

# Villa Lokarda

Region: Istria Sleeps: 6

## Overview

Step into the enchanting world of Villa Lokarda, a haven of modern luxury tucked away in the scenic St. Peter in the Woods of Istria. This architectural gem, new for 2024, unfolds across a generous 180 m<sup>2</sup>, seamlessly blending comfort with the natural splendour of its surroundings. Only a short 20 km drive from the alluring beaches of Rovinj and Poreč, with the towns Žminj and Pazin nearby, Villa Lokarda promises a harmonious retreat.

Venturing through the entrance of this stylish, single-storey property, guests are greeted by an air of sophistication, with a decor featuring light, classic tones, as well as contemporary-style furnishings and high-quality appliances. The spacious open-plan living room incorporates a lounge space with sumptuous leather sofas, a fireplace and a TV, a dining area with table and chairs, and a fully-equipped kitchen.

Three air-conditioned bedrooms, each boasting a double bed, create private sanctuaries ensuring restful nights, with the luxury extending to the three bathrooms, adorned with sleek shower cabins and hairdryers. Convenience takes centre stage here at Villa Lokarda, with an additional guest toilet, while practicalities like a washing machine and iron stand ready for use. Parking hassles vanish with the provision of private parking, and indoor underfloor heating guarantees warmth during cooler months.

Villa Lokarda's outdoor spaces beckon with allure, with a magnificent 40 m<sup>2</sup> pool stretching 4 metres wide and 10 metres long and inviting blissful lounging on six comfortable sunbeds. The villa serves as a gateway to the rich tapestry of Istria's wine culture, nestled in the heart of this wine-rich region, the villa offers a unique chance for guests to embark on wine and gastronomic adventures. An outdoor grill adds an extra layer of delight, inviting you to savour delicious meals under the open sky, accompanied by a bottle or two of the local tittle.

In the embrace of contemporary elegance and the serenity of Istrian nature, Villa Lokarda beckons as an ideal sanctuary. Welcome to a place where the fusion of modern luxury and the tranquil spirit of Istria crafts an unforgettable experience.



## Facilities

Villa/House • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet  
• Air-Con • <1hr to Airport • BBQ • Washing Machine • Dishwasher •  
Coffee Machine • Hairdryer • Ground Floor Bed & Bath • TV •  
Working Fireplace/Woodburner • Heating • Parking Space • On-Street  
Parking • Rural Location • Walking/Hiking Paths • Wine Tasting • Cycling  
• Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages

# Interior & Grounds

## The Villa

### Interior

- Well equipped kitchen
- Open plan living and dining area
- Three double bedrooms
- Three spacious bathrooms with showers
- Guest WC

### Exterior

- Private swimming pool (40m<sup>2</sup>, depth:1.3m)
- Outdoor shower
- Terrace with six sun loungers
- Covered outdoor dining area
- Barbecue
- Large garden

### Additional Facilities

- Air conditioning
- Wifi
- Underfloor heating
- Fireplace
- Television
- Stereo system
- Coffee machine
- Dishwasher
- Washing machine
- Ironing facilities
- Hairdryer
- Two secure parking spaces and additional free parking spot outside



## Location & Local Information

Nestled like a well-kept secret in the heart of Istria, Villa Lokarda beckons adventurers to explore the tapestry of its surroundings. Just a leisurely 20-kilometre drive from the sun-kissed beaches of Rovinj and Poreč, this architectural gem calls the picturesque St. Peter in the Woods home. The proximity to the charming towns of Žminj and Pazin adds a dash of local flavour to the experience, promising a perfect balance between coastal allure and rural tranquillity.

The villa, standing proud in 2024, offers more than just a luxurious abode; it serves as a gateway to Istria's rich cultural and natural treasures. The region, known for its vine-covered hills and rolling landscapes, is a haven for wine enthusiasts. Villa Lokarda's location places guests at the epicentre of the wine-rich Istrian countryside, providing a unique opportunity for immersive wine and gastronomic tours. Picture yourself wandering through vineyards, sipping on local varietals, and savouring delectable culinary delights, all within arm's reach.

For those seeking a bit of sun and sand, the dazzling beaches of Rovinj and Poreč are a short drive away. Immerse yourself in the crystal-clear waters of the Adriatic Sea or meander through the charming cobblestone streets of these coastal towns, brimming with history and local charm.

Back at the villa, the allure extends beyond the walls. A 40 m<sup>2</sup> pool, a refreshing oasis of indulgence, beckons guests to bask in the Istrian sunshine. The poolside, adorned with six inviting loungers, invites relaxation and moments of tranquillity. The dining table within the villa sets the stage for convivial meals, perhaps after a day of exploration or a lazy afternoon by the pool.

In the embrace of Villa Lokarda's contemporary elegance and the serene spirit of Istria, guests find not just a place to stay but an invitation to experience the magic of this captivating region. Welcome to a villa where the fusion of modern luxury and the natural beauty of Istria creates an unforgettable retreat.

## Local Amenities

Nearest Airport	<b>Pula Airport (47km)</b>
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Nearest Village	<b>Sveti Petar u Šumi (2.5km)</b>
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Nearest Town/City	<b>Pazin (10km)</b>
Nearest Beach	<b>Porec (28km)</b>
Nearest Supermarket	<b>Studenac Market (11km)</b>

## What we love

- The modern, open-plan living area of Villa Lokarda made it easy to relax, dine and cook together as a group.
- The spacious grounds with a large lawn area, dining space and swimming pool were the perfect setting for alfresco meals and soaking up the sun
- We loved the villa's private, rural location.

## What you should know...

- The nearest beach is just over 20km from the villa.
- All bedrooms feature double beds.
- Villa Lokarda has a minimum age requirement of 25 for guests.

# 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: 5 nights from 24.05 to 14.09.  
2 nights during all other periods.
- Changeover day: Flexible.
- Pets welcome?: Not allowed
- Tax: Included in the rental rates.
- 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.