

# Villa Josipa

Region: Istria Sleeps: 8

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## Overview

Less than 1km from the old Istrian town of Labin, Villa Josipa provides a luxurious experience in wonderfully scenic surroundings. On an estate of almost 20,000 sqm including orchards, a vegetable garden and mini-farm, it's a place to get back to nature, as well as enjoy some outstanding recreational facilities like a tennis court, 7-hole golf course and private pool, and even its Istrian tavern.

The villa features a large covered terrace next to the pool, which has a dining area and an open stone fireplace for barbecues. The tavern area is also located by the pool and offers dining space for 12 guests, fireplace, TV and music system, and a kitchen, making this a particularly lovely spot to enjoy some Croatian wine and local delicacies.

Featuring artistic works by painters from Labin, the living room is a comfortable, air-conditioned space complete with TV and PlayStation. An adjacent 10-seat dining area and kitchen form part of the same open-plan space. This is equipped with all you need, including a large fridge freezer, dishwasher, microwave and coffee machine.

Villa Josipa offers four beautiful double bedrooms, one of which is on the ground floor. All have their private bathroom with shower and underfloor heating, and a TV, while two of those on the upper level have access to a spacious terrace.

The medieval town of Labin and the nearby beach resort of Rabac will reward your exploration with plenty to do and see – as a cultural and administrative hub for the region, Labin hosts regular events including outdoor cinema nights, classical concerts and a summer jazz festival.

It's architecturally rich too, with a good range of restaurants and cute coffee bars. Rabac is very popular as a tourist destination, and its nickname 'The Pearl of Kvaerner Bay' gives a hint of its stunning beauty.



## Facilities

Modern • Sustainable Collection • Private Pool • Heated Pool • Beach  
Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens •  
Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • <1hr to  
Airport • BBQ • All Bedrooms En-Suite • Tennis Court • Ground Floor Bed  
& Bath • Satellite TV • Outdoor Games • Table Tennis • DVD •  
Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Toys  
• Fenced Grounds • Rural Location • Walking/Hiking Paths • Wine Tasting  
• Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages •  
Romantic

# Interior & Grounds

## The Villa

Villa Josipa offers everything you need, a real escape from the hustle and bustle of everyday life, a retreat away offering ease, style and extravagance. There are 4 bedrooms and 4 bathrooms ,and it can accommodate up to 8 people



### *Ground Floor*

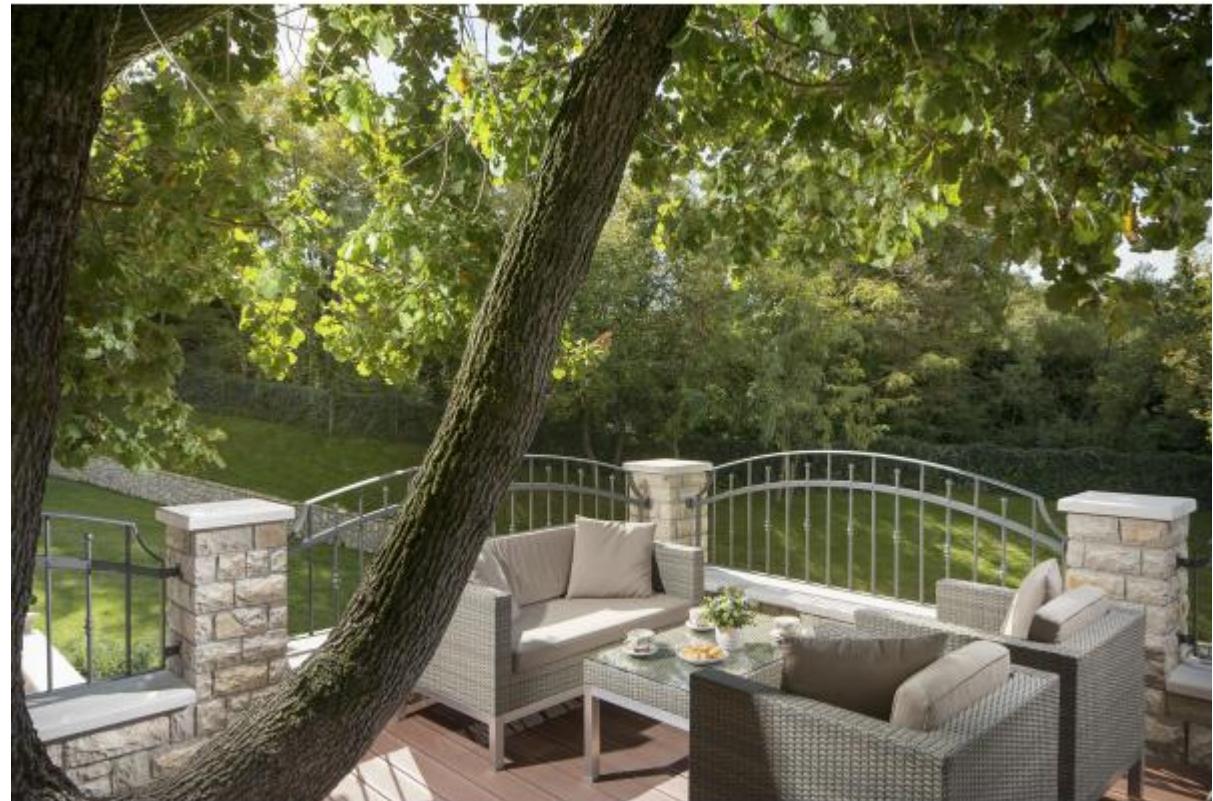
- One double bedroom with en-suite bathroom
- One guest bathroom
- Laundry room
- Living & dining room
- Fully equipped kitchen
- Access to the patio & pool area
- Tavern with kitchen, fireplace and bathroom

### *First Floor*

- Three double bedrooms with en-suite bathroom
- 2 terraces

### *Exterior*

- Heated swimming pool
- Sun loungers & parasols
- Large patio & garden area
- Outside sitting & dining area
- Covered terrace
- Putting Green
- Tennis court with lighting for night play
- Golf putting green with 7 holes
- Table tennis
- Hiking trails
- Private parking
- Garden with vegetables for guests



# Location & Local Information

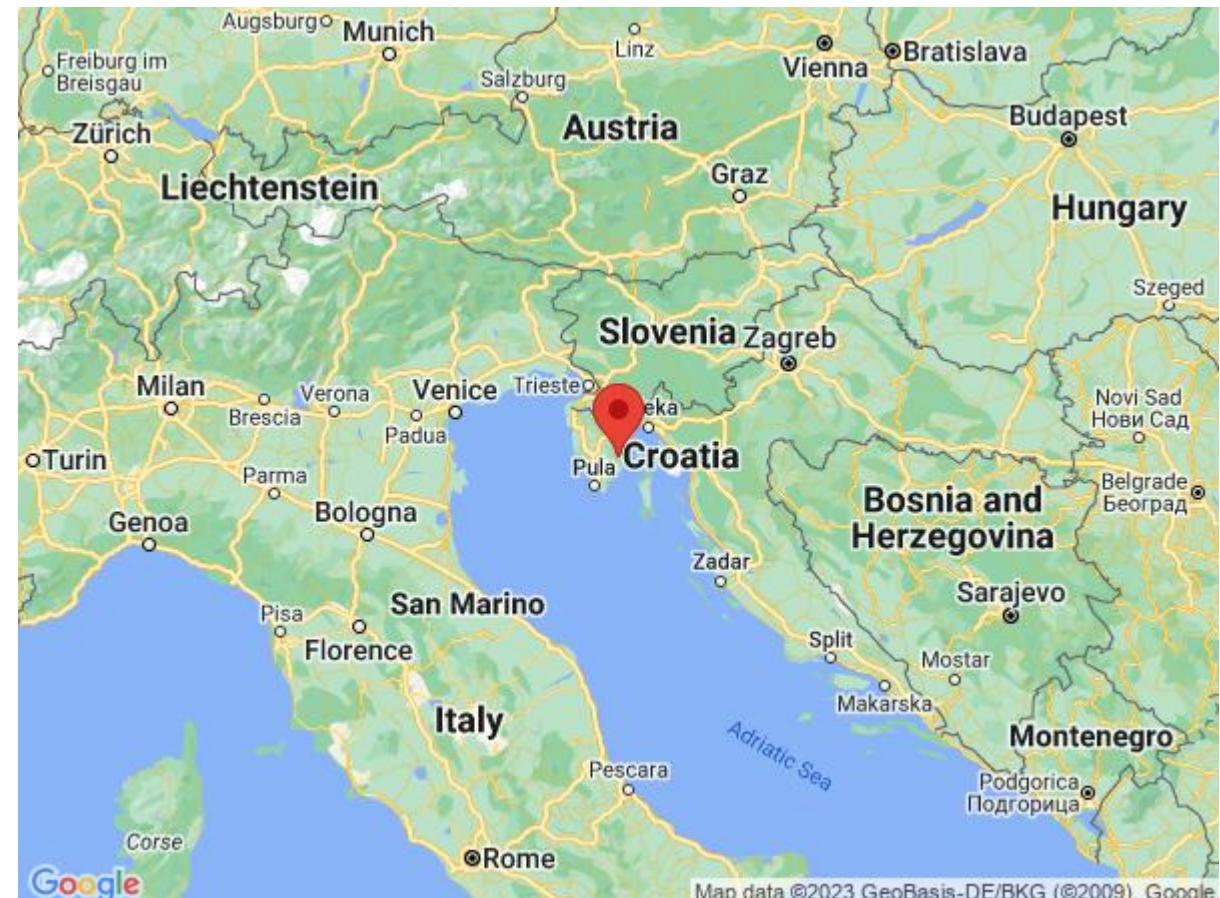
The medieval town of Labin, on the eastern side of the Istrian peninsula, may not get the attention of some its west coast counterparts, but those who do visit are sure to be charmed by its laid-back ambience.

The town is located high in the hills above the resort of Rabac, and they make a great combination, with history, excellent Istrian cuisine and relaxing beach life all coming together. Labin is the perfect place to spend a little time on a café terrace, or potter around the town museum, an art gallery or atelier.

Old houses, churches and a few steep hills give it real charm, and its elevated position offers some stunning views down to the bay and across sweeping areas of forest, particularly from the fortress viewpoint where an old cannon points oceanwards. In summer, the local artistic community becomes even more visible, when the Art Republika festival brings theatre and concerts to the streets.

Labin has many restaurants to try, including the sea-view Restaurant Kvaerner in the Old Town which specialises in handmade Istrian pasta. The pretty terrace of Markus is the right spot for seafood and steak, while Velo Café is a favourite and family-friendly place for casual dining on the square. While you're in town, look out for notable sights like the Teatrino theatre, Sanfor Gate and the Loggia, an eye-catching, 16th-century meeting point.

Neighbouring Rabac, with its pristine beaches of Girandella, St Andrea and Lanterna, is a fishing village which has become the region's tourist favourite. It's easy to see the attraction – with clear blue waters, optimal diving conditions and cool open-air bars, it's the obvious choice for chilled days and nights at the beach when you're visiting Labin.



## Local Amenities

Nearest Airport	<b>Pula Airport</b> (39km)
Nearest Town/City	<b>Labin</b> (1km)
Nearest Town/City	<b>Pula</b> (45km)
Nearest Restaurant	<b>Restaurants &amp; Shops</b> (1km)

Nearest Beach	<b>Sandy Beach (5km)</b>
Nearest Golf	<b>Golf Course (45km)</b>
Nearest Tennis	<b>Tennis Court (5km and at property)</b>

## What we love

- This villa offers some impressive outdoor facilities – as well as the pool; you have a private tennis court and mini-golf course
- The natural setting of this villa makes it all the more beautiful, and it's easy to appreciate it from your poolside sun lounger
- Villa Josipa is close to both hiking trails and local amenities, with restaurants and shops within 900m
- The Blue Flag beaches of Rabac are just over 3km away – they're famous for scuba diving, paddle boarding and other water sports

## What you should know...

- Additional services such as private chefs and massage can be arranged
- Pets are not allowed at this villa
- The owner lives on the estate, but guests will enjoy complete privacy

## Terms & Conditions

- Security deposit: €2000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Included in the rental price
- Linen & towels included?: Linen, bath & pool towels are included in the rental price
- Pets welcome?: Pets not allowed
- End of stay cleaning included?: Included in the rental price
- Changeover day: In high season the day of arrival is Saturday
- Smoking Allowed?: No smoking inside the villa
- 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
- Heating costs included?: Included in the rental price
- Internet access?: Wi-Fi connection included
- Tax: Residence tax is included in the rental price
- Minimum stay: 7 nights during high season  
5 nights the remainder of the year
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €50 (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. Pool heating loses efficiency if the outside temperature at night drops below 15 degree.