Villa Lias

Region: Croatia **Sleeps:** 11

Overview

Villa Lias, an eco-luxury retreat nestled in the heart of Istria, offers the perfect combination of relaxation and sustainability. This 2500m² estate provides an intimate escape for up to eleven guests, with everything taken care of by a dedicated team, including a private chef, concierge, property manager, housekeeping, and a pool and garden technician.

Spanning 300m² of interior space, Villa Lias boasts four beautifully designed bedrooms. Step in, and you are greeted by a light, airy, open-plan living space with French doors leading to the pool terrace. The inviting seating area features deep-cushioned, stone-coloured sofas facing a cosy fireplace, perfect for cooler evenings, and a flat-screen satellite TV preloaded with Netflix and Disney+. The adjacent eight-seater dining set is ideal for entertaining, complemented by a fully stocked wine rack. The sleek kitchen is equipped with the latest appliances, ensuring all your culinary needs are met.

At the end of the corridor, you'll find the magnificent master suite, complete with a king-size bed, a separate living area with a sofa bed, and a modern en-suite bathroom with both a bathtub and shower. This suite also has private access to the pool terrace. Two additional en-suite bedrooms feature king-size beds, while the fourth en-suite bedroom offers two twin beds, making Villa Lias perfect for families or groups, it is perfect for children and located near a play area stocked with sustainable wooden toys. Every room is equipped with air conditioning and a TV, ensuring complete comfort throughout your stay.

At Villa Lias, every detail has been considered to provide an unforgettable experience. The villa is furnished with handmade pieces crafted with care, adding a distinctive touch of elegance to this eco-conscious retreat. Guests









can unwind in the heated infinity pool, enjoy outdoor movie nights under the stars at the private cinema, or indulge in tailored wellness packages like yoga and massage therapies.

The concierge team is at your service to arrange exclusive activities, from helicopter rides to Venice to eco-friendly children's programmes such as educational egg hunts. With daily housekeeping and evening turndown service included, the team will ensure you can fully relax and enjoy your stay, knowing that every detail is covered.

Facilities

Villa • EV Charger • Wellness • Ideal for Kids • Eco Friendly (Sustainable) • Cycling • Historical Sites • Horse Riding • Working Fireplace/Woodburner • <1hr to Airport • Air-Con • Walking/Hiking Paths • Wine Tasting • Private Pool • Cots (Cribs) • Special Offer • Ideal for Teens • Wow Factor • Has Offer • Maid Service Included • Heated Pool • Pets on Request • Chef/Cook Included • Modern • Parking Space • Wi-Fi/Internet • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Laptop Friendly Workspace • Indoor Games • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Outdoor Games • Home Cinema • Heating • Pre-Stocked Fridge Available • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • On-Site Concierge • Property host • Professional nanny babysitter available • Laundry Service • Supports the local community (locally owned) • Supports the local community (promotes local businesses) • Committed to Renewable and Green Energy • Promotes Sustainable Living (Recycling) • High Chair(s)

Interior & Grounds

The Villa

Interior
- Fully equipped kitchen
- Spacious open plan living, dining room with a fireplace ad sofa bed
- Bedroom 1 - Double bed, TV, sofa, en-suite bathroom with bath
- Bedroom 2 - Double bed, TV, en-suite bathroom with shower
- Bedroom 3 - Double bed, TV. en-suite bathroom with shower
- Bedroom 4 - 2 single beds/1 double bed, TV, separate bathroom with shower
- Home office

Exterior
- Private heated pool (13m x 4m)
- Sunbeds x 6
- Parasols x 3
- Outdoor shower
- Seating area
- Covered dining area with fireplace
- Outdoor kitchen
- Kids playground
- Outdoor cinema

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- Heating
- Smart TV
- Coffee machine
- Ice maker
- Dishwasher
- Washing machine
- Dryer
- Iron & board
- Hoover
- Hairdryer
- Bathrobes
- Bathroom amenities
- PlayStation 4
- Chess board
- Bike x 4
- Parking
- Eye pillows
- Yoga mats









Location & Local Information

Villa Lias is ideally located just outside Sveti Petar u Šumi, a charming village in the heart of Istria. The town offers a peaceful atmosphere with a handful of traditional restaurants and local shops, perfect for sampling Istrian cuisine and gathering essentials. For a deeper cultural experience, visit the 12th-century monastery in town, known for its impressive architecture and serene surroundings.

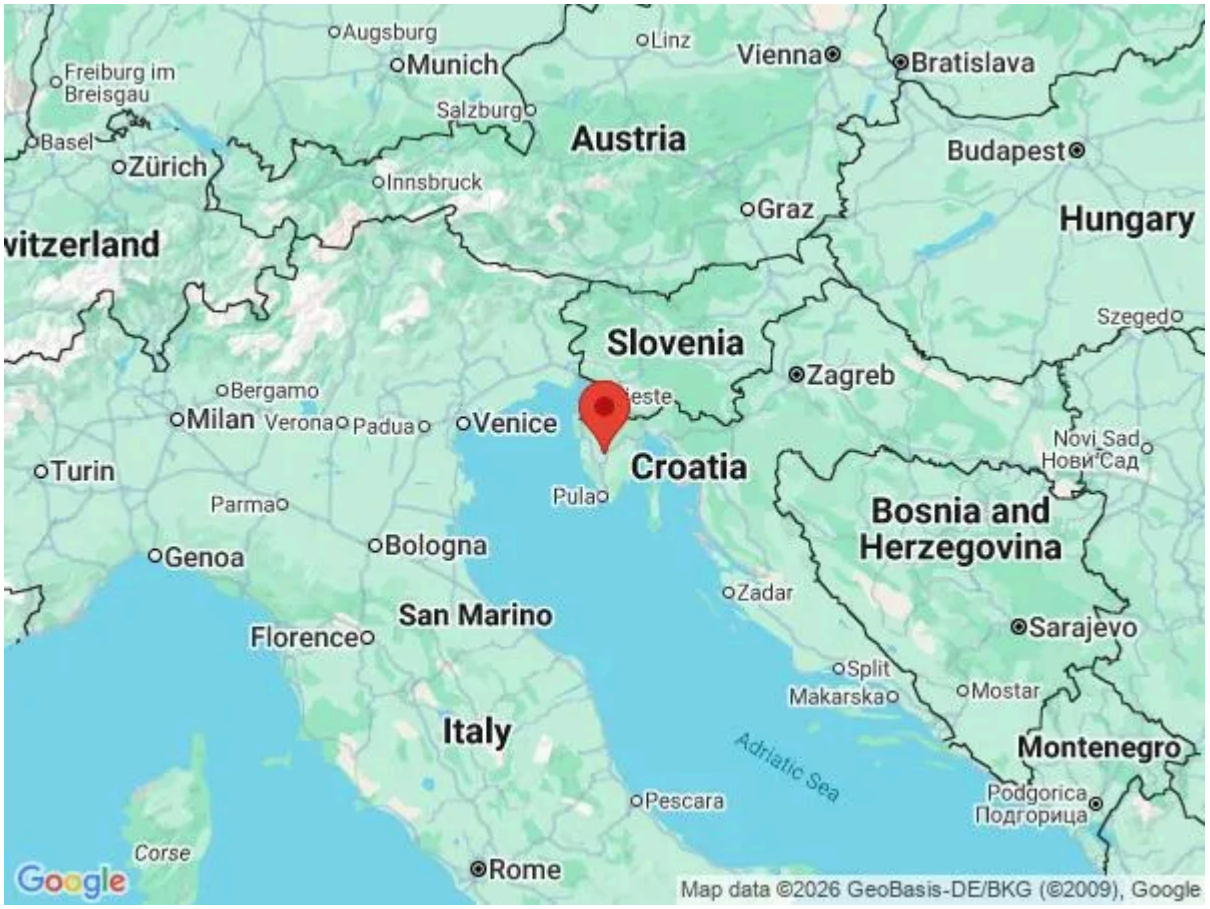
Just twenty-six kilometres away, the Istrian coast beckons with stunning beaches, crystal-clear waters, and quaint seaside towns like Poreč and Rovinj. These coastal gems are perfect for a day trip to explore historic sites, enjoy water sports, or indulge in fresh seafood at seaside restaurants.

Nature lovers will enjoy the nearby Učka Nature Park, offering scenic hiking and cycling trails with panoramic views of the Adriatic Sea. For a taste of Istria's famous wines and olive oils, the region is dotted with vineyards and olive groves that welcome visitors for tastings and tours.

Whether you prefer relaxing by the sea, exploring Istria's rich cultural heritage, or enjoying outdoor adventures, Villa Lias provides the perfect base for discovering the best of the region.

Local Amenities

Nearest Airport	**Pula Airport (46km)**
Nearest Ferry Port	**Porec Ferry Terminal (26km)**
Nearest Village	**Sveti Petar u Šumi (2km)**
Nearest City	**Pula (49km)**
Nearest Beach	**Beach Parentino (27km)**









Nearest Town	**Porec (26km)**

What we love

- We love the unusual enclosed courtyard at Villa Lias, it gives the holiday a true sense of seclusion, privacy, and peace.
- The soft seating area at Villa Lias is a little piece of heaven, snuggled under an arched wall with lots of shade, it's ideal for a morning coffee and evening cocktail hot spot.
- We love the Master Bedroom suite, it is beautifully appointed, has its own seating area, a superb bathroom with tub, and private access to the pool.
- Guests of Villa Lias can enjoy an exclusive "Day by the Beach" experience at D'or Beachclub, with VIP beds, cocktails, a live DJ, and private transfers, all arranged by the villa manager for an additional cost.

What you should know...

- Villa Lias comes with 5 members of staff, on hand to personalise your stay!
- There is a chef included in your stay, however meals and beverages are payable at an extra cost depending on guest preferences.
- The nearest beach is a thirty-minute drive from the villa, through lovely Croatian countryside to many must-see seaside resorts.
- The villa vast range of activities on offer, please enquire should you wish to know more.

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 with the owner. If accepted, a pet supplement of €200 per pet per stay will apply (paid locally).

- **Other Ts and Cs:** Young groups not allowed. There is a chef included in your stay, however meals and beverages are payable at an extra cost depending on guest preferences.

- **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.

- **Other Cleaning:** Maid service included daily on a complimentary basis

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 5 nights during July & August.
 4 nights during all other periods.

- **Heating costs included?:** Yes, included in the rental price.

- **Pool heating charge?:** Pool heating is included in the rental price, please request at the time of booking. 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.

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