Villa Vista Imperia

Region: Croatia **Sleeps:** 8

Overview

Villa Vista Imperia is a contemporary four-bedroom retreat set above the hilltop town of Buje, offering far-reaching views across the Istrian landscape towards the Adriatic. Designed across four levels, this recently built home combines clean architectural lines with carefully selected interiors, creating a space that feels both refined and comfortable.

At its heart, the villa features an open-plan living area where a fully equipped kitchen flows into a spacious lounge and dining space, all styled with soft neutral tones and subtle metallic accents. Each of the four bedrooms has its own character and benefits from a private bathroom, making the layout particularly well suited to groups seeking both privacy and shared living.

One of the standout features is the rooftop terrace, where a saltwater infinity pool looks out over the surrounding countryside and coastline. For slower moments, guests can make use of the bio-Himalayan sauna or gather around the outdoor dining area, complete with a teppanyaki grill for sociable evenings.

With additional features including a gym, children's play areas, and optional services such as a private chef, Villa Vista Imperia offers a well-rounded base for exploring Istria or simply enjoying time together in a thoughtfully designed setting.









Facilities

Golf Nearby • Villa • Wellness • Cycling • Tennis Nearby • Historical Sites • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Air-Con • Wine Tasting • Private Pool • Heated Pool • Ideal for Teens • All Bedrooms En-Suite • Saltwater Pool • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Indoor Games • Gym/Fitness Room • Tumble Dryer • Dishwasher • Safety Deposit Box • Sauna/Steam • Outdoor Games • Heating

Interior & Grounds

Villa Interiors

- Open-plan living and dining area
- Fully equipped kitchen
- 2 x bedrooms with king-sized bds and en-suite bathrooms
- 2 x bedrooms with queen-sized beds and en-suite bathrooms
- WC
- Children's playroom
- Relaxation room with therapeutic bio-Himalayan sauna
- Gym
- Laundry facilities

Exteriors

- Private heated saltwater infinity pool with panoramic views (64 m²)
- Outdoor dining area with teppanyaki grill
- Children's playground
- Garden with lawn and sun loungers
- Outdoor shower
- Private parking

Additional Facilities

- Wi-Fi
- Air conditioning
- Underfloor heating
- Fireplace
- Smart TV and streaming services (Netflix, HBO)
- Washing machine and dryer









Location & Local Information

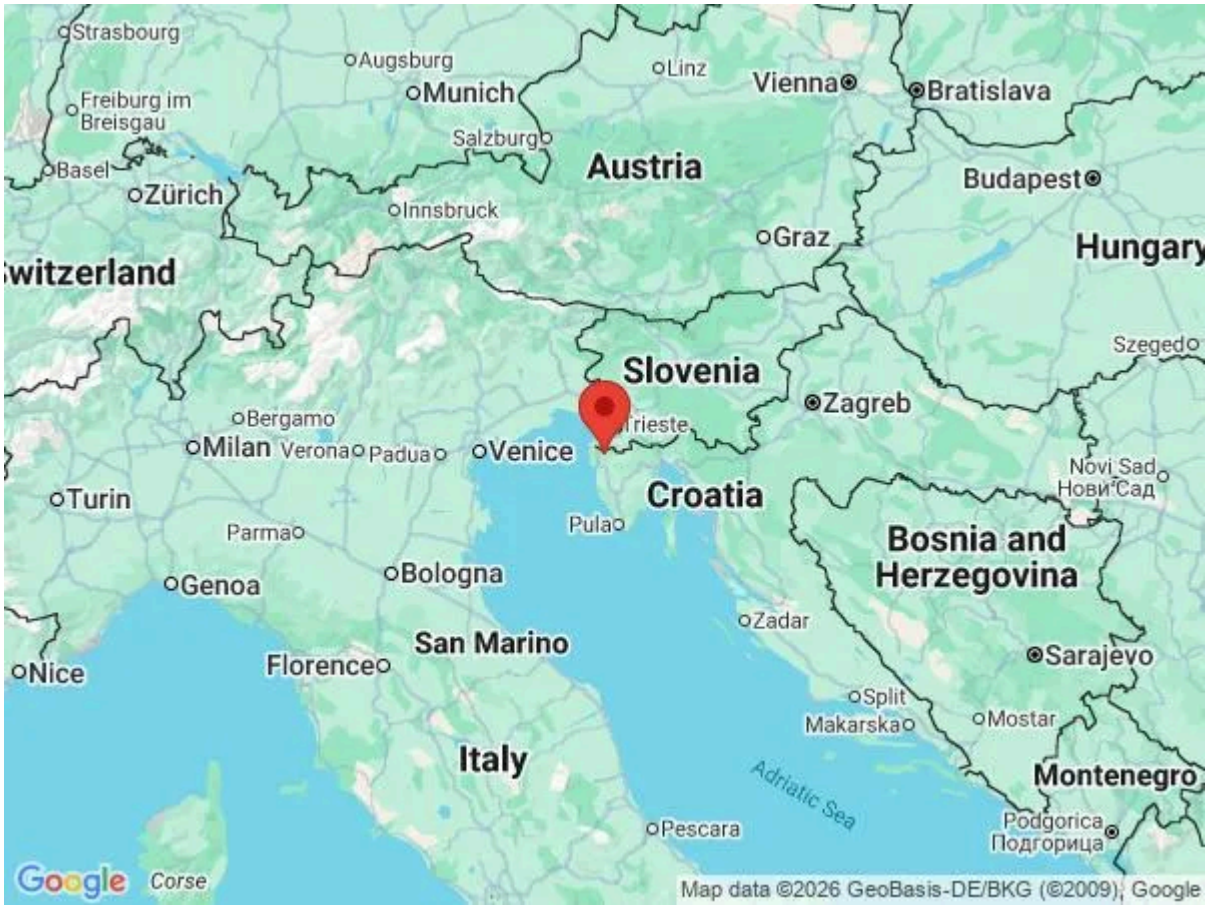
Villa Vista Imperia is set just above the historic hilltop town of Buje, a characterful spot known for its narrow streets, local eateries, and relaxed Istrian atmosphere. This elevated position allows for wide-reaching views across vineyards, olive groves, and the distant Adriatic, giving a real sense of the region's natural beauty.

The surrounding area is well known for its food and wine scene, with a collection of well-regarded restaurants and family-run wineries showcasing local produce and traditional flavours. Nearby coastal towns offer a change of pace, with beaches, harbours, and lively promenades to explore, while the inland countryside is ideal for cycling, walking, and discovering smaller villages.

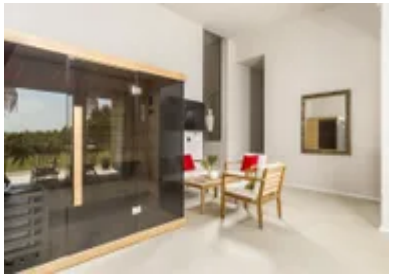
Conveniently positioned near the Slovenian border, the villa also lends itself well to exploring beyond Croatia, making it a great base for those looking to experience more of the wider region.

Local Amenities

Nearest Airport	**Pula Airport (80km)**
Nearest Beach	**Kanegra Beach (12km)**
Nearest City	**(1km)**
Nearest Golf	**Golf club Adriatic (17km)**
Nearest Restaurant	**(1km)**
Nearest Tennis	**TK Buje (2km)**









What we love

- The rooftop infinity pool with wide-reaching views across the Istrian landscape
- A strong wellness offering, including a sauna, gym, and relaxation room
- Thoughtful family features such as a children's playroom and outdoor playground

What you should know...

- The villa is arranged across four floors, which may not suit those with reduced mobility.
- The swimming pools are unfenced, so children will need supervision at all times.
- Please note that young groups are not permitted at this property.

Terms & Conditions

- **Security deposit:** €2000 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.

- **Linen & towels included?:** Yes.

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

- **Other Ts and Cs:** Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €360, payable locally in cash. 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 and vaping are not permitted.

- **Minimum stay:** 7 nights during peak season - 5 nights during all other periods.

- **Pool heating charge?:** Pool heating available on request in advance only and may incur an additional charge. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Croatian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

- **Internet access?:** Wi-Fi internet access included.