Melitta Villas

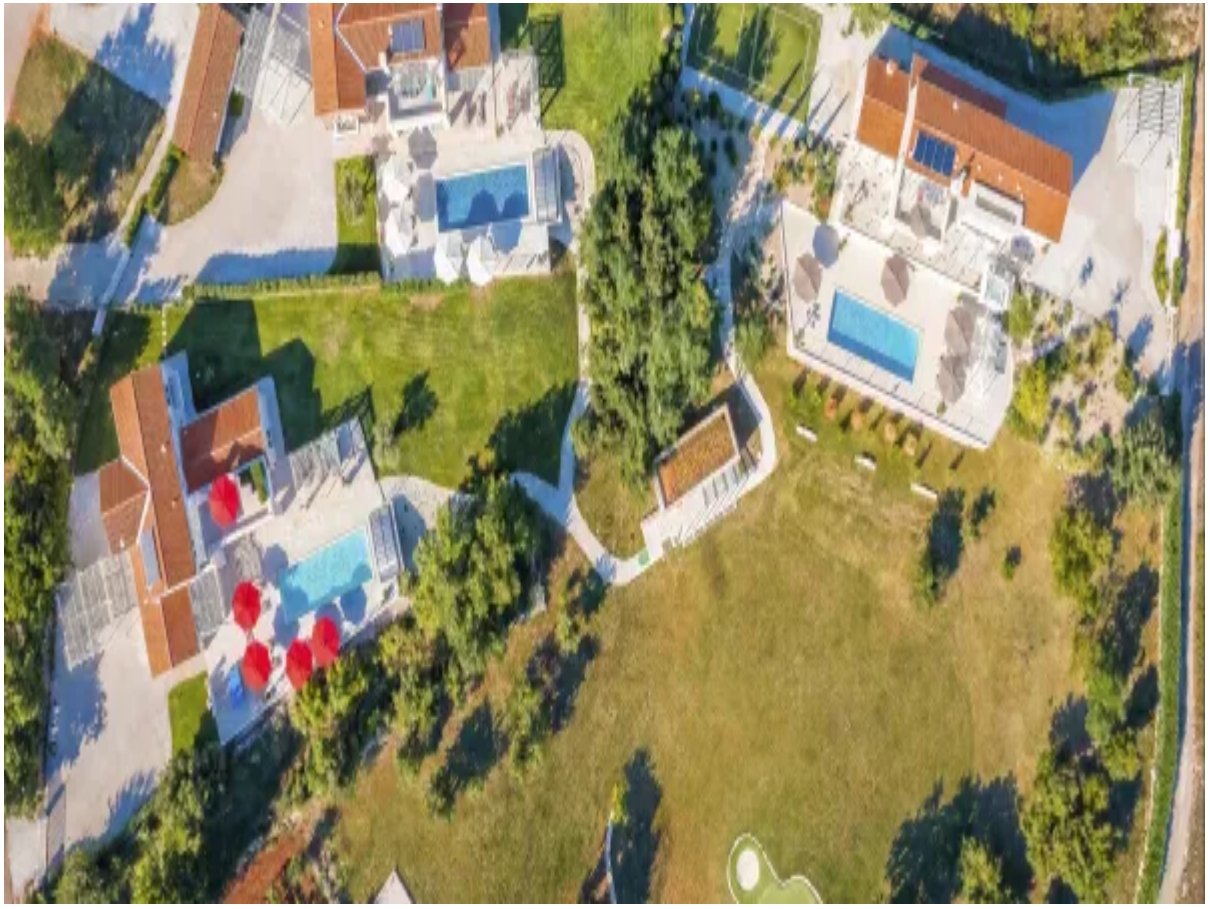
Region: Croatia **Sleeps:** 36

Overview

Set amid 11,000 square metres of idyllic Istrian countryside, Melitta Villas is a striking estate comprising three private villas with a total of 15 en-suite bedrooms, welcoming up to 36 guests. Each villa offers spacious living and dining areas, a fully equipped open-plan kitchen with Bosch appliances, an outdoor wood-burning barbecue, and a heated swimming pool. Bedrooms feature Euro king-size beds that can be converted into twins, with additional single beds or sofa beds available for larger groups.

The villas are individually designed. Villa Dorotea features a pergola-covered terrace, Casa Dimas boasts a large terrace with a hot tub, and Casa Andrik offers a veranda overlooking vineyards, as well as a games room with a sofa bed. Guests can explore the estate's private forest with walking trails, relax in the dedicated fitness and spa house with sauna and steam bath, or enjoy a wealth of activities including volleyball, badminton, bocce, and a professional golf practice area.

Perfect for families and groups, Melitta Villas blends refined design with immersive experiences, offering a luxurious yet authentic retreat in the heart of Istria.









Facilities

Private Pool • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Watersports • Cycling • Wine Tasting • Air-Con • Villa • Chef/Cook Available • Ideal for Teens • Heated Pool • Maid Service Available • Pets on Request • Cots (Cribs) • All Bedrooms En-Suite • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Spa/Massage • Tourist Towns & Villages • TV • Table Tennis • Games Room • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Sauna/Steam • Outdoor Games • Pre-Stocked Fridge Available • Cooking

Classes Available • Yoga Classes Available • Spa Treatments Available • Transfers Available • Professional nanny babysitter available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villas

Interior - Villa 1
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Bedroom 1 - Master bedroom with double bed, en-suite bathroom with shower, pergola-covered terrace with sunbeds
- Bedroom 2 - Double bed, en-suite bathroom with bath
- Bedroom 3 - Double bed, en-suite bathroom with shower
- Bedroom 4 - Double bed, en-suite bathroom with shower (ground floor)
- Bedroom 5 - Double bed, en-suite bathroom with shower (ground floor)
- 2 additional single beds are available

Interior - Villa 2
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Bedroom 1 - Master bedroom, double bed, en-suite bathroom with shower, access to terrace with hot tub
- Bedroom 2 - Double bed, en-suite bathroom with shower, access to terrace
- Bedroom 3 - Double bed, en-suite bathroom with shower
- Bedroom 4 - Double bed, en-suite bathroom with shower (ground floor)
- Bedroom 5 - Double bed, en-suite bathroom with shower (ground floor)
- 2 additional single beds are available

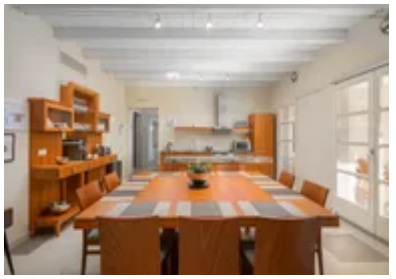
Interior - Villa 3
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Games room with sofa bed for two adults
- Bedroom 1 - Master bedroom with double bed, en-suite bathroom with shower, access to veranda
- Bedroom 2 - Double bed, en-suite bathroom with shower
- Bedroom 3 - Double bed, en-suite bathroom with shower (ground floor)
- Bedroom 4 - Double bed, en-suite bathroom with shower, separate WC, views of vineyard (ground floor)
- Bedroom 5 - Double bed, en-suite bathroom with shower (ground floor)

Exterior
- 3 private swimming pools*
- 3 hot tubs
- Sunbeds
- Dining areas
- Seating areas
- Wellness area with gym, sauna and steam room
- Kids adventure park
- Golf practice green
- Private forest trails
- Volleyball and badminton court
- Bocce court
- Lawns
- Barbecues

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- TV









- Speakers
- Dishwasher
- Microwave
- Coffee machine
- Games console
- Washing machine
- Dryer
- Hairdryer
- Iron
- Bathroom amenities
- Cot
- Highchair
- Baby safety gates
- Window guards
- Security cameras on the property
- Beach essentials
- Parking

*Please see T's & C's

Location & Local Information

Well-situated near the charming village of Režanci, Melitta Villas is a truly enchanting escape, surrounded by the timeless beauty of the Istrian countryside. Režanci itself consist of quaint, cobblestoned streets just waiting to be explored.

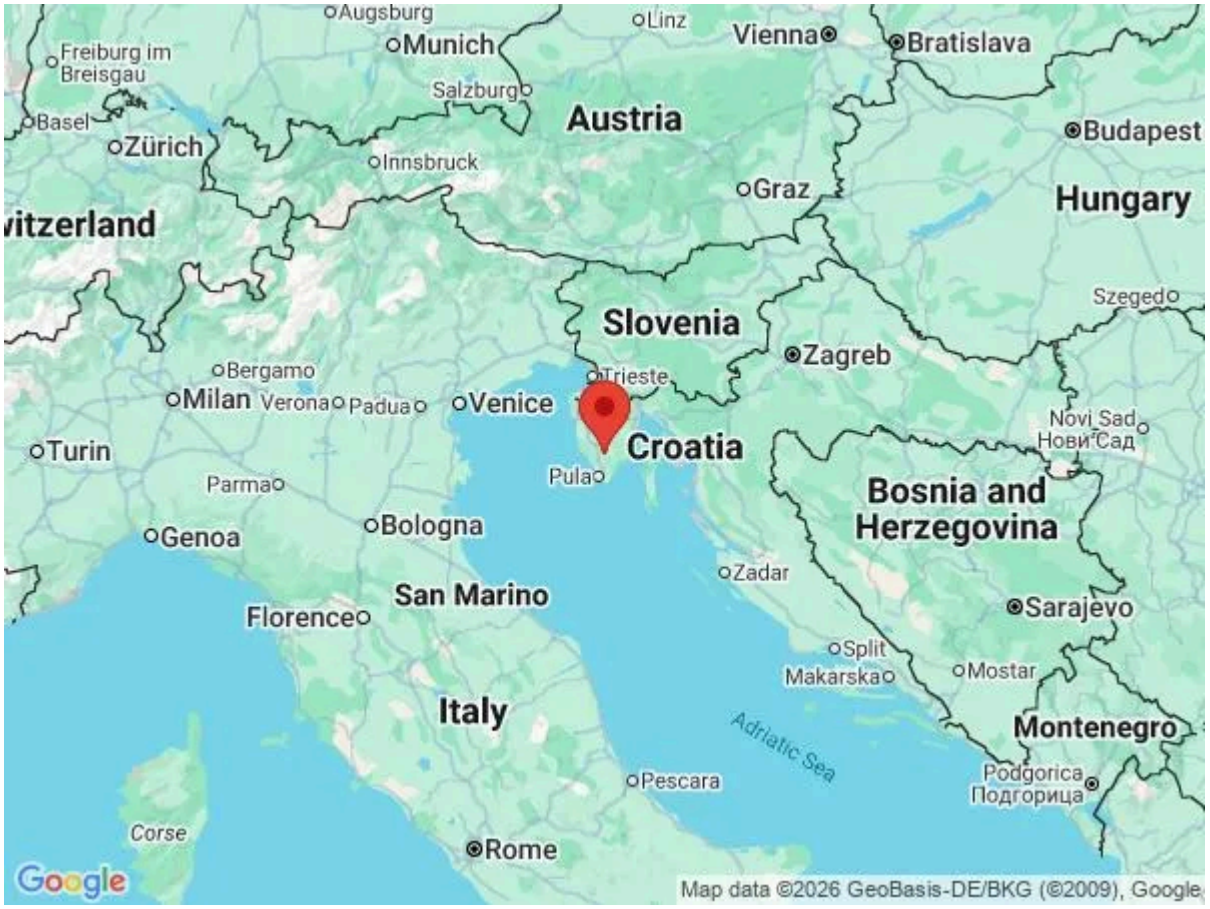
Croatia's Adriatic coastline is deceptively close (25-minute drive), making day trips to "blue Istria" easy. The coastline brims with colourful seaside villages and picturesque beaches.

Istria is renowned for its wines and olive oil, and there is a selection of wineries and olive groves within driving distance of Melitta Villas, including Winery Bacac (a 30-minute drive).

The Villas' strategic location also allows easy access to popular attractions such as the Brijuni Islands and the historic town of Pula, known for its well-preserved Roman amphitheatre.

Local Amenities

Nearest Airport	**Pula Airport (25km)**
Nearest Beach	**Peroj Beach (19km)**
Nearest Ferry Port	**Pula Ferry Port (22km)**
Nearest Supermarket	**Plodine, Vodnjan (13km)**
Nearest Town	**Vodnjan (12km)**









What we love

- Melitta Villas' sprawling private forest is an arcadian haven to explore at your own leisure.
- An incredible array of facilities, including a fitness centre, spa, and its own private pitching and putting green, mean there's endless entertainment on offer without having to leave.
- Despite the villa's picturesque rural setting in the Istrian countryside, there's a litany of local attractions within a short driving distance.

What you should know...

- A car is recommended for ease of transport.
- The pool is unfenced, so please be mindful of children at play.
- Two pools are heated upon request and at an extra cost.
- The breakfast buffet must be booked in advance and is not included in the reservation price.

Terms & Conditions

- **Security deposit:** €3000 to be paid upon arrival and to be refunded in full subject to a damage inspection on departure. It can also be paid via bank trasfer one week prior to arrival.

- **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. Please note only 2 small dogs of up to 5kg are welcome, and if accepted there will be an additional cleaning charge of €150 per pet per stay.

- **Other Ts and Cs:** All double beds can be converted into 2 singles.

- **Changeover day:** Saturday from June to September.
 Flexible all other dates.

- **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.

- **Other 2:** No youth groups allowed.

- **Minimum stay:** 7 nights from June to September.*
 2 nights all other dates.
 *Please note, shorter stays are available upon request; however, there will be an additional charge.

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

- **Pool heating charge?:** 2 pools are heated all year round upon request for an additional €500 per week per pool and €300 for less than a week per pool.

- **Tax:** Included in the 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.