

# Villa Filip

Region: Istria Sleeps: 10

## Overview

Villa Filip offers a stylish haven for a luxurious holiday experience and abundant entertainment. Nestled on the enchanting Istrian Peninsula, it perfectly balances natural beauty and beach access. With an impressively expansive 340 m<sup>2</sup> interior, the villa spans three levels to ensure maximum comfort. The primary level features an open-concept space encompassing a light-filled living room with a sectional sofa and a state-of-the-art flat-screen TV. A sleek modern kitchen adjoining an elegant dining area and two ensuite bedrooms complete this level. Stepping out from here, an outdoor deck welcomes you to a pool area with sun loungers and an alfresco dining table partnered with a barbecue setup, all surrounded by a well-manicured lawn dotted with olive trees.

Descending to the ground level of the villa unveils yet another spacious area boasting a secondary kitchen, an elevated dining space accompanied by a built-in fireplace, and a cosy lounge corner appointed with a TV and a comprehensive entertainment centre encompassing a pool table, darts, and table football. Lastly, the uppermost level unveils the remaining two ensuite bedrooms, granting access to a stunning terrace embellished with outdoor lounge seating and offering picturesque vistas of the idyllic surroundings. The spacious bathrooms are outfitted with contemporary amenities, ensuring a pampering experience.

Eight adults find comfortable repose in the four bedrooms, with potential accommodation for an additional two guests on the sofa bed, if needed.

Villa Filip is a striking home: a place for making memories, laughter, sumptuous foods and wines all within the spirit of the verdant, rich and history steeped land-scape - a blend of old and new, local and international, the best in local raw materials fused with the best in modern architecture.

## Facilities

Modern • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Satellite TV • Wine Cellar • Indoor Games • Table Football • Pool/Snooker • Working Fireplace/Woodburner • Cot(s) • Rural Location • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Villa Filip is a beautiful, modern villa situated in a small village called Kastel, which is very close to one of the most popular tourist resorts in the north of Istria - the city of Buje. There are 4 bedrooms and 4 bathrooms, and it can accommodate up to 8 people (an additional 2 can be accommodated on a sofa bed)

## Interior

- Four double bedrooms
- Four bathrooms
- Dining & living area with sofa bed
- Fully equipped kitchen
- Access to the patio & pool area

## Exterior Grounds

- Swimming pool
- Sun loungers & parasols
- Outdoor lounge & dining area
- Large patio & garden area
- Covered terrace
- Outdoor shower

## Additional Facilities

- Wi-Fi
- Air conditioning
- TV
- Table tennis
- Washing machine
- Hairdryer
- Parking



HR-AB-01-081059344 Anke Frohlich

## Location & Local Information

This stunning villa is nestled in a small village called Kastel, close to one of the most popular tourist resorts in the northern stria - the city of Buje, just a short drive from the magical local beaches.

Northern Istria is known for having a strong Italian flavour, sumptuous seafood specialisms, local and small town charm and stunning coastal scenery.

Kastel offers a slice of local Istrian culture, small family-run tavernas, local bustling markets, stunning coastal cliffy scenery as well as intriguing history.

Close by Buje is known for its pre-historic hill forts, Roman ruins and medieval castle. This rich and fertile region is also a busy centre for wine and olive oil production.

Whether it be visiting the beautiful bell tower dating back to the sixteenth century, trailing the wine roads or imbibing the atmosphere at the trendiest Istrian eateries enjoying local wines in the Stari Kaštel restaurant located at the top of a hill in Kaštel, guests will marvel at the blend of history, local style and flavours and romantic views across the salt fields in the Gulf of Piran.

## Local Amenities

Nearest Airport	<b>Portorož Airport (Slovenia)</b> <b>(6km)</b>
Nearest Airport	<b>Pula Airport</b> <b>(83km)</b>
Nearest Village	<b>Plovanija</b> <b>(2km)</b>
Nearest Town/City	<b>Umag</b> <b>(12km)</b>
Nearest Restaurant	<b>Restaurants &amp; Shops</b> <b>(300m)</b>
Nearest Beach	<b>Pebble Beach</b> <b>(13km)</b>
Nearest Golf	<b>Golf Course</b> <b>(13km)</b>



Nearest Tennis

**Tennis Court  
(14km)**

---

## What we love

- Architecturally bold and charismatic home offering chic, flawlessly executed and designer finished interiors for something a little bit more special than the “average” holiday home
- Sleek choice of outdoor spaces comprising lawns, pool-side terrace, balcony, roof top veranda and private nooks as well as open lawns
- Entertainment and party potential in this home is second to none - it is impeccably executed for convivial group time, dinners and cocktail parties

## What you should know...

- Four bathrooms to a potential ten guests
- Pets are not permitted
- Due to semi-rural location, a vehicle is recommended, to take advantage of all this rich and varied region has to offer
- Smaller children will need to be monitored by the pool area

# Terms & Conditions

- Security deposit: €500 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 & towels included in the rental price
- Pets welcome?: Pets not allowed
- Changeover day: Saturday
- 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
- Tax: Included in the rental price
- Internet access?: Wi-Fi connection included