

Villa Janica

Region: Istria Sleeps: 8

Overview

Refreshingly modern and elegantly beautiful, Villa Janica is the ideal holiday home for a group of eight. Settled in a peaceful rural location close to the pretty town of Labin and a mere 15 minutes from Rabac, you're primed to enjoy the lush, naturally gorgeous and tranquil surroundings. A dreamy destination for families, friends and those celebrating their honeymoon.

The home contains four luxurious bedrooms complete with wardrobe space, bathrooms and access to enchanting terraces. Two bedrooms are located on the ground floor, with the remaining two on the first floor. One of the bedrooms on the ground floor has been adapted to ensure comfort and accessibility for guests with disabilities.

Another delightful feature of the property is its small study, ideal for those who wish to create or work with the promise of privacy. Also, on the property's ground floor, you'll find a large lounge which makes a beautiful environment for your party to gather. Kitted out with a large television and PlayStation console, you can also enjoy gathering together for conversation and cuddles. With a table to sit eight and a fully equipped kitchen, you can spend quality time rustling up delectable feasts whilst enjoying one another's company.

In a separate area on the ground floor, you'll find what's known as the wellness zone. Here you can use the Finnish sauna, ceramic ergonomic warm beds and lighting suitable for chromotherapy. There's also an area for washing and drying laundry alongside a guest toilet.

Furnished with a simple, sophisticated style, relaxation is maximised. There are also subtle touches of elegance, such as sweeping curtains to add a touch of grandeur and stark black furnishings to contrast beautifully against the sobering white. The colour scheme allows the rainbow of nature, particularly a cacophony of greens and blues, to ensnare the senses. The space unites and encourages connection, whether you're eating together, preparing food as a group, sitting around in conversation, playing card games or watching television, but there are plenty of opportunities for privacy. Muted décor with the odd pop of colour lends splendour to the stunning landscape.

With its warm Mediterranean climate, you must make the most of outdoor life. Outdoor living includes alfresco dining, a covered kitchen, a large dining table and a kitchen block. There's a convenient outdoor toilet, an open-air barbecue



and a lovely vegetable garden to peruse. You can also use the covered terrace and take in the scents of the fragrant olive trees, the immersive lavender and the views of the beautiful sunrises and sunsets that seem to set the land alight in gold. Spend a day lounging on a sunbed, reading a book, swimming in the pool or soaking in the jacuzzi. For those who wish to remain active, you can utilise the nearby gym, including an outdoor chess area for those who want to test their strategic prowess.

Soothing rolling views of lavender and vineyards stretch out before you. Throughout the summer months, you can hear the lulling coo of crickets. Are you looking for a lovely environment to spend time with loved ones and to allow all your stresses and strains to melt away? Let Villa Janica welcome you home.

Facilities

Modern • Wellness • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • <1hr to Airport • BBQ • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Sauna/Steam • Gym/Fitness Room • Outdoor Games • Heating • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Janica is a beautiful, modern villa that can accommodate 8 people, not far from the picturesque old town of Labin.

Ground Floor

- Fully equipped kitchen
- Large open plan living and dining area
- Small study
- Two double bedrooms with en-suite bathroom
- Wellness zone with a Finnish sauna and ceramic ergonomic warm beds and lighting suitable for chromotherapy
- Laundry room with washer and dryer
- Guest WC

First Floor

- Two double bedrooms with en-suite bathroom

Exterior Grounds

- Private swimming pool
- Terrace with 8 sunloungers and parasols
- Outdoor shower
- Hot tub
- Covered summer kitchen with a large dining table
- Barbecue
- Childrens playground
- Outdoor chess
- Small gym with multi-functional machines

Additional Facilities

- Air conditioning
- Central heating
- Underfloor heating
- Wi-fi
- Television
- Playstation
- Hair dryer
- Washing machine
- Tumble dryer
- Coffee machine
- Video surveillance at entrance
- Parking



Location & Local Information

Located in Labin, Croatia, you're settled in a small town in Istria, in the west of Croatia. Poised on top of a hilltop, Labin overlooks Rabac and the stunning blue of the Adriatic Sea. Labin has a history of coal mining—it contains the country's largest centre for mining coal. Labin also wields a mighty attitude, having held one of the first anti-fascist rebellions in 1921 and establishing itself as a Republic.

The Labin of today is a holiday haven with a gentle, leisurely pace of life. There's much to see and do here, including exploring the area's history in an immersive way by donning a helmet and entering tunnels that reflect how life would have been for the working miners in the area.

The first thing you'll notice about Labin is its beautiful colours and stunning architecture. Features and elements of Baroque, Renaissance and Gothic timeframes peppered throughout the area's palaces, houses and churches. In the old town on top of the hill, you'll find Fortica, a fortress that flaunts the beguiling views across Rabac and the Island of Cres.

You can explore the Dubrova Sculpture Park, which holds over 70 outdoor sculptures. The area is also renowned for its many restaurants and bars. The town's most famous café and bar is Velo Kafé, so be sure to visit. Running across three storeys, Velo Kafé contains a tavern with a fireplace, a café and a large terrace, perfect for a quick bite or a longer, more languishing meal.

For echoes of Dubrovnik, you can take in the city walls, a defensive measure to ensure the protection of the town. There are many churches to visit, but a particularly special one is the Church of the Virgin Mary's Birth. The cobblestone streets make for an enchanting walk, and you'll even see hammer and sickle insignias emblazoned on the walls.

Rabac is on the coast, a mere 15 minutes away. Girandella Beach, with its pebbled shores, is ideal for guests of all stripes, with extra fun built in for families and gorgeous water for snorkelling. Four Elements Beach is another gorgeous place to swim and take in the surrounding nature whilst enjoying the clean, warm waters. Maslinica Beach flaunts gorgeous views of the colourful buildings behind, and you can also enjoy the Aquapark Maslinica Rabac for hours of enjoyment as a family.

The ancient ruins of Teleferika make for an enjoyable adventure, and The Beat Beach Club and Movie Lounge Bar and great places to relax and recharge when a day's adventuring is done.

Cycling is popular in the area – you can hire equipment from the bike centre in



Rabac and explore any of the routes in the area. For those who want to partake in some nightlife exploits, Perla is a wonderful bar with tasty cocktails. Vanilija Rabac is a nice low key environment for a night-time tipple. If you want to purchase something unique and beautiful, head to Pikolece where you can find many unusual, one of a kind finds.

Croatia is renowned for its waters, and you can head off on an excursion by boat. Seek out Miami beach – a pebbled beach located in a hidden cove, and the Island of Cres, renowned for its Venetian beauty, Tramuntana forest, griffon vulture nests and endless ancient relics. Alongside boat tours, there are many water sports and activities to enjoy, including kayaking, jet-skiing and diving.

Local Amenities

Nearest Airport	Pula Airport (42.5km)
Nearest Town	Labin (5.5km)
Nearest Beach	Plaza Girandella (12km)
Nearest Supermarket	Plodine (2km)

What we love

- We loved hearing the sounds of crickets at night. The area is so peaceful that the hum of crickets provides a lovely background noise when dozing off for the night.
- Snorkelling at Girandella Beach! We brought a piece of bread with us to help lure the fish into view and used an underwater camera for pictures.
- We loved starting the morning at the table together with a big breakfast before doing laps of the pool. Bliss!

What you should know...

- We recommend taking cash, especially when heading off the beaten track. Some establishments will only take cash so it's best to be prepared.
- We brought bug spray to apply in the evenings as the location is remote. The plus side to that is the tranquillity, but it does mean bugs can come to play!
- It's recommended to have access to a car due to the remote location. We found it easy to jump in the car and explore the surrounding areas before heading back to our hidden sanctuary afterwards

Terms & Conditions

- Security deposit: €800 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: 5 nights. All other durations on request.
- Changeover day: Flexible
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: The pool is open from May to October. 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.