

# Villa Amaia

Region: Croatia    Sleeps: 6

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## Overview

Escape to Villa Amaia, nestled deep within the heart of Istria's idyllic countryside, just thirteen kilometres from the picturesque Croatian coastline. This architect-designed, single-storey gem boasts two ensuite double bedrooms and can accommodate up to six guests, making it the perfect setting for a family retreat or a memorable gathering for friends.

Set within its own grounds, Villa Amaia has well-manicured lawns framed by tall, mature trees for privacy and shade. The focal point is the inviting heated swimming pool, whilst an independent mini spa steals the spotlight.

This villa has all modern comforts, offering complimentary air conditioning and Wi-Fi throughout, underfloor heating, satellite TVs in every room, and private parking for two cars.

Upon entering, you're welcomed into a light, bright, open-plan living area featuring floor-to-ceiling sliding doors that give access to the pool terrace and garden. The seating area has a comfortable sofa bed that sleeps up to two children. The fully equipped, sleek, chic kitchen boasts all the latest appliances, including that must-have coffee maker for your morning brew.

There are two bedrooms, each with king-size beds, bedside tables, wardrobes, desk-dressing tables, and ensuite bathrooms with walk-in showers, hand basins, and WCs.

Step outside onto the terrace, where the heated pool beckons for a refreshing swim, and reclining sun loungers invite relaxation. On meticulously manicured lawns, you can immerse yourself in this year's bestseller. For the perfect respite, spend your afternoon in the impressive



mini spa, featuring a five-seater Jacuzzi, wood sauna, rejuvenating shower, and a tranquil seating area.

## Facilities

Villa • Hairdryer • Walking/Hiking Paths • Coffee Machine • Washing Machine • Wi-Fi/Internet • Air-Con • Private Pool • Cots (Cribs) • Rural Location • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • <1hr to Airport • Dishwasher • Microwave • Safety Deposit Box • All Bedrooms En-Suite • Sauna/Steam • Heating • High Chair(s) • Parking Space • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Interior

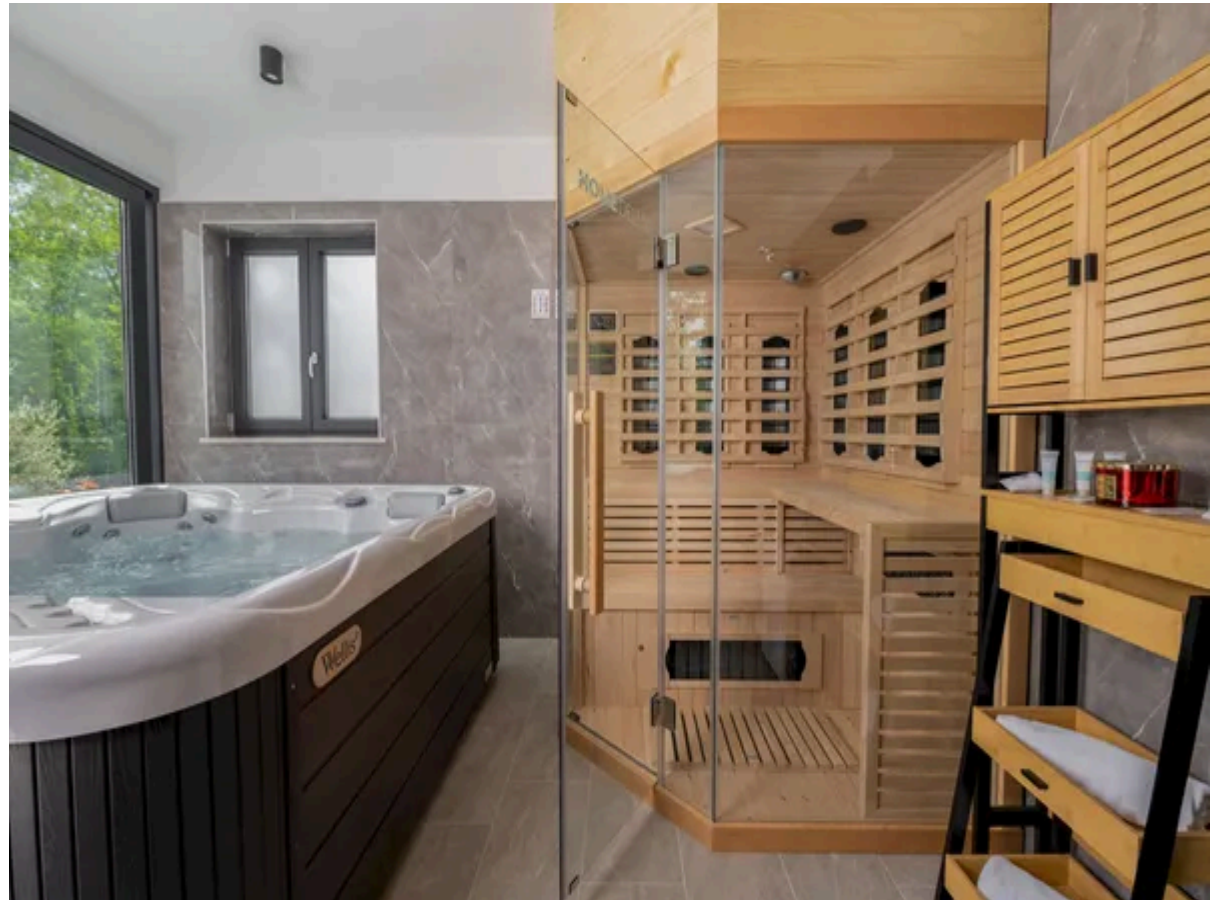
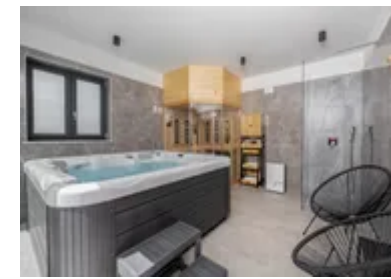
- Fully equipped kitchen
- Dining and living area
- Two double bedrooms with king size bed and ensuite bathroom

### Exterior

- Private heated swimming pool (32m2)
- Terrace with sun loungers
- Covered outdoor dining area
- Outdoor summer kitchen with fireplace
- Trampoline
- Wellness area with sauna, hot tub and shower
- Fully fenced garden (800 m2)

### Additional Facilities

- Air conditioning
- Underfloor heating
- Wi-fi
- Satellite television
- Stereo
- Hairdryer
- Private parking



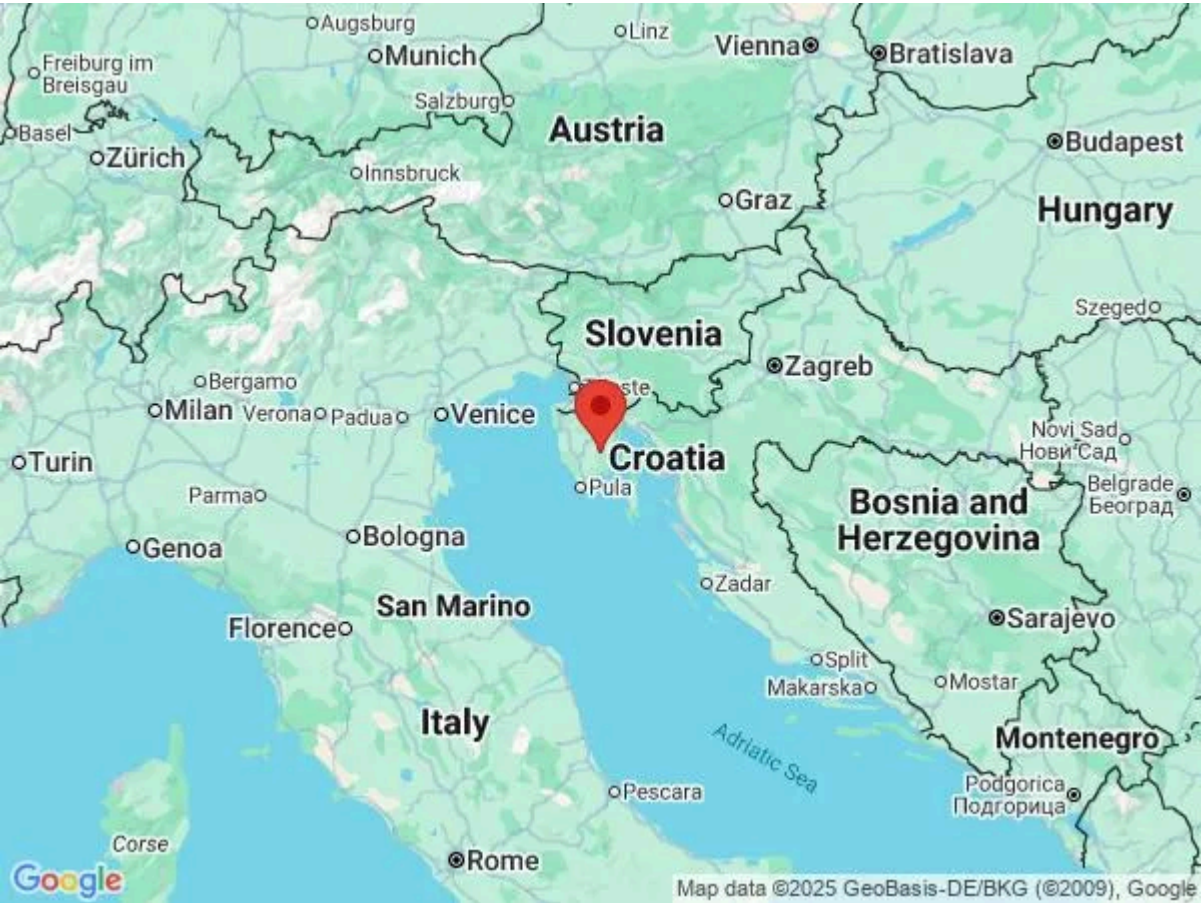
# Location & Local Information

Villa Amaia is set in the heart of the countryside, in Zupanici, only thirteen kilometres from the Croatian Adriatic coast. The villa is a scenic forty-five-kilometre drive from the nearest international airport at Pula to your holiday home. The nearest minimart is two kilometres away, and a larger supermarket is six kilometres away.

The Istrian coastline is populated with stunning sandy beaches, where you can swim in crystal clear waters, snorkel, scuba dive, and enjoy a thrilling selection of watersports. Nature’s beauty is on your doorstep, with hiking and cycling trails, well-known walks, and rock climbing opportunities, primarily through the nearby Ucka National Park. Istria is famous for its wineries, take a tour around a vineyard and sample the fruits of its harvest. Spend the day in the town of Rabac, with its beautiful beaches, where you can try your hand at kayaking, windsurfing, stand-up paddle boarding, a game of tennis, or horse riding across the dunes.

## Local Amenities

Nearest Airport	Pula Airport (45km)
Nearest Ferry Port	Rabac Ferry Port (13km)
Nearest Town	Labin (8km)
Nearest Supermarket	Plodine, Labin (6km)
Nearest Beach	Plaža Maslinica (13km)





## What we love

- We love the sleek and chic minimalist architect-designed exteriors at Villa Amaia, completed by the exquisite interior designed insides.
- We love the sense of seclusion, security, and privacy that surrounds a stay at Villa Amaia; it's a real escape from it all holiday home.
- We love the nearness of nature at Villa Amaia; within minutes, you can trek hiking trails and cycle up mountains, discovering the local flora and fauna.

## What you should know...

- Villa Amaia is perfectly positioned in the heart of the Croatian countryside, the nearest shops are 2km away, and the nearest beach is 13km away.
- Villa Amaia can accommodate up to four adults and two children in the two double bedrooms and on the sofa bed in the seating area.
- Both the bedrooms in Villa Amaia have king-size beds, no single beds.
- Villa Amaia has an adjacent and identical sister villa (Villa Averie (<https://www.oliverstravels.com/croatia/istria/villa-averie/>)), perfect if two families or a large group of friends are travelling together.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection
- **Arrival time:** 16:00 - 21:00
- **Departure time:** 10:00
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Changeover day:** Flexible.
- **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 July to September. <br> 5 nights during all other periods.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Included in the rental rate.
- **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.