

A modern two-story villa with a dark tiled roof and white walls. The villa features large windows and a covered patio area. In the foreground, there is a swimming pool with a decorative metal fence. The pool is surrounded by lounge chairs and umbrellas. The villa is set in a lush green environment with trees in the background.

VILLA IVA

Private estate - Continental Retreat



Cestica, Northern Croatia · 318 m a.s.l.

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THE VILLA

A Hilltop Retreat *Above the Clouds*

Situated at 318 metres above sea level, at the highest point of the Municipality of Cestica, Villa Iva offers panoramic views of rolling hills, vineyards, and unforgettable sunrises and sunsets.

Carefully designed with great attention to detail, the villa spans 217 m² and accommodates up to eight guests in three elegant en-suite bedrooms, each with a private bathroom and its own unique character.

217 m²

TOTAL AREA

8 Guests

MAX CAPACITY

3

EN-SUITE BEDROOMS

VILLA HIGHLIGHTS

Private Pool

Heated outdoor swimming pool with sun terraces

Wine Cellar

Dedicated private wine cellar

Premium Audio

Multi-room audio system throughout

Sauna & Jacuzzi

Private wellness suite with panoramic views

Accessible

Fully wheelchair-accessible ground floor suite

EV Charging

Private electric vehicle charging station

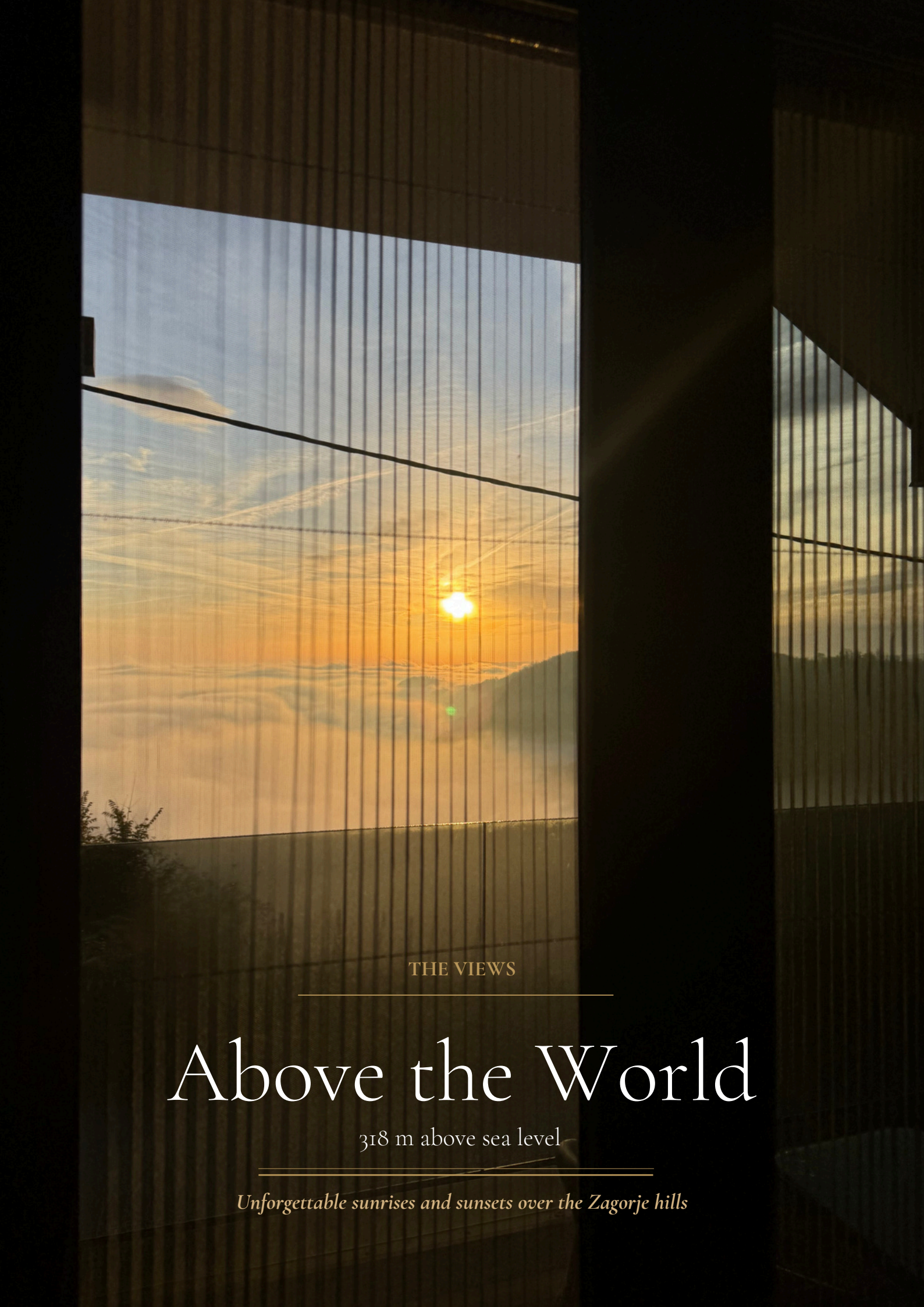


POOL & OUTDOOR

Private Pool & Sun Terraces

Heated pool · Sun loungers · Premium BBQ · Panoramic views





THE VIEWS

Above the World

318 m above sea level

Unforgettable sunrises and sunsets over the Zagorje hills

WELLNESS & SPA

Your Private *Sanctuary*

Step into a world of pure relaxation. Villa Iva's private wellness suite offers an extraordinary combination of Finnish sauna, premium jacuzzi, and a dedicated shower area — all on the ground floor with direct views over the pool and the valley below.

- Finnish Sauna (Harvia)
- Premium Jacuzzi
- Star-ceiling Ambience
- Private Shower
- Panoramic Views





LIVING & DINING

Spaces Designed for Gathering

The open-plan ground floor seamlessly blends a fully equipped designer kitchen, elegant dining area, and spacious living room into one light-filled space overlooking the terrace. Premium Electrolux appliances, a statement chandelier, and a carefully curated wine display create an atmosphere of understated luxury, while the integrated multi-room audio system lets your favourite music flow effortlessly throughout the villa.



BEDROOM I

Master Suite

Upper Floor

King Bed · Private Balcony with Panoramic Views

SUITE FEATURES

- King-size bed with premium linen
- Black marble shower enclosure
- Flat-screen Smart TV
- Free high-speed Wi-Fi
- Private en-suite bathroom
- Private balcony with 180° panoramic views
- Air conditioning and heating
- Wardrobe and dressing area



BEDROOM II

Panorama Suite

Upper Floor

King Bed · Private Balcony with Panoramic Views

SUITE FEATURES

- King-size bed with premium line
- Tropical-leaf designer shower tiles
- Flat-screen Smart TV
- Free high-speed Wi-Fi
- Private en-suite bathroom
- Private balcony with 180° panoramic views
- Air conditioning and heating
- Wardrobe and dressing area



Suite Views



BEDROOM III · INCLUSIVE COMFORT

Accessible Suite

Ground Floor King Bed · Fully Wheelchair Accessible



ACCESSIBILITY FEATURES

Step-Free Access

No thresholds — seamless movement throughout

Adapted Toilet

Wall-hung WC with flip-down support rails

Ground Floor

Entire suite on one level — no stairs required

Accessible Shower

Wet room with fold-down seat and grab bars

Wide Doorways

Sliding doors for full wheelchair access

Pool Ramp

Outdoor ramp connecting terrace to pool area

Everyone is welcome at Villa Iva — luxury without barriers.



Children's Playground



Private Wine Bar



Premium BBQ



Chess & Games



Outdoor Shower



Dartboard

LEISURE & ENTERTAINMENT

Something for Everyone

Beyond the pool and wellness suite, Villa Iva offers a full range of entertainment features: a private wine bar with a dartboard and bar stools, outdoor chess, a premium Napoleon BBQ grill with panoramic views, and a dedicated children's playground safely enclosed for little ones. A premium multi-room audio system connects every space, creating the perfect atmosphere throughout the villa.



VILLA IVA

CONTACT & RESERVATIONS

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ALSO AVAILABLE ON

[Booking.com](#) · [Airbnb](#) · [Direct Reservation](#)

Languages spoken: English · German · Spanish · Croatian