# Villa Vannia

**Region:** Porec **Sleeps:** 6

## Overview

With a large private garden, pool, and elegantly styled interiors, Villa Vannia offers a refined retreat for up to six guests, close to the Istrian coast.

Inside, the villa is designed for comfort and easy living. The open-plan lounge features soft, inviting sofas, a large TV, and a dining area for eight – ideal for relaxed meals and time together. The fully equipped kitchen comes with high-quality appliances and opens directly onto the terrace, making outdoor dining simple and enjoyable. Upstairs, three spacious double bedrooms each have their own ensuite bathroom. The master suite also includes a walk-in wardrobe for added convenience.

Outdoors, the private pool is surrounded by sun loungers and a shaded dining area with a barbecue – perfect for al-fresco meals. A small lawn provides space for children to play or relax under the trees.

Placed in a quiet corner of Istria, Villa Vannia is well placed for exploring local beaches, forest trails, vineyards, and historic towns such as Poreč or Rovinj. Whether you're planning laid-back days by the pool or scenic day trips along the coast, the villa offers a comfortable base to enjoy the best of the region.









## Facilities

Padel • Ideal for Kids • Private Pool • Walk to Village • Walking/Hiking Paths • Wine Tasting • Recommended • <1hr to Airport • Air-Con • Horse Riding • Watersports • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Scuba Diving • Boat Trips • Villa • Ideal for Teens • Has Discount • Has Offer • Special Offer • Chef/Cook Available • Cots (Cribs) • Maid Service Available • Pets on Request • All Bedrooms En-Suite • Beach Nearby • Modern • Ground Floor Bed & Bath • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities •

Tourist Towns & Villages • TV • Indoor Games • Safety Deposit Box • Satellite TV • Heating • Kid-friendly museum • Water excursions/Boat trips • Pre-Stocked Fridge Available • Amusement park • Spa Treatments Available • Transfers Available • Water park • Board games • Bathroom Toiletries • Bikes • High Chair(s)

# Interior & Grounds

### Villa Interior

*Ground Floor*

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

*First Floor*

- 2 x Double en-suite bedrooms

### Exterior Grounds

- Private swimming pool (28m$^2$; depth 1.3m)
- Outdoor shower
- Lawned garden
- Terrace
- Roof terrace
- Sun lounger
- Barbecue
- Outdoor dining area

### Additional Facilities

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









# Location & Local Information

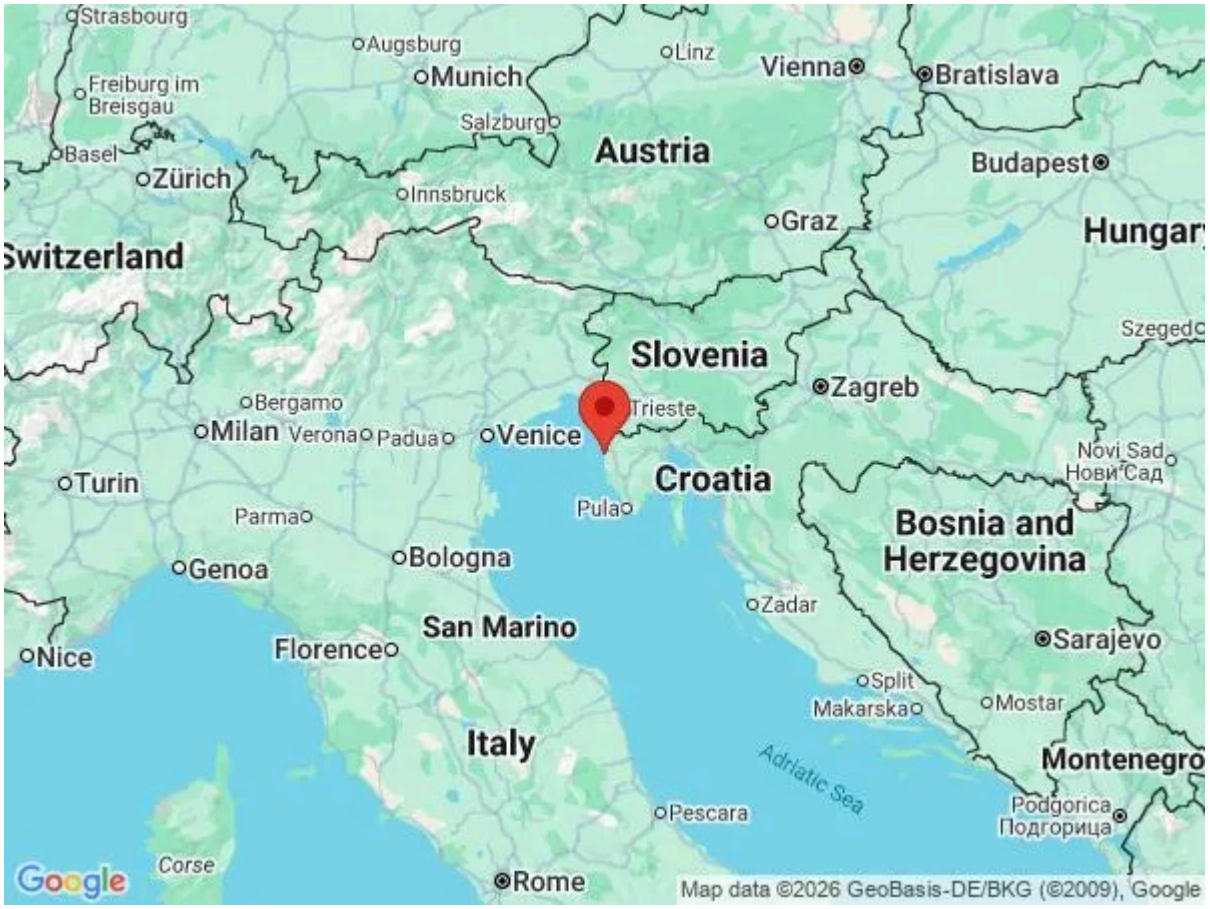
Villa Vannia is located just a 20-minute walk from the Adriatic coast, where calm, clear waters and a mix of sandy and pebble beaches await. Surrounded by forested hills and open countryside, it's an excellent base for exploring Istria's diverse landscapes.

Nearby Poreč blends culture and leisure, with its UNESCO-listed Euphrasian Basilica, lively promenade, and seasonal events. A 45-minute drive brings you to Rovinj, known for its Venetian architecture, sea-view restaurants, and vibrant old town. Lim Bay, with its sheltered waters and dramatic scenery, is also close by.

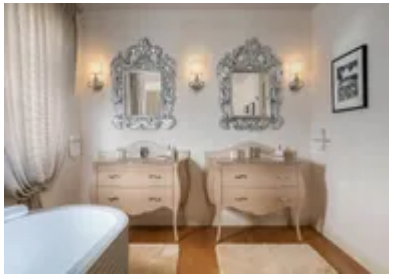
For those looking to stay active, the coastline offers kayaking, paddleboarding, and windsurfing, while dolphin-watching boat trips are a popular way to experience the region from the water. Inland, gentle cycling and walking routes wind through vineyards and olive groves.
Istria's food scene is a highlight – local wines, olive oils, and truffle products are widely available to taste and buy.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Pula Airport (65 km)** |
| Nearest Beach | **Beach Crnika (2.6 km)** |
| Nearest Restaurant | **(270 m)** |
| Nearest Supermarket | **(1.3 km)** |
| Nearest Town/City | **Porec (13.7 km)** |
| Nearest Village | **Vabriga (500 m)** |







# What we love

- A garden offering a private pool, sun loungers and a BBQ for relaxed outdoor meals in the sunshine.
- With the coast just a 20-minute walk away and historic towns nearby, 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.
- The pool is unfenced so young children should be supervised at all times.
- Please see T&Cs for additional costs for services.

# Terms & Conditions

- **Security deposit:** €2,000 to be paid upon arrival in cash and later refunded subject to full inspection.

- **Arrival time:** 4.00 p.m. Arrival after 8.00 p.m. needs to be arranged in advance.

- **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 uponr equest 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 €20 per day.

- **Changeover day:** Flexible

- **End of stay cleaning:** Extra €300, payable locally. 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?:** Outside only.

- **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

- **Pool heating charge?:** No, extra €40 per day payable locally on request. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Tourist tax will be charged according to the local rate upon arrival in cash: <br> 1,60 € per adult per day; Children from 12 to 18 years pay 0,80 € per day Children up to 12 years are exempt from paying residence 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 towels included?:** Yes.

- **Pool opening dates?:** The pool is open from 1st May to 1st November