Villa Annika

Region: Pula **Sleeps:** 9

Overview

Villa Annika is a contemporary retreat, located in the Istrian village of Ližnjan, close to the coast and within easy reach of Pula. Designed with clean lines and a striking modern layout, the villa makes excellent use of natural light, creating bright and airy interiors throughout.

Arranged over two floors, the villa comfortably accommodates up to eight guests across four spacious bedrooms, each with its own en-suite bathroom. The open-plan living area combines a sleek, fully equipped kitchen with dining and lounge spaces, making it ideal for socialising and relaxed family living. Additionally, a sauna offers the perfect opportunity to relax following a ay of exploration.

Outside, guests can enjoy a private heated pool, landscaped gardens and several areas for outdoor dining and relaxation. A barbecue area provides the perfect setting for al fresco meals, while the pool terrace is ideal for unwinding with a book or lounging in the sun.

The nearest beach is only 500 metres away, while the historic coastal city of Pula is just a short drive away, offering Roman landmarks, a lively harbour, excellent restaurants and vibrant nightlife. With modern amenities throughout and a convenient location, Villa Annika is well suited to families or groups of friends seeking a comfortable base in Istria.









Facilities

Villa • Cycling • Tennis Nearby • Historical Sites • Watersports • Horse Riding • Scuba Diving • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Boat Trips • Ideal for Kids • Private Pool • Wine Tasting • Recommended • Padel • Air-Con • Fishing • Heated Pool • Special Offer • Has Offer • Cots (Cribs) • Ideal for Teens • Pets on Request • Has

Discount • All Bedrooms En-Suite • Beach Nearby • Ground Floor Bed & Bath • Modern • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Bicycles Provided • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Sauna/Steam • Outdoor Games • Heating • Aquarium • Ruins • Kid-friendly museum • Water excursions/Boat trips • Bikes • Ideal for Babies & Toddlers • Fenced Grounds

Interior & Grounds

The Villa









Villa Interior:

Ground Floor

- Fully equipped kitchen with fridge, freezer, stove, oven, microwave and coffee machine
- Open plan living and dining area with access to pool terrace
- Double en-suite bedroom with access to pool terrace*
- Sauna
- WC

First Floor

- 2 x Double en-suite bedrooms with en-suite access to balcony*
- 1 x Double en-suite bedrooms with additional single bed and access to balcony*

Exterior Grounds:

- Private pool *With option to heat at additional cost
- Garden area
- Covered outdoor dining area
- Gas barbecue
- Parking

Additional Facilities

- Air conditioning
- WiFi
- Satellite TV
- Laundry facilities
- Table tennis
- Bikes x 5
- Extra bed (for children up to 16yrs)

*Bedrooms can also be set ups as twins (200x200) on request.

Location & Local Information

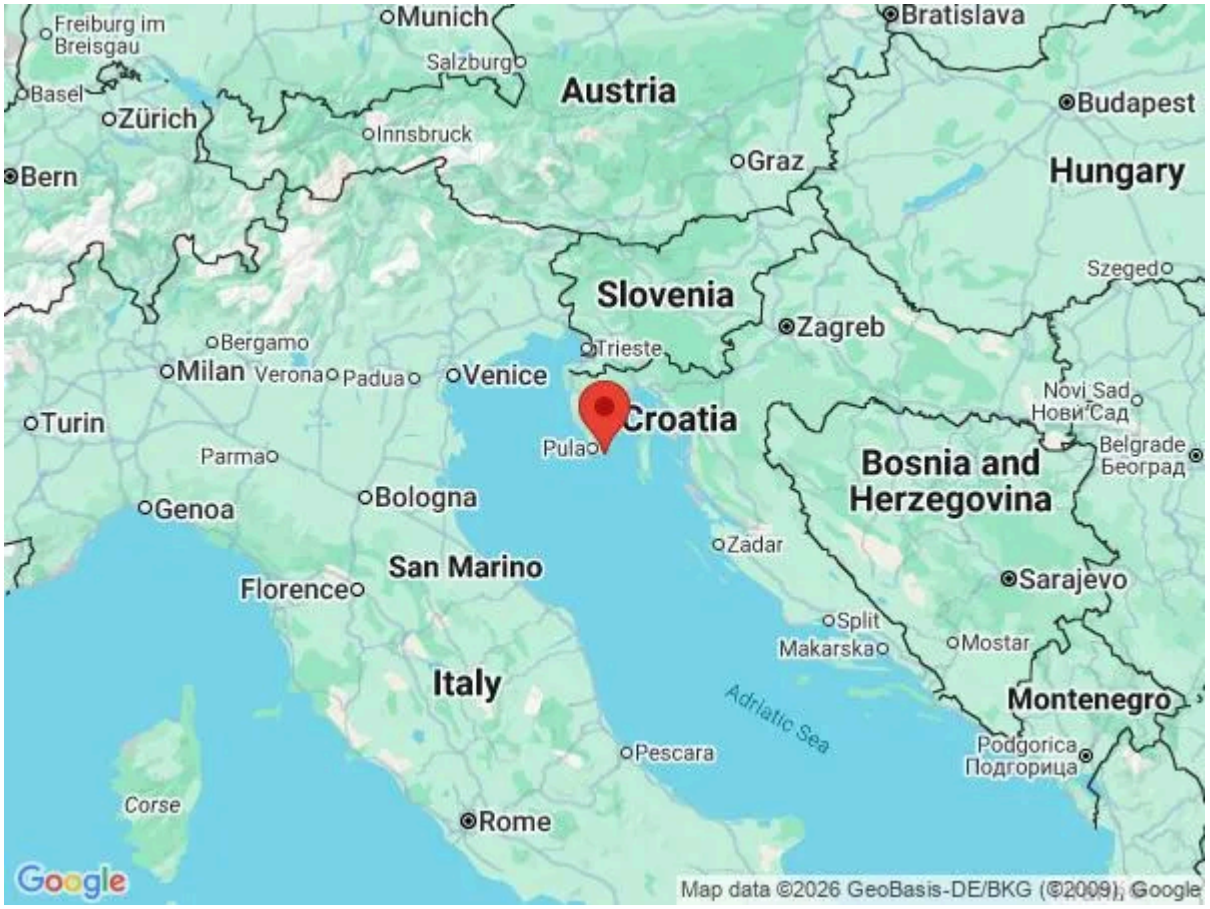
Villa Annika is located in the coastal village of Ližnjan, close to the historic city of Pula at the southern tip of the Istrian peninsula. Pula is the largest city in the region and is known for its mix of beautiful coastline, cultural heritage and lively Mediterranean atmosphere.

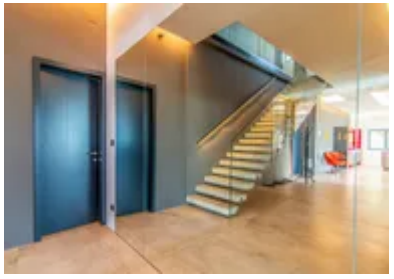
The city is home to impressive Roman landmarks, including the Pula Arena Amphitheatre, which hosts concerts and events during the summer, as well as the Temple of Augustus and the Arch of the Sergii. Its old town features narrow streets, historic buildings, museums and a wide choice of restaurants and cafés.

The surrounding area offers beaches, islands and sheltered coves, ideal for swimming, boat trips and water sports, with Brijuni National Park easily accessible by boat. Ližnjan itself provides a quieter setting with local taverns, picturesque churches, wineries and coastal walks, making it a relaxed base close to Pula's many attractions.

Local Amenities

Nearest Airport	**Pula (14.8km)**
Nearest Beach	**Plaža "Bura - Bora" Ližnjan (1.1km)**
Nearest City	**Pula (13km)**
Nearest Restaurant	**(850m)**
Nearest Supermarket	**(850m)**
Nearest Tennis	**(900m)**
Nearest Town	**Medulin (2.8 km)**
Nearest Village	**Ližnjan (1km)**









What we love

- The beach is only 500m away! Perfect for a swim, and some time in the sun.
- It's ideal location close to attractions and sites such as the historic city of Pula.
- A private pool and sauna offer a great way to unwind following a day's adventures.

What you should know...

- The pool is unfenced so children should be supervised at all times.
- You may wish to travel with some cash, especially in Liznjan or other small towns, where not everyone may accept card.
- A car is recommended for exploring the wider Istrian region.
- The pool heating comes at an additional cost *See T&Cs

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.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted,on pet per stay is included. For a second pet, a supplement of €30 per pet per day will apply (paid locally).

- **Changeover day:** Flexible

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €150 (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Included in the rental price.

- **Internet access?:** Wi-Fi internet access included.