • Watersports • Sailing • Wine Tasting • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Interior

- Open plan kitchen, dining, living area
- Fully equipped kitchen
- Dining table
- 2 WC's
- Sauna
- Bedroom 1 - Double bed, en-suite bathroom with shower (ground floor)
- Bedroom 2 - Double bed, en-suite bathroom with shower, access to terrace (first floor)
- Bedroom 3 - Double bed, en-suite bathroom with shower, access to terrace (first floor)
- Bedroom 4 - 2 single beds, en-suite bathroom with shower (first floor)

Exterior

- Private heated saltwater pool (45m2)
- Sunbeds
- Shower
- Covered dining area
- Terrace with hot tub and seating area

Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- Smart TV
- Netflix
- Speakers
- Dishwasher
- Microwave
- Ice machine
- Washing machine
- Tumble dryer
- Iron & board
- Hairdryer
- Parking
- Barbecue



Location & Local Information

A holiday to the Croatian Istria Peninsula promises a captivating journey of coastal charm, historic treasures, and vibrant experiences. Nestled in the quaint village of Križine, Villa Irisia offers a splendid retreat with modern amenities and proximity to the enchanting Istrian beaches.

Zlatorog Beach, with its golden shores and crystal-clear waters, provides a tranquil escape, inviting strolls along the coast and refreshing swims in the Adriatic. Spina Beach, a hidden gem, adds to the coastal allure with its serene ambience, ideal for those seeking a more secluded seaside experience.

Just 5km away lies the charming town of Umag, a vibrant hub on the Istrian Peninsula. The town boasts a rich history reflected in its architectural gems like the Church of St. Mary and the Venetian House. Explore the lively Umag Riviera, adorned with cafes, shops, and restaurants overlooking the sparkling sea. The town's central square, Trg Slobode, is a gathering place surrounded by historic buildings, inviting you to savour local cuisine and coffee.

Umag is renowned for its diverse culinary scene, offering seafood delicacies, truffle-infused dishes, and Istrian wines. The town's vibrant market showcases fresh produce, local olive oil, and handmade crafts, providing a taste of authentic Istrian life.

For sun-soaked relaxation, Umag boasts several beaches, including Katoro Beach and Aurora Beach, where you can unwind by the sea or engage in water sports. The Umag Riviera offers a picturesque promenade for leisurely walks dotted with charming cafes and shops. Boat trips from Umag reveal the stunning Istrian coastline, allowing you to explore hidden coves and nearby islands. For nature enthusiasts, walks around the town's parks, such as Park Moreno, offer serene green spaces and beautiful landscapes.

Umag is also famous for hosting the Croatia Open, a renowned tennis tournament, attracting sports enthusiasts to witness world-class tennis matches. The town's ATP stadium adds to the sports culture of Umag, contributing to its dynamic atmosphere.

Day trips from Umag lead to Istria's interior, where medieval hilltop towns like Grožnjan and Motovun await exploration. Each town exudes its unique charm, with cobblestone streets, historic landmarks, and panoramic views of the Istrian landscape.

In essence, a holiday in the Croatian Istria Peninsula, centred around the village of Križine and the town of Umag, promises a harmonious blend of coastal relaxation, cultural exploration, and unforgettable experiences in the



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heart of the Adriatic. Villa Irisia serves as a perfect base, offering both comfort and proximity to the enchanting delights of Istria.

Local Amenities

Nearest Airport	Pula Airport (81.1 km)
Nearest Ferry Port	Pula Ferry Port (82.8 km)
Nearest Town	Umag (5.2 km)
Nearest Beach	Beach Špina (1.2 km)
Nearest Supermarket	Kaufland Umag (3.6 km)

What we love

- Villa Irisia is an ultra-modern home which has recently been completed.
- With four bedrooms and a chic, open-plan living space, this home can accommodate up to eight guests.
- Outdoors, the garden space is your own personal oasis where you can soak in the jacuzzi, dine al-fresco and swim in the private pool.
- Set within the village of Križine, within easy reach of the town of Umag, Villa Irisia is an excellent base on the Istria Peninsula.

What you should know...

- There is space for up to four cars for those bringing a car.
- If you wish to bring a pet with you, this can be arranged in advance with the owners.
- One of the bedrooms is located on the ground floor, suiting those who cannot use the stairs.

Terms & Conditions

- Security deposit: €500 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.
- 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 end of June to end of August.
4 nights from 5th October to beginning November.
5 nights all other dates.
- Changeover day: Flexible.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €10 per small pet per day and €20 per big pet per day 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.