

# Villa Leksija

Region: Istria Sleeps: 8 - 11

## Overview

Surrounded by the beautiful green countryside of Northern Istria, 4-bedroom Villa Leksija enjoys an idyllic setting. Located in pretty Kušibreg, within 5 minutes of the Slovenian border, this delightful villa has a large garden, outdoor pool and enchanting views.

With room for up to 11 guests, Villa Leksija is spacious and well equipped. In the outdoor areas, you can make use of a large terrace with sun loungers and seating surrounding the heated pool, and there is a terrace to the side of the house too. Large lawn areas are ideal for children to play on or for the grown-ups to enjoy drinks in the evenings.

There is a lovely outdoor dining area with a barbecue in the garden, positioned to enjoy the most spectacular views of the surroundings. Inside, a fitness and wellness space with gym equipment and a Finnish sauna is a great addition – and complemented by an irresistible hot tub.

The interior styling is sure to impress. Classic with rustic touches, you are sure to feel immediately comfortable here. The living room has an LCD TV, Bluetooth speaker and Playstation 5, but it's the comfy sofa and inviting fireplace which makes it so irresistibly cosy. An elegant dining area for 12 people and a professional kitchen will elevate mealtimes to a new level. If you prefer not to cook, the services of an onsite chef are available if required.

Upstairs, you have four bedrooms, all en suite and featuring TV and air conditioning. In addition to the living areas of the main villa, there is a separate basement apartment with a double bedroom, shower room and kitchenette, suitable for one extra person. Free Wi-Fi and onsite parking are included, along with a charging point for electric vehicles.

Villa Leksija is around 8km from the centre of Momjan, a small village with restaurants, wineries, and castle ruins to visit. The villa is around 22km from the sea, with the beautiful Kanegra Beach being one of the closest coastal points.

Travel a little further, and you can discover pretty towns such as Umag and Novigrad, and more quiet beaches. If you want to explore Croatia's neigh



## Facilities

Modern • Wellness • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • <1hr to Airport • BBQ • Hairdryer • All Bedrooms En-Suite • Satellite TV • Sauna/Steam • Gym/Fitness Room • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Surrounded by beautiful greenery, the luxurious Villa Leksija is located in the picturesque town of Kucibreg, near Momjan in Istria and can accommodate up to 8+3 people.

### Ground Floor

- Professional kitchen
- Dining and living room with fireplace
- Fitness and wellness sauna with sauna and jacuzzi
- Guest toilet

### First Floor

- Double bedroom with en suite bathroom
- Three double bedrooms with en suite shower room

### Lower Ground Floor (Seperate entrance)

- Kitchenette (oven, dishwasher, fridge with freezer, oven)
- Living and dining area
- Double bedroom with en suite shower room
- Utility with washing machine, dryer and iron

### Exterior Grounds

- Heated swimming pool
- Terrace with sunloungers
- Outdoor shower
- Large fenced garden
- Outdoor dining area
- Barbecue



*Additional Facilities*

- Air conditioning
- Wi-fi
- Satellite TV
- Bluetooth speaker
- Playstation 5
- Sauna
- Jacuzzi
- Washing machine
- Tumble dryer
- Iron & ironing board
- Baby cot
- High chair
- Parking
- Electric charger for cars (additional charge, paid locally)

\*Pool heating included upon request, see T&Cs

## Location & Local Information

Northern Istria is a charming region with wonderful countryside, undiscovered villages and a coast lined with stunning beaches. Istrian highlights like Rovinj and Pula are within easy reach, along with the rugged mountains of Učka Nature Park.

The pleasingly tranquil Kanegra Beach lies around 30 minutes from Kušine, almost nudging the border with Slovenia – you even get an international view from the beach. When you have enjoyed this beautiful setting, you could easily pop across to the Sežana Salina Nature Park – peaceful salt pans with plenty of birds to see. Many spas in nearby Portorož offer treatments based on the salts. You will also find a beach, casinos and excellent restaurants in this resort.

Back in Croatia, pretty Umag is one of the first towns you'll come to along the western coast. Lovely pebble beaches and a charming Old Town are found here, along with a contemporary art gallery and a small museum. Local vineyards and nearby Savudrija Lighthouse add points of interest, while the Croatian Open tennis tournament brings sports fans to the town each summer.

About 20 minutes south, Novigrad is an excellent place for food lovers. The town hosts an annual food festival, Gnam-Gnam Fest, and has many high-quality restaurants. Fresh seafood and the region's locally produced wines are well worth checking out – Istrian Malvasia, a full-bodied white, is considered one of the best.

You can enjoy the town's Lapidarium Museum or wander down to the charming waterfront. The Old Town's most recognisable building is the Church of St Pelagius and St Maximus – its tower dominates Novigrad's skyline.

Busy Poreč's Roman Old Town and the 6th-century Euphrasian Basilica are must-sees to the south. During the annual Poreč Summer festival, classical concerts are often staged at the church, forming part of a UNESCO World Heritage Site. You can also visit the impressive Baredine Cave or take a boat trip to Sveti Nikola's gorgeous island – a few minutes away.

The rugged countryside of Učka Nature Park is ideal for hiking and mountain biking, constituting something of a hidden gem in Istria's northeast. At the highest peak, Vojak, you will find a landmark stone tower from which to appreciate the best views. The glamorous spa resort of Opatija is close by and retains much of the splendour that once made it the local nobility's go-to getaway. Kvaerner Bay, the Lungomare promenade and the town's immaculate parks are among its highlights. Kušine is the ideal base – you can reach beautiful Piran and Trieste, in Slovenia and Italy, in less than



one hour.

### Local Amenities

Nearest Airport	<b>Pula (92km)</b>
Nearest Town	<b>Buje (14km)</b>
Nearest Beach	<b>Kanegra (22km)</b>
Nearest Restaurant	<b>Momjan (8km)</b>
Nearest Shop	<b>Momjan (8km)</b>
Nearest Golf	<b>Golf Club Adriatic (52km)</b>

## What we love

- This villa combines excellent facilities with a stunning rural location – the views from the pool and outdoor dining terrace show the charm of this region of Croatia.
- There's a homely feel to the interiors at Villa Leksija – rustic stone walls, wooden beams and well-chosen colours and textures are all part of the exquisite design.
- With a hot tub, sauna and large outdoor pool, you'll be able to work on your wellness in style at Villa Leksija.

## What you should know...

- Pets are not permitted at this property.
- A cot for an infant is available on request if required.
- Chef services will incur an additional cost.
- Heating of the pool is free of charge but needs to be requested in advance.

# Terms & Conditions

- Security deposit: €1000 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?: 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.
- Internet access?: Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- Minimum stay: 7 nights from 08.07 to 25.08. All other periods 5 nights.
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & vaping are not permitted.
- Pool heating charge?: For those who require pool heating, it is on request and included in the rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Pool opening dates?: The pool is open from May to September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- 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.