

Villa Itsa

Region: Porec Sleeps: 8

Overview

Villa Itsa is a sleek and stylish retreat in Istria, Croatia, blending contemporary elegance with laid-back charm. Sleeping up to eight guests, this beautifully designed villa offers an escape with high-end interiors and a tranquil outdoor space.

Inside, the open-plan living area is flooded with natural light thanks to large French doors, creating a seamless flow between indoors and out. The spacious lounge features a vast sofa and smart TV, while the modern kitchen comes fully equipped with top appliances and a central island perfect for socialising. A chic dining table for eight completes the space, ideal for group meals and celebrations.

Each of the four double bedrooms boasts a serene, minimalist design with soft tones and plush furnishings, alongside a private ensuite with either an oversized bathtub or a walk-in shower.

Outside, a large private pool is framed by native trees, with loungers, a BBQ, and alfresco dining area offering the perfect setting for long, sunny afternoons. The roof terrace adds a wow factor, delivering panoramic views and spectacular sunsets.

Just a two kilometres from the coast, Villa Itsa is well-positioned to enjoy Istria's renowned beaches, historic landmarks, and rolling vineyards. Bikes are available for guests who want to explore the region's beauty at their own pace.



Facilities

Washing Machine • Villa • Coffee Machine • Hairdryer • Walking/Hiking
Paths • Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Wine Tasting
• Maid Service Available • Special Offer • Has Discount • Walk to Village •
Cots (Cribs) • Private Pool • Bicycles Provided • Chef/Cook Available •
Beach Nearby • Pre-Stocked Fridge Available • Yoga Classes Available •
Spa Treatments Available • Wine-Tasting Available • Transfers Available •
On-Site Concierge • Security guard • Ideal for Babies & Toddlers • Ideal for
Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to
Airport • Dishwasher • All Bedrooms En-Suite • Satellite TV • Wheelchair
Access • High Chair(s) • Parking Space • Outstanding Landscapes •
Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Ground Floor

- Fully equipped kitchen
- Living and dining room
- Guest W.C.
- Double bedroom with en-suite shower room and access to pool terrace

First Floor

- Double bedroom with en-suite bathroom
- Double bedroom with en-suite shower room
- Double bedroom with en-suite shower room

Exterior Grounds

- Private swimming pool (33 m²; depth 1.3 m)
- Outdoor shower
- Terrace
- Lawned area
- Gas and charcoal barbecue (utensils and coal included)
- Outdoor dining facilities
- Sun loungers
- Roof terrace
- Gated parking

Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- Lavazza Coffee Machine (10 pods included)
- Hair dryer
- Washing machine
- Iron and ironing board
- Parking
- Cot and high chair (please see Ts and Cs)
- Bicycles upon request (number on request)



Location & Local Information

Villa Itsa is ideally located just two kilometres from the Adriatic coast, offering the perfect base to explore Istria's stunning natural beauty, rich history and celebrated culinary scene. Nestled between forested hills and crystal-clear waters, the villa places you within easy reach of sandy and pebble beaches, scenic promenades and charming towns.

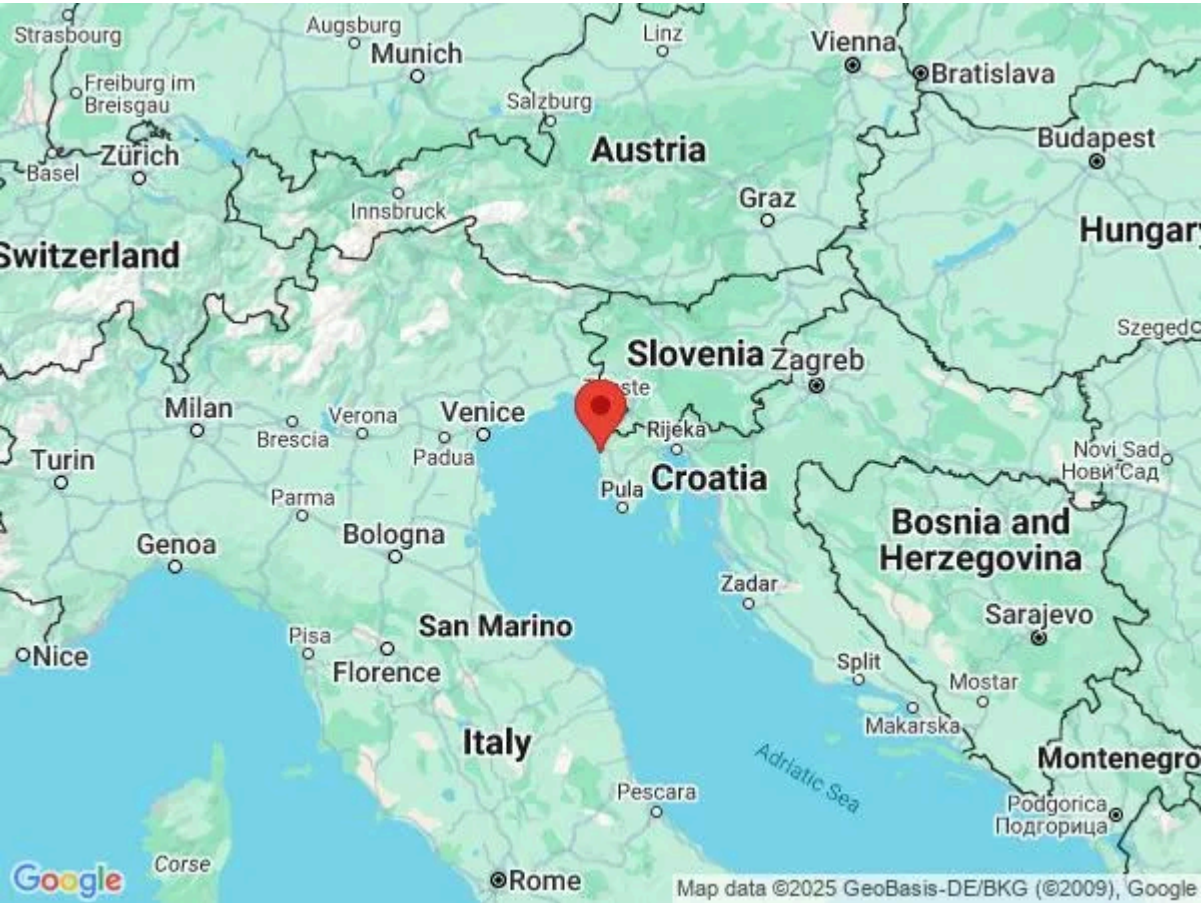
Nearby Poreč blends cultural heritage with vibrant nightlife, while Rovinj, just 45 minutes away, offers Venetian charm, waterfront dining and the dramatic Lim Bay fjord. Adventurous travellers will find no shortage of activities, from windsurfing in Medulin and scuba diving in Brijuni National Park to hiking the scenic 'seven waterfalls' trail in Buzet. Cyclists can explore routes like the Parenzana, an old railway track that runs to the Slovenian border.

Food lovers will be in their element – Istria is famed for its truffles, wines and olive oil. Local specialities are widely available in charming villages and rustic markets across the region.

With international airports in Rijeka and Pula nearby, and ferry links to Venice from Poreč and Rovinj, Villa Itsa offers seamless access to one of Croatia's most captivating regions.

Local Amenities

Nearest Airport	Pula Airport (65km)
Nearest Village	Vabriga (500m)
Nearest Town/City	Porec (11km)
Nearest Beach	Tar Beach (2km)
Nearest Golf	Golf Club Adriatic (36km)



What we love

- Four sublime bedrooms ooze comfort and charm, with plush bedding, soft décor and fabulous ensuite facilities for each!
- These enchanting open-plan interiors encourage socialising and fun, with a huge sofa in front of the TV, the dining area right beside it, and the immense kitchen right alongside this!
- The villa is located in a peaceful suburb with a security office available 24 hours a day

What you should know...

- 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
- The villa is a set across two storeys.
- A residence tax is payable on arrival for guests over 12 years of age.
- Guests staying at Villa Itsa also receive a free access card for a hotel complex where you will find sandy beaches and children's entertainment.

Terms & Conditions

- **Security deposit:** €2000 to be paid upon arrival in cash and refunded 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?:** Bed linen, bath towels and pool towels are included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €20 per pet per day will apply (paid locally). Maximum 2 pets per booking.
- **Other Ts and Cs:** High chair and cot available upon request for an additional charge of €20 per day
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Extra €300, paid locally. However, 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.
- **Other 2:** Pool cleaning and gardening occurs once a week and is included in the rental price.
- **Other 3:** Daily cleaning of the villa is available for an extra €80 per day, paid locally.
- **Minimum stay:** 6 nights from 22.06 - 30.08.
 3 nights all other dates.
- **Heating costs included?:** Yes, included in the rental price
- **Tax:** Tourist tax will be charged according to the local rate upon arrival in cash:
 €1.50 per adult per day
 Guests aged 12 to 18 years old are to pay 50% of the rate
 Children up to 12 years old are exempt from paying tax.
- **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.
- **Pool opening dates?:** The pool is open from 1st May to 1st November.