

Villa Maeva

Region: Croatia Sleeps: 20

Overview

Being newly renovated, Villa Maeva has a rustic charm with all the modern comforts. Guests are immediately welcomed into the villa with an open-plan living, dining and a fully equipped kitchen. Historic details are everywhere you turn in this main living room as although it is recently refurbished, they took great care in resorting the heritage and character of the region in the details. The lounge is centred by an impressive marble fireplace with a large flat-screen TV above.

A rustic wooden dining table centres the family space. Surrounded by ten chairs with comfortable cushions warming the metal frames the dining table has wicker baskets acting as lamps hanging above the table. The kitchen has all modern luxuries including a blender, coffee maker dishwasher and microwave plus an island and breakfast bar in the centre.

Centred in the middle of the space is a traditional stone wishing well with ornate iron sculpting above. Cosy corners fill the room and underneath the staircases, creating secluded areas to enjoy a quiet moment while honouring the historic value of the villa in the décor. Two comfortable bedrooms are on the ground floor, both with access to the main living area. Both have ensuite bathrooms and plenty of storage to make yourself at home in. The rustic charm of the villa flows throughout; a passageway blocked on two ends with intricate iron gates shows off the stone walls and an old unit with many small draws. A rustic red rug lies on the stone floor leading to a wine cellar.

Back in the main family space, two sets of steel, modern staircases lead up to the first floor symmetrically. Walking up these stairs you find four bedrooms with adjoining ensembles. Towels and linens are provided in all bedrooms



and Wi-Fi circulate the entire villa. All bedrooms have a sofa that can convert into a single bed, allowing six more guests to stay in the villa, making the total up to twenty.

Venturing outside the property to the garden, you find greenery which blends into the rural setting of the villa as well as numerous outbuildings and outdoor social areas. Towards the back of the property lies a spacious patio and large outdoor pool. Comfortable outdoor furniture including sun loungers, sofas and hanging egg chairs scattered under a pergola provides plenty of options to enjoy the Croatian sunshine. Wide folding doors lead from the patio to a separate summer kitchen and alfresco dining area complete with a pizza oven and grill. Baskets hang above the table in the main villa, making the space feel authentic and homey. You will love gathering together in the evenings, feasting on homemade pizza while watching the sunset or taking a dip beneath the stars in the pool.

Another small outbuilding provides a private escape for two guests. Here is a bedroom, kitchenette, lounge and dining area plus an ensuite. Only a few steps from the main villa, it is still a part of the community but provides a more intimate setting for those who need it.

But that is not all. A third outbuilding referred to as the 'leisure house' is a great addition to what this villa has to offer. For you to enjoy at your leisure it has a pool table, table tennis, table football, darts, PlayStation 5 and board games. There is also a fully-equipped fitness studio and spa area including a sauna and massage room; you can leave the kids with the table tennis as you relax upstairs. Or if you wanted to explore the beautiful Istrian countryside surrounding you, the villa has four mountain bikes for you to explore the many trails and routes from the villa.

Facilities

Walk to Village • Games Room • Air-Con • Wi-Fi/Internet • Indoor Games • Villa • Bicycles Provided • Watersports • Gym/Fitness Room • Table Tennis • Private Pool • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Washing Machine • Dishwasher • Coffee Machine •

Safety Deposit Box • Hairdryer • Satellite TV • Wheelchair Access •
Sauna/Steam • Pool/Snooker • Working Fireplace/Woodburner • Heating
• High Chair(s) • Fenced Grounds • Parking Space • Walking/Hiking Paths
• Wine Tasting • Cycling • Outstanding Landscapes • Outdoor Pursuit &
Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Main Building

- 2 bedrooms with double bed and en-suite bathrooms
- 4 bedrooms with double bed and adjoining bathroom
- Fully equipped kitchen
- Living and dining area
- Laundry room
- 2 guest toilets
- Sleeping couches

Outbuilding

- Bedroom with double bed
- Bathroom
- Living and dining area
- Fully equipped kitchen

Exterior Grounds

- Private swimming pool (75m2)
- Barbecue
- Loungers
- Summer kitchen
- Dining area

Additional Facilities

- Wi-Fi
- Air conditioning
- Heating
- Linen and towels
- Satellite TV
- Safe
- Sauna
- Fitness room
- Books
- Music library
- Stereo
- Iron and board
- Washing machine
- Clothes Dryer
- Dishwasher
- Oven/stove
- Microwave
- Fridge/freezer
- Blender
- Pantry items
- Coffee maker
- Toaster
- 4 mountain bikes
- Private parking for 4 cars



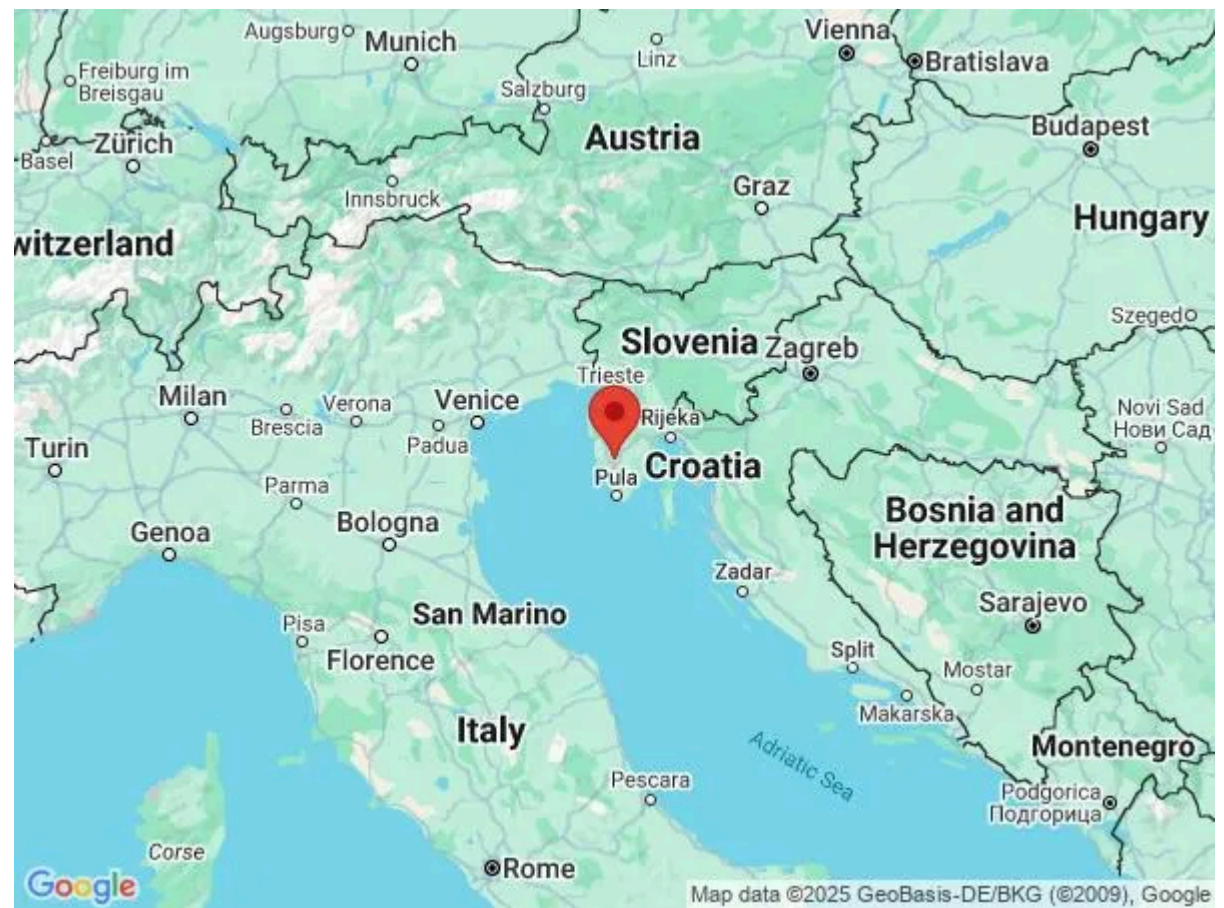
Location & Local Information

Villa Maeva is based in the centre of the rural region of Istria. Locally, the villa is in a rural setting surrounded by villages and greenery. The nearest grocery store, cafe bar and restaurant are seven km away. This area has many hidden historic architectures waiting to be discovered. Near the villa is Dvigrad ruins, now succumbed to the forests, it was a town founded in the first century and later abandoned in the eighteenth century. Today you can see the tower and church that once was plus walls and arches to walk between, surrounded by trees and beautiful views.

Along the west coast, Poreč is a town not to miss. With stunning views of the Adriatic sea and a maze of cafes, restaurants and shops beneath the terracotta rooftops, you will love seeing this town for yourself. In its old town, the 6th-century Euphrasian Basilica architecture is renowned for its gem-studded Byzantine mosaics. UNESCO has made this collection of early Christian and Byzantine architecture on its World Heritage List- making it a must-see.

Along the coast of Istria, there are plenty of things to do. The whole family will love submerging into the underwater worlds, and discovering fish and other underwater creatures. Scuba diving is also available along the coastline for those who want to take their adventure to the next level. Kayaking tours are a great way to see the landscape- and an experience you can do all together. Or take a day trip and hop on a ferry to Cres, an island to the South East of the villa, filled with secluded bays and coves. The rocky coast encircles the island while ancient forests help to fill the land. Heavily influenced by the Venetians, Cres town is the main point for civilisation. Many say it mimics an Italian town which you can see for yourself as you wander through the quaint streets, absorbing the years of history. Delve deeper and explore the clear waters surrounding the island with snorkelling.

Local Amenities



Nearest Airport	Pula Airport (43.7 km)
Nearest Town/City	Červari (2.1 km)
Nearest Restaurant	Konoba Danijeli (6.4 km)
Nearest Supermarket	STUDENAC MARKET (9.6 km)
Nearest Beach	Naturist Beach Punta Križ (30 km)

What we love

- The leisure room is amazing! Perfect for all the family to enjoy in the evenings or on a rare rainy day.
- The rural setting of this villa makes it the ultimate relaxation getaway and the privacy we wanted to be together.
- The details of the villa set this stay apart. Beautiful stonework, authentic ornaments and comfortable furniture make this villa one I would come back to.
- The separate outbuilding with a bedroom, ensuite and kitchenette is perfect to get some more peace and spread everyone out.

What you should know...

- The villa is only seven km away from the local grocery store, café and restaurants.
- Although the villa can sleep 20 guests, there are only seven beds- sleeping fourteen guests. Four of the rooms have a convertible sofa, allowing two additional people to sleep in the room. This is great for younger families sharing a room when staying at the villa.
- If you require the villa for 20 guests there are 4 bedrooms with convertible sofas into double beds- great for young families staying at the villa.

Terms & Conditions

- **Security deposit:** €1500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection or €30 non-refundable property damage insurance is required.
- **Arrival time:** 4.00 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?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** The owner has informed us that this property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.
- **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:** 5 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Tourist Tax included in the rental price.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes