

# Villa Livija

**Region:** Croatia **Sleeps:** 10

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## Overview

Villa Livija is nestled in the Istria countryside, a ten-minute drive from the east coast. Sleeping up to ten guests, it offers everything you need to make those important family memories in a great location.

Walking into the villa on the ground floor, there is a beautifully spacious open plan living area. The kitchen sits on one side with modern appliances and a dining table in the centre of the room. The sitting room is on the opposite side; from here, the sliding doors open to the patio.

An outdoor lounge set with a coffee table shelters under the first-floor balcony. You are then led to the private pool, with sun loungers surrounding the edge. On one side of the patio is a wooden dining table with a wide-open fireplace, ready for alfresco cooking and dining, making the most of the late evenings.

The first of the four bedrooms is on the ground floor, with easy access to the family living room and patio. This bedroom has plenty of space to spread out and an ensuite bathroom attached. Upstairs, there are a further three bedrooms and two bathrooms. The master bedroom is light and spacious and has a balcony that looks over the pool and surrounding greenery. A cot and highchair are available for all family members.

There is plenty to explore outside the villa. Near the coast, you can discover hidden beaches and coves on land and in the water. Croatia has so much to offer. On land, there are plenty of hikes and trails to walk up, surrounded by greenery and beautiful views.



## Facilities

Air-Con • Private Pool • Villa • Ideal for Kids • Historical Sites •  
Walking/Hiking Paths • Cots (Cribs) • Great Value • Ideal for Teens •  
Beach Nearby • Ground Floor Bed & Bath • <1hr to Airport • Parking Space  
• Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee  
Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns &  
Villages • Tumble Dryer • Dishwasher • Satellite TV • High Chair(s)

# Interior & Grounds

## The Villa

### *Interior (Ground floor) (200sqm)*

- Fully equipped kitchen
- Open plan living and dining area
- WC
- Double bedroom with en suite bathroom

### *Interior (First floor)*

- Three double bedrooms, one with a sofa bed
- Two bathrooms

### *Exterior*

- Private swimming pool
- Terrace with sunloungers
- Covered outdoor lounge area
- Covered dining area
- Large outdoor grill

### *Additional Facilities*

- Air conditioning
- Wifi
- Satellite TV
- Hairdryer
- Washing machine
- Iron & ironing board
- High chair
- Baby cot
- Parking



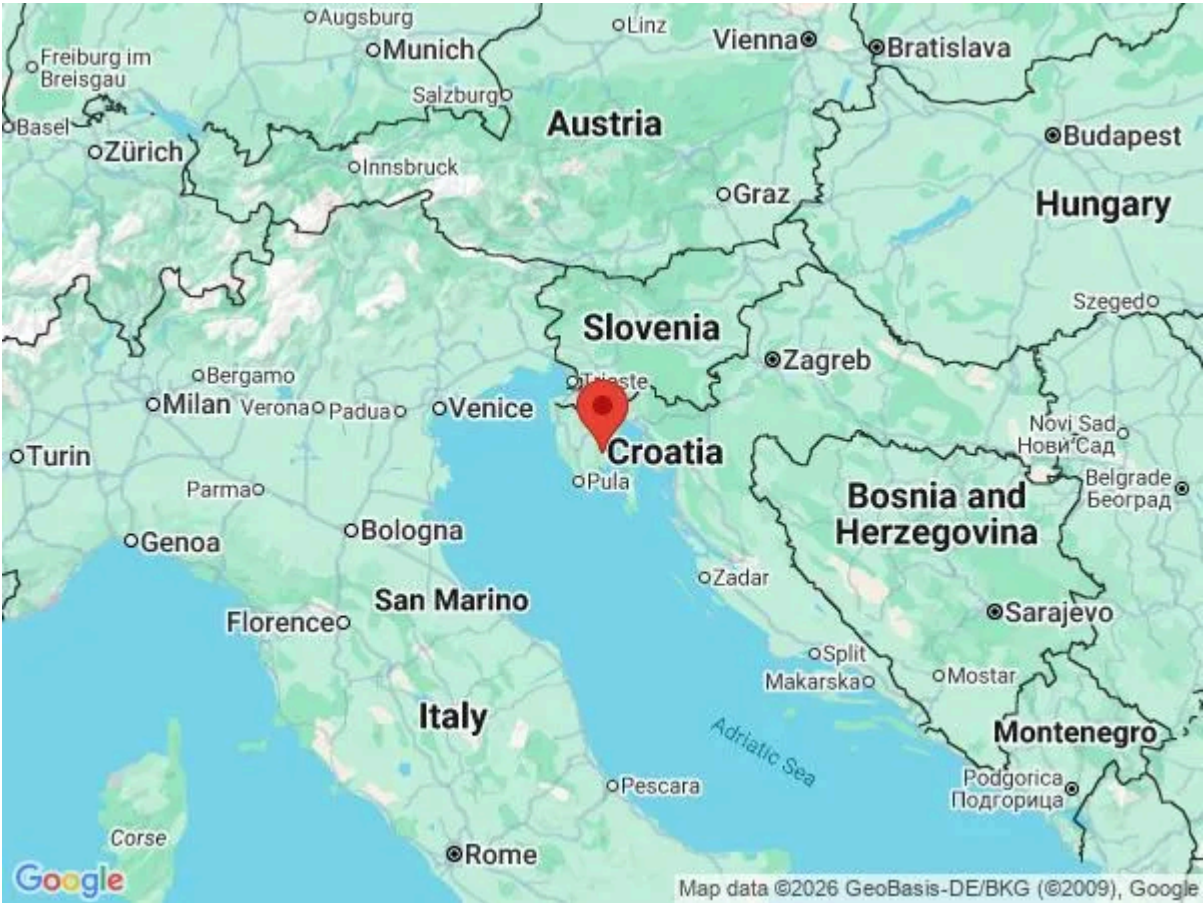
# Location & Local Information

Villa Livija is the perfect escape for you and your family. The nearest town to the villa is only a three-minute drive, and it offers restaurants, cafes, and bars for the whole family to enjoy. Rabac is a seaside town less than six kilometres away, with several beaches, tennis courts, restaurants and shops.

Take a day trip and hop on a ferry to Cres, an island 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 of 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 (38km)
Nearest City	Pula (43km)
Nearest Town	Labin (1km)
Nearest Beach	Lanterna Beach (7km)
Nearest Supermarket	Lidl (1.5km)



## What we love

- The island Cres is perfect for a day trip. Hire a boat and sail around the coast finding hidden coves and secluded beaches.
- We love the location of the villa. The country side of Croatia is beautiful and so peaceful.
- The family open plan living space is great for everyone to enjoy.

## What you should know...

- Due to the villa's location, we recommend hiring a car. The nearest beach is a 10-minute drive away.
- Each bedroom has double beds, but only one has an en-suite.
- The closest town to the villa is Labin.

# Terms & Conditions

- **Security deposit:** €300 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?:** Not allowed.
- **Changeover day:** Saturday from 29.06 - 06.09. <br> Flexible all other dates.
- **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 from 11.05 - 20.09. <br> 5 nights all other dates.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Included in the rental price.
- **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.