

# Villa Dubravka

Region: Istria Sleeps: 9

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## Overview

Imagine starting your day with a fresh orange juice, a pastry and a good book nestled in the corner of the garden, the morning sun beaming down on you and not a care in the world - this idyllic dream can be a reality at Villa Dubravka, a rustic farmhouse filled with charm both inside and out.

Located in Svetvinčent a small town in Istria, this villa can accommodate up to 9 guests. It is the perfect home away from home for a family or a group of friends who are looking to get back to nature and relax while enjoying the charm of Croatia - with a home that has strong Italian influence, inspired by the history of Istria. And, of course, this villa is situated close to a pebble beach, San Polo, which is just 10 kilometres away.

The interior of this home oozes farmhouse charm; exposed wooden beams complement bright white walls, light-wood floors and exposed brick walls. It's as cosy as it gets. Meals as a family can be enjoyed around the large dining table and said feasts can be prepared in the well-equipped kitchen, which boasts an oven, fridge, microwave, gas stove, kettle, freezer, coffee machine and dishwasher. In other words, everything you need and want.

The living room is spacious, and can also seat the whole group come movie night or game night, charades, anyone? There are satellite television and internet at the home, little comforts that make relaxing and planning last minute excursions even easier.

As for the bedrooms, there are five decent sized rooms each with a double bed and large windows, welcoming the sun. There are four bathrooms at this home, some with a shower and others with a bathtub - perfect for a night of rest and relaxation.

The inside of this home is charming, and the outside is stunning. The villa is set on a decent plot of land with a large private pool, lined with sun chairs. The outdoor dining area is one of the highlights of this villa, with another large dining table and barbeque, simply collect all the local delicacies from the town and you can create a feast to remember.



## Facilities

Great Value • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Satellite TV • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Dubravka is situated in Svetvinčent (Region Istria). The villa is located in a rural area, but just a few minutes from restaurants & shops and with a lovely stone traditional Croatian style. There are 5 bedrooms and 4 bathrooms, and it can accommodate up to 9 people.

### *Interior Grounds*

- Two double bedrooms with en-suite bathroom
- Three double bedrooms
- Two separated bathrooms
- Living & dining room
- Fully equipped kitchen
- Access to the patio & pool area

### *Exterior Grounds*

- Swimming pool
- Sun loungers
- Large patio & garden area
- Outside sitting & dining area
- Covered terrace
- Outdoor shower
- BBQ area
- Private parking

### **Additional Facilities**

- Air conditioning
- Heating
- Satellite TV
- Internet
- Iron



# Location & Local Information

Istria is located on the far north of Croatia and it is the largest peninsula in the Adriatic sea. It is on the Italian border so there is a lot of Italian influence felt in the area, of which is evident at this villa. Sun-soakers, history-buffs and food-focused travellers alike visit Istria, as many of the towns and areas are rich in secluded beaches, historical must-sees and some of the finest delicacies - including olive oil, truffles and divine wine.

The area has a varied climate along the peninsula, from a continental climate around Central Istria to a Mediterranean climate in along the Western and Southern Coast.

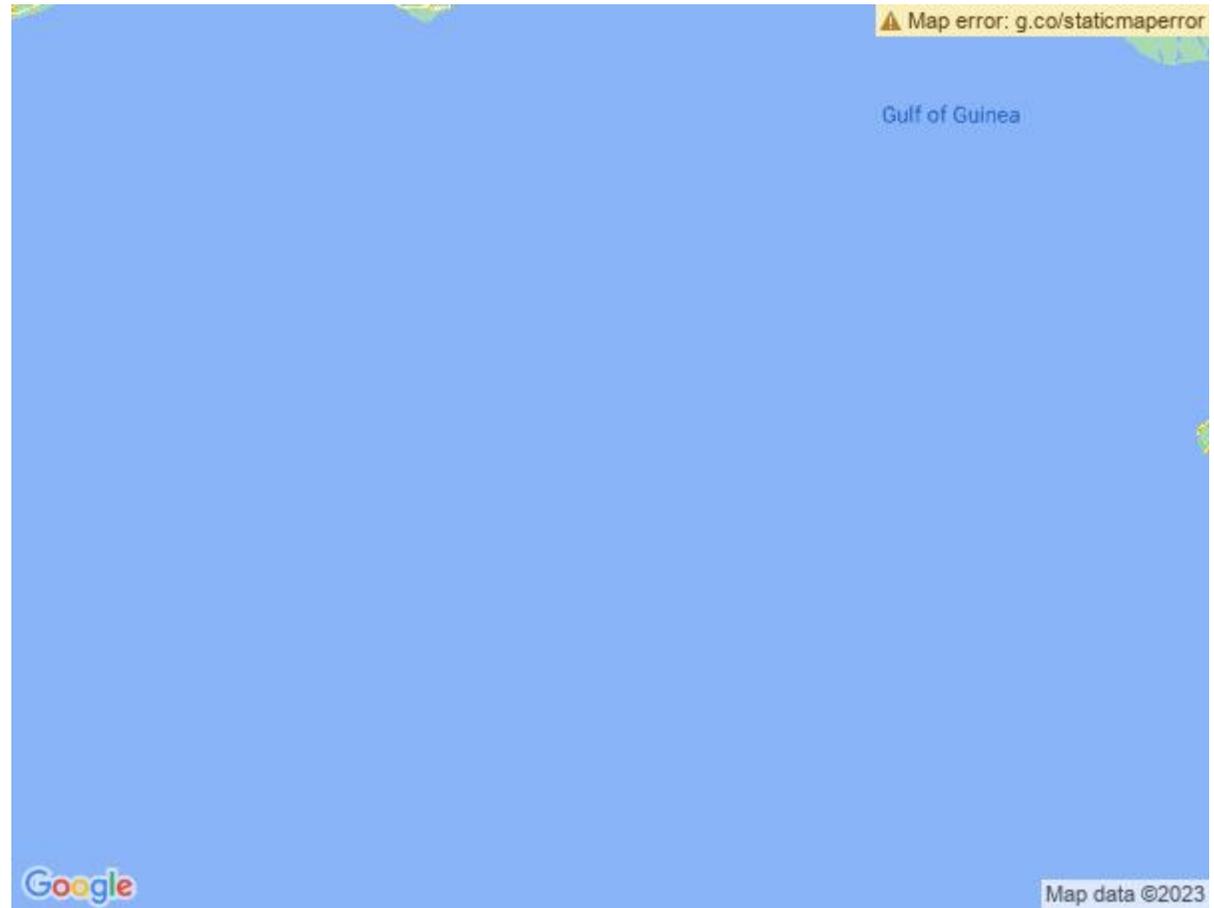
There are plenty of places to explore, from hilltop villages to historic sights such as Eurphrasian Basilica, St Euphemia's Church, the Pazin castle and the Temple of Augustus.

This villa is located in Svetvinčent, a small medieval town located in the south of Central Istria. This area is adored by locals and tourists alike, largely due to the rich history.

The villas central location means it is easy to reach many of the other hidden gems in Istria, such as Učka, Motovun, Hum and Pazin.

## Local Amenities

Nearest Airport	<b>Pula Airport (58km)</b>
Nearest Village	<b>Brnobići (1km)</b>
Nearest Town/City	<b>Vabriga (9km)</b>
Nearest Restaurant	<b>Svetvinčent (3km)</b>
Nearest Beach	<b>Sandy Beach (10km)</b>
Nearest Golf	<b>Golf Course (40km)</b>
Nearest Tennis	<b>Tennis Court (29km)</b>



Nearest Ferry Port

**Porec Ferry Terminal  
(16km)**

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## What we love

- There is air-conditioning at this villa, which is ideal for a respite from the sun
- The private pool is guaranteed to entertain guests of all ages from dusk till daw
- The large outdoor area takes full advantage of the beautiful weather and stunning location

## What you should know...

- There are stairs in this villa, so it is not suitable for individuals in wheelchairs
- This villa does not have a sea view, however, it does have a beautiful outdoor area

# Terms & Conditions

- Security deposit: Credit card details are required 2 weeks prior to departure for pre-authorisation.
- Arrival time: 2.00 pm
- Departure time: 10.00 am
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- 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.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 nights across July & August, 5 nights for the remainder of the year.
- Changeover day: Saturday in July and August. Flexible during all other periods.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €5 per pet per day will apply (paid locally).
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Tax: Included in rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Baby cot available on request.