# Villa Serenissima

**Region:** Croatia **Sleeps:** 6

## Overview

Set against the rolling green landscapes of Istria, Villa Serenissima is a stylish two-bedroom retreat with a strong design identity and all the comforts of modern holiday living. Designed on a single level, this villa pairs understated luxury with clever practicality, ideal for couples, small families, or a group of friends looking to relax in a contemporary setting.

The villa's open-plan living area features a well-appointed kitchen, a plush lounge with a sofa bed, and direct access to a sun-soaked terrace. The two double bedrooms are light-filled and serene, each with its own A/C and TV, and the sleek family bathroom includes a sauna for a little added indulgence.

Step outside and you'll find your private oasis, a heated pool bordered by sleek decking, surrounded by loungers and greenery. There's also a shaded dining space, a full summer kitchen with barbecue, and SONOS speakers to set the tone from day to night. Whether you're planning al fresco lunches, lazy afternoons by the water, or evening drinks under the stars, Villa Serenissima makes it effortlessly easy.

## Facilities

EV Charger • Historical Sites • <1hr to Airport • Walking/Hiking Paths • Air-Con • Walk to Village • Villa • Wine Tasting • Private Pool • Cots (Cribs) • Chef/Cook Available • Heated Pool • Pets on Request • Beach Nearby • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Laptop Friendly Workspace • Dishwasher • Microwave • Satellite TV • Sauna/Steam • Pre-Stocked Fridge Available • High Chair(s) • Fenced Grounds









# Interior & Grounds

## The Villa

*Interior - Ground Floor*
- Open plan kitchen, dining, living area with sofa bed for two
- Fully equipped kitchen
- WC
- Bedroom 1 - Double bed, A/C, TV
- Bedroom 2 - Double bed, A/C, TV
- Family bathroom with shower and sauna

*Exterior*
- Private heated swimming pool (36m2)*
- Sunbeds
- Garden
- Seating area
- Dining area
- Summer kitchen with barbecue

*Additional Facilities*
- Internet/Wi-Fi
- Air conditioning
- TV
- SONOS speakers
- Hairdryer

**Please see T's & C's*









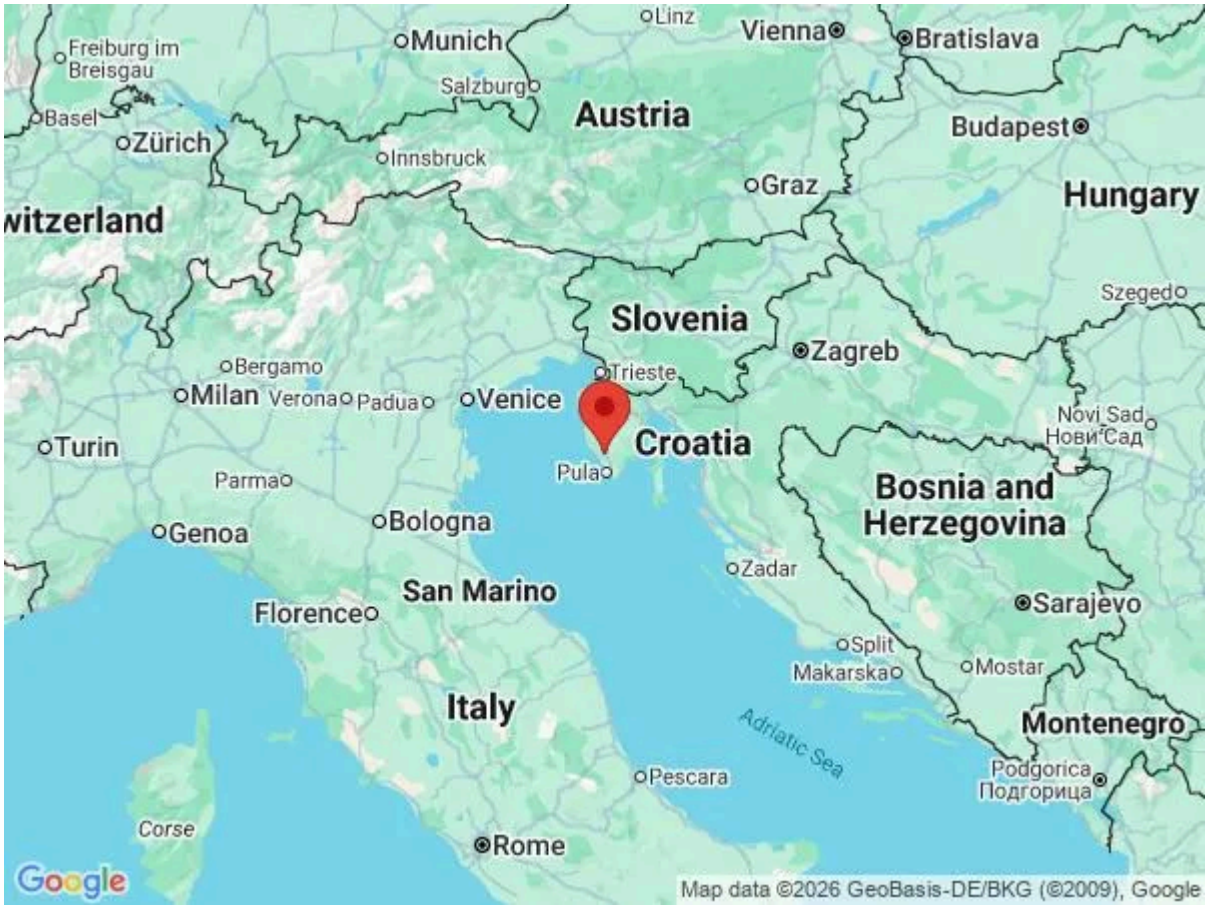
# Location & Local Information

Villa Serenissima sits in a peaceful village setting, offering a quiet base within easy reach of Istria's highlights. Just seven kilometres away, the town of Vodnjan provides all the essentials with supermarkets, shops, and a handful of local eateries.

If you're craving the coast, the nearest beach is around eleven kilometres away, ideal for a spontaneous afternoon by the sea. For a day trip with more buzz, the vibrant city of Pula is only eighteen kilometres from the villa, known for its Roman amphitheatre, lively markets, and excellent seafood restaurants.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Pula Airport (21km)** |
| Nearest Beach | **Plaža Barbariga (11km)** |
| Nearest City | **Pula (18km)** |
| Nearest Ferry Port | **Pula Ferry Port (17km)** |
| Nearest Supermarket | **Plodine (7km)** |
| Nearest Town | **Vodnjan (6km)** |
| Nearest Village | **Gajana (Walking distance)** |










# What we love

- The private heated pool is ideal for relaxing dips and family fun, with loungers and seating that make it easy to spend all day outdoors.
- The covered summer kitchen with barbecue and dining area means long lunches and al fresco dinners are part of the daily routine.
- The villa's clean, modern design and single-level layout make it both stylish and practical, perfect for laid-back living.

# What you should know...

- Pool heating is available between 15th April and 30th November for an additional €20 per day, be sure to request it in advance if needed.
- The sofa bed in the living room offers additional sleeping space but may be more suitable for children or short stays.
- The villa is in a quiet village setting, you'll need a car for supermarket runs, beach trips, and exploring the wider region.
- Villa Serenissma is located next door to Villa Lumina and can be rented together should you be part of a bigger group.

# Terms & Conditions

- **Security deposit:** €300 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 and with prior agreement. If accepted, there will be an additional charge of €100 per pet per week.

- **Changeover day:** Saturday from 27.06 - 04.09. <br> 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.

- **Minimum stay:** 7 nights from 27.06 - 04.09. <br> 5 nights all other dates.

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

- **Pool heating charge?:** Pool heating is available from 15.04 - 30.11 at an additional charge of €20 per day, payable locally.

- **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.

- **Pool opening dates?:** From 15th April to 30th November.