Villa Hidden Istria

Region: Croatia **Sleeps:** 8

Overview

Villa Hidden Istria is a contemporary retreat set among the rolling landscapes of northern Istria, offering space, privacy and thoughtful design for up to eight guests. Completed in 2025, this five-bedroom home combines modern comforts with a strong connection to its surroundings, creating an inviting base for families and groups looking to experience Croatia beyond the well-trodden coastal hotspots.

Spread across two floors, the villa has been designed to bring people together. On the lower level, expansive glass walls connect the open-plan living, dining and kitchen area to the terrace and heated saltwater swimming pool, allowing natural light to flow throughout the home. An indoor wellness area with a sauna and hydromassage tub offers a dedicated space to unwind, while the outdoor kitchen and wood-fired grill set the scene for long alfresco meals overlooking the garden.

Children have their own space too, with a separate playhouse tucked within the grounds, while adults can enjoy the billiards table, bocce court and peaceful outdoor lounges. Sustainability is woven into the villa's design, with solar panels, rainwater collection systems and an electric vehicle charging point.

Just a short drive from the beaches of Umag and the hilltop towns of Grožnjan and Motovun, Villa Hidden Istria places the region's food, wine and cultural treasures within easy reach.









Facilities

Ideal for Kids • Golf Nearby • Air-Con • Villa • Tennis Nearby • Wine Tasting • Private Pool • Wellness • EV Charger • Pets on Request • Ideal for Teens • Cots (Cribs) • Heated Pool • Saltwater Pool • Walk to Restaurant • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Laptop Friendly Workspace • Indoor Games • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Sauna/Steam • Outdoor Games • Table Football • Heating • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

Villa Interiors

Upper Floor

- Main entrance level
- 4 x bedrooms with queen-sized bed and en-suite bathroom

Lower Floor

- Open-plan living area with lounge and dining space
- Fully equipped kitchen
- Direct access to the terrace and swimming pool through large glass doors
- Bedroom with queen-size bed and en-suite bathroom
- Indoor wellness area with hydromassage tub and sauna
- Laundry room

Outside Grounds

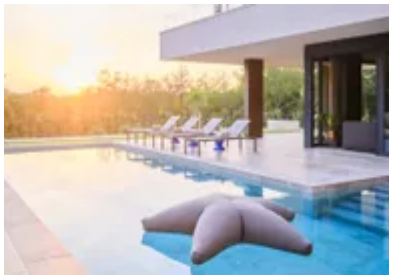
- Heated saltwater swimming pool (60m²)
- Pool terrace with sun loungers and outdoor seating
- Covered pergola with lounge area
- Outdoor kitchen with wood-fired grill
- Alfresco dining area
- Fully fenced garden
- Children's playground
- Outdoor shower
- Outdoor toilet
- Bocce court
- Private parking with electric vehicle charging station

Additional Facilities

- Wi-Fi
- Air conditioning
- Underfloor heating
- Fireplace
- Smart TVs
- Billiards
- Table football
- Table tennis
- Darts
- Chess
- Treadmill
- Baby cot and highchair
- Washing machine and dryer









Location & Local Information

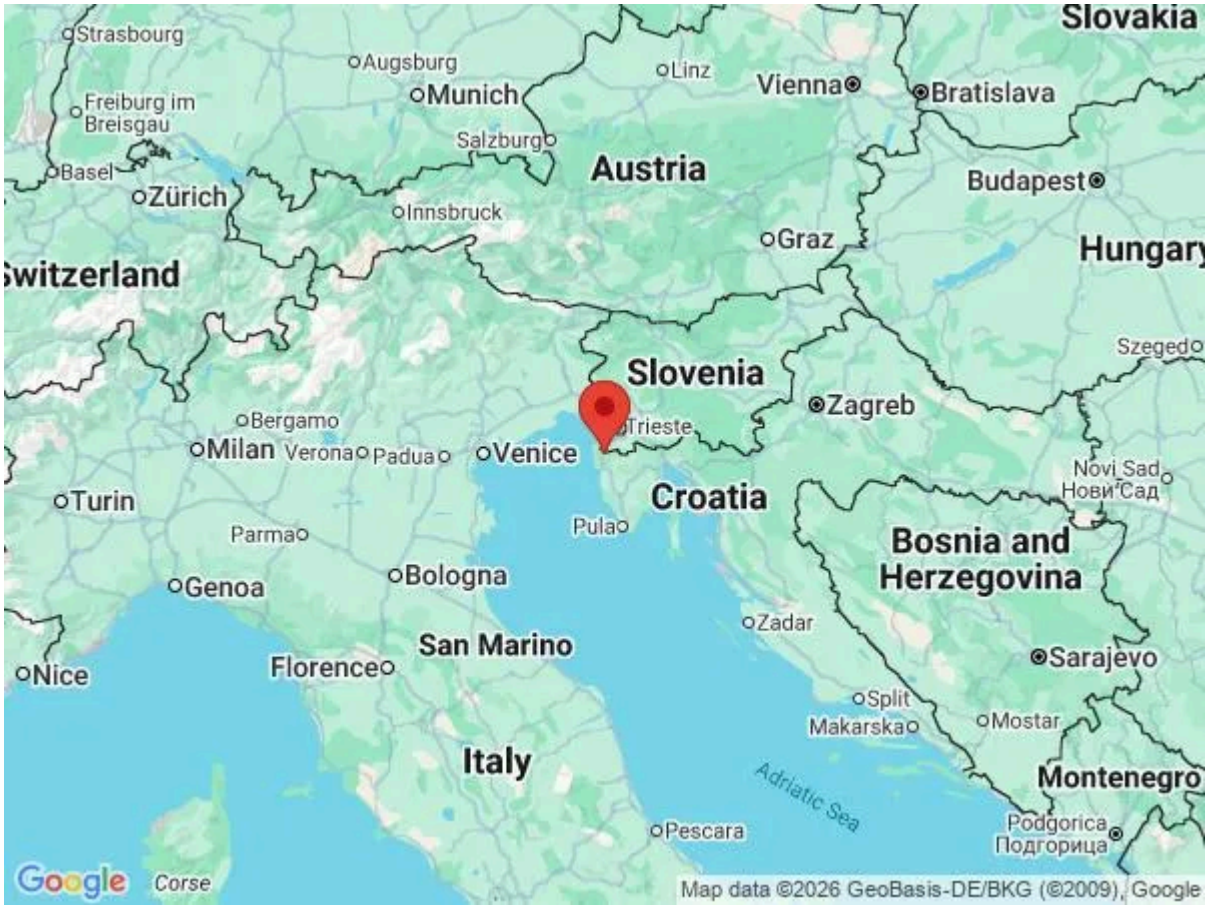
Villa Hidden Istria enjoys a peaceful setting just outside the hilltop town of Buje, one of northern Istria's most appealing bases for discovering the region. Surrounded by vineyards, olive groves and rolling countryside, guests can experience a slower pace of life while remaining within easy reach of the coast.

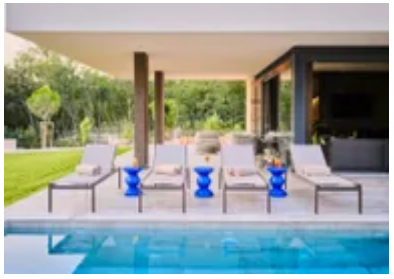
The beaches and waterfront restaurants of Umag are approximately a 10-minute drive away, while the artistic streets of Grožnjan, the medieval charm of Motovun and the renowned wineries of as Momjan can all be reached with ease. Food lovers will find excellent local taverns, family-run wineries and olive oil producers throughout the surrounding area, showcasing the flavours that have made Istria one of Croatia's most celebrated gastronomic destinations.

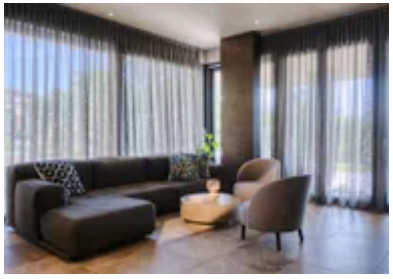
With Slovenia and Italy both within easy driving distance, Villa Hidden Istria is also perfectly placed for day trips, offering guests the opportunity to explore three countries during their stay while enjoying the authentic character of inland Istria.

Local Amenities

Nearest Airport	**Pula Airport (78km)**
Nearest Beach	**Umag Sandy beach (10km)**
Nearest Golf	**Golf club Adriatic (15km)**
Nearest Restaurant	**Local village (60m)**
Nearest Tennis	**TK Buje (4km)**
Nearest Town/City	**Buje (2km)**









What we love

- The indoor wellness area, complete with a sauna and hydromassage tub for year-round relaxation.
- Villa Hidden Istria is designed as a self-sustaining home. Rainwater is collected in large tanks to water the garden and lawn. Solar panels produce electricity for the house. The private carport is equipped with a charging station for electric vehicles.
- Guests have access to a dedicated mobile app with personalised house instructions, as well as curated recommendations for restaurants, wineries, excursions, and events across Istria.

What you should know...

- A car is recommended to make the most of the surrounding countryside, beaches and nearby towns.
- Please note that young groups are not permitted.
- The nearest beach is approximately 10km away, so coastal days out require a short drive.

Terms & Conditions

- **Security deposit:** No security deposit is required for this villa. Please be aware that guests are still required to leave the accommodation clean, tidy and in the same condition as on their arrival.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

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

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet per booking will apply (payable locally).

- **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:** 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 and vaping are not permitted.

- **Minimum stay:** 7 nights - all other durations on request.

- **Heating costs included?:** Yes.

- **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.