Villa Layana

Region: Croatia **Sleeps:** 8

Overview

Indulge in the beauty of Momjan with an unforgettable stay in this four-bedroom, four-bathroom villa, a true gem nestled in the heart of this enchanting destination. With its high-end amenities and breathtaking surroundings, this villa offers an unparalleled retreat for up to 8 guests.

From the moment you step inside, you'll be captivated by the seamless blend of modern elegance and rustic charm. The spacious living areas supply an inviting atmosphere for gatherings, offering cosy corners. With four thoughtfully designed bedrooms, each boasting its own private bathroom, comfort and convenience are at the forefront. Wake up to the sun's gentle embrace and relish in the stunning views that greet you through large windows.

The villa's exterior is equally enchanting, featuring a private pool that invites you to immerse yourself in its sparkling waters, a true oasis of relaxation. Lounge on sunbeds, basking in the Mediterranean sun, or unwind in the shade of the pergola with a refreshing drink. The lush garden that surrounds the villa adds to the ambience, offering a tranquil space for leisurely strolls and peaceful contemplation.

Inside, the fully equipped kitchen supplies all the tools you need to create culinary masterpieces. Whether preparing a feast for your loved ones or simply enjoying a quick snack, the modern appliances and ample space cater to your every need. The villa's dining area is perfect for sharing memorable meals, and if you're in the mood for an outdoor culinary experience, the barbecue area awaits your skills.

Momjan's beauty and charm are at your doorstep, with a variety of local attractions and activities to explore.









Whether you're discovering the quaint village with its cobblestone streets, savouring the local flavours at charming cafes, or embarking on scenic hikes through the rolling hills, there's something for every interest.

Facilities

Air-Con • Villa • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Private Pool • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Hairdryer • Tourist Towns & Villages • Laptop Friendly Workspace • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Sauna/Steam • Heating • Ideal for Babies & Toddlers

Interior & Grounds

The Villa

Interior - Ground floor
- Wine cellar
- TV room that opens onto terrace and lawn
- WC with laundry facilities
- Bedroom 1 - Double bed
- Private shower room with sauna

Interior - First floor
- Fully equipped kitchen
- Open plan kitchen and dining area
- WC
- Bedroom 1 - Double bed, ensuite bathroom
- Bedroom 2 - Double bed, ensuite bathroom
- Bedroom 3 - Double bed, ensuite bathroom

Exterior
- Summer kitchen with dishwasher
- Covered outdoor dining area
- Private pool
- Sunbeds
- Seating area

Additional Facilities
- Internet /Wi-Fi
- Air conditioning
- Sat TV
- Coffee maker
- Washing machine
- Tumble dryer
- Iron & board
- Hairdryer
- Barbecue
- Parking for 3 cars









Location & Local Information

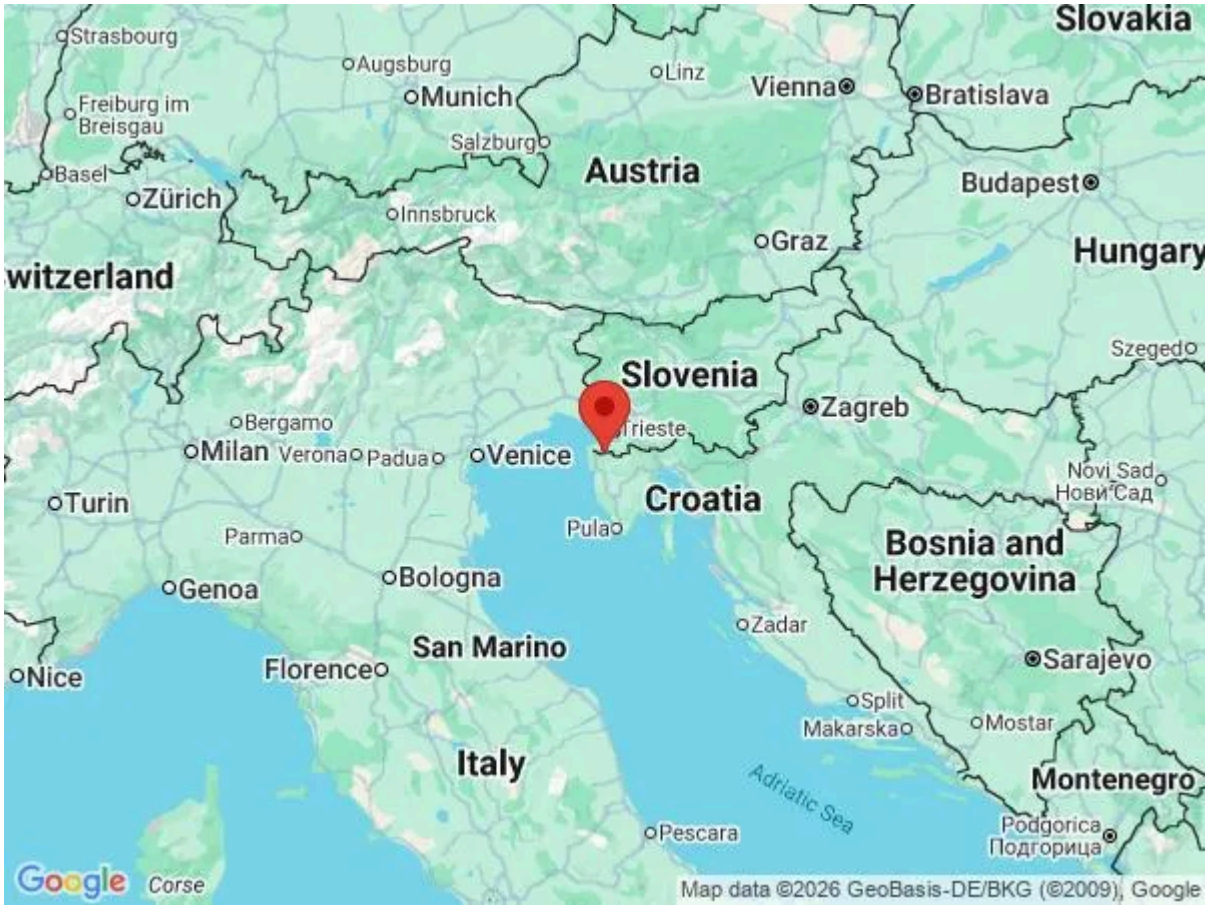
Nestled in the charming town of Momjan, Villa Layana is situated in the heart of a captivating holiday destination. This idyllic location offers a perfect blend of tranquillity and exploration, making it an ideal getaway for travellers seeking a memorable escape.

Momjan, with its cobbled streets and picturesque landscape, exudes a unique charm that transports you to a bygone era. Surrounded by rolling hills and vineyards, this enchanting town is a haven for wine enthusiasts and culture seekers alike. Guests can indulge in leisurely walks through vine-covered hills, visit local wineries, and sample exquisite wines that have put Momjan on the map as a premier wine region.

For those drawn to history and culture, Momjan's historical sites and rustic architecture offer a glimpse into the region's rich heritage. Quaint cafes, local markets, and artisan shops supply ample opportunities to immerse yourself in the local way of life.

The villa's proximity to the Adriatic Sea adds another layer of allure. A short drive takes you to pristine beaches and coastal towns, allowing you to enjoy both the serene countryside and the refreshing sea breeze.

Whether you're seeking relaxation or adventure, Villa Layana's location in Momjan caters to diverse interests. With its harmonious blend of natural beauty, cultural richness, and access to both countryside and coastline, this holiday destination promises an unforgettable experience for all who visit.









Local Amenities

Nearest Airport	**Pula Airport (83km)**
Nearest Ferry Port	**Porec Ferry Terminal (45km)**

Nearest Village	**Momjan (Walking distance)**
Nearest Supermarket	**SPAR Supermarket (6km)**
Nearest Town	**Buje (6km)**
Nearest Beach	**Umag beach (20km)**

What we love

- We love the elegant interiors and rustic charm of this beautiful four bedroom villa which offers a warm and inviting welcome for your stay.
- Lounge on the sunbeds around the sparkling private pool surrounded by lush gardens!
- What's not to love about the charm of Momjan, a picturesque town with cobbled streets and rolling vineyards. Explore local wineries, historic sites, and artisan shops, immersing yourself in its rich culture and heritage.
- Enjoy the best of both worlds with proximity to the Adriatic Sea. Pristine beaches and coastal towns are just a short drive away, letting you bask in both countryside serenity and refreshing sea breezes.

What you should know...

- While the villa's private pool offers relaxation, ensure vigilance around water, especially if traveling with children. Adequate supervision is essential for a safe and enjoyable experience.
- Momjan's rustic charm may include uneven paths and hilly landscapes. We would suggest that you exercise caution during outdoor exploration, wearing the right footwear for comfort and safety.
- Please note, if you are arriving by car, you must provide the supplier with your license plate details prior to arrival due to traffic restrictions in Dubrovnik.

Terms & Conditions

- **Security deposit:** €400 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 16:00 - 19:00

- **Departure time:** 10:00

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

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

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Cot and high chair are available on request at an additional price of €5 each per night. Please note, if you are arriving by car, you must provide the supplier with your license plate details prior to arrival due to traffic restrictions in Dubrovnik.

- **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 during high season, 5 nights during all other periods.

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

- **Tax:** Tourist Taxes 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.