

# Villa Resjuni

Region: Istria Sleeps: 6 - 8

## Overview

Set in a wonderfully secluded and idyllic rural location, just over 8 km from the coastal town of Vrsar, Villa Resjuni is perfect for a family break in beautiful Istria. Surrounded by olive trees, the villa has been beautifully designed with outdoor living in mind, with a large garden focussed on a lovely pool. Sleeping six guests across three bedrooms with the option of two further guests being accommodated on the sofa bed in the living area, this is a fabulously spacious and contemporary property.

Upon entering this fully air-conditioned, stylish, single-storey villa, guests will come into the wonderfully light and airy living and dining space. The colourful and contemporary kitchen area is well-equipped for rustling up some holiday meals that guests can enjoy at the adjacent dining table. Huge patio doors enable direct access to the pool area and offer a pleasant view of the garden. After a meal, guests can relax on the large sofa (which converts into a double sofa bed) and watch a film on the large TV. From the living area, doors lead directly to the three large double bedrooms, all of which are tastefully decorated in crisp, fresh white with a contrasting splash of colour. All the bedrooms have a TV and a spacious en-suite shower room. There is also a separate, luxurious shower room with a steam shower for guests to enjoy.

Outside, the walled garden is perfect, with lawns, olive trees and a children's play area complete with a trampoline, swings and a see-saw. There is a covered terrace next to the pool with a dining table, outdoor kitchen and a coal-fired barbecue, perfect for long lazy lunches in the heat of the day, and six comfortable sun loungers with a large sunshade for dozing by the pool with a chilled drink. Villa Resjuni is also fully wheelchair-compliant, being a single-storey property with extra-wide doors, access ramps and even a hoist for the pool – every need has been fully considered so that wheelchair users can relax in confidence.

## Facilities

Modern • Private Pool • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Restaurant • <1hr to Airport • BBQ • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Wheelchair Access • Outdoor Games • Cot(s) • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Villa Resjuni boasts a spacious garden with private swimming pool. There are 3 bedrooms and 4 bathrooms, accommodating up to 6 +2 guests.

### Ground Floor

- Fully equipped open kitchen with coffee machine, microwave
- Open-plan living and dining area with sofa-bed for 2 guests
- Double bedroom with en-suite shower room
- Double bedroom with en-suite shower room
- Double bedroom with en-suite shower room
- Shower room
- Utility room

### Exterior Grounds

- Private saltwater swimming pool (12m x 4m; depth 1.5m)
- Outdoor shower
- Terrace
- Lawned garden
- Covered outdoor dining area
- Summer kitchen with barbecue
- Sun loungers
- Children's play area

### Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- Washing machine
- Hair dryer
- Trampoline
- Swing set with seesaw
- Parking
- Cot upon request

*One bedroom, shower room, and the pool are suitable for wheelchair users*



## Location & Local Information

Villa Resjuni is located in Istria, the largest peninsula in the Adriatic, 21 km from Rovinj and 16 km south of the popular resort of Porec. A land of lush green woodland, stunning mountains, islands and beaches, Istria is a stunningly beautiful place. Under Italian rule for years, the local cuisine retains an Italian flavour, with delicious pizza, pasta, seafood and rich stews. The picturesque town of Vrsar is a delight, with its attractive marina, tree-lined promenade and quaint old town. Legend has it that famous lothario Giacomo Casanova visited the town on several occasions and every year in June there is a festival in his honour. Once a quiet fishing village, tourism has enabled the town to grow and thrive while maintaining its gentle ambience.

It may be in another country, and yet the beautiful city of Venice is just two hours away from Istria. A high-speed catamaran departs from nearby Porec. Guests can book ferry tickets and tours online and enjoy the comfortable ride across the water to the Queen of the Adriatic. A guided tour will take you by water taxi to St Mark's Square, with time for lunch, followed by a gondola ride and a water taxi along the grand canal back to the ferry.

A half-hour drive from Vrsar, around the beautiful Lim Valley, will bring you to the charming town of Rovinj. This incredibly picturesque, medieval town is centred on an oval islet that is now joined to the mainland. Surrounded by houses squeezed right up next to the sea, the interior of the old town is filled with twisting cobbled street edged by pastel-painted houses. Head towards the harbour and enjoy a leisurely lunch of fresh seafood with a glass of chilled wine whilst taking in the stunning views.

The historic city of Pula is well worth a day trip for guests interested in the region's Roman past. Pula was a major provincial town in the Roman era and is home to some superbly well-preserved ruins, including the breathtaking amphitheatre, known as the Arena, which dates back to the first century AD and is still used today for concerts and as an outdoor cinema. There is also an old Forum in the city, home to the rebuilt Temple of Augustus, which now houses the Pula Museum of Archaeology.

## Local Amenities

Nearest Airport	<b>Pula Airport (42 km)</b>
Nearest Village	<b>Vrsar (11 km)</b>



Nearest Town/City	<b>Rovinj (20 km)</b>
Nearest Restaurant	<b>Istrian house Kontija Restaurant (400 m)</b>
Nearest Beach	<b>Valkanela Beach (11 km)</b>
Nearest Supermarket	<b>Wallnussgrappa (2 km)</b>

## What we love

- Villa Resjuni offers a superb stay for a family with a wheelchair user. Every detail has been thoughtfully considered to ensure everyone has a comfortable and relaxing stay
- Set in an idyllic and tranquil location, the villa is also within easy reach of many charming towns and historical sites along the Istrian coast
- Offers the perfect balance of stylish living and practicality for guests with children

## What you should know...

- This property is wheelchair friendly, perfect for those with mobility needs
- Be aware that the many of the nearest amenities are in Vrsar, approximately 8 km away
- Although child-friendly, the presence of a pool at the property means that young children should be closely monitored

# Terms & Conditions

- Security deposit: €400 to be paid in cash upon arrival and later refunded, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- 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.
- Linen & towels included?: Bed linen and bath towels are included in the rental price. Please bring your own pool towels.
- Energy costs included?: Yes, included in the rental price
- Internet access?: Yes, included in the rental price
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: Pets are permitted upon request and with prior agreement with the owner. If accepted, a pet supplement of €10 per pet per day will apply.
- Smoking Allowed?: Smoking and vaping are not permitted
- Tax: Tourist tax is included in the rental price
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.