

An architectural rendering of Villa Smol, a modern residence with a textured stone facade. A man in a striped shirt and shorts is walking a dog on a leash towards a glass entrance. A tree with green leaves stands in the foreground, and a window is visible on the upper level. The scene is lit with warm, golden light, suggesting dusk or dawn. The ground is covered in gravel, and there are small purple plants and a low light fixture near the entrance.

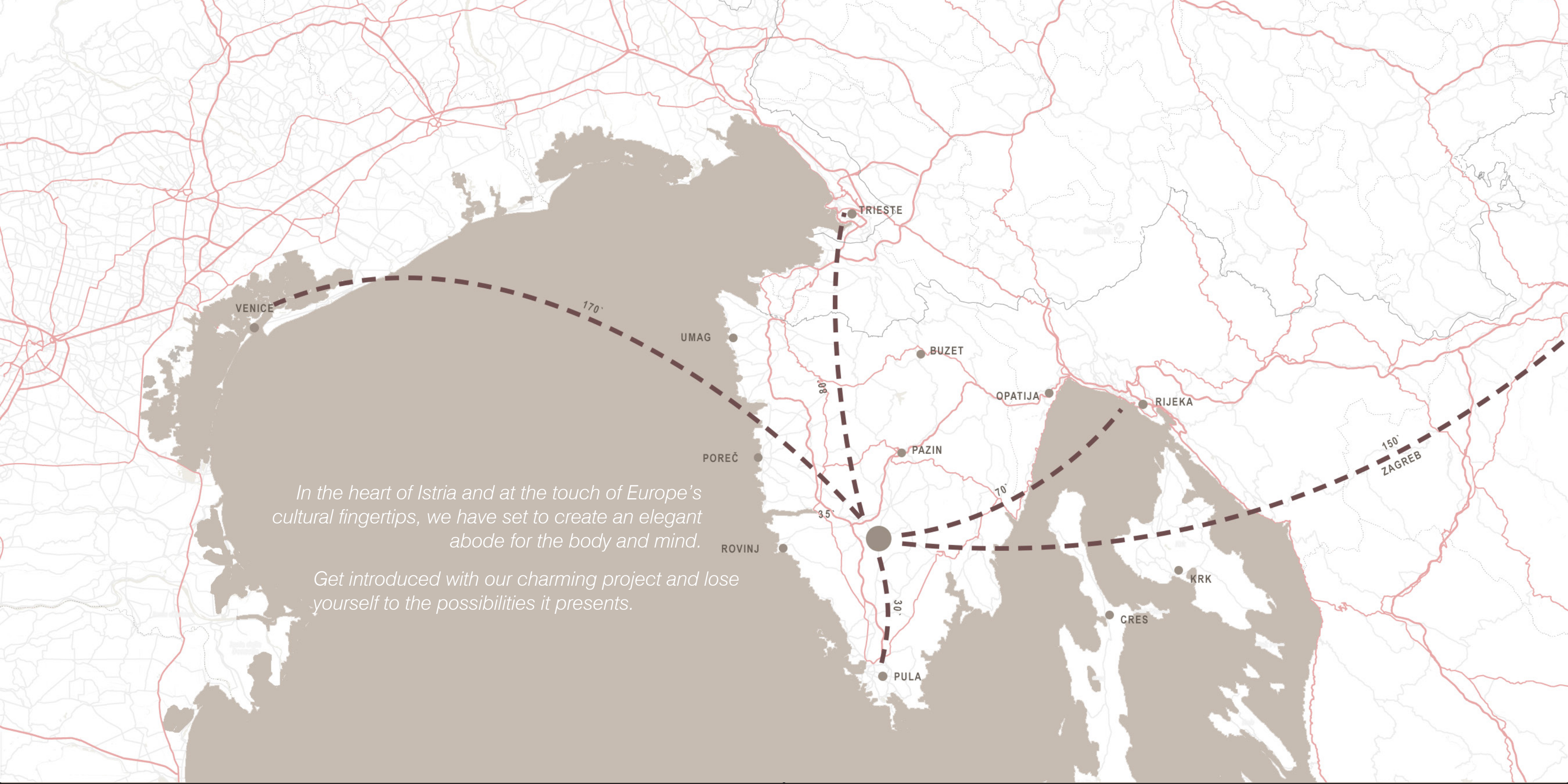
VILLA SMOL

discover living in Istria

designed by Pokoja Maslina  
2024

*Are you ready for your next  
adventure in Istria?*





VENICE

TRIESTE

UMAG

BUZET

OPATIJA

RIJEKA

POREČ

PAZIN

150°  
ZAGREB

ROVINJ

KRK

CRES

PULA

*In the heart of Istria and at the touch of Europe's cultural fingertips, we have set to create an elegant abode for the body and mind.*

*Get introduced with our charming project and lose yourself to the possibilities it presents.*

*Find out where contemporary architecture  
meets Mediterranean tradition.*























Villa Smol is our newest project in Croatia. The complex consists of four luxury residences located in the quaint croatian village Smoljanci in Istria county.

All four villas, located on their own plots, are sprawled across slopped terrain at the top of a small Istrian vil-lage. Two adjacent roads connect the houses to the main road that leads to the bigger nearby towns. The villas are peacefully situated on the outskirts of the village, offering a serene environ-ment with just a few neighbors.

Every villa is accessed through a pri-vate driveway that leads up to the pri-vate covered parking area. Planning and positioning of the villas, paired with their location, ensures a secluded and intimate experience.

Each plot houses a 400 sqm villa and an outdoor area with a 100 sqm covered living area. A large pool with an accompanied poolside areas sur-ounded by a terraced landscape con-taining lavender bushes, olive trees and other aromatic shrubs and plants.



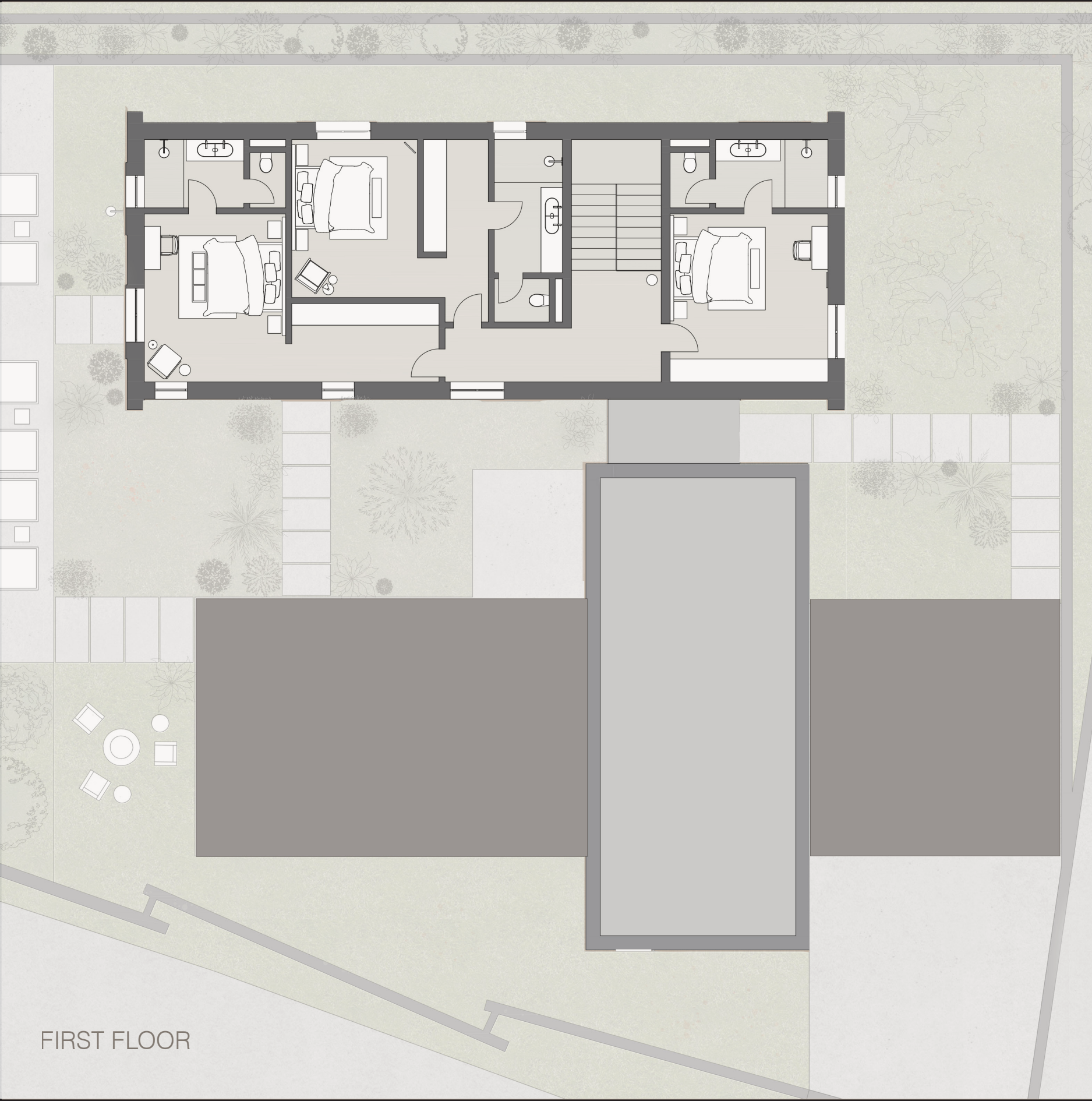
	
Plot M1 (1-4)	300m <sup>2</sup> total indoor areas
	
4 bedrooms with en-suite bathrooms	Parking area for two cars
	
Smart home	Pantry
	
Infinity Pool	Outdoor covered living area
	
Storage area	Laundry room
	
1120 m <sup>2</sup> land plot	4 main bedrooms
	
Lush gardens with Mediterranean flora	Energy class A
	
Walk-in closet	Guest WC
	
Outdoor dining area	Outdoor BBQ
	
Kitchen island	Outdoor seating area with firepit



GROUND FLOOR



- 1 Entry hall
- 2 Designer kitchen
- 3 Hidden kitchen
- 4 Large living room and fireplace
- 5 Covered terrace with an outdoor kitchen and seating
- 6 Cloakroom
- 7 Guest bathroom
- 8 Technical room
- 9 Additional entry and storage
- 10 Spa room with a sauna, shower and bathroom
- 11 En-suite ground floor bedroom
- 12 Driveway with covered parking
- 13 Infinity pool and poolside area
- 14 Outdoor shower
- 15 Fireplace with seating area
- 16 Terraced hedge



FIRST FLOOR



The first floor holds three en suite bedrooms connected by a spacious hallway. Each bedroom with its own bathroom measures at least 30 sqm. High ceiling under a sloped roof creates lush lighting in the mornings and gives space for generous interior design.

Each bedroom is equipped with a walk in closet and a private bathroom. They also include a working desk or boudoir mirror and a sofa chair area for reading and private relaxing.

Bathrooms include a walk in shower, a his and hers sink, built in mirrors and separate toilets with space for storage. Each shower is adorned with a full height window with a translucent film that provides beautiful daylight for the bathroom and ensures privacy from the outside.



Special attention was given to the treatment of the outdoor space. All the terraces are south-west facing so they overlook the valley and the village and catch glimpses of the sea under the setting sun.

One can reach the terraces by stepping out of the living room and entering the outdoor living area, or, if using the sauna, exiting from the spa room and stepping onto the poolside area.

The outdoor living room is completely covered so it can be used during the rain or the scorching sun. It includes a seating area, dining area and an outdoor kitchen with a built in grill and an kitchen island with seating area. The covered area measures at least 90 sqm in each villa.

The full size pool is surrounded by a sunbathing area and is completed with an outdoor shower.





Typical Mediterranean plants are carefully placed around the house and outside terraces. Rows of lavender and rosemary shrubs surround the pool and trace the houses' edges.

Automatic watering system is installed throughout each plot to take care and water all the extensive landscape.

Rather than making one big terrace that would consume most of the natural terrain, our terraces are designed in smaller sections. They are connected through garden patches and landscape elements, creating intimate outside spaces, all the while illuminated by the outside ground lighting.

Surrounding garden or gravel pockets take on different roles; some are used as landscape decoration, some hold an outside fireplace and seating area, some can be used for sunbathing and much more that is left to the owner's desire.

The spacious outdoor living room is an extension of the interior living space. Wide glass panes in the living room can be fully opened to connect the terrace with the interior, providing a homogenous space. Once the panes are open, the two terrazzo floors are perceived as one continued floor surface.

The terrace is designed to house an eight-person dining table and a kitchen island that can comfortably seat four people. The built-in grill has its ventilation through the roof so it would not disturb others enjoying the outdoor space.

A wide ceiling fan above the seating area ensures a constant air flow and adds to the lounge atmosphere of the covered area.

Wall and ceiling lighting as well as hidden wall outlets give enough room for any scenario imagined, be it entertaining a group of your friends, relaxing by yourself or working remotely.









*Contact us to learn more about this Istrian oasis.*

# C O N T A C T U S



[pokojamaslina.hr](http://pokojamaslina.hr)

[gabriela@pokojamaslina.hr](mailto:gabriela@pokojamaslina.hr)

[info@pokojamaslina.hr](mailto:info@pokojamaslina.hr)

+385 99 3451 030

+45 31 47 89 12

+44 20 4571 8285