

# Villa Ronja

Region: Rovinj Sleeps: 5

## Overview

Villa Ronja is a very modern villa suitable for up to five guests with excellent facilities and style. Located in Bale, around 14km from Rovinj, this villa has one of the gems of the Istrian Coast within easy reach.

One of the highlights of this property is the covered terrace and pool area. With super-comfy loungers and seating at either end, the pool measures an impressive 8m x 4m and has direct access from the living area and one of the bedrooms. An attractive garden with lawn areas provides more outdoor space. You can also make use of a portable barbecue and an outdoor shower.

There's an elegant dining area just inside the patio doors, making it easy to enjoy drinks out on the deck after your meal. The living area is cosy and inviting, with ample seating and a large, flat screen TV mounted on the opposite wall. The kitchen forms part of the same open-plan space, providing bar-style stool seating, an oven, a dishwasher, a coffee machine and a hot plate.

Each of the two bedrooms are located on the same level. Both have a double bed, TV and air conditioning, as well as their own shower room. A fifth guest can be accommodated on the sofa bed in the living room.

Villa Ronja also offers free Wi-Fi and parking for two cars. Underfloor heating is available if needed at an additional cost. The villa is just 500m from shops and restaurants and 8km from the nearest beach.

Beautiful Rovinj is within a 20-minute drive of Bale. Gateway to the nearby islands, its charming Old Town is dominated by the Baroque church of St Euphemia, the bell tower of which offers unbeatable views out to the islands. The town hosts regular art and music festivals and delivers excellent dining and shopping.

Other major cities along this stretch of coast are easily accessible. You can reach Poreč or Pula in around 40 minutes – both have impressive historic landmarks that are well worth seeing. Several water parks and adventure parks are also accessible, perfect for family days out.



## Facilities

Modern • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids •  
Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ •  
Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed &  
Bath • Satellite TV • Cot(s) • Walking/Hiking Paths • Cycling •  
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Ronja is a beautiful two bedroom villa located in Bale, close to the popular resort of Rovinj.

### *First Floor*

- Fully equipped kitchen
- Open plan living and dining area
- Two bedrooms with double bed (180 x 200cm) with en-suite bathroom
- Laundry room
- Guest WC

### *Exterior Grounds*

- Private swimming pool (8 x 4 m, depth 150 cm)
- Outdoor shower
- Terrace with sunloungers
- Barbecue

### *Additional Facilities*

- Air conditioning
- Wi-fi
- Satellite TV
- Coffee machine
- Washing machine
- Tumble dryer
- Iron
- Baby cot
- Sofa bed
- Parking for 2 cars





# Location & Local Information

One of the most picturesque, and popular, places on the Istrian coast, Rovinj is a must. For visitors to Croatia, only Dubrovnik can rival it on numbers, and those who come are charmed by Rovinj's pretty harbour and Italianate feel.

Rovinj isn't huge but it offers a pleasing array of restaurants within walking distance of the waterfront, along with boutiques, craft and souvenir shops. Cool bars, chic coffee stop-offs and great gelato all add to the vibe. The town's most prominent landmark is the church of St Euphemia, complete with bell tower modelled on that of Venice's St Mark's Cathedral.

Several islands lie off the coast of Rovinj, so boat trips make for pleasurable excursions – the impressive archipelago which makes up Brijuni is particularly popular. Those into diving might like to join an organised dive to see the wreck of Austrian steamer, the Baron Gautsch, which lies beneath the waters of Rovinj. You have very nice beaches south of the Old Town, with Mulini, Cuvì and Cisterna all highly rated.

Rovinj isn't big on named attractions, but there are a few museums and galleries, boosting Rovinj's reputation as an arty kind of town. The Royal Heritage Museum has a good collection of Italian art, while the striking red Baroque building that houses Rovinj City Museum has yet more, along with temporary exhibitions around themes such as architecture.

In summer, arts and music festivals give the town a further cultural kick. Mosey down to the main square and you are sure to find something happening, while Grisia, the main street in the Old Town, hosts an open-air art show each August which draws the crowds.

Heading up the coast, the city of Poreč is well worth a stop. There are plenty of historic attractions, including the 6th-century Euphrasian Basilica, a UNESCO World Heritage Site. Numerous family-friendly parks like Aquacolors, Papago Park and Dinopark Funtana mean Poreč is the ideal destination if you're travelling with children, and the lovely Sveti Nikola island is just a short boat ride away. Fancy hiring a bike? Cyclists can follow the scenic Parenzana Trail, once a railway track that went all the way to Trieste.

## Local Amenities

Nearest Airport	<b>Pula Airport (26km)</b>
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Nearest Village	<b>Bale (0.5km)</b>
Nearest Town	<b>Rovinj (14km)</b>
Nearest Beach	<b>Cisterna Beach (9km)</b>

## What we love

- This compact villa is ideal for a small family or two couples, with plenty of room for everyone around the pool.
- The interior styling is chic but still warm and inviting – you will love the cosy bedrooms with their sleek en suites.
- Cover star of many a guidebook, picturesque Rovinj has it all. You can look forward to lovely beaches, a historic Old Town, excellent restaurants and idyllic island excursions.

## What you should know...

- No pets are permitted at this property.
- No youth groups are accepted.
- The pool is available from March to November only.

# Terms & Conditions

- Security deposit: €400 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?: Extra €15 per day, paid locally.
- 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 May to September, 5 nights during all other periods.
- Changeover day: Saturday from May to September, flexible during all other periods.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool opening dates?: The pool is open from March to November. 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.