Villa Dorotea

Region: Croatia **Sleeps:** 12

Overview

Situated on a beautiful 2000m² plot in the stunning Istria area, Villa Dorotea offers a luxurious style of living in fabulous surroundings. Located in the peaceful village of Režanci, under a thirty-kilometre drive from popular Pula, this villa is the perfect base for exploring this spectacular area of Croatia.

Villa Dorotea is a luxurious, modern property ideal for relaxing in style. The main living area is open-plan, with large glass doors allowing sunlight to flood in. The kitchen is fully equipped for your use, open to the large dining table with space to seat up to twelve guests comfortably. The living room is open-plan, perfect for sitting together as a family. Two double bedrooms on the ground floor have an en-suite shower room. The entire ground floor of Villa Dorotea is wheelchair accessible for ease. There are three further en-suite bedrooms on the second floor, and the master bedroom has access to a covered terrace. Underfloor heating, air conditioning, and Wi-Fi are available throughout the property, so you will have all the modern comforts you might need.

Outside, the pool terrace is perfect for relaxing, with sun loungers and charming views. Beyond the terrace, a private forest area of 5000m², including walking trails and hammocks, is available, as well as a separate fitness and Spa house featuring exercise equipment and a sauna.









Facilities

Ideal for Kids • Villa • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Private Pool • Air-Con • Heated Pool • Ideal for Teens • Cots (Cribs) • Pets on Request • Chef/Cook Available • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Games Room • Indoor Games • Hot Tub • Satellite TV • Outdoor Games • Heating • Yoga Classes Available • Breakfast Available •

Bikes • Mountain bikes • Badminton • Ideal for Babies & Toddlers • Boules/Petanque • High Chair(s)

Interior & Grounds

The Villa

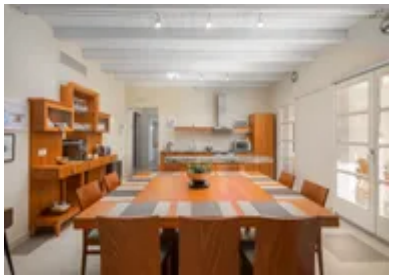
Interior (Ground Floor)
- Living room
- Open-plan dining area and kitchen with a wooden table to seat 12 guests
- Bedroom with king-size bed and en-suite shower room*
- Bedroom with king-size bed and en-suite shower room*

Interior (First Floor)
- Master bedroom with king-size bed, pergola covered terrace and en-suite shower room*
- Bedroom with king-size bed and en-suite bathroom*
- Bedroom with king-size bed and en-suite shower room*
- Access to balcony

Exterior
- Private heated swimming pool
- Jacuzzi
- Sun loungers
- Terrace
- Dining facilities
- Access to volleyball, badminton and bocce (pentanque) court
- Access to a seperate fitness and spa house complete with excercise equipment and sauna
- Access to a golf pitching, chipping and putting practice green
- Adventure park for children

Additional Facilities
- Wi-Fi
- Air conditioning
- Heating
- TV
- Sound system
- Bikes & e-bikes available to hire on request
- Parking
- Dishwasher
- Microwave
- Coffee machine
- Barbecue
- Security system inc. alarm and CCTV

**Each bedroom can be set up as a twin room with two singles, please request this at time of booking should you require this set-up.*









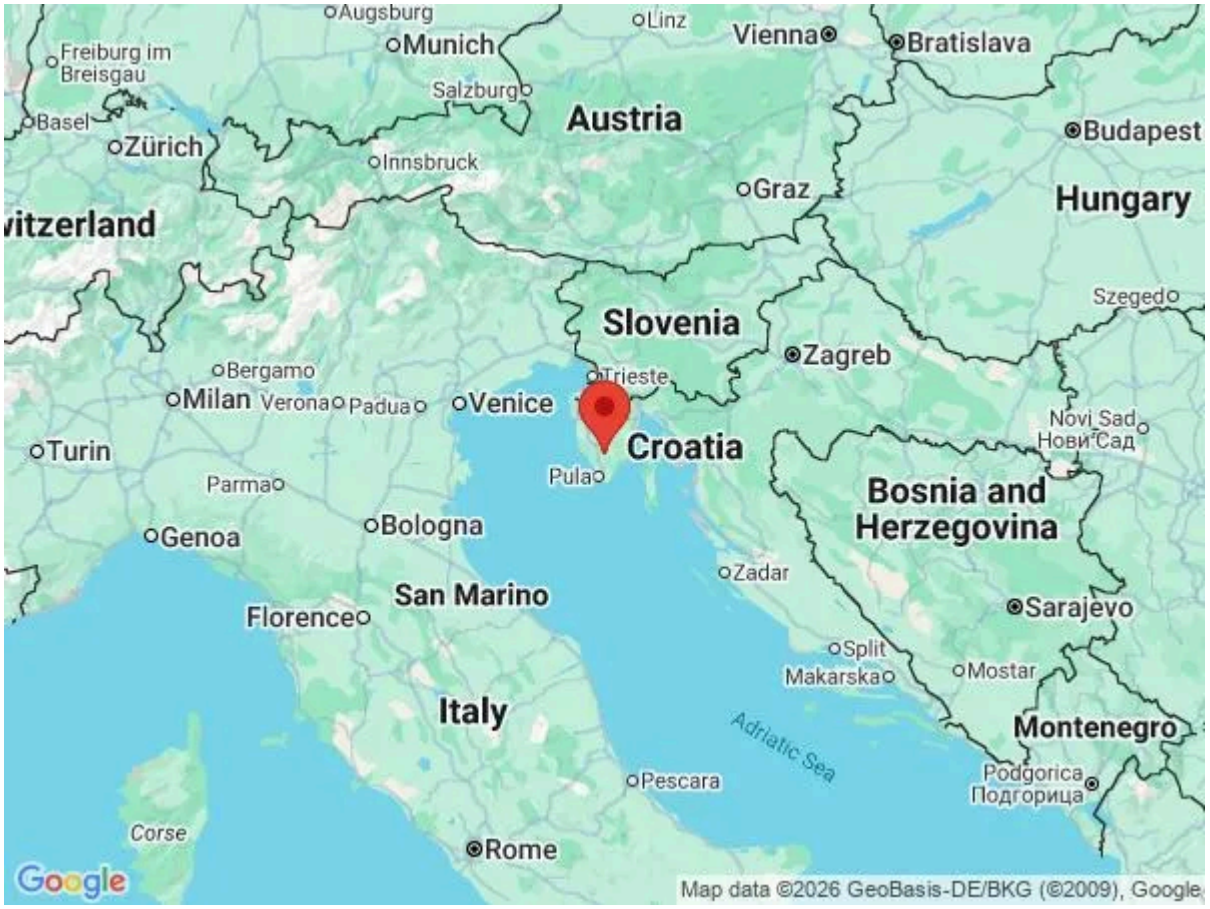
Location & Local Information

The villa is located in Istria, about a thirty-minute drive from the charming Pula. Its location makes it an ideal base for exploring the Istrian peninsula. Situated in the peaceful village of Režanci, 7km from the medieval town of Svetvinčenat, this is a fabulous spot for finding privacy and tranquillity away from the hustle and bustle. The village has a food shop that is open daily for basic shopping needs. The closest beaches are only a short twenty-kilometre drive away!

As Croatian wines grow in popularity and stature, Svetvinčenat does its bit to promote the best of the region with an annual New Wine Festival each autumn. Cheese takes centre stage, with the Svetvinčenat Cheese Festival hosting artisanal cheese makers from all over Croatia and neighbouring Slovenia.

Local Amenities

Nearest Airport	**Pula Airport (25km)**
Nearest Village	**Režanci (Walking distance)**
Nearest Town/City	**Pula (24km)**
Nearest Supermarket	**Supermarket Masen (16km)**
Nearest Shop	**Butiga Režanci (Walking distance)**









What we love

- Huge private grounds, including a private swimming pool, hammocks and a spacious terrace.
- Modern comforts throughout, with underfloor heating, air conditioning and Wi-Fi in all the rooms.
- Guests can enjoy access to fitness and spa facilities, with a sauna and steam bath, as well as a putting green!

What you should know...

- We recommend hiring a car to make the most of the surrounding areas.
- If you want to go out for dinner, you will have to drive a bit further from the property.
- Each bedroom with a king-size bed can be separated into two twin beds upon request.

Terms & Conditions

- **Security deposit:** €1,000 to be paid upon arrival and to be refunded in full subject to a damage inspection on departure

- **Arrival time:** 4pm

- **Departure time:** 10am

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

- **Linen & towels included?:** Yes, linen, pool & bath towels included in the rental price

- **Pets welcome?:** Max. 2 well behaved pets up to 10 kg are welcome with an extra cleaning charge of 100€ per pet per week.

- **Other Ts and Cs:** Each bedroom can be set up as a twin room with two singles, please request this at time of booking should you require this set-up.

- **Changeover day:** Saturday from 01.06 - 20.09.
 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?:** No smoking

- **Minimum stay:** 7 nights from 01.06 - 20.09.*
 2 nights all other dates.
 *Please note, shorter stays are available upon request; however, there will be an additional charge.

- **Tax:** Sojourn Tax Included in the rental price

- **Internet access?:** Yes, Wi-Fi connection included in the rental price