

# Villa Annika II

Region: Pula    Sleeps: 10

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## Overview

Villa Annika II is the getaway you and your loved ones deserve. Sleeping eight guests across two floors, you have everything you need. Walking into the villa, you are guided to the main communal space for you and your family to enjoy. A textured feature wall is on the right, while large old-fashioned light bulbs hang from the ceiling.

Immediately you look out over the pool, patio and private garden from the glass windows and doors. In the centre of the room, you are greeted by a grey corner sofa large enough to sit the whole family. A large wooden dining table with eight chairs is behind the sofa, with the kitchen at the back of the room. The kitchen has all the appliances you need to enjoy your stay, including a fridge, freezer, kettle, microwave, filter coffee machine, Nespresso machine, dishwasher and toaster.

Outside, a private garden runs around the villa with a heated swimming pool directly outside the villa, with shallow steps leading into the pool. Cushioned sun loungers surround the pool. The first floor overhangs half the swimming pool, providing shade on half the pool and the surrounding patio. Against the rustic brick wall is an outdoor kitchen with a sink and open fireplace, ideal for evenings alfresco dining on the outdoor dining table seating eight.

Inside the villa, one en-suite bedroom is on the ground floor, off the main family area. With floor-to-ceiling windows letting in plenty of light, you can access the patio with your table and chairs outside. Stairs lead up to a balcony overlooking the lounge and the remaining three bedrooms and a balcony. All bedrooms are spacious, with double beds and ensuite bathrooms within the room.

Air conditioning flows throughout the villa, and WI-FI



makes it easy to connect with your friends back home or watch your favourite shows while away. Additionally, the villa is only 500 metres from the beach and near the popular town Pula. Two bicycles come with the property making it easy to see the local landscape.

## Facilities

Washing Machine • Historical Sites • Walking/Hiking Paths • Cycling • Hairdryer • Coffee Machine • Villa • Ground Floor Bed & Bath • Air-Con • Wi-Fi/Internet • Bicycles Provided • Cots (Cribs) • Beach Nearby • Walk to Village • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • All Bedrooms En-Suite • Satellite TV • Outdoor Games • Table Football • High Chair(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior (Ground Floor)*

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

### *Interior (First Floor)*

- Three double bedrooms with ensuite bathroom and balcony

### *Exterior*

- Heated swimming pool
- Sunloungers
- Summer kitchen with coal barbecue
- Covered outdoor dining area

### *Additional Facilities*

- Air conditioning
- Heating
- Wifi
- Satellite TV
- Hairdryer
- Baby cot
- Highchair
- Bikes x 5
- Table football
- Washing machine
- Dishwasher
- Microwave
- Safe
- Two extra beds (for children up to 16yrs)

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





# Location & Local Information

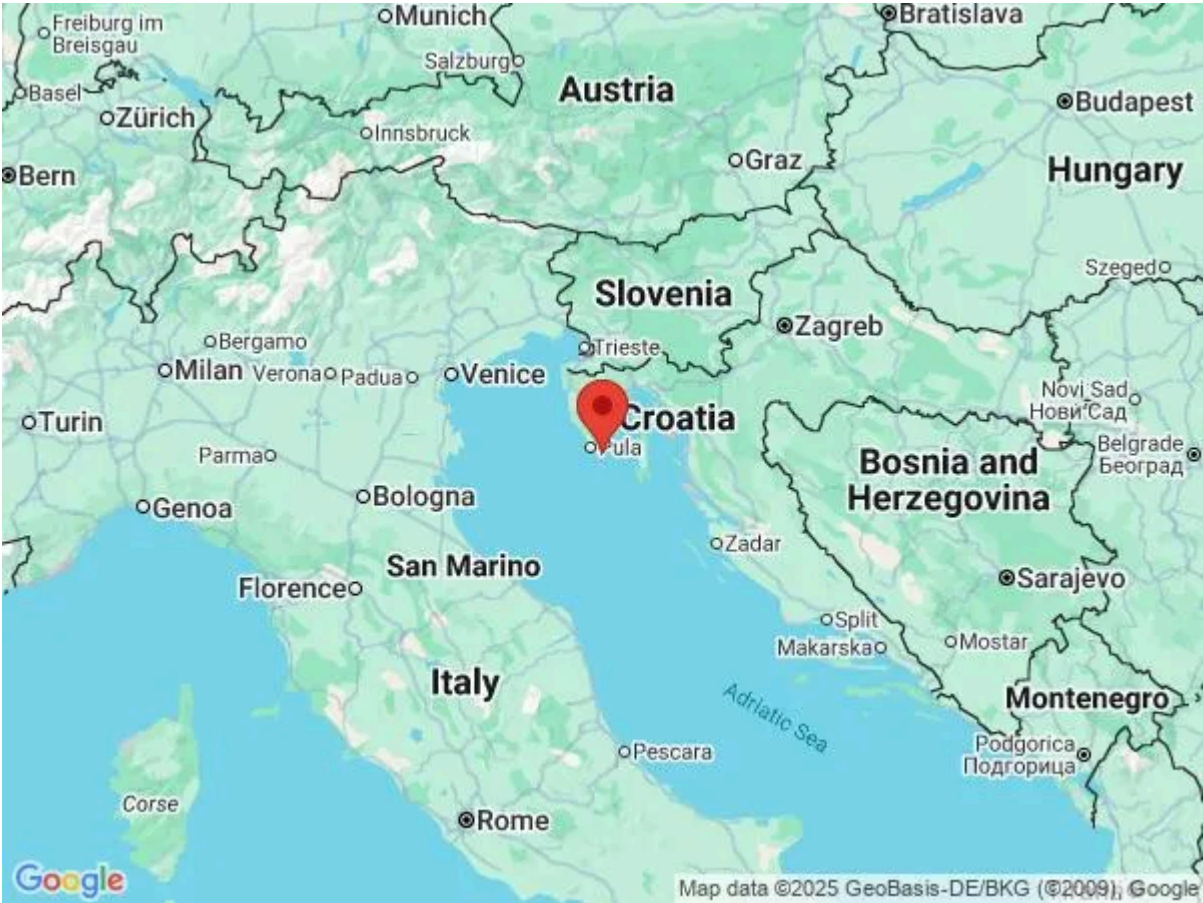
Villa Annika II is the perfect escape for you and your family to enjoy. The nearest town to the villa is Liznjan, with the city of Pula close by filled with restaurants, cafes and bars for all the family to enjoy.

Along the twisting coastline are an abundance of hidden beaches and coves. Spend a day exploring the rocky shore, taking dips in the cooling Adriatic Sea. 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.

Just northwest of the villa along the coast is Pula, the largest city in the Istrian region. With a long tradition of winemaking, fishing and shipbuilding, Pula is filled with Roman architecture and surrounded by a beautiful natural landscape. The Roman architecture includes the temple of Augustus Cathedral, the Roman Forum, the City Hall and an impressive Amphi- theatre. The street beneath the terracotta rooftops is a maze of cafes, restaurants and shops waiting for you to discover. Due to its conflicting past, there are many forts in and around Pula for you to explore.

## Local Amenities

Nearest Airport	Pula (15km)
Nearest City	Pula (13km)
Nearest Village	Ližnjan (1km)
Nearest Beach	Plaža "Bura - Bora" Ližnjan (1km)
Nearest Supermarket	Plodine, Medulin (3km)



## What we love

- For larger groups Villa Annika (<https://www.oliverstravels.com/croatia/istria/villa-annika/>) is an identical villa located next door, able to accommodate an additional eight adult guests.
- The heated pool is amazing. Even after the sun goes down you can still enjoy the warm waters under the stars.
- 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 coast of Croatia is a dream, local kayaking and boat tours are the best way to see it.
- The family open plan living space is great for everyone to enjoy to relax.

## What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Villa Annika II is on the mainland of Croatia, making it easy to get from the airport to the villa.
- Each bedroom has a modern en-suite and all comforts for a peaceful stay.  
The nearest beach is only a kilometre away.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 10.00 a.m.
- **Departure time:** 4.00 p.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. One pet is included in the rental price. Any additional pets will charged at €30 per pet per day (paid locally).
- **Changeover day:** Saturday from 29.06 - 13.09. <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. 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 per week (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?:** 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.