

# Villa Pompon

Region: Istria Sleeps: 10 - 12

## Overview

Villa Pompon is a vibrant and light filled home set within its own immaculately executed grounds, offering a fresh, airy and contemporary dwelling which has such a natural ease and relaxed air of luxury about it, whilst offering a host of special additional features! Guests will be able to simply arrive and relax, in the knowledge that this home is impeccably equipped, and when it comes to soothing the strains of the day - a short stroll to the end of the garden will lead guests to the state of the art private sauna.

The interiors are vivacious yet neutral; a soft palette of creams and natural tones offers the bright sea-side feel of holiday ease, whilst lateral and open plan living spaces provide a sense of informal and low key luxury. The indoors and outdoors blend seamlessly, by vital of the french windows and direct access to wonderful dining terrace as well as a first floor balcony offering far reaching views.

Light is infused in every corner of this majestic home - and guests will find that every little detail has been covered. Understated and tranquil, it has been finessed with charisma and sleek styling, yet remains very accessible and home like. A relaxed breakfast at the kitchen breakfast bar, or a children's snack at the dining area will be so easy, and when evening falls, curling up on one of the plush, cosy sofas will be a pleasure.

Each bedroom has the glamorous notes of a boutique hotel: finished with quality cotton bedlinen and thick, fluffy towels, whilst characterful accessories and antique style furnishings offer an ornate air of charm. Twelve guests can be accommodated within generous and airy proportions.

The outdoor space is ideal for a group or family holiday - with meticulously manicured lawns, a glistening pool set in a chic stone poolside terrace as well as an elegant covered veranda. With sumptuous loungers beneath parasols and verdant lawns framed with the dappled shade of fruit trees, guests will be able to sit back with a good book after a refreshing swim, or enjoy a wonderful meal in the shade whilst the gardens are ideal for games and picnics.

This resplendent home offers an array of al fresco dining areas, complete with brick-built oven - ideal for fragrant meals, or succulent barbecues in the evening, whilst youngsters have a min playground complete with trampoline and table tennis.



Villa Pompon offers a magnificent dwelling for a holiday without hassle; every little additional comfort has been taken care of, and guests will enjoy just the right balance of luxury and home-like appeal within breezy and light-filled rooms and magnificent gardens with immaculate facilities.

## Facilities

Modern • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • <1hr to Airport • BBQ • Hairdryer • All Bedrooms En-Suite • Satellite TV • Sauna/Steam • Outdoor Games • Table Tennis • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Pompon, located in Tomiši?i, provides accommodation with a private pool. There are 5 bedrooms and 5 bathrooms, and it can accommodate up to 12 people.

### Interior

- Four double bedrooms with extra-large double bed
- Bedroom with single bed and an extra-large double bed
- Dining & living area (with sofa-bed)
- Fully equipped kitchen
- Access to the patio & pool area

### Exterior

- Swimming pool
- Sun loungers & parasols
- Outdoor lounge & dining area
- Large patio & garden area
- Covered terrace
- Private parking
- Sauna
- Playground
- BBQ area

### Facilities

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



## Location & Local Information

Nestled in the Istria peninsula of Croatia, Villa Pompon is only fifteen miles from the lovely cobbled streets and coast side market town of Rovinj.

The nearest airport is Pula Airport, at some twenty one miles from the villa.

Žminj, is a small and traditional town, offering abundant local flavour, in the heart of Istria. Istria, formerly part of Italy, retains many Italian influences today, and is known for its simple way of life, preserved nature and pretty, coastal towns and islands.

In the old stone town centre of Žminj, which is set on a hill, there is a beautiful church, while the newer part of the town extends into the valley. This part of Croatia offers a traditional and rustic way of life; three generations of the same family will be seen sitting outside their homes in the evening watching the world go by, the local restaurants are family run and many families produce their own vegetables, fruit and wine - ingredients that make up the wonderful Istrian cuisine.

Along the roads, beside the paths, in fields or meadows, visitors will come across "kažun" - small stone houses that the inhabitants used to use as storage houses for food, tools, or as a shelter from the rain - adding to the sense of local charm within the area.

Žminj is the traditional host of one of the most popular folk festivities in Istria: the Bartulja (at the end of August), dedicated to St. Bartholomew, patron of Žminj- these colourful events give a vibrant insight to the local way of life. Other traditional events are the Chakavian Assembly, a contest of young poets and reciters of poetry in the Chakavian dialect and the Harmonica Wedding, a competition in accordion-playing.



## Local Amenities

Nearest Airport	<b>Pula Airport (41km)</b>
Nearest Ferry Port	<b>Pula Ferry Port (30km)</b>
Nearest Village	<b>Tomišići (50m)</b>
Nearest Town/City	<b>Žminj (4km)</b>



Nearest Restaurant	<b>Restaurants &amp; Shops (4km)</b>
Nearest Beach	<b>Pebble Beach (35km)</b>
Nearest Golf	<b>Golf Course (31km)</b>
Nearest Tennis	<b>Tennis Court (30km)</b>

## What Oliver loves...

- An array of additional special features such as a beautiful sauna; table tennis in the garden; brick-built oven and multiple dining spaces
- Proximity to all the hot-spots Istria has to offer whilst being set in secluded tranquillity
- Privacy with own gardens and private facilities such as pool and playground for children
- Bright, fresh and airy interiors which offer a tranquil ambience of accessible luxury

## What you should know...

- Smaller children will need to be monitored close to the pool area
- A vehicle is necessary to access the closet amenities - there is ample private parking space
- Not suitable for those with mobility impairments

# 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?: 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 middle of May to August, 4 nights for the remainder of the year.
- Changeover day: Flexible
- Pets welcome?: Not allowed.
- 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.