# Villa Acia

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

## Overview

Situated in the charming village of Hrboki near the sparkling eastern coastline of the Istrian peninsula, Villa Acia is a spectacular four-bedroom property surrounded by greenery and Mediterranean woodlands. Under five kilometres from the turquoise waters of the Adriatic Sea and thirty kilometres from the city of Pula, the villa features spacious interiors, a sun-drenched terrace, a private swimming pool, a sauna and a jacuzzi for guests to enjoy. Villa Acia is nestled within an estate covering five thousand square metres, offering an olive grove and a small oak forest where truffles grow. The estate is the perfect place to enjoy a relaxing and rejuvenating retreat with your loved ones whilst soaking up the warm Croatian sunshine.

Four bikes are available for those who wish to spend a sunny afternoon exploring the villa's idyllic surroundings. You can also unwind with a good book in the cool shade of the outdoor lounge area. Later, gather everyone for a delicious barbecue at the covered outdoor dining area before enjoying the warm waters of the jacuzzi as the stars appear.

Natural light flows into Villa Acia's stunning open-plan living space, which features an inviting lounge area. The lounge area flows seamlessly into an elegant dining area, while a fully equipped kitchen offers a range of modern appliances, with everything you might need to prepare a home-cooked feast with the fresh local produce you have discovered.

Villa Acia offers four bright and airy double bedrooms, each with a king-size bed and a modern en-suite bathroom with a walk-in shower. The spacious bedrooms boast relaxed, understated décor, perfectly encapsulating the effortless natural beauty of the Istrian countryside. Each









bedroom offers access to the sun-soaked terrace or a balcony, the ideal place to enjoy a leisurely morning breakfast or linger under the stars with a glass of Istrian wine. Air conditioning is available throughout the villa. After a day hiking along the coast, a visit to the Finnish-style sauna offers a moment of pure relaxation as you feel the day's adventures melt away.

Boasting exceptional facilities, stylish interiors and a truly enchanting location, Villa Acia offers a dreamlike holiday setting in the stunning Croatian countryside, with a treasure trove of Istrian coastal gems within easy reach.

## Facilities

Air-Con • Villa • Eco Friendly (Sustainable) • Cycling • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Private Pool • Cots (Cribs) • Ideal for Teens • Heated Pool • All Bedrooms En-Suite • Wheelchair Access • Parking Space • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Indoor Games • Hot Tub • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Sauna/Steam • Outdoor Games • Home Cinema • High Chair(s)

# Interior & Grounds

## The Villa

*Interior*
- Fully equipped kitchen
- Spacious open plan living, dining area
- Sauna
- Home cinema
- Sofa bed
- Bedroom 1 - Double bed, en-suite bathroom with shower
- Bedroom 2 - Double bed, en-suite bathroom with shower
- Bedroom 3 - Double bed, en-suite bathroom with shower
- Bedroom 4 - Double bed, en-suite bathroom with shower

*Exterior*
- Heated private swimming pool (75m2)
- Sunbeds
- Terrace
- Outdoor furniture
- Covered outdoor dining area
- Hot tub
- Summer kitchen

*Additional Facilities*
- Internet/Wi-Fi
- Air conditioning
- TV
- Netflix
- Surround sound system
- Dishwasher
- Juicer
- Coffee machine
- Playground
- PlayStation
- Table tennis
- Bicycles x 4
- Mosquito screens
- Washing machine
- Drying rack
- Iron & board
- Cot (on request)
- Highchair (on request)
- Private parking (10 spaces)









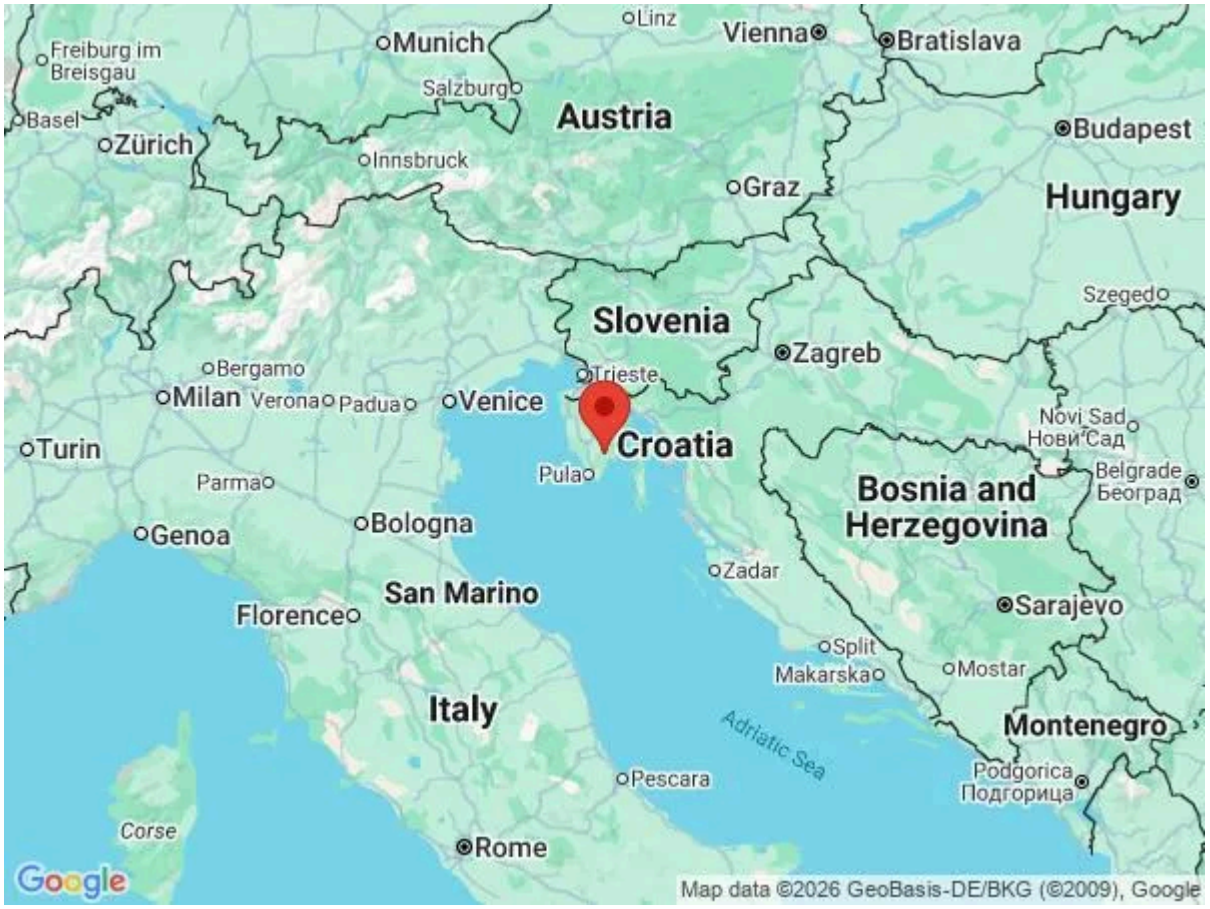
# Location & Local Information

Located three hundred metres above sea level, Hrboki is a traditional Istrian village with plenty of Mediterranean charm. Under five kilometres from the sparkling Adriatic coast and thirty kilometres from Istria's charming capital, Pula, the village offers idyllic surroundings encompassing rolling green hills, olive groves and woodlands. Picturesque Hrboki is dotted with traditional stone houses, while Villa Acia offers a small selection of local shops and restaurants within easy reach.

Immerse yourself in the serene natural beauty of Istria by cycling around the countryside and discovering the breathtaking views of Raški Bay and the Barban Riviera. Hrboki is also home to the Liska Adventure Riding and Istra Horse Trekking Centre, a well-established horse-riding school offering unique experiences and adventures, where visitors can enjoy horseback tours and swimming with the horses and their licensed guides. Meanwhile, foodies will love foraging for truffles in the cool oak forest at Villa Acia before visiting local vineyards and olive oil producers for intimate tours and tastings!

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Pula Airport (24km)** |
| Nearest Ferry Port | **Pula Ferry Port (28km)** |
| Nearest Village | **Hrboki (Walking distance)** |
| Nearest Shop | **Market (350m)** |
| Nearest City | **Pula (29.0km)** |
| Nearest Supermarket | **Lidl (21km)** |
| Nearest Beach | **Luka Beach,** |










# What we love

- Villa Acia is the perfect setting for a rejuvenating holiday in the Croatian sunshine! We love the villa's luxurious sauna, the perfect place to unwind after a day spent cycling around the countryside.
- We highly recommend visiting the vibrant city of Pula, you can explore the Roman amphitheatre and wander through the lively summer markets.
- The villa's sprawling estate features an olive grove and its own secluded oak forest, where you can enjoy sunny strolls and foraging for delicious Istrian truffles.

# What you should know...

- Younger children should remain supervised whilst playing by the villa's swimming pool.
- Villa Acia can accommodate up to ten guests in total, with four double bedrooms and a sofa bed.
- A car is essential for those who wish to easily access local amenities, nearby beaches and seaside towns. There is a private Mercedes 560SL convertible available for rent at Villa Acia.

# Terms & Conditions

- **Security deposit:** €1000 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.

- **Other Ts and Cs:** The villa offers an old-timer Mercedes 560SL Convertible to rent. Please enquire at the time of booking.

- **Changeover day:** Saturday.

- **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.

- **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.

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