









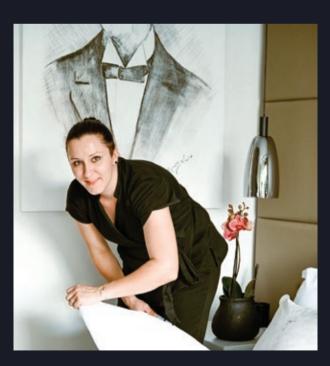
ELENA PROPERTY MANAGER

### STAFF MEMBERS



IVANA
PRIVATE CHEF

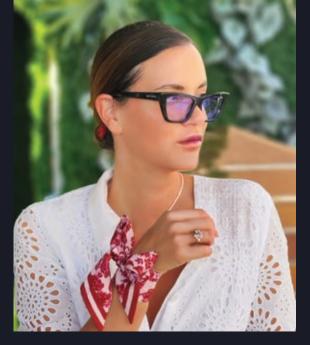
#### COMMITTED



VANESA HOUSEKEEPING



to YOU
ONLY



DORIS CONCIERGE





Completely personalized experience with a full-time staff — including a Personal Concierge, Private Chef, Technician, and a House Maid. A personal trainer, beauty specialists and a property private sommelier on request. Private shopping in Venice with a celebrity fashion stylist is offered too. The entire travel, logistics and tours are taken care of by our team.

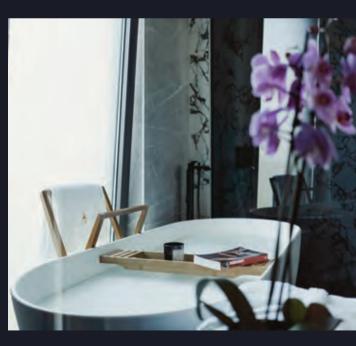
The property offers spectacular sea views from all rooms, luxury bed chambers with premium 600 TC linens and toiletry, heated infinity pool all year round, private cinema, nord™ gym, finnish sauna, in-villa massage, private beauty treatments, home office for work and a billiards club.



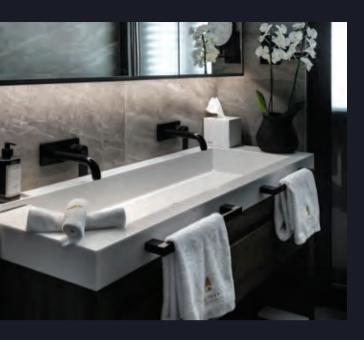




Aldebrand Petrina, revered sailing ship commander from Lošinj, honored in Villa Contessa's master bedroom. Portrait of Aldebrand and wife Marija celebrate their love. A maritime hero and Contessa Hilda chronicler, he sailed for 54 years, admired by sailors. His legacy: courage and dedication to the sea.



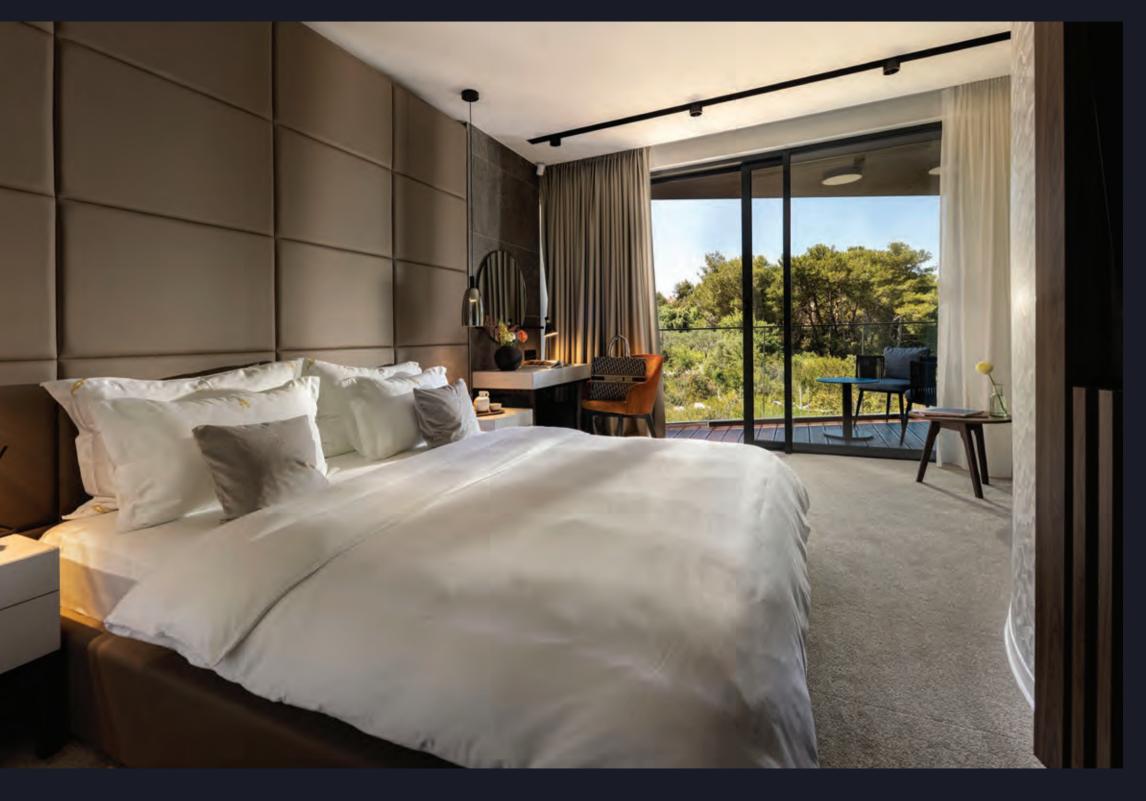
Suite 01 ALDEBRAND



Experience the perfect blend of comfort and elegance in the Spiridon Room, paying tribute to its namesake with utmost respect. The room's standout feature is the spacious terrace, a peaceful retreat under the starry night sky, designed to honor Spiridon's legacy. Throughout the room, you'll find exquisite details, including Spiridon's signature on the bed linens. These carefully chosen linens, with a high thread count of 600 TC, ensure a luxurious sleep experience. Each night, you can relax and unwind in the gentle embrace of these lavish linens, immersing yourself in the essence of Spiridon Gopcevic's remarkable legacy.



SPIRIDON





Meteorologist Ambroz Haracic revolutionized Mali Lošinj's ecology by planting 250,000 pines, illustrating their respiratory health benefits and transforming the island into a climatic vitality hub.

Suite 03 AMBROZ

#### ST. MARTIN SUITE HOME OFFICE



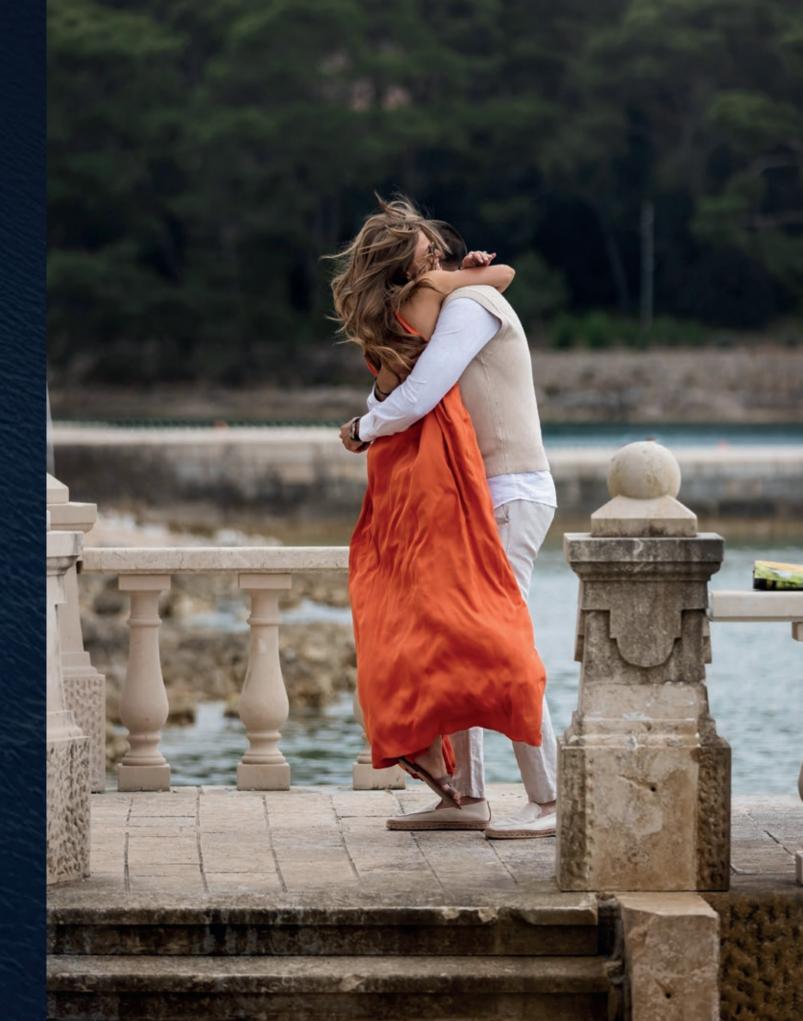


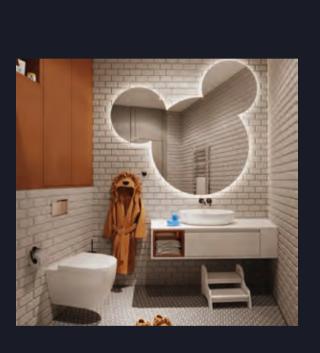
The ground-floor service room, initially reserved for staff, can be rearranged for guest use, offering a distinct option for those seeking privacy. This meticulously soundproofed space includes a kitchen and a private terrace, making it well-suited for elderly guests seeking comfort and convenience on the ground floor.

The perfect balance of work and leisure at our office suite, named after the legendary Nikola Tesla. This thoughtfully designed space is ideal for year-round stays, offering you a seamless fusion of productivity and relaxation.









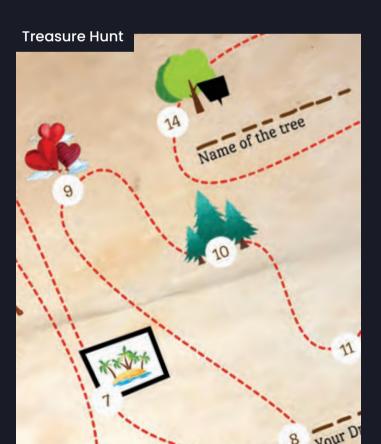
















Embark on a transformative journey that transcends conventional well-being, as we guide you through a panoramic approach to wellness. Explore a harmonious blend of physical vitality, mental clarity, and emotional balance, designed to inspire and elevate every facet of your life.



HEATED POOL 365 DAYS A YEAR

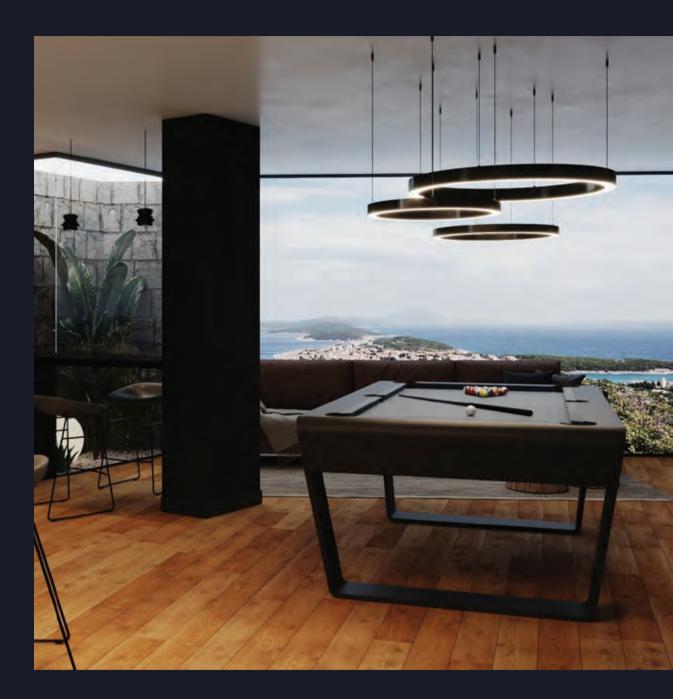
You can experience year-round swimming bliss in our heated infinity pool. In winter, it warms up to 34 degrees, while in summer, it offers refreshing dips at 28 degrees.

#### PRIVATE CINEMA



Cinematic magic in Contessa's private cinema is guaranteed! Sink into plush seating, lose yourself in beloved films, all under a dazzling, star-studded sky.

#### BILLIARDS ROOM



Our crafted billiard table, nestled in the heart of our home, serves as a captivating centerpiece, inviting guests to engage in friendly competition and create unforgettable memories together.

#### Off Season Deals

# 365 DAYS a YEAR

WITH
SPECIAL DEALS
FOR YOU &
YOUR LOVED ONES

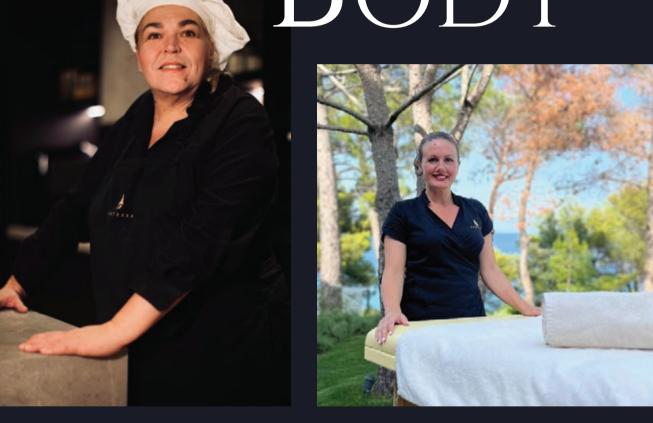








## FULL BODY

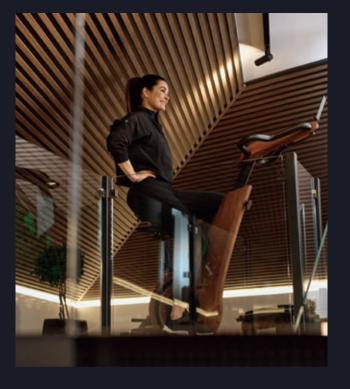


#### 24/7 PRIVATE CHEF

Detox and nutrition are at the heart of our mission. We serve locally-sourced meals and highest quality sea food from local fishermen to cleanse and rejuvenate.

#### **IN-VILLA MASSAGE**

Enjoy your private family treatments, surrounded by the fragrant Mediterranean garden and spectacular sea views.



#### STRENGTH & CONDITIONING COACH

Our private trainer is a former chief conditioning coach to the Roland Garros champion and has the state-of-the-art skills to tailor programs for each guest individually.



#### PRIVATE BEAUTY TREATMENTS

Spoil yourself in exclusive, private beauty treatments by our partner-professionals who come to our villa and use their local crafted homemade products.

## ENIND DETOX



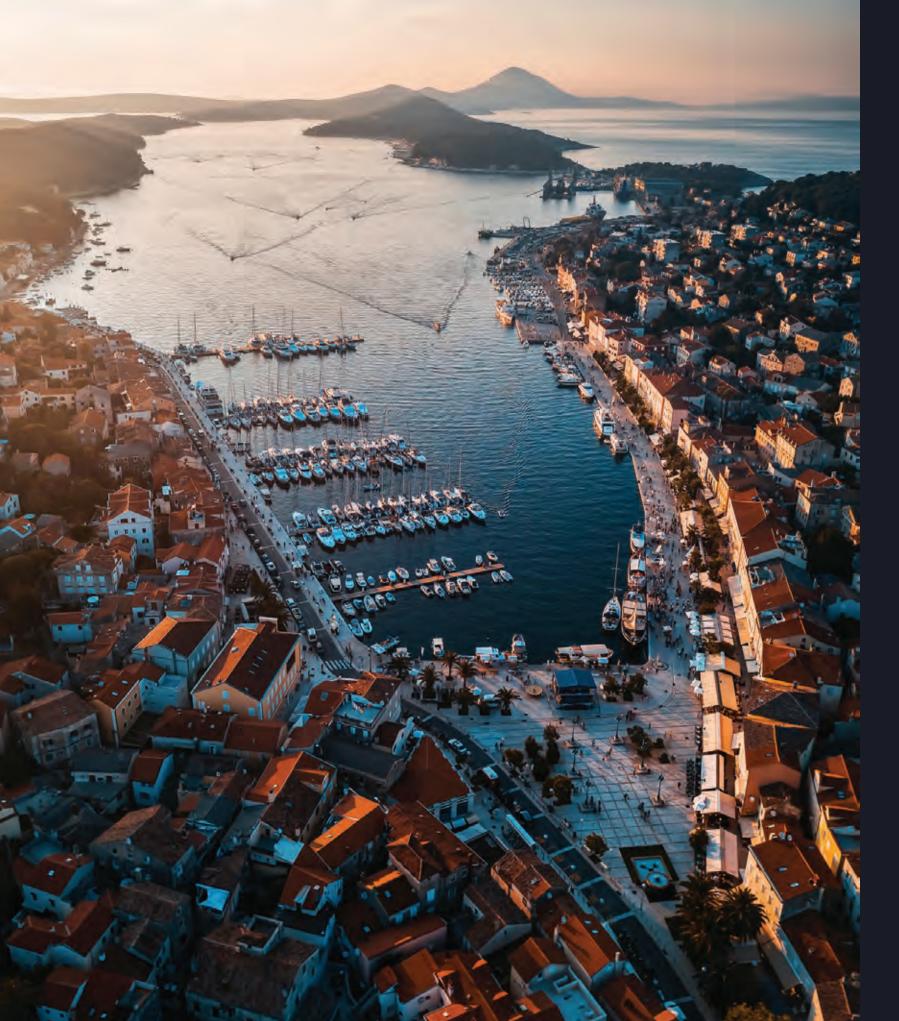
Contessa own food boutique, detox & nutrition, fresh seafood from local fishermen, premium wine selection and signature cocktails by a Noel Michelin restaurant.





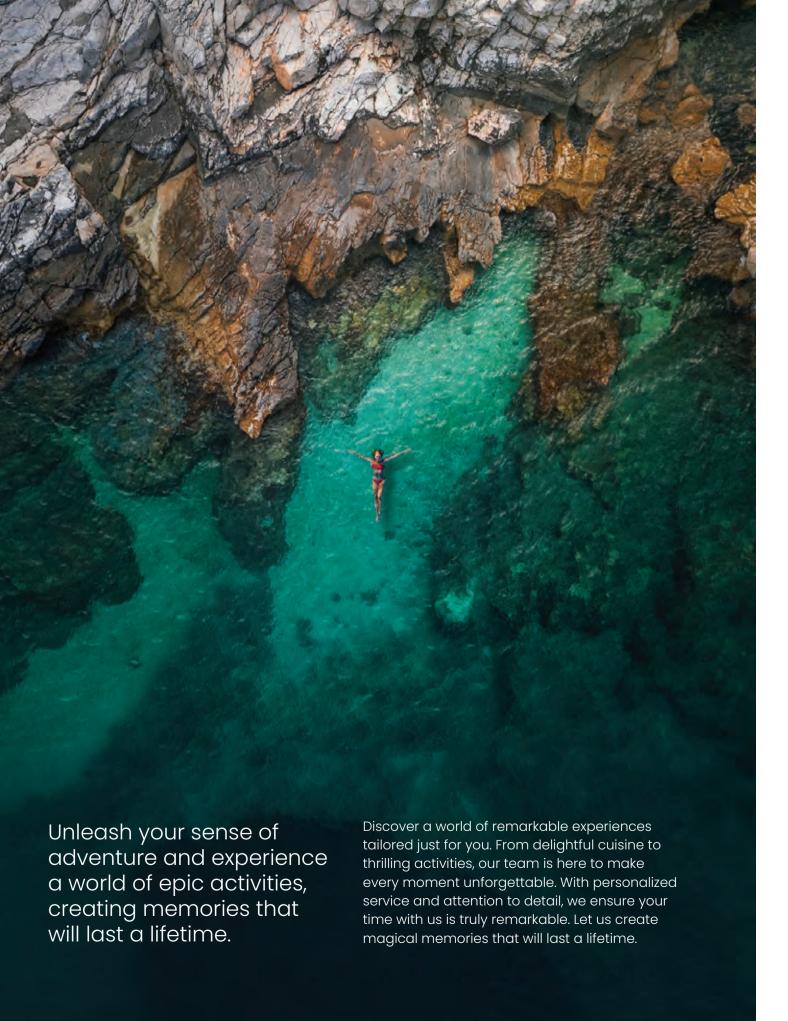


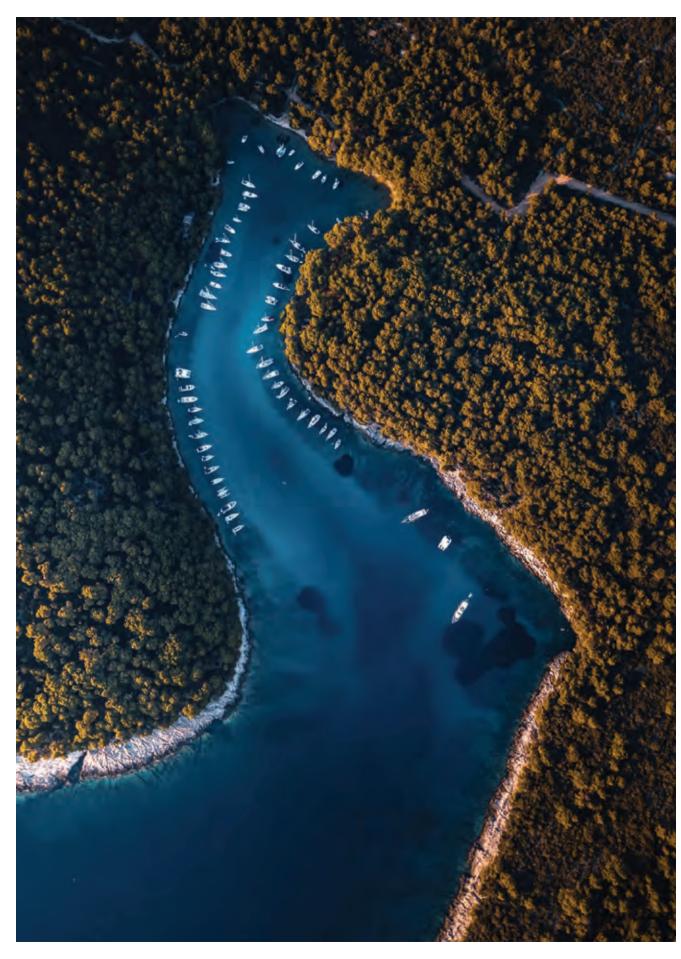




The island of Lošinj, the island of vitality, offers stunning beauty with turquoise waters, coves, and lush greenery. It blends tranquility with vibrant streets, promenades, seafronts and a rich cultural heritage. Known for its healing microclimate, it's perfect for wellness retreats. Discover relaxation, outdoor adventures, and cultural experiences in this enchanting, untouched gem.

Nestled in the Central and Southeastern Europe, Croatia is a breathtaking country known for its stunning natural beauty and rich cultural heritage. From the azure waters of the Adriatic Sea to the majestic peaks of the Dinaric Alps, Croatia boasts a diverse landscape that captivates visitors. Amidst this picturesque backdrop, Croatia also stands out as a super safe country with the lowest violation statistics in Europe. With well-established infrastructure, and a commitment to the well-being of its residents and tourists, Croatia offers a peaceful and worry-free environment for all who venture to explore its wonders.





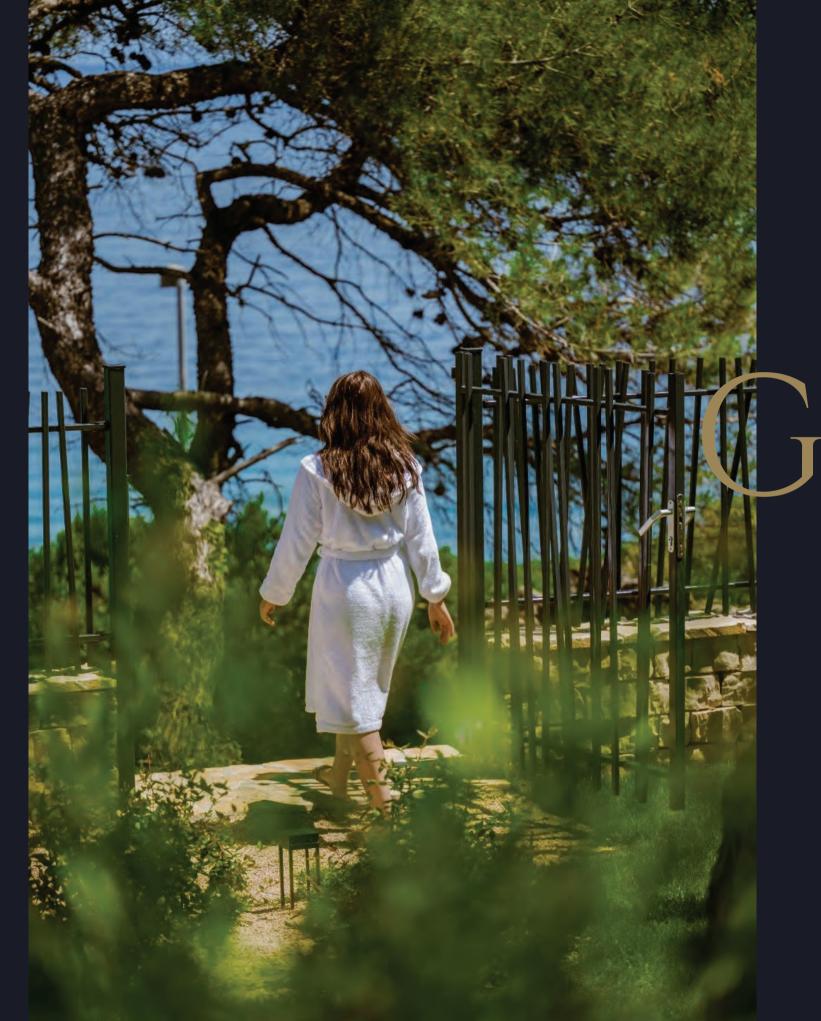




Mali Lošinj, a charming Croatian town, enchants visitors with its idyllic island setting. The island of Lošinj is scientifically recognized for its healing microclimate, pristine nature, and therapeutic qualities. Extensive research confirms the harmonious blend of sea aerosol, balsamic evaporation from lush vegetation, and serene atmosphere. This extraordinary island stands as a sanctuary for rejuvenation and well-being, supported by scientific evidence.

#### 10 MIN WALK FROM THE CONTESSA ESTATE





### WHAT OUR SAY

Arriving at Villa Contessa, you'll never want to leave.
A true place of magic that redefines comfort.

— Tanja D. (44), October 2023











# LOCATED in the HEART of EUROPE





You can reach us from four different airports: Zagreb, Pula, Krk or Lošinj. The easiest is to fly directly to Lošinj Airport, which is 10 minutes away from our property. The price of a private plane from most Central European cities like Vienna or Zurich is approx. EUR 6.000 for 8 people.



If you drive by car from Zagreb, it will take you 2 hours to the ferry + 1 hour to our property via a picturesque road. The ferry takes 25 minutes, it's very well organised and rides every 1-2 hours.



City	Private Jet prices starting from
Zagreb	€550 /person
Vienna	€800 /person
Milano	€950 / person
Munich	€950 / person
Zurich	€1.300 / person
Paris	€1.700 / person
London	€2.400 / person

## PRICE LIST

The estate can only be rented out as a whole.

NOV - DEC	€ 2000 / day
JAN - FEB - MAR	€ 2000 / day
APR - MAY - OCT	€ 3000 / day
JUN - SEP	€ 4000 / day
JUL	€ 5000 / day
AUG	€ 6000 / day

The rates include the rental of the entire estate (2.000 sqm) and a full-time service team of 5 staff members including a private chef and a personal concierge.

#### AVAILABLE FOR RENTAL 365 DAYS A YEAR.

INCLUDED IN THE PRICE	EXTRA CHARGE	KIDS ACTIVITIES (IN HOUSE)
private chef	all meals & beverages	animator
personal concierge	food boutique (in house)	art classes
butler	Michelin star cocktails	treasure hunt
daily maid	premium wine selection	scrapbooking
(morning and evening)	private sommelier	kids spa
technician	private photographer	cooking classes
heated infinity pool	strength & conditioning trainer	making homemade salve
private garden 1.200 sqm	massage in our garden	laser tag
rooftop wellness experience	in villa beauty treatments	ping pong
panorama jacuzzi	Porsche 911 or G-Wagon	table foosball
sauna	22 meter yacht rental	badminton & padel
private cinema	Ljubicic Tennis Academy	educational programs
kids world	Bellevue Beauty Clinic	With local partners:
billiards room	helicopter rides to local national parks	sailing academy
NOHRD gym	world class restaurants nearby	dolphin safari
elegant unpacking upon arrival	special events	big game fishing
eScooters	private shopping in Venice	jet ski
bicycles, kayaks, SUP boards	classical concerts in our garden	truffle hunt
home office	DJ pool party	kart racing





ELENA
PROPERTY MANAGER



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