

# Villa Vito

Region: Pula Sleeps: 8

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## Overview

Located near the centre of Fazana on the western coast of Istria, Croatia, is Villa Vito; a beautifully designed two-storey villa set within its own private gardens complete with swimming pool. The villa is thoroughly modern both inside and out and accommodates up to 8 guests across 4 bedrooms and features a unique 2-in-1 luxury apartment design. Guests will instantly be struck by Villa Vito's contemporary exterior of stone and glass, with its grey and white walls and huge floor to ceiling windows and double doors, as well as the neatly walled surround which includes a beautifully kept lawn area, patio, and outdoor dining area.

Upon entering the property guests will notice the incredibly modern open plan layout of the living, kitchen and dining areas. Large glass doors look out onto the pool area and the walls are of grey stone. A large flat-screen TV is embedded into the stone and is set opposite a large stylish sofa in cream, accented with rich magenta cushions; a colour that is picked up again and again within the wall-mounted artworks and ornamental orchids. The floors and furniture throughout are also very contemporary in style; the floors are a shiny marble effect of grey shades and white, and the coffee and dining table are a glossy white, perfectly complemented by the modern lighting fixtures, black leather chairs, and the glass-fronted fireplace set within a grey and white stone chimney breast.

Moving through the room towards the kitchen guests will notice the black and white island unit with stylish electric hob and downward lighting. The back wall is in glossy magenta with integrated electric ovens, fridge-freezer, warming drawers and storage areas. There is a toaster, microwave and dishwasher, as well as a coffee machine, and plenty of food preparation areas.

The first floor of Villa Vito has the same layout as the ground floor, with identical modern style and amenities. The sofas up here are black leather, and the colour accents in the artworks, soft furnishings, and kitchen, are a sumptuous turquoise, including the incredible seascape splashbacks. Double doors on this floor open out onto a small glass-fronted balcony area, complete with seating area for 2 guests.

Both floors feature a double and twin bedroom, all of which are very in keeping with the clean, modern look of the whole villa. The rooms are decorated white, punctuated with shades of turquoise or a vivid azure blue. The furniture is very contemporary in style, and there are flat-screen TVs mounted on the walls.



Artworks and lighting fixtures also follow a very contemporary style, with the overall effect being spacious, bright and fresh.

The same theme is apparent in the villas 3 bathrooms, all of which feature a walk-in shower cubicle, toilet and basin. The bathrooms feature shiny marble surfaces in swirls of grey and white, turquoise accents, dark chocolate wood and slate grey tiling. The suites are all thoroughly modern, and the mirrors and lighting sparkle with a contemporary style.

Villa Vito features an entertainment room in the cellar, where guests can enjoy a game of darts, or make the most of the fitness equipment available. Lacking the glorious, glossy luxury of the rest of the villa, this space still oozes contemporary styling and really makes the most of what could otherwise be a waste of a large, beautiful space.

Guests will be pleased to know that the outdoor pool is heated, making it ideal to use at any time of the day, and there are plenty of sun loungers and seating areas where you'll be able to enjoy your surroundings in total privacy. There is also a canopied outdoor dining area, and purpose-built charcoal grill, meaning that eating al-fresco is a must. The lawn area is well cared for and features a lawn watering system, and there is also an area where you will be able to play table tennis if you need a break from all that lounging around in the sun!

## Facilities

- Modern • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Satellite TV • Gym/Fitness Room • Games Room • Outdoor Games • Table Tennis • DVD • Cot(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Vito is a relaxed, family-friendly villa divided into 2 separate apartments (each on one level), only connected in from outdoors. There are 4 bedrooms and 3 bathrooms and it can accommodate up to 8 guests.

### Ground Floor

- Fully equipped kitchen
- Living room with dining area
- Bedroom with double bed
- Bedroom with twin single beds
- Family bathroom

### First Floor

- Fully equipped kitchen
- Living room with dining area
- Bedroom with double bed
- Bedroom with twin single beds
- Family Bathroom

### Lower Ground Floor

- Entertainment room with darts and a TV
- Fitness area

### Exterior Grounds

- Swimming pool
- Sun loungers
- Charcoal barbecue
- Garden
- Outdoor dining area for 10
- Table tennis

### Additional Facilities

- Wi-Fi
- Air-conditioning
- TV
- Washing machine
- Iron/Ironing Board
- Dishwasher
- Coffee Machine
- Child's highchair and travel cot available on request





# Location & Local Information

Villa Vito is located in the beautiful village of Fazana, once famous for its fishing and ideally placed if you wish to venture to the more touristy areas nearby such as Pula and Rovinj. There is a nearby beach which is popular with families as it offers a range of leisure activities, as well as the opportunity to try out the local cuisine at one of the many restaurants along the promenade. Life here is quiet and stress-free and visitors can enjoy cycling and hiking routes past small chapels and churches, and old Roman townhouses, before stopping at one of the pubs or cafes that are seamlessly integrated into the beautiful local scenery.

Nearby Pula is home to the Arena, the only Roman amphitheatre in the world with a complete circle wall and one of Croatia's architectural gems. It is still used today as an outdoor cinema, and also hosts events from concerts to ice hockey, to food markets. Istria was part of Italy until 1947 and that is nowhere more apparent than in the influence of Italian cuisine in Pula. Here guests can enjoy pizza, pasta and gelato, as well as homemade bread and olive oils, and of course seafood.

Throughout the summer the area hosts a plethora of modern music festivals, covering everything from reggae to drum and bass, as well as classical music concerts, plays, and films; so it's well worth finding out what's on when you visit. One of Pula's main attractions is the Lighting Giants illuminations, where a series of impressive cranes are illuminated as part of a light show every evening between 9 and midnight. Each year they become part of the Visualia festival which sees performances including 3D video mapping displays and audiovisual installations, all set over 3 days.



## Local Amenities

Nearest Airport	<b>Pula airport (16 Km)</b>
Nearest Ferry Port	<b>Pula Ferry (7 Km)</b>
Nearest Town/City	<b>Fazana (500 m)</b>
Nearest Town/City	<b>Pula (5 Km)</b>
Nearest Restaurant	<b>A La Beccaccia (800 m)</b>



Nearest Supermarket	<b>Plus Supermarket (1 Km)</b>
Nearest Golf	<b>Golf klub Istria (7 Km)</b>
Nearest Beach	<b>Fazana Beach (800 m)</b>

## What we love

- Villa Vito is a gated and walled private property featuring all the amenities needed for a family holiday, including a heated private pool, canopied outdoor dining area, entertainment room and stylish modern amenities.
- The Villa is, in essence, two separate self-contained apartments sharing an outdoor space, ideal for two families holidaying together that want to maintain some privacy at times.
- The property's central village location is ideal for its close proximity to shops and the beach, as well as being ideal for those who wish to venture to some of the more touristy areas.

## What you should know...

- Villa Vito is thoroughly modern in design and facilities, so wouldn't be ideal for those looking for a more cosy or homely style.
- The accommodation is set across two separate apartments which may not suit all groups.
- The property's village location means that you are in relative proximity to your neighbours, so not a good choice for those looking for something more private or remote.

# Terms & Conditions

- Security deposit: €300 paid in cash to the owner upon arrival and refunded upon departure, 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 rental price.
- Heating costs included?: Yes, included in rental price.
- Internet access?: Yes, Wi-Fi internet access included in rental price.
- Minimum stay: 7 nights.
- Changeover day: Saturday.
- Pets welcome?: Not allowed.
- 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.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €200/week (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.