



OUTSIDE/ACCOMODATION/ FACILITIES

(short description)

OUTSIDE

This remarkable house is located in a small village in the proximity of the West coast of the Istrian peninsula, and already at first glance revives the charm of known Istrian stone, used to build many famous constructions some even dating back to Roman times (as the Rialto Bridge in Venice, the base of the gothic bell tower in Ferrara, the San Sebastiano cupola in Padua and many other). In the garden of the villa there are a covered barbecue and a relax area.

In a relaxing surroundings of this place of tranquility there is a 24 sq.m. swimming pool with a Self-Cleaning Advanced Salt Water Chlorination System. By the pool, there are sunbeds, chairs, sofas and armchairs for a variety of relaxation. The facility is full detached and completely enclosed. It has a private car parking with a surface area of 50 sq. m. (3 cars)

ACCOMODATION

The villa consists of ground, first and a basement area floor; its total surface area makes 232 sq. m and is divided as follows:

ground-level consists of: a living-room with LED TV, fireplace and sofas; an open large kitchen, with hung up dishes, old decorative items, recipe books and numerous tools, utensils and kitchen appliances; dining room with table for 10 persons, utility room with washing&dry machine and one double bedroom with ensuite bathroom.

first floor consists of: two double bedrooms each with ensuite bathroom, both with an exit to the balcony with a lovely view on the swimming pool, barbecue and relax area.

basement area, as an important place in the house representing the wine cellar, as a splendid symbiosis of rustic style in a modern way with a great dose of creative charm. In the wine cellar you will find a hundreds of different flavors and a large collection of Croatian and foreign wines, that you can try for yourself while you are here.

FACILITIES

The villa is equipped with dishwasher, washing machine, dryer, JURA espresso coffee machine, kettle, juicer, toaster, standalone one fryer, microwave, multiquick hand mixers, side by side fridge with a crushed and cubed ice maker, wine fridge, ironing board and iron, hairdryers, satellite TV, Blu-ray/DVD player, PlayStation, MP3 player, air conditioning and heating, Internet WiFi connection, covered barbecue with grill on wood and separate on gas, fireplace, children chair, baby cot, safe. Swimming pool with relax area, outdoor table and chairs for 8 persons. Outdoor sunbeds, sofas and armchairs.

VILLA EXPERIENCE

Description of the villa			
Metri quadrati / Fläche / square meters	232 m2+ Barbecue area 25 m2		
Camere totale / Zimmer gesamt / total rooms	3		
Piano(i) / Stockwerk(e) / Floor(s)	1		
Numero massimo persone maximale Personenzahl maximum number of persons	6 + 2		
Numero camere con letto matrimoniale Anzahl der Schlafzimmer mit Doppelbett Number of rooms with double bed	3		
Numero camere con letti seperati Anzahl der Schlafzimmer mit Einzelbetten Number of rooms with twin beds	None		
Numero camere singole Anzahl der Einzelzimmer Number of single rooms	None		
Divano letto / Schlafsofa / Sofa bed	Yes	Numero Anzahl Number of persons:	person: Personen: 2
Letto aggiuntivo / Zusatzbett / Extra bed	No	Numero Anzahl Number of persons:	person: Personen: None
Numero bagni con doccia Anzahl der Badezimmer mit Dusche Number of bathrooms with shower	3 bathrooms with shower		
Numero bagni con vasca Anzahl Badezimmer mit Badewanne Number of bathrooms with bathtub	None		

VILLA EXPERIENCE

Caratteristiche / Ausstattung / Facilities	si/ja/yes	no/nei	altra descrizione / sonstige Beschreibung / further description	
Accesso ai disabili / behindertengerecht / accessible for the disabled		No		
Terrazza / Terrasse / Terrace	Yes			
Balcone / Balkon / Balcony	Yes			
Aria condizionata / Klimaanlage / Air conditioning	Yes			
Riscaldamento / Heizung / Heating (Periodo / von - bis / Period)	Yes		As per request; additional cost per week 300,- EUR	
Piscina all'esterna / Außen-Pool / external pool	Yes		Misure / Größe / Size:	24m2
Periodo apertura piscina all'esterna Saisonöffnungszeiten Außen-Pool seasonal opening of the external pool	24 h/day startin from 1st of April till 31 st of October			
Piscina per bambini / Kinderpool / Children's pool		No	Misure / Größe / Size:	
Giardino - Parco / Garten - Park / Garden - Parc	Yes			
Garage		No		
Parcheggio / Parkplatz / Parking lot	Yes		For three car	
Parcheggio coperto / überdachter Parkplatz / covered parking		No		
Spazio giochi per bambini / Kinderspielplatz / Children's playground		No		
Campo da tennis / Tennisplatz / Tenniscourt		No		
altri possibilità di sport in la struttura sonstige Sportmöglichkeiten other sport activitites on site		No		
Barbecue / Grill	Yes			

VILLA EXPERIENCE

Caratteristiche / Ausstattung / Facilities	si/ja/yes	no/nei	altra descrizione / sonstige Beschreibung / further description		
Sistema di allarme / Alarmanlage / Alarm system	Yes				
Lavatrice / Waschmaschine / Washing machine	Yes				
Asciugatrice / Wäschetrockner / Dryer	Yes				
Asse e ferro da stiro / Bügelbrett und Bügeleisen / Ironing board and iron	Yes				
Zanzariere / Mückennetze / Mosquito nets		No			
Cassetta di sicurezza / Safe	Yes				
Camino / Kamin / Fire place	Yes				
Sat-TV	Yes				
Impianto HiFi / Musikanlage / HiFi system DVD/CD-Player, MP3-Player, Playstation	Yes				
Telefono / Telefon / Phone	Yes				
Accesso internet (che tipo) Internet-Zugang (welche Art) Access to the internet (what kind)	Yes		WLAN (Wi-Fi)	ISDN	MODEM
Cucina al gas / Gas-Herd / Gas stove		No	Numero fuochi: Anzahl Flammen: Number of burners:		
Cucina elettrica / Elektro-Herd / electric stove	Yes		Numero fornelli: Anzahl Platten: Number of burners:	5	
Macchina da caffè italiana italienischer Kaffeekocher italian coffee cooker	Yes		Jura Coffee Machine http://www.jura.com/home_x/products_home_use.htm		
Macchina caffè elettrica / elektrische Kaffeemaschine / Coffee machine	Yes				
Lavastoviglie / Spülmaschine / Dishwasher	Yes				
Frigo con reparto freezer / Kühlschrank mit Gefrierfach / Refrigerator with freezer	Yes				

VILLA EXPERIENCE

Caratteristiche / Ausstattung / Facilities	si/ja/yes	no/nei	altra descrizione / sonstige Beschreibung / further description
Congelatore / Gefriertruhe / Freezer extra	No		
Tostapane / Toaster	Yes		

WELCOME! 😊

Coordinate geografiche GEO Daten GEO coordinates (GPS Data)	Longitude:	45° 12' 39,5 '' N
	Latitude:	13° 46' 2'' E