

# Villa Niko

Region: Istria Sleeps: 12

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## Overview

Welcome to Villa Niko – your luxurious home away from home near the enchanting coastal town of Porec, Croatia. Nestled in the heart of the Istrian Peninsula, this magnificent six-bedroom villa is a haven of comfort and tranquillity, perfect for hosting up to twelve guests. Whether you're planning a family reunion, a group getaway, or a special celebration, Villa Niko promises an unforgettable experience.

As you step into Villa Niko, you'll be greeted by a spacious, elegantly designed interior that combines modern sophistication with rustic charm effortlessly. The open-plan living and dining areas are bathed in natural light, creating a warm and inviting ambience. Soft sofas invite you to sink in and relax after a day of exploring while a large dining table sets the stage for memorable shared meals.

The villa boasts a fully equipped kitchen where culinary adventures wait for you to whip up delicious meals using fresh, local ingredients.

When it's time to rest, you'll find six beautifully appointed bedrooms, each thoughtfully designed to ensure a restful night's sleep. Villa Niko has two twin bedrooms, ideal for children or friends sharing, while the other four have double beds.

Step outside, and you'll discover your own private oasis. Villa Niko's outdoor spaces are a true delight, featuring a stunning pool surrounded by sun loungers. Sip cocktails on the terrace as you soak up the sun or dine al fresco under the stars in the charming garden. Or host an in-house table tennis tournament on the patio, bringing together the whole family.

For those seeking a bit of adventure, Porec's historic old town and coastline are just a short drive away. Explore local markets, try out water sports, or embark on wine-tasting tours in the picturesque Istrian countryside.

Villa Niko provides every amenity you desire for a perfect holiday. In Villa Niko, you'll find more than just a place to stay; you'll discover a home where cherished memories are made.



## Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Village • Walk to Restaurant • <1hr to Airport • Washing Machine • Dishwasher • Ground Floor Bed & Bath • TV • Bicycles Provided • Table Tennis • Parking Space • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## *Interior - Ground floor*

- Open plan kitchen, living area
- Fully equipped kitchen
- Dining area
- Bathroom (with washing machine)
- Bedroom 1 - 2 single beds
- Bedroom 2 - Double bed

## *Interior - First floor*

- Bedroom 3 - Double bed, A/C, ensuite bathroom with shower
- Bedroom 4 - 2 single beds, A/C, ensuite bathroom with shower
- Bedroom 5 - Double bed, A/C, ensuite bathroom with shower
- Bedroom 6 - Double bed, A/C, ensuite bathroom with shower

## *Exterior*

- Private swimming pool (32 sqm)
- Shower
- Sunbeds
- Parasols
- Covered dining area
- Garden

## *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- TV
- Filter coffee machine
- Dishwasher
- Washing machine
- Table football
- Table tennis
- Bicycles
- Parking for 4 cars
- Barbecue



## Location & Local Information

Villa Niko is nestled in the enchanting village of Vošteni, Croatia, less than half an hour's drive from the dreamy holiday destination that caters to every traveller's desires. Located on the Istrian Peninsula, this picturesque haven enjoys a prime spot just a stone's throw away from the sparkling waters of the Adriatic Sea.

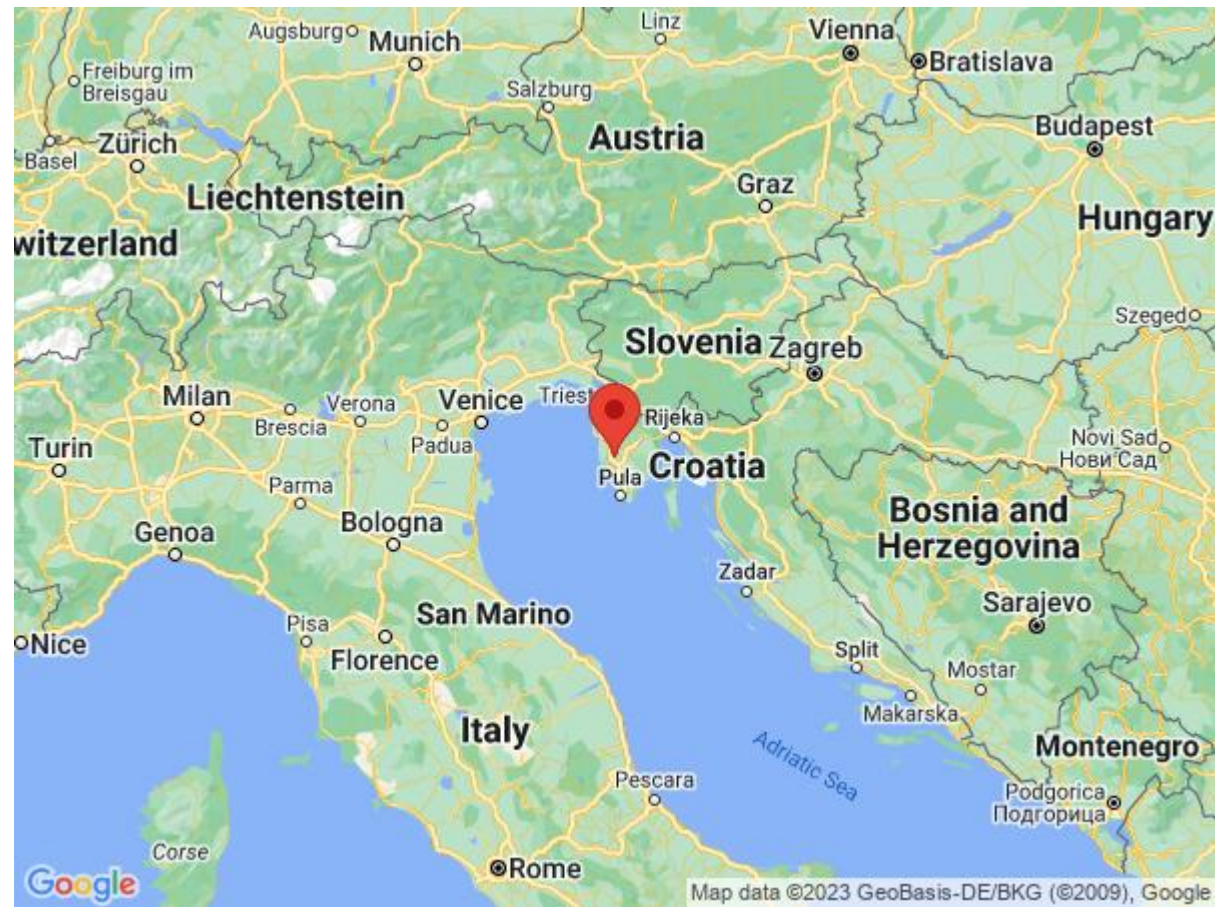
Poreč is a historic gem known for its well-preserved Roman architecture, including the stunning Euphrasia Basilica, a UNESCO World Heritage Site. Wander through the charming, cobbled streets of the old town, where you'll find quaint shops, inviting cafes, and traditional restaurants serving delectable Istrian cuisine.

For those seeking sun and sea, Villa Niko is a short drive from some of the region's most beautiful beaches. Whether you prefer relaxing on the sandy shores, indulging in water sports, or exploring hidden coves, the crystal-clear waters of the Adriatic provide endless opportunities for aquatic adventures.

Nature enthusiasts will be captivated by the lush Istrian countryside, with its rolling vineyards, olive groves, and truffle-rich forests. Take leisurely bike rides through the scenic landscape or embark on hiking trails that offer breathtaking panoramic views.

In the evenings, Poreč comes alive with a vibrant nightlife scene. Sample local wines at charming bars or dance the night away at beachfront clubs.

With its rich history, natural beauty, and cultural delights, Poreč is a holiday destination that promises a perfect blend of relaxation and exploration. Villa Niko's idyllic location allows you to immerse yourself in all this enchanting region offers, creating lasting memories in the heart of coastal Croatia.



## Local Amenities

Nearest Airport	<b>Pula Airport</b> (50.1 km )
Nearest Ferry Port	<b>Pula Ferry Port</b> (44.7 km )
Nearest Village	<b>Vosteni Centre</b> (280 m )
Nearest Town	<b>Sveti Lovreč</b> (3.2 km )



Nearest Shop	<b>Butiga Ultra 109, Sveti Lovrec (3.3 km )</b>
Nearest Beach	<b>Beach Orsera (16.5 km )</b>

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## What we love

- The space in the villa was ideal, with elegantly designed bedrooms and modern amenities, it was a comfortable stay for all the family.
- We loved relaxing by the infinity pool in the villa's charming garden.
- Being so close to Poreč was great! We loved exploring the historic old town and indulging in local cuisine, all just a short drive away.
- Close to the coastline, we enjoyed easy access to beautiful beaches and a variety of water sports.
- Make sure to explore the scenic Istrian countryside with its vineyards, olive groves, and hiking trails.

## What you should know...

- Villa Niko offers a peaceful countryside setting, but a car is recommended in order to see all that Istria has to offer.
- Villa Niko is spread across two floors, there is no lift to access the floors, only a staircase.
- There are bikes provided at Villa Niko.

# Terms & Conditions

- Security deposit: €500 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 15th June - 7th September.  
5 nights all other dates.
- Changeover day: Saturday from 15th June - 7th September.  
Flexible all other dates.
- Pets welcome?: On request only and with prior agreement with the owner. Maximum of 2 pets. If accepted, a pet supplement of €10 per pet per day will apply (paid locally).
- 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.