

# Villa Marici

Region: Istria Sleeps: 14

## Overview

Three separate apartments, including seven bedrooms, make up the exquisite home of Villa Marici, the ideal choice for a large group in search of a luxurious Croatian gem.

A stone's throw from the famously beautiful Raba? bay, this delightful home was built in just 2013, giving it a modern, sophisticated style. Tucked away in a typical Istrian village, the home offers tranquillity and peace, just a short drive from one of the region's most exciting towns – Labin.

Designed with the demands of contemporary life in mind, the villa is equipped with a fitness suite where you can keep up your healthy lifestyle, as well as a games room. Gather the group to enjoy a few rounds of table tennis, table football and even pool and get a little healthy competition going – perfect for kids (and big kids) of all ages!

There are three entirely separate living areas, each with an adjoining, utterly modern kitchen, with sleek fittings and a stylish design. In each area there is a comfortable sofa (or two!) and a large dining area for up to six, ensuring no matter how large or small your group is, you can spend some quality time together in your private apartment. A larger table with room for all the group can be found in the garden, where you can enjoy alfresco meals in style!

There are seven wondrous bedrooms. Each has a large double bed, an SAT TV and air conditioning, so if you fancy an early night or a lazy morning, you'll find a comfortable and welcoming space in your room!

Several also enjoy direct access to a grand terrace overlooking the beautiful surrounding countryside – the ideal spot for enjoying your morning coffee! Five are equipped with private ensuite bathrooms, while two share a family bathroom on the top floor. The décor is modern and stylish throughout.

In the vast garden, there is an enormous pool as a welcoming centrepiece, surrounded by sun loungers for all the group to gather under the sunshine for a warm, relaxing time. There is outdoor dining, a large barbeque and even a play area and some games on the lawn, perfect for those travelling with children.

Less than 10 minutes from U?ka Nature Park, a sprawling protected area with



hiking routes leading to canyons, waterfalls and historic sites, you'll find unspoilt nature a stone's throw away.

One-third of the Istrian territory is forested, and the rest is carpeted with vineyards, olive trees, pastures and orchards, with ancient walled cities perched atop hills in the mountainous landscape, so you need merely stroll out of your front door to find the richness of Istria.

## Facilities

Great Value • Modern • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets Welcome • <1hr to Airport • BBQ • Satellite TV • Sauna/Steam • Gym/Fitness Room • Games Room • Indoor Games • Outdoor Games • Table Football • Pool/Snooker • Working Fireplace • Heating • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Marici is a beautiful holiday home with swimming-pool is only approx. It is located in a small Istrian village beside the historical town Labin. There are 7 bedrooms and 7 bathrooms, and it can accommodate up to 14 people

### Lower Level

- Fitness room
- Games room
- Small kitchen
- Bathroom

### Ground Floor

- Four double bedrooms with en-suite bathroom
- Two living & dining room
- Two fully equipped kitchen
- Access to the patio & pool area

### First Floor

- Three double bedrooms
- Two bathrooms
- Living & dining room
- Fully equipped kitchen
- Balcony / Terrace

### Exterior

- Swimming pool (50m2)
- Sun loungers & parasols
- Large garden & patio area
- Outside sitting & dining area
- Playground
- Covered terrace
- BBQ area
- Private parking



## Location & Local Information

Just 10 minutes away is Labin, once the most extensive mining centre of Croatia and now an art haven filled with galleries! The town overlooks the bay of Raba?, an Istrian paradise with a pebble beach and crystal-clear waters, and the perfect place to try a little snorkelling, swimming and diving!

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.

Active holiday-makers will be delighted with the offerings: from windsurfing in Medulin to scuba diving in the Brijuni National park and rock climbing, hang-gliding and walking in Buzet along the 15km 'seven waterfalls' walk, Istria has it all.

Both along the dramatic coastal paths and in the mountains inland, you will find an abundance of natural paths for cycling (including the scenic Parenzana route over an old railway line from Vignada to the Slovenian border) and rugged off-road hiking trails. Pick up a trail-map from any of the Tourist Offices, for loads of well-marked routes around the coast and in the Cape Kamenjak.

Much like its neighbouring Italy, Istria is a gastronome's paradise, home to world-class cuisine and endless rows of vineyards. Be sure to try the local wines, which are often sweet and fruity, using a wide variety of grapes including white Malvasia, red Terrano and Moscato.

Istria is especially famous for its truffles, which you will find served with any dish and sauce! Truffle flavoured olive oil is a typical product of the region, and indeed, you will hardly find a village which does not have its own Olive oil 'supermarket'!

Unlike the rest of Croatia, Istrian food tends to be light and heavily influenced by its Italian neighbours. Generally, pasta, gnocchi, risotto and polenta accompany each meal, while the coastal areas specialise in a fantastic array of seafood, including scampi, squid and sole and inland it is more common to find prosciutto, or 'pršut', and sausages.



Both Rijeka and Pula have international airports within a short drive of the villa, while Pula is the main hub for those getting ferries, although there is a daily ferry between Pore? and Venice.

### Local Amenities

Nearest Airport	<b>Pula Airport (50km)</b>
Nearest Village	<b>Štrmac (2km)</b>
Nearest Town/City	<b>Rabac (10km)</b>
Nearest Restaurant	<b>Restaurants &amp; Shops (2km)</b>
Nearest Beach	<b>Pebble Beach (7km)</b>
Nearest Golf	<b>Golf Course (50km)</b>
Nearest Tennis	<b>Tennis Court (50km)</b>
Nearest Ferry Port	<b>Brestova Ferry Terminal (20km)</b>

## What Oliver loves...

- Three entirely separate apartments, each with two or three double bedrooms, a kitchen, dining area and living room, offers total privacy, ideal for a few families or groups of friends travelling together!
- With a fitness suite on site, guests can maintain their healthy habits throughout their stay – so don't hold back on trying the exquisite local cuisine!
- A games room, equipped with a pool table, table tennis and table football, provides all the entertainment you could wish for – for all ages!
- Pets are welcome at this villa, so there's no need to leave your furry friends at home, bring them along – they'll love it!

## What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only, and correct prices will be confirmed at the time of booking
- This villa offers three separate apartments, connected by an external staircase
- Public transport is not comprehensive in Croatia, so we recommend hiring a car throughout your stay

# Terms & Conditions

- Security deposit: Credit cards details may be requested as guarantee
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Included in the rental price
- Linen & towels included?: Included in the rental price
- Pets welcome?: Pets friendly
- End of stay cleaning included?: Included in the rental price
- 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
- Minimum stay: 7 nights
- Heating costs included?: Included in the rental price
- Tax: Included in the rental price
- Internet access?: Wi-Fi connection included
- Changeover day: Saturday
- Other Ts and Cs: Pool open May - end September