

# The Stone Gallery

Region: Croatia Sleeps: 6

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## Overview

The Stone Gallery is a rare private residence where art, architecture and landscape come together in a curated, living environment. Designed by artist Ljubo de Karina, the interiors are calm and neutral, allowing original artworks and panoramic Adriatic views to take centre stage. Carrara marble floors, reclaimed oak and carefully placed sculptures create a refined yet understated atmosphere, with bright living spaces opening onto vine-covered terraces. Three elegant bedrooms and a self-contained apartment offer flexibility, while every detail is designed to maximise light, privacy and connection to the surrounding landscape.

Set within a private 12,000m<sup>2</sup> walled estate, the grounds form a remarkable sculpture park of olive groves, meadows and medicinal herbs. Monumental stone works are scattered throughout, alongside terraces, a heated pool, shaded loggia and multiple outdoor seating areas. Paths lead to secluded bathing spots, while dramatic cliffside viewpoints offer never ending sea views.

Perched above the Adriatic near the medieval village of Brseč and the trails of Mount Učka, the property combines complete seclusion with access to nature, history and the wider beauty of Istria.

## Facilities

Air-Con • Private Pool • Villa • Walk to Village • Walking/Hiking Paths • Cycling • Boat Trips • Heated Pool • Special Offer • Has Discount • Quirky (Unique) • Ground Floor Bed & Bath • Saltwater Pool • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Dishwasher • Satellite TV • Heating



# Interior & Grounds

## The Villa

### Lower Ground Floor

- Self contained apartment with kitchenette, living area, queen size bed and bathroom with shower
- Utility room

### Ground Floor

- Fully equipped kitchen
- Large living room with access to terrace
- Bathroom with shower

### First Floor

- Main bedroom suite with a small entrance hall, dressing room and en-suite bathroom
- Bedrooms with queen-size bed
- Bedroom with two single beds
- Family bathroom which is en-suite to bedroom 2 and 3
- Roof terrace

### Outside Grounds

- Private heated saltwater swimming pool (4m x 8m, depth:1.5m)
- Outdoor shower
- 200 m2 of terraces wrap around three quarters of the house (north, east and west facing) all with seating areas
- Open fireplace grill
- Walled sculpture park
- Large garden
- Parking Space

### Facilities

- Air conditioning
- Wi-Fi/Internet
- Satellite TV
- Heating
- Coffee machine
- Dishwasher
- Hairdryer
- Washing machine
- Iron & Board



## Location & Local Information

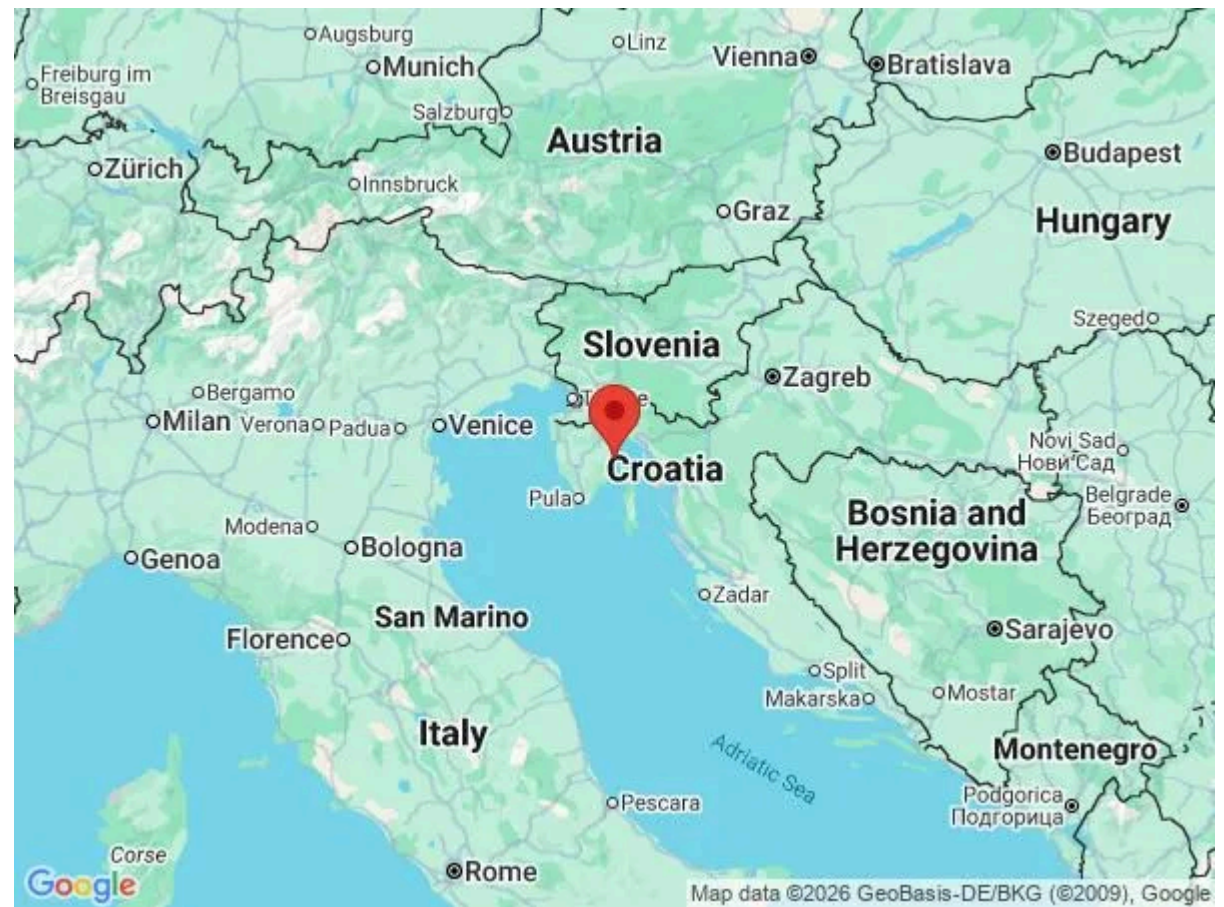
The Stone Gallery sits just below the medieval hilltop village of Brseč, an atmospheric settlement with roots reaching back to the Liburnian and Roman eras. Today, its narrow stone streets, 17th-century olive mill, and small cafés offer a glimpse into authentic coastal life, just a short walk from the property. For a breathtaking view, the clifftop Church of St. Magdalene overlooks the sea from a 157-meter drop.

The house lies on the slopes of Mount Učka Nature Park, a haven for hiking and medicinal herbs. On rare, crisp days, the panoramic views from the peaks can stretch as far as Venice. Below, hidden gems like the pebble cove of Klančec provide crystal-clear bathing spots accessible by foot.

Beyond the village, the Opatija Riviera offers historic Austro-Hungarian villas and elegant seaside promenades. Meanwhile, a short drive inland leads to the heart of Istria, renowned for its hilltop forts, truffles, and world-class vineyards. For a change of pace, the ferry at nearby Brestova provides easy access to the rugged islands of the Kvarner Gulf.

### Local Amenities

Nearest Airport	<b>Pula Airport (60.3km)</b>
Nearest Town/City	<b>Opatija (23.5km)</b>
Nearest Village	<b>Brseč (250m)</b>
Nearest Supermarket	<b>Konzum (10km)</b>



## What we love

- A truly one-of-a-kind stay set within a vast private sculpture park, where guests live among museum-worthy artworks in a curated, immersive setting
- Expansive wraparound terraces and shaded pergolas designed for outdoor living, dining and quiet moments overlooking the sea
- Dramatic cliffside position with panoramic Adriatic views, direct access to secluded bathing spots and unforgettable sunrise and sunset viewpoints

## What you should know...

- This is a curated artistic environment with valuable, irreplaceable artworks throughout, so it is not suitable for children and guests are expected to treat the home with great care
- The property is designed for peace and privacy; parties, events and external visitors are not permitted
- Access to the sea and village involves walking on uneven and sometimes steep terrain

# Terms & Conditions

- **Security deposit:** €10,000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection. Due to the presence of valuable artworks, the security deposit may be higher than usual.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes
- **Linen & towels included?:** Yes
- **Pets welcome?:** Not allowed
- **Changeover day:** Saturday. All other changeover days on request.
- **Smoking Allowed?:** Smoking and vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes
- **Pool heating charge?:** Included on request. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Croatia Visitors Tax included in the rental price.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes