

# Villa Nerezine

Region: Dalmatian Islands Sleeps: 6 - 7

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## Overview

Villa Nerezine offers a slice of comfort married with resplendent luxury for those looking for a home away from home. Boasting three bedrooms, a dining room for entertaining, a large living room for relaxing and a garden and private parking, this is the perfect paradise for families seeking peace.

This villa is a unique find dating back to the 19th century but underwent a complete renovation in 2020. What makes this property so distinctive is its blend of ancient architecture, which lends it grandiosity, history and warmth, and all the luxuries of the modern world to ensure that you can live the life you're used to.

A jewel amongst the Dalmatian Islands, the villa is situated on Losinj. At 150 sqm, the villa can occupy six adults, welcomes pets and accepts a minimum stay of seven nights. Complete with a barbeque, sun loungers and trampoline, both relaxation and play are accounted for at the Nerezine. It also includes all the mod cons you're used to, including streaming services (Netflix, Prime) and over 900 television channels and radio stations.

As a stand-alone property, privacy is guaranteed and promotes a safe haven of serenity perfect for families seeking quality time together away from the glare of the world. Made from stone, the blend of modern and antique touches makes this property unique.

As you enter the property, you'll find a languishing living room and dining area as well as a kitchen ideal for family dinners, complete with a fridge, stove, dishwasher, microwave, coffee machine, toaster, kettle and various other features. You can also adorn dishes with a plentiful array of herbs sourced from your very own private garden, including oregano, rosemary and laurel, to add authenticity to any dish.

You'll also locate one bedroom on the ground floor housing two single beds, complete with a walk-in shower, laundry room and toilet. On the first floor, you'll find the colourful master bedroom, with its wardrobe and computer desk for those who may wish to do some writing whilst in your oasis. You can also enjoy the luxuries of your bathroom with a shower, toilet and washbasin. All rooms are air-conditioned, and the villa itself is fenced in.

If you continue exploring, you'll locate an attic bedroom decked out with a



queen bed, an additional sofa bed, and a lounge area with elegantly sloped ceilings. Make this home your own and enjoy a taste of the Dalmatian islands.

## Facilities

Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens •  
Wi-Fi/Internet • Air-Con • Pets Welcome • Walk to Village • Walk to  
Restaurant • BBQ • Smart TV • Outdoor Games • Cot(s) • High Chair(s)  
• Toys • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit &  
Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Villa Nerezine is a luxurious 19th century villa offering a peaceful family escape. There are 3 bedrooms and 2 bathrooms for 6 guests.

### Ground Floor

- Fully equipped kitchen
- Spacious living and dining area
- Twin bedroom with two single beds and shower room
- Master double bedroom
- Attic bedroom with queen-size bed with lounge area, including sofa bed
- Family bathroom with shower, toilet and washbasin
- Laundry room and separate toilet

### Exterior grounds

- Terrace with seating and dining area
- Fenced, large garden with sun loungers
- Barbecue
- Trampoline and garden toys
- Outdoor shower
- Parking for 3 cars

### Facilities

- Air conditioning
- Free Wifi
- Smart TV
- Badminton set



## Location & Local Information

You'll find your blissful villa in the serene town of Nezerine on the Dalmatian island of Losinj. The property itself is a true haven, there are no busy roads surrounding your villa, making this the perfect place for families and any pets you may wish to accompany you. A wonderful place to soak in the charms of the Adriatic and forget the foibles of the larger world, here you can sit beneath the nestle tree and read a book whilst listening to the calming sound of crickets.

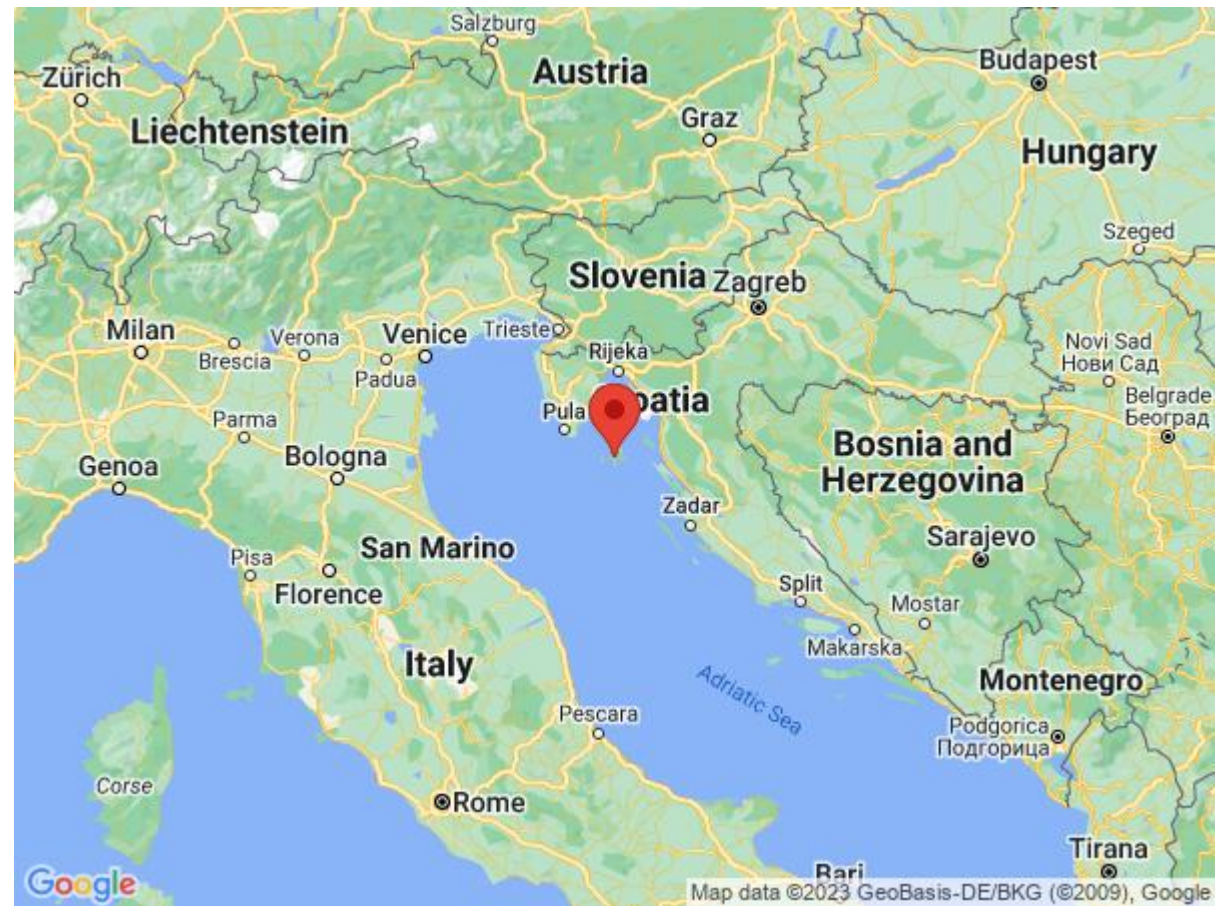
Losinj itself is perfectly poised in the northern Adriatic Sea and is renowned for its stunning bays and plentiful vegetation. Its main town, Mali Losinj, houses a large natural harbour, the Museum of Losinj within the Fritzi Palace and the Museum of Apoxyomenos.

Losinj appeals to tourists because it remains so unspoilt – you can truly feel as though you are going back in time when you explore the local area, forget your troubles, spend time with those that matter or delve into a creative project. Despite the virginal landscape, Losinj is by no means a 'boring' location – the history of the area is incredibly rich, and the neighbouring museums will allow you to explore that history in greater depth. The island's history is fairly unique – many travelled to Losinj to assist with respiratory ailments due to its pure sea air.

Losinj is a long, narrow island, far from pollution and populated with many herbs. The island itself is very fragrant – you can smell the herbs upon arrival. Ideal for those who long to explore a paradise that isn't overly populated, you may wish to seek out Veli Losinj to discover more about the area within the confines of a beautiful tower converted into a museum. Another great lure is island hopping – there are plenty of beautiful and bountiful islands dotting the Adriatic. If you're feeling adventurous, you may wish to see what the others have to offer.

As for the local town of Nezerine, where your villa is located, it's known as a fishing island and is home to only 400 people. The historic homes, quaint gentle charm and endless eateries are a key appeal. This is certainly a simpler way of life. Something you absolutely must do in Nezerine is eat. You can't walk far without finding a beautiful spot to while away a few hours. Joker offers excellent seafood and barbecue, Konoba Promenada is the joint for pizza lovers, as is Mornar, Pogana is great for a sample of authentic Croatian fare Bistro RIO is wonderful if you're seeking something fast.

The area is peppered with many churches and monasteries, and there are also a handful of bars and clubs for those who want to explore the nightlife. Of course, the key selling point is the sandy beaches, pristine waters and flawless



greenery.

## Local Amenities

Nearest Airport	<b>Pula (128km)</b>
Nearest Ferry Port	<b>Mali Losinj/Porozina (15.7km/63.3km)</b>
Nearest Town	<b>Nerezine (0.7km)</b>
Nearest Beach	<b>Galboka Beach (1.2km)</b>
Nearest Restaurant	<b>Bistro Barbakuan (1.1km)</b>
Nearest Supermarket	<b>Tisak (1km)</b>



## What Oliver loves...

- We love the selection of kids' toys at the property. Alongside badminton and the trampoline, there's lots of fun for kids and adults alike.
- As well as the fragrant air, being able to cook up your own pasta or pizza whilst adding some of the home-grown herbs from your very own garden really transports you into the past.
- We enjoy the blend of old and new. It's easy to avoid the modern world, but if you miss it, Netflix is only a room away.

## What you should know...

- Please ensure you carry cash. Village life is very authentic and not everywhere accepts card.
- Pets are welcomed at the property, but arrangements must be made first. Although the area is fenced in and the surrounding roads are quiet, animals should still be monitored.
- Mali Losinj is the largest town and is about a 19 minute drive from the property. By bus or if walking, the journey closes in on three and a half hours, making a car preferable.

# Terms & Conditions

- Security deposit: €150 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- 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?: Extra €70 , 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 garbage disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 14 nights June to September, otherwise 7 nights.
- Changeover day: Saturday from June to September, any day for the remainder of the year.
- Pets welcome?: On request only and with prior agreement with the owner.
- 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, 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.