

# Villa Niah

**Region:** Croatia   **Sleeps:** 10

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## Overview

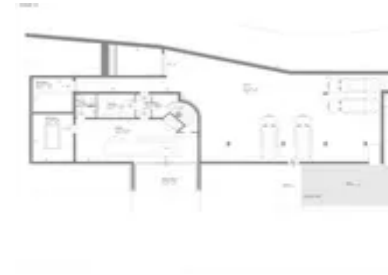
This beautiful villa is here to house your family, or serve as a lovely getaway for a couple in search of alone time. As well as all of the mod-cons you need, Villa Niah also gives you the little luxuries that you want, the things that make life a little special. This includes a heated outdoor pool which can be used all year round, a personal fitness centre if you wish to work out whilst on holiday and a bar so you can soak in the sun with a tipple.

Located in Opatija, you also have access to your own garden and private parking, as well as free Wi-Fi. The property is air conditioned and contains five bedrooms, a dining area and kitchen complete with microwave and dishwasher, and a large flat screen TV for those who can't be parted from their favourite shows. With a terrace and BBQ facilities (at an additional charge), you can dine outdoors with your loved ones.

You'll also enjoy your own wellness area which includes a hot tub and sauna. You can enjoy the additional massage service if you require some deeper relaxation. The property holds a shared lounge and there are nearby opportunities for hiking and fishing.

Staffed by a concierge available 24-7, you can easily ask for extra towels and bed linen, and don't fret as language is no barrier with availability in German, English, Croatian and Italian.

You're close by to some splendid beaches, including Beach Preluk, Crnikovica Beach and Beach Kostanj. The property also offers some wonderful facilities including airport shuttle, packed lunches and car hire, which makes everything feel easy – exactly as you wish it would when on your holidays.



The villa itself is nestled in a nest of green with lush views of the wild surrounding area and the clear calm waters beyond. There are little touches of decadent luxury including the plush dark sofas in the living area and charcoal walls. If you're staying in the winter months, there's a modern fireplace that will keep you toasty and the floors are connected via a sleek spiral staircase. Treat your family to a taste of the exquisite in this sublime property.

## Facilities

Air-Con • Wi-Fi/Internet • Wow Factor • Gym/Fitness Room • Instagrammable • Modern • Private Pool • Heated Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Hot Tub • <1hr to Airport • Hairdryer • All Bedrooms En-Suite • Satellite TV • Sauna/Steam • Pool/Snooker • Heating • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Niah is a sleek, modern property located in Opatija. The property offers accomodation for ten people, with beautiful panoramic views of the coast.

### *Ground Floor*

- Fully equipped kitchen with breakfast bar
- Large open plan living and dining area
- Fitness suite

### *First Floor*

- Master bedroom with double bedroom with walk in wardrobe and ensuite bathroom
- Two double bedrooms with ensuite bathroom
- Two bedrooms with single bed, sofa bed and ensuite bathroom

### *Lower Ground Floor*

- Bar with dining area
- Games room with pool table
- Parking for four cars

### *Exterior Grounds*

- Heated infinity swimming pool
- Terrace with sun loungers
- Deck area with bean bags
- Outdoor dining area
- Barbecue

### *Additional Facilities*

- Air conditioning
- Heating
- Wi-Fi
- Flat screen TV
- Laundry facilities
- Hairdryer
- Hot Tub
- Sauna
- CCTV and security alarm system





## Location & Local Information

Villa Niah is located in Opatija and there is much to do here beyond relaxation. For example, you can go fishing, enjoy windsurfing, go for a long hike, dive into the pristine waters and even arrange some horse-riding. This can all be scheduled at the property for you.

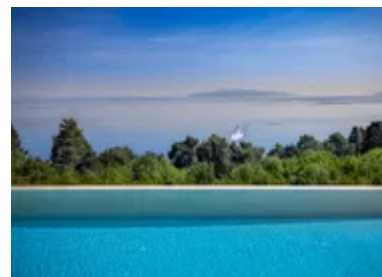
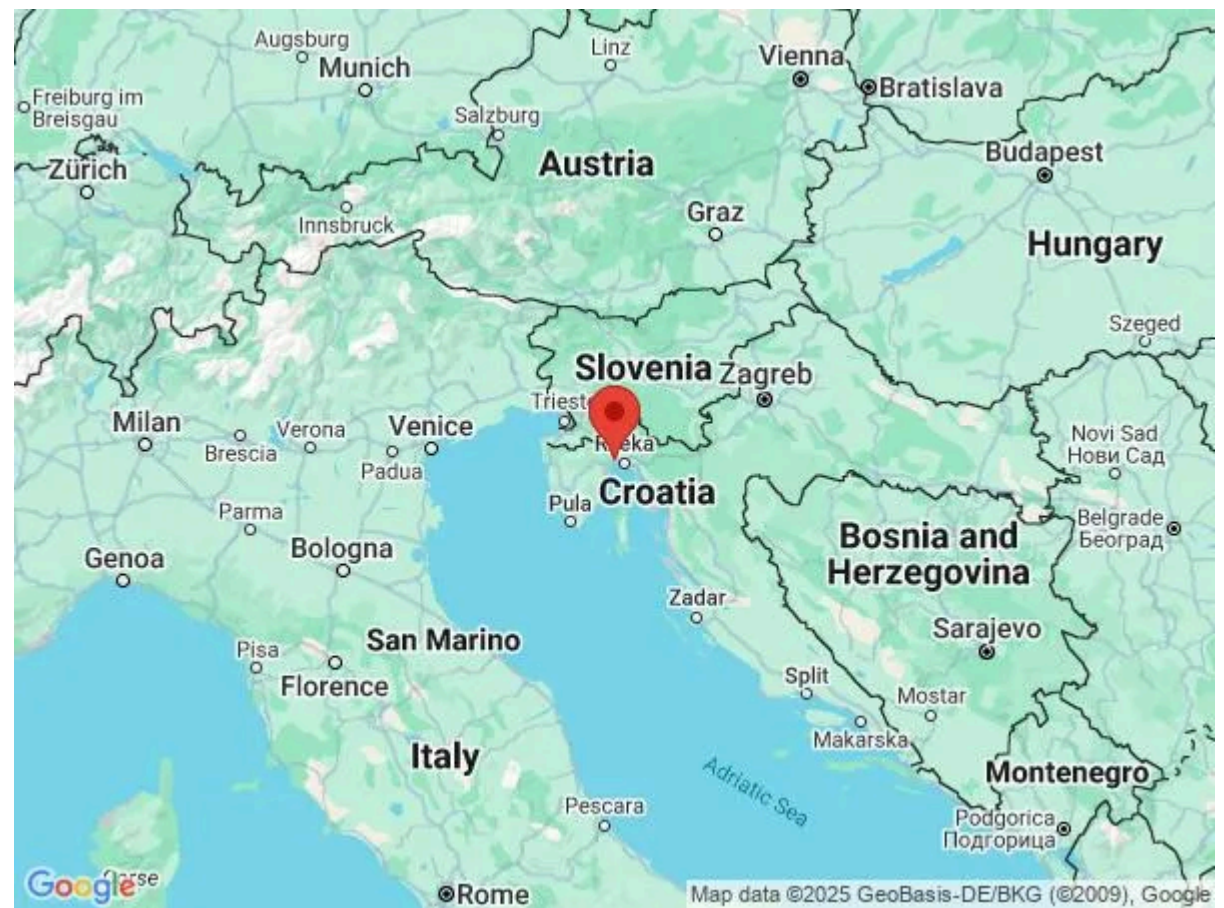
There are many beaches nearby including Beach Preluk, Crnikovica Beach and Beach Kostanj for those who long for sand, sea and sun, but there a great number more if you wish to keep things varied, these are simply some of the closest.

Opatija itself is a real jewel and a Croatian coastal town next to the alluring Adriatic Sea. It offers plenty of unique adventure thanks to its spectacular architecture, delicious Croatian delicacies and endless entertainment and amusement, making it an ideal destination for families seeking fun, as well as healthy dose of rest. It's a great place for people of all ages, and perfect for families.

The climate here is Mediterranean and there are many historic buildings which may strike you as reminiscent of Austria and Venice. The area is popular year round thanks to its weather, and is surrounded by beautiful green woods peppered with bay laurel. The sea coast to the north and south is rocky and dramatic, and commonly visited during winter.

There is much to see in Opatija including its 14th century Benedictine abbey, Saint Jacob's Church, and the glorious Church of the Annunciation. You might also wish to visit Villa Angiolina, which has evolved into a museum. The famous Maiden with the seagull statue can be found here, and has become somewhat of a defining emblem for the area. The American Gardens are a beautiful park that can be visited and you'll find many striking statues throughout the area.

There's also a beautiful town park which contains plants from all over the globe, it's been protected since 1968. You'll find a 12 km long promenade which stretches across the Riviera, and can partake in a 7 km forest path



walk. The area is busy but beautiful – a truly Croatian gem set amongst a glorious natural backdrop.

Local Amenities

Nearest Airport	Rijeka (36.6km)
Nearest Airport 2	Pula (95km)
Nearest Town	Opatija (Walking distance)
Nearest Town	Rijeka (10.5km)
Nearest Beach	Beach Preluk (2.3km)
Nearest Supermarket	Lidl (0.5km)
Nearest Restaurant	Valle Losca Tavern (1km)

## What we love

- Preluk beach is one of our favourites for swimming.
- We love the beautiful colour scheme, particularly the darker charcoal coloured rooms and the fireplace.
- Requesting a last minute packed lunch before a day out exploring Opatija – it's nice when those little needs are met.
- The glorious view of the surrounding woods and neighbouring sea are like something from a fairy-tale.

## What you should know...

- Some activities and services require extra.
- Although the villa is set up to be secure and safe, please monitor little ones around the pool area and by the staircase.
- A market, mountain Ucka, Lidl Supermarket and Restaurant Navis are all in close proximity but you may wish to hire a car to venture further afield.

# Terms & Conditions

- **Security deposit:** €2500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 3.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed
- **Changeover day:** Flexible
- **End of stay cleaning available?:** 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.
- **Smoking Allowed?:** Smoking & vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Included in the rental price.
- **Internet access?:** Wi-Fi internet access included.