

# Villa Vannia

Region: Porec    Sleeps: 6

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## Overview

With a huge garden, private pool and magnificent interiors, all just minutes from the coast, Villa Vannia is an unmissable home-from-home for six lucky guests.

A spectacular exterior welcomes you to the villa, setting you up for the jaw-dropping interiors which ooze luxury and glamour. In your stunning lounge the far wall features a huge TV set amid a stylish bookcase design, right before the lovely plush sofas that tempt you to kick off your shoes and get comfy!

Right alongside the sofa is a lovely dining table for eight, ensuring you can dine, snack and chat in a sociable environment. Your huge kitchen is the perfect place to enjoy rustling up a little treat for the whole group, promising space for plenty of chefs and only the highest quality appliances. An opening directly onto your pool terrace and alfresco dining table puts you seconds away from unforgettable meal times!

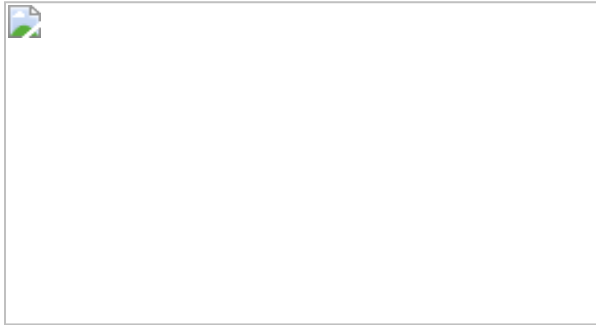
There are three bedrooms to choose from. Each has a double bed brimming with cosy cushions, direct garden or terrace access and a breath-taking ensuite bathroom for your absolute privacy and comfort. In the master bedroom a four-poster bed sits centrally, offering an incredible spacious and truly luxurious environment for rest and relaxation. Each of the bathrooms is exquisitely designed with meticulous attention to detail, creating a dazzling effect of elegance and beauty. Silver, grey and white shimmer in the soft lighting, with ornate mirrors, walk-in showers and even an immense bathtub in the master ensuite, as well as a double vanity sink.

Stepping out onto your terrace you can enjoy this huge private pool for your exclusive enjoyment! Lined with loungers for soaking up the sunshine and enjoying the



warm Istrian climate. To the far end there is a stunning alfresco dining area, alongside a top-of-the-range BBQ. A lawn along the side of the villa provides space for the youngsters to play – if the pool isn't enough fun!

Just a 20-minute walk away from the coast, you'll find sublime views and totally unspoilt nature a stone's throw away. In fact, one third of the Istrian territory is forested and the rest is carpeted with vineyards, olive trees, pastures and orchards, with ancient walled cities perched atop hills in the mountainous landscape, so you need merely stroll out of your front door to find the richness of Istria.



Luxury Lifestyle Awards - Molins Design

## Facilities

Wi-Fi/Internet • Ground Floor Bed & Bath • Air-Con • Special Offer • Has Discount • Walk to Village • Cots (Cribs) • Private Pool • Beach Nearby • Modern • Pets on Request • Walk to Restaurant • <1hr to Airport • All Bedrooms En-Suite • Satellite TV • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Vannia boasts a spacious private terrace with swimming pool as well as a lawned garden. Inside, there are 3 bedrooms and 3 bathrooms, accommodating up to 6 guests.

### Ground Floor

- Fully equipped kitchen with stove, oven, fridge, freezer, dishwasher, coffee machine, toaster
- Living and dining room
- Guest W.C.
- Double bedroom with en-suite shower room

### First Floor

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

### Exterior Grounds

- Private swimming pool (28m<sup>2</sup>; depth 1.3m)
- Outdoor shower
- Lawned area
- Terrace
- Roof terrace
- Sun lounger
- Barbecue
- Outdoor dining area

### Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- Hair dryers
- Washing machine
- Iron and ironing board
- Parking
- Cot and high chair (please see Ts and Cs)
- Bicycles (number upon request)





# Location & Local Information

Just a 20-minute walk away from the dazzling coast, Villa Vannia is beautifully nestled between the forested interior landscape and the dazzling Adriatic Sea.

Along the coast you can stroll along picturesque promenades, both sandy and pebble beaches and lap up the crystal clear waters! From breath-taking scenery and rich history to a world-famous culinary scene – you will find it all in Istria! A myriad of enchanting towns and villages, rich in history and culture, are nestled among the undulating countryside.

Nearby Poreč is a town of culture, tourism, sport and entertainment and has one of the most important Western Byzantine churches outside Italy yet is also the party hub of the peninsula, showing just how diverse this region is!

Just 45 minutes away, you can't miss the delightful Venetian coastal town of Rovinj half-way up the western coastline. Wander the old town, with its Venetian architecture and marble streets and admire the views across the marina before settling for a meal in one of its many beautiful sea-side restaurants. And be sure to stop off in Lim Bay while you're there – a dramatic Fjord stretching for miles inland!

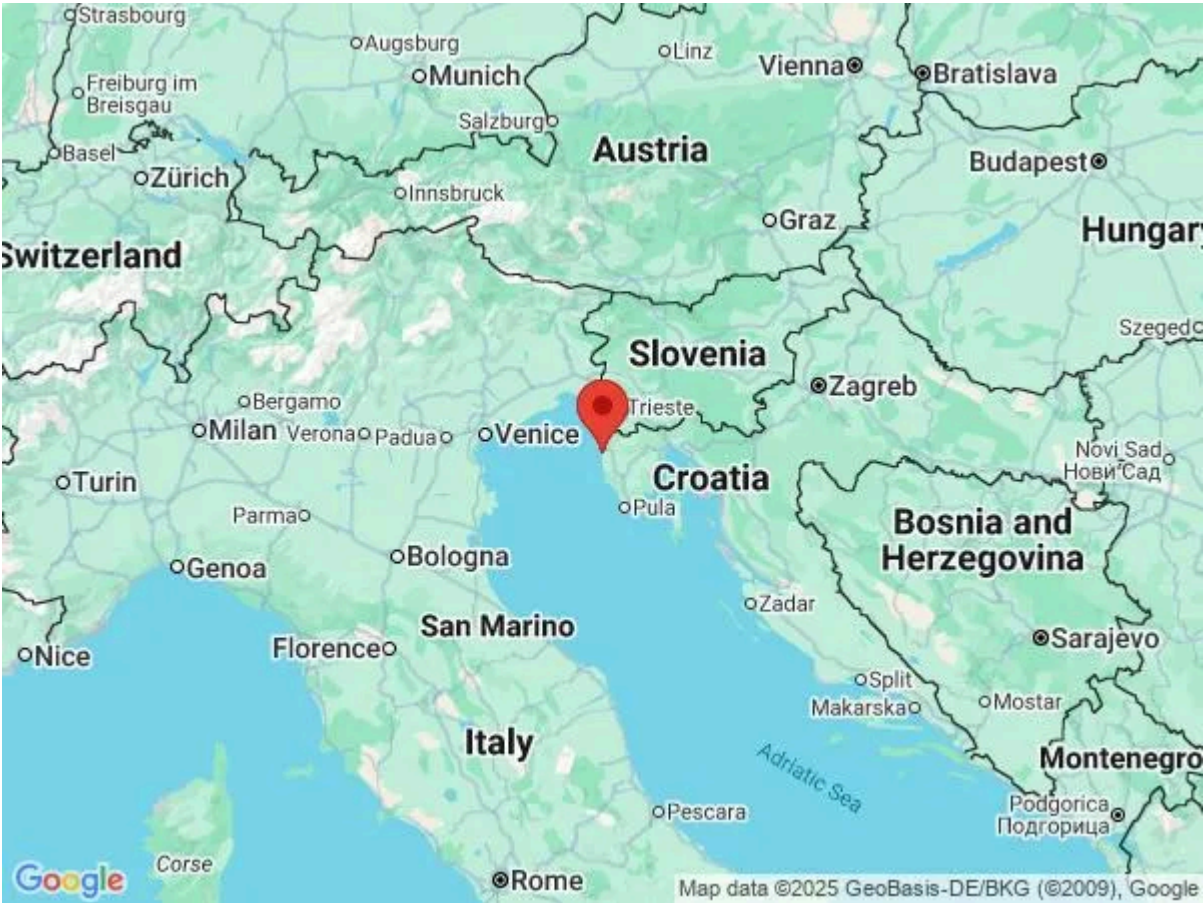
Active holiday-makers will be delighted with the offerings: from windsurfing in Medulin to scuba diving in the Brijuni National park and rock climbing, hang-gliding and walking in Buzet along the 15km 'seven waterfalls' walk, Istria has it all. Both along the dramatic coastal paths and in the mountains inland, you will find an abundance of pristine paths for cycling (including the picturesque Parenzana route over an old railway line from Vznada to the Slovenian border) and rugged off-road hiking trails.

Much like its neighbouring Italy, Istria is a gastronome's paradise, home to world-class cuisine and endless rows of vineyards. Be sure to try the local wines. Istria is especially famous for its truffles, which you will find served with any dish and sauce! Truffle flavoured olive oil is a typical product of the region and indeed, you will hardly find a village which does not have its own Olive Oil 'supermarket'!

Both Rijeka and Pula have international airports within a short drive of the villa, while Pula is the main hub for those getting ferries, although there is daily ferry between Poreč and Venice.

## Local Amenities

Nearest Airport	Pula Airport (65 km)
Nearest Village	Vabriga (500 m)
Nearest Town/City	Porec (11 km)



Nearest Restaurant	Da Giusto Restaurant (600 m)
Nearest Beach	Tar Beach (3 km)
Nearest Golf	Golf Club Adriatic (36 km)
Nearest Supermarket	Marcanela (500 m)

## What we love

- Three immense bedrooms, each with a little unique character, garden access and a stunning ensuite bathroom, will have you feeling pampered and luxuriated throughout your stay!
- This stunning garden, with alfresco dining, a top-of-the-range BBQ and a private pool, is an idyllic environment for sunbathing, socialising and perhaps even snoozing in the hazy late afternoons!
- With the coast just a 20-minute walk away, you could hardly be better placed to enjoy the highlights of this delightful region of Croatia!
- Guests staying at Villa Vannia also receive a free access card for hotel complex Lanterna where you will find sandy beaches and children's entertainment.

## 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.
- Parents should note that one of the bedrooms opens directly onto the garden and pool terrace.
- The villa is located on a luxury resort among several other holiday homes so some noise from the nearby properties may be audible.
- The resort has a security office available 24 hours a day.

# Terms & Conditions

- **Security deposit:** €1,500 to be paid upon arrival in cash and later 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. Extra sheets and towels are available upon request for an additional cost of €50 per room.
- **Pets welcome?:** A maximum of two pets per booking are permitted upon request only and with prior agreement with the owner. If accepted, a pet supplement of €20 per pet per day will apply.
- **Other Ts and Cs:** Baby cot and high chair available upon request for an additional cost of €30 per day.
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Extra €250. 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 and vaping are not permitted
- **Other 2:** Pool cleaning and gardening occurs once a week.
- **Minimum stay:** 6 nights July to August <br> 4 nights the remainder of the year
- **Tax:** Tourist tax will be charged according to the local rate upon arrival in cash: <br> €1.10 per adult per day <br> €0.50 per child aged 12 to 18 per day <br> 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