

# Villa Biserka

Region: Pula Sleeps: 10

## Overview

This charming villa has lots of spaces to relax outdoors and enjoy the alfresco lifestyle. Outside, there's a sparkling blue private pool, perfect for a refreshing afternoon swim. The pool is spacious, with enough room for the whole family to swim together. The pool is shaded by a terracotta wall that provides extra privacy. Sunbeds are dotted around the edge. Bordered by a manicured lawn and lots of trees, the villa is separated from its neighbours by a short hedge. The villa has on-site parking available.

There is a lovely alfresco dining area with heritage-style pillars made from stone and an outdoor kitchen, featuring a traditional barbecue. Dine around the wooden bench table and enjoy the sunshine, or utilise the formal dining space indoors. On the terrace, guests can look out over the villa and rest on the fashionable cushioned bamboo furniture.

One of the best features of this villa is the games room, which has air hockey and table football. Challenge each other to a duel, or watch a movie on the flat screen television, which is complete with satellite channels. Step into the spacious living room, where you will find two sofas and colourful watercolour art. The interiors are decorated in shades of peach, with playful illustrations stencilled on the walls - up the staircase, there are an array of black cats.

The indoor kitchen is well-equipped and decked out in glossy white, with an oven and dishwasher - so there should be no squabbles over the washing up! There's a dual-level breakfast bar with stylish white bar stools - an excellent spot to grab a bite to eat - and a large fridge.

The five bedrooms are homely and cosy, with a mixture of double and twin beds. The walls are painted in light colours, decorated with quotes on the walls and stencilled art that adds character. There are beams on the ceiling and patterned bedspreads. One room has a little desk, perfect for writing some holiday postcards.

## Facilities

Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens  
• Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Village •  
Walk to Restaurant • <1hr to Airport • BBQ • Satellite TV • Outdoor Games  
• Cot(s) • Fenced Grounds • Rural Location • Outstanding Landscapes •  
Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## The Villa

Villa Biserka is located in Fazana, in a quiet position, surrounded by beautiful nature. The villa has 5 bedrooms and can accommodate up to 10 guests.

### Interior

- Open fully-equipped kitchen
- Spacious open plan living and dining area for 10 people
- Three double bedrooms
- Two bedrooms with twin single beds
- Four bathrooms
- Games room

### Exterior Grounds

- Private swimming pool
- Outdoor dining area for 10 people
- Outdoor kitchen with barbecue
- Terrace
- Large garden with trampoline
- Ten sun loungers

### Additional Facilities

- Wi-Fi
- TV
- Iron/Ironing Board
- Hairdryer
- Coffee Machine
- Sofa bed
- Parking



## Location & Local Information

Fazana is a traditional little fishing town with a charming waterfront lined with cafes. Overlooking the Adriatic Sea, Fazana is peaceful and languid. Located on the heart-shaped Istrian peninsula, it's great for an authentic Croatian experience. It's also just a short drive from lots of amenities and the largest town and capital of Istria, Pula.

Fazana is also a perfect jumping off point to visit Brijuni National Park, an archipelago of 14 islands. The wild, unspoiled natural beauty of the islands, teamed with its stunning coastline makes it a truly idyllic day trip. It can be accessed by a 15-minute boat ride from Fazana, which is scenic in itself. There are dinosaur footprints on the largest island, Vilići Brijuni and plenty of archaeological wonders. Those who enjoy hiking will love the trails around the islands, with interesting flora and fauna at every turn.

Beaches in the nearby vicinity include Bi Val beach, which is part of a resort yet accessible to non-guests. The blue-flag beach is popular with families, thanks to its sloped, sandy entrance to the sea. The rest of the beach is made up of fine gravel characteristic of Istrian beaches. Guests can try watersports here, including parasailing.

San Lorenzo beach is in Fazana centre, backed with trees, with warm turquoise water. For those in search of a more natural beach, head to Oliva beach, on the island of St. Nikola. Accessed by a five-minute boat ride, Oliva has a forest of oak and pine trees and the beach itself has a wild, untouched feel.

Istria as a region has a strong Italian influence, being just two hours from Venice and with a Roman history. It's easy to hop across the border and spend a day exploring Italy during your holiday. Istria's heart-shaped coastline is absolutely stunning and a little less touristy than other areas in Croatia.

Istria has strong culinary pride - the region is well known for its delicious gastronomy and fresh ingredients, like wild asparagus. A local dish to try is pljukanci, a hand-rolled pasta dish served with a variety of punchy sauces. Fazana itself is known for its sardines, so don't hesitate to try these! Vineyard tours are also popular throughout Istria. You can take a tour of a winery or vineyard and enjoy a glass of famous wines including Refošk or Malvazija. Admire the views of rolling hills and rows of grapes.



Take a trip to Pula, bursting at the seams with culture and history, particularly of the Roman era. There's a famous colosseum here that now hosts concerts and events - in the days of the Romans it hosted gladiator fights. In the summer months, the Pula Arena hosts re-enactments of this. There are lots of carnivals in Pula, so keep an eye out for these during your visit. Another Roman sight to behold is the Temple of August in the main square.

### Local Amenities

Nearest Airport	<b>Pula Airport (12 Km)</b>
Nearest Ferry Port	<b>Pula Ferry port (7 Km)</b>
Nearest Village	<b>Fazana (800 m)</b>
Nearest Town/City	<b>Pula (5 Km)</b>
Nearest Restaurant	<b>Alla Beccaccia (900 m)</b>
Nearest Beach	<b>Bi Val Beach (2 Km)</b>
Nearest Supermarket	<b>Plus Supermarket (1 km)</b>

## What we love

- The glittering private pool at this villa is spacious and is bordered by a lush lawn - perfect for a relaxing swim.
- The Fazana location is delightfully peaceful, yet just a short drive from lots of attractions like Brijuni National Park.
- The illustrations on the walls around this villa are so charming and really add a touch of character.

## What you should know...

- There is a room with a separate entrance to the villa that is periodically used by the owner and their family, however you have absolute privacy and exclusive use of the property. When occupied the owner may also have a dog, so may not be suitable for those not comfortable around animals.
- Some of the extra beds at this property are in fairly open locations, like at the top of the stairs.
- There is no capacity for extra guests beyond the 12 specified and baby cots are not available.
- To make the most of visiting Istria, access to a car is recommended.

# Terms & Conditions

- Security deposit: €200 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 2 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 rental price.
- Heating costs included?: Yes, included in rental price.
- Internet access?: Wi-Fi internet access included in rental price.
- Minimum stay: 7 nights across July and August, 5 in June, 3 nights for the remainder of the year.
- Changeover day: Sunday across July and August, flexible except for Saturday for the remainder of the year.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €8 per pet per day will apply (paid locally).
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Tax: 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.