Villa Florinia

Region: Opatija **Sleeps:** 10

Overview

"*Tastefully decorated throughout, this villa is a perfect base to explore Opatija, one of Croatia's favourite marinas, an upmarket holiday resort that has a feel of the French Riviera, with colonial style grand buildings and designer shops...*" **Read a full review of Villa Florinia on** Mailonline > (https://www.dailymail.co.uk/travel/article-6360955/Why-Croatia-perfect-destination-family-getaway.html)

Villa Florinia is an excellent choice for those wishing to spend their holidays on the Adriatic coast and the ease of the Mediterranean climate whilst also having access to a rich historical and cultural holiday. The villa offers a comfortable, relaxing ambience, with cosy terraces and beautiful panoramic views of the coastline, the perfect spot to relax and enjoy the gorgeous Croatian summer.

This five-bedroom villa is located in a small village, twenty minutes by car from Icici, which has restaurants, beaches and shops. The attractive city of Opatija is nearby, with various interesting and historical sites within proximity of the area. This charming holiday home offers an open plan kitchen, dining, living room, the perfect space for socialising as a group, the calm ambience allows you to settle in from the moment you enter the front door. The property offers five good sized bedrooms as well as an extra room with a sofa bed, there are five bathrooms.

Outside, the living area continues, with an appealing external dining area and barbecue; it's a great spot to eat a meal as a family, dining al-fresco, making the most of the warm Dalmatian climate, and enjoying the views. The property features a large private swimming pool that looks out towards the ocean. There is a garden with old trees where you can find moments of shade to shelter from the sun and read your book. If you can resist the temptation to stay by the villa the whole time, the nearest beach is around ten minutes away, so you can take a dip in the sea any time you like. Villa Florinia offers a tranquil holiday location with plenty of space to spend time together and find time for yourself. This is an excellent villa for families or friends, it will be a holiday you won't forget.









Facilities

Air-Con • Private Pool • Ideal for Kids • Villa • <1hr to Airport • Special Offer • Heated Pool • Has Offer • Has Discount • Chef/Cook Available • Ideal for Teens • Beach Nearby • Parking Space • Wi-Fi/Internet • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • DVD • Dishwasher • Microwave • Babysitting Available

Interior & Grounds

The Villa

Ground Floor
- Bedroom with sofa bed
- Living & dining area
- Well equipped kitchen
- Communal bathroom
- Cloakroom

First Floor
- Bedroom with double bed and en suite shower room
- Bedroom with double bed and en suite bathroom
- Bedroom with double bed and en suite bathroom
- Bedroom with double bed and en suite bathroom with separate shower

Exterior Grounds
- Private heated swimming pool, with Roman step access
- Barbecue grill
- Sun loungers
- Parasol
- Outdoor furniture
- Lawn area

HR-AB-01-081059344 Anke Frohlich









Location & Local Information

Villa Florinia, situated just a short ten-minute drive from Icici, offers a charming base from which to explore the region. Icici boasts various restaurants and shops, perfect for savouring local cuisine or picking up essentials. There's also a well-stocked supermarket about a fifteen-minute drive away.

Beyond Icici, the surrounding area is rich with attractions. You can explore the scenic beauty of the nearby Opatija Riviera, renowned for its stunning coastal views and elegant promenade. For outdoor enthusiasts, the lush landscapes of Ucka Nature Park provide excellent hiking trails and panoramic vistas. History buffs might enjoy visiting the historic town of Lovran, known for its picturesque old town and traditional architecture. Additionally, the vibrant city of Rijeka is only a short drive away, offering a bustling cultural scene, museums, and lively markets. Whether you're looking to relax by the sea or immerse yourself in local culture, the area around Villa Florinia has something for everyone.

Local Amenities

Nearest Airport	**Rijeka Airport (45km)**
Nearest Town/City	**Opatija (10km)**
Nearest Village	**Icici (6km)**
Nearest Beach	**Ičići Beach (6km)**
Nearest Supermarket	**Plodine (8km)**









What we love

- Only a short drive from restaurants, beaches and shops
- Relaxed atmosphere ideal for families or groups of friends
- Offers a combination of a sunny, beach escape whilst also being nearby sites of historical significance

What you should know...

- There are five double en suite bedrooms with double beds, there is a sofa bed in a separate room for the final two guests(suitable for children only)
- Please note, the exterior pool area has been re-done, photos are to follow.
- A car is recommended, please be aware, as the villa is located on a hill, the road down to the town and beach is relatively steep.

Terms & Conditions

- **Security deposit:** €400 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?:** Not allowed

- **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 & vaping are not permitted.

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

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

- **Pool heating charge?:** Pool is heating is mandatory from 8th April to 1st June with an additional charge of €20 per day (to be paid locally on arrival).
 Pool heating is optional from 1st June to 1st July and from 2nd September to 6th October. There will be an additional charge of €20 per day (to be paid locally on arrival).
 Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **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.