

# Villa Novigrad

Region: Istria Sleeps: 6

## Overview

Envelope yourself in Croatian culture in the ever-popular destination of Istria. This wonderful family villa is conveniently located in the central urban resort of Novigrad. This cosy villa is striking from the outset, boasting unique architecture draped in peachy hues and finished with traditionally styled white iron balconies.

This villa is perfectly placed in a prime location within walking distance of many local eateries, bars, shops and of course, the beach. Further to this, the area around Novigrad is famed for its rich cultural heritage and outstanding level of surrounding natural beauty.

Even with such a close proximity to the beach, the villa is still packed full of fun features including a generously sized pool which can be found to the rear of the property in the private, enclosed garden. The pool glistens with crystal clear water, tempting anyone with a refreshing dip at all times. With the roman steps, this pool is easily accessible and for those who aren't as easily tempted, there are plenty of sun loungers dotted around where one can soak up the sun, without getting splashed!

Also outside the property but on the roof, you will find another private garden area with sun loungers and the opulent addition of a Jacuzzi offering a luxurious place to watch the sunset whilst engulfed in the bubbles. Inside the property, there are three bedrooms comfortably sleeping up to six people. The spacious bedrooms are lightly decorated which pairs wonderfully with the streams of natural light, bursting in through the huge windows and balcony.

## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Kids • Wi-Fi/Internet • Air-Con • Hot Tub • Walk to Beach • Walk to Village • Walk to Restaurant • BBQ • TV • DVD • Working Fireplace/Woodburner • Fenced Grounds • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities



# Interior & Grounds

## Interior Grounds

### Ground Floor

- Living & dining room
- Fully equipped kitchen
- Communal bathroom
- Utility room

### First Floor

- Bedroom 1 - Double bedroom, with en-suite bathroom
- Bedroom 2 - Double bedroom
- Bedroom 3 - Double bedroom, with balcony
- Communal bathroom
- Terrace with Jacuzzi & sun loungers

## Exterior

- Private swimming pool, with Roman steps access (4x7m)
- Sun loungers & parasol
- Barbecue
- Parking

## Facilities

- Broadband
- All linens provided
- Internet/ Wi-Fi
- Fireplace
- Washing machine & dryer





## Location & Local Information

Formerly known as 'Histria', the enchanting waterside escape of Istria is the largest peninsula in the Adriatic Sea. It's heart shape shows is almost a physical representation of the passion and culture that can be found here. Living up to it's original Latin name, Istria is steeped in history and palpable heritage featuring many fascinating historical sites that travellers are able to visit. Perhaps the most impressive of which is the Roman Amphitheatre which has been preserved incredibly well, standing in Pula and this amphitheatre is actually the sixth largest arena in the whole of Europe!

Outside of it's historical charms, Istria has plenty of other features on offer. Surrounded by the Adriatic Sea, there are many pristine, picturesque beaches and sea front café's where one can soak up the sun or watch the boats as they travel towards the nearby ports of Italy and Slovenia.

Turning away from the coast, rural Istria is completed with rolling green hills all overflowing with natural emerald beauty. If you are enticed by the lure of wild and rare nature, then take a boat trip to the nearby islands of Brijuni which are not only surrounded by the most intensely stunning beaches but are also covered in greenery boasting rare wild plants including wild cucumber and more.

## Local Amenities

Nearest Airport	<b>Pula (74.6km)</b>
Nearest Bar/Pub	<b>(Walking Distance)</b>
Nearest Supermarket	<b>(Walking Distance)</b>
Nearest Beach	<b>(Walking Distance)</b>
Nearest Ferry Port	<b>Porec (19.7km)</b>
Nearest Golf	<b>Golf Adriatic (28.4km)</b>
Nearest Town/City	<b>(Walking Distance)</b>



## What we love

- For beach lovers, the closest sea front is just a stone's throw away
- The roof jacuzzi adds a secret luxurious feature to the property, great for everyone!

## What you should know...

- The nearest airport is located just 74.6km away

# Terms & Conditions

- Arrival time: After 3.00 p.m.
- Departure time: Before 10.00 a.m.
- Security deposit: €400
- Changeover day: Saturday
- Smoking Allowed?: Only outside
- Minimum stay: 7 nights
- Other Ts and Cs: Welcome pack - additional €30
- Energy costs included?: Yes, included in rental price
- End of stay cleaning included?: Yes, included in rental price
- Pets welcome?: Pets are allowed, €10 per day
- Tax: Yes, included in rental price
- Internet access?: Wi-Fi connection
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.