

# Villa Katza

Region: Istria Sleeps: 10

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## Overview

Villa Katza is an enchanting villa with beautiful stone architecture which blends in perfectly with the surrounding Istrian countryside. Its traditional style and reclaimed stone and oak beams used for construction give it a very special atmosphere, a mixture of tradition, comfort and luxury.

A large landscaped garden with Mediterranean plants surrounds the house, and is framed with a stone wall; the front garden extends to another area with a 12m x 6m swimming pool.

The villa can sleep up to 10 guests in 5 bedrooms and each room is decorated to a high standard to meet guest comfort.

## Facilities

Great Value • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Cable TV • Cot(s) • High Chair(s) • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Interior

### Ground Floor

- Fully equipped kitchen with dining table & access to terrace
- Living room with TV, fireplace & access to terrace
- Guest toilet with washing machine
- Guest toilet - exterior access

### First Floor

- Twin bedroom with en-suite bathroom
- Two double bedrooms
- Bathroom

### Second floor

- Two double bedrooms with en-suite bathroom - Double bed, A/C unit, Shower, WC, Single washbasin
- Bedroom with en suite - Double bed, A/C unit, Shower, WC, Single washbasin

## Exterior

- Private swimming pool (6x12m)
- Sun loungers
- Lawn garden
- Covered dining terrace
- Barbecue
- Table tennis

## Amenities

- Air-conditioning
- Baby cot available
- Safe
- Wi-Fi



## Location & Local Information

This lovely property is at the edge of the little village of Zgrablici which has a few local houses and is only a few minutes drive from al little town of St.Lovrec where you will find a few grocery shops, post office. The nearest sea is at Lim Fjord 8 km, Pore? 16 km, Vrsar 12 km.

A charming heart-shaped peninsula in the north-west of Croatia, Istria is warm, welcoming and perfectly-sized – you can drive the length in around an hour, putting everything within easy reach!

From breath-taking scenery, rich history and a world-famous culinary scene – you will find it all in Istria! As a former part of the Venetian Republic, this region has seen many rulers from the Romans, Byzantines and Austro-Hungarians to the Italians and Yugoslavians. Now, a myriad of enchanting towns and villages, rich in history and culture, are nestled among the undulating countryside.

## Local Amenities

Nearest Airport	<b>Pula Airport (59 km)</b>
Nearest Village	<b>Zgrablici (&lt;1 km)</b>
Nearest Town/City	<b>Pula (60 km)</b>
Nearest Beach	<b>(8 km)</b>
Nearest Supermarket	<b>(5 km)</b>



## What Oliver loves...

- Enjoy days lounging around the private swimming pool surrounded by a wonderfully large lawn garden
- Traditional oak beam ceilings and stone walls help to maintain the villa's original character

## What you should know...

- Car hire is recommended so you can explore the area

# Terms & Conditions

- Security deposit: €500
- Arrival time: 4 pm
- Departure time: 10 am
- Pets welcome?: Pets not allowed
- End of stay cleaning included?: Yes. However, 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.
- Linen & towels included?: Bed linen, bath towels and pool towels are included in the rental price.
- Energy costs included?: Included in the rental price
- Internet access?: Wi-Fi included in the rental price
- Minimum stay: 7 nights between 1st June and 31st August  
3 nights the remainder of the year
- Changeover day: Saturday between 1st June and 31st August  
Any day the remainder of the year
- Pets welcome?: Pets are not permitted
- Smoking Allowed?: Smoking and vaping are not permitted
- Tax: Tourist tax is included in the rental price
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.