

# Villa Ljubi?asta

Region: Istria Sleeps: 8

## Overview

Villa Ljubi?asta is a lavish four-bedroomed house with spacious grounds and a large pool. Set in the small town of Vabriga on the Istrian peninsula, Villa Ljubi?asta is the perfect place for a luxurious, relaxing family holiday.

Villa Ljubi?asta is designed in a classic style, with red-tiled roofs, tall windows, beautiful columns, and traditional decor. The ground floor comprises of a spacious living room, dining room, and two of the bedrooms. The living room is beautifully designed with patterned wood flooring, comfortable cream sofas and chandeliered lighting. Here you can sit and relax whilst reading or watching the large satellite TV. The kitchen is an open plan kitchen and dining space. The kitchen features all the modern amenities that one would expect when cooking at home.

There are also two bedrooms on this floor; one queen room and one double room, both featuring incredibly comfortable beds with the highest quality bed linen. The queen room also has direct access to the pool and garden area. These two bedrooms share a bathroom that comes with a shower and steam bath.

Moving upstairs, you'll find the huge master bedroom with its impressive king-size bed. It also has its own private en-suite and access to the long balcony, which provides panoramic views out to the Mediterranean and the surrounding area. There is also another queen room upstairs which again enjoys its own en-suite bathroom and loggia. There is also a long hallway area on this floor which has cosy areas to relax.

From the kitchen, you can access the outdoor patio. Here you'll find the outdoor dining table, which sits underneath the terrace. This then extends out to the immense garden, which is home to the swimming pool. Here you can enjoy a cool swim or relax on the sunloungers. You'll also find a gas BBQ out here, which you can use to grill some delicious dinners.

There are many other amenities that are available to this villa, including air conditioning and WIFI. There is plenty of car parking available with a carport that has space for two cars and a garage that can fit two more. For a small surcharge, you can also bring your pets along with you.



## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers •  
Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on  
Request • <1hr to Airport • Satellite TV • Outstanding Landscapes •  
Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Ljubi?asta is a beautiful Mediterranean villa in the pretty village of Vabriga. The property has 4 bedrooms, 3 bathrooms for 8 guests.

### Ground floor

- Fully equipped kitchen diner with access to the terrace
- Living room with direct access to the terrace and the pool
- Double bedroom with king-size bed (size 180x200)
- Double bedroom with queen-size bed (size 160x200)
- Modern bathroom with shower and sauna
- Guest bathroom

### First Floor

- Master bedroom king-size bed (size 210x200) with ensuite bathroom and large terrace
- Double bedroom with king-size bed (size 180x200) with ensuite bathroom

### Exterior Grounds

- Swimming pool (50 m2, depth 1,30m) surrounded by sun loungers and parasols
- Outdoor shower
- Covered terrace with outdoor dining area
- Barbecue
- Large garden
- Garage for 2 cars and a carport for 2 cars.

### Additional Facilities

- Air conditioning
- WIFI
- Satellite Television



## Location & Local Information

Villa Ljubista sits on the coast in the quiet village of Vabriga, approximately sixty kilometres away from Pula airport. Although the Istrian peninsula is less popular than the Dalmatian coast for tourists, by no means will you be missing out! The area is well known for its deep history and incredible beauty.

Vabriga is a small town making it an excellent place when looking for a quiet holiday. The villa is under two kilometres from the beach and can also be admired from the balcony! There are plenty of activities close by, with Tar's village just five minutes away. Activities include scuba diving, water sports, hiking, cycling, and quad-biking. There are also many local Croatian taverns and restaurants that specialise in fresh seafood. You'll also find an abundance of authentic restaurants in the town of Novigrad - Konoba Anni is known for its burgers, and Damir & Ornella produces some stunning fine dining!

The nearest large town is Poreč. There are lots to see here including the Old Town which is full of history. There are also the Paredine Caves nearby, which has some of the world's spectacular protected stalagmites and stalactites. There is also the Euphrasian Basilica, a Byzantine cathedral that dates to the 4th century.

If you want to see the main sights and visit a city, then a visit to Pula is a must! Pula is a brilliant city; even though it's not very well known, it's steeped in rich culture and history. The main tourist attraction is the amazingly preserved Roman amphitheatre. Dating back to the first-century, the outside walls are almost perfectly preserved, and it is regarded as second only to Colosseum in Rome. Other ancient sites such as the Temple of Augustus are scattered around the city. The architecture fuses Byzantine chapels with Venetian style townhouses and Hapsburg palaces. Of course, you'll find some of the finest restaurants in Istria here, such as Bistro Alighieri and Ribarska Koliba. Istria is also well known for its decadent truffles, so keep your eyes peeled!



## Local Amenities

Nearest Airport	<b>Pula Airport</b> (64.4km)
Nearest City	<b>Pula</b> (68.1km)
Nearest Village	<b>Vabriga</b> (0.25km)
Nearest Beach	<b>Beach Solaris</b> (3.5km)



Nearest Restaurant

**Vabriga**  
**(0.25km)**

# Terms & Conditions

- Security deposit: €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- Arrival time: 4pm

- Departure time: 10am

- 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.

- Pool towels included?: Yes, included in the rental price.

- End of stay cleaning included?: Yes. For mid stay cleaning there is an additional charge of €300, paid locally.

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: 5 nights. All other durations on request.

- Changeover day: Flexible

- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €23 per pet per day will apply (paid locally).

- Smoking Allowed?: Smoking & Vaping are not permitted.

- 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.

- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed.