

# Villa Terra Adria

Region: Rovinj Sleeps: 8

## Overview

Boasting an idyllic location in the charming town of Bale, Villa Terra Adria is an elegant four-bedroom property nestled in the heart of sun-soaked western Istria. Situated just a short drive from the sparkling seaside town of Rovinj, the villa is surrounded by rolling green vineyards and tranquil olive groves, showcasing the stunning natural beauty of the Croatian countryside.

Offering exceptional facilities for up to eight guests to enjoy, Villa Terra Adria features two swimming pools and a Finnish sauna, as well as four delightful double bedrooms and breathtaking views of Bale. The contemporary stone villa has been thoughtfully designed to echo the traditional architecture of the region, where the irresistible pull of the Adriatic Sea beckons you towards the coast, and your peaceful rural setting is sure to leave you feeling revitalised from the moment you arrive.

Each morning, azure skies and the gentle Adriatic breeze will draw you outside to the villa's expansive terrace, where you can enjoy a refreshing dip in the private outdoor swimming pool, which boasts relaxing hydromassage features. Unwind on a comfortable sun lounger as you sip a freshly brewed cup of coffee, taking in the picturesque natural scenery surrounding you. A poolside shower offers you the chance to cool off from the warmth of the Croatian sunshine, or you can spend the rest of the morning reading in the shade of the covered outdoor lounge area. Later on, the lounge area is the perfect place to gather everyone for a family feast at sunset, with barbecue facilities and a well-appointed summer kitchen.

Inside Villa Terra Adria, a cool and restful ambience awaits you. The villa's contemporary living space boasts an open-plan layout, with the lounge area featuring a sumptuous corner sofa, a modern fireplace and a flatscreen TV, inviting you to curl up and unwind after a day spent exploring the coastal gems of Istria. With high ceilings creating a bright and airy interior, the living space also features a charming dining area where everyone can come together in the evening, lingering over a glass of local wine before enjoying the sunset from the spacious terrace. Meanwhile, the villa's fully equipped kitchen offers a central island and a range of modern appliances.

Also located on the ground floor, Villa Terra Adria's wellness zone is the perfect place to enjoy a moment of complete indulgence. After an afternoon spent hiking in the countryside or driving along the shimmering Istrian



coastline, make your way to the wellness zone for a leisurely soak in the indoor hydromassage swimming pool, with dual-aspect windows offering dreamlike views of Bale in the distance. Don't forget to take a moment to visit the villa's Finnish sauna, where you can feel the stresses of everyday life melt away as you unwind. The wellness zone also features comfortable loungers and a walk-in shower.

The villa boasts four stylish double bedrooms, each featuring a modern en-suite bathroom with a walk-in rain shower and double vanity basins. The bedrooms offer king-size beds, high ceilings and tasteful décor, exuding a sense of pure comfort and peace. There is a flatscreen TV in each bedroom, while air conditioning ensures that your nights are as restful as your days are relaxing.

Offering a truly enchanting location and an abundance of contemporary charm, Villa Terra Adria is the ideal place to step back into nature in the company of your loved ones.

## Facilities

Villa/House • Wellness • Private Pool • Heated Pool • Indoor Pool • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Wheelchair Access • Sauna/Steam • Outdoor Games • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Boat Trips

# Interior & Grounds

## The Villa

### Interior - Ground floor

- Open plan living, dining, kitchen area
- Fully equipped kitchen
- Finnish sauna
- Indoor heated swimming pool with hydromassage (22 m2)
- WC x 2
- Utility room
- Bedroom 1 - Double bed, A/C, TV, en-suite bathroom
- Bedroom 2 - Double bed, A/C, TV, en-suite bathroom
- Bedroom 3 - Double bed, A/C, TV, en-suite bathroom

### Interior - First floor

- Bedroom 4 - Master bedroom with Double bed, A/C, TV, en-suite bathroom
- Gallery landing with library

### Exterior

- Private swimming pool with hydromassage (10m x 4m x 1.35m)
- Sunbeds
- Covered dining area
- Summer kitchen
- Covered seating area
- Covered parking
- Small playground for children

### Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- TV
- Netflix
- Dishwasher
- Nespresso coffee machine
- Washing machine
- Dryer
- Iron & board
- Hairdryer
- Safe
- Fireplace
- Cot
- Highchair
- Alarm system
- Video Surveillance
- Badminton
- Swing



- Wheelchair ramp
- Parking
- Barbecue

## Location & Local Information

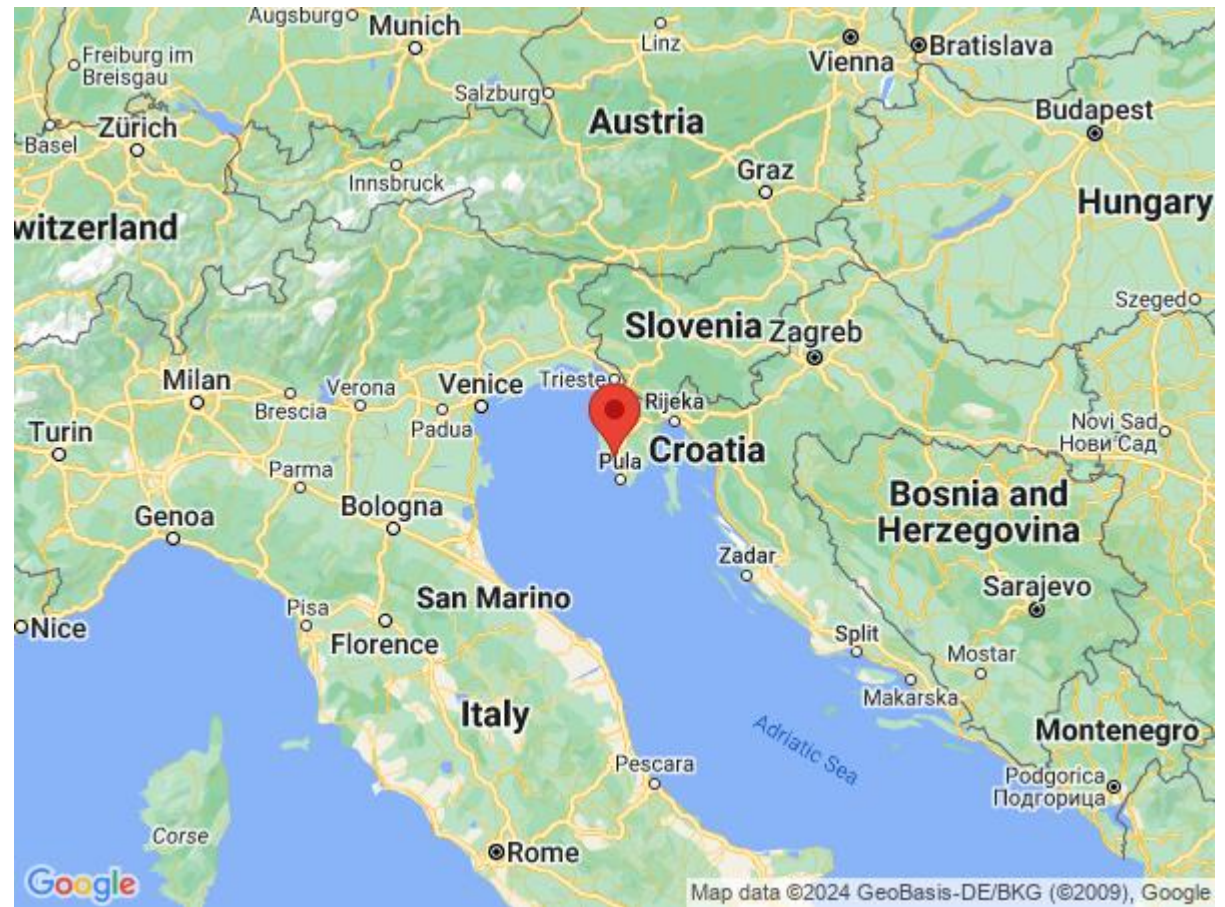
Ideally situated in the charming Istrian town of Bale, Villa Terra Adria offers guests a truly idyllic getaway in the Croatian countryside. Here, you can lounge by the pool, explore the Adriatic coastline, indulge in delectable gastronomic experiences or simply enjoy the sunshine and the enchanting natural surroundings of your own private oasis.

Stroll along the cobblestone streets of Bale on a sunny morning, stopping off for a leisurely coffee before visiting the Church of St. Julian and the impressive Soardo-Bembo Palace. If you feel peckish, visit a local tavern to sample some delicious Istrian delicacies. With winery tours and fresh local produce on offer, Bale is an obvious choice for foodies and wine lovers. An olive oil tasting is another excellent way to discover the joys of Istrian cuisine and learn more about an ancient tradition associated with this special region of Croatia.

When the sun shines in Istria, the irresistible coastline inevitably beckons, just a short drive away from the villa, you can dive into the refreshing waves of the Adriatic Sea, relax on the sun-soaked shores or take a private boat trip to explore secret cliffs and romantic bays. The beaches of Barbariga are rugged and remote, while the gleaming white pebbles and crystal-clear waters of Peroj are roughly twenty-five minutes away from the villa by car. For an exciting day trip across the water, the untouched natural beauty of Brijuni National Park is a short boat journey away from the fishing port of Fažana. Here, visitors can enjoy the fresh island air whilst playing a round of golf or taking to the sea to enjoy kayaking, scuba diving and snorkelling adventures.

Hiking and biking enthusiasts will be enchanted by the scenic trails available near the villa, which lead out towards the coast or inland to pretty medieval towns like Bale. Discover the authentic Istrian countryside on foot or by bike, with traditional farms, rustic taverns and breathtaking views of undulating vineyards and olive groves. Trekking trails near Bale wind through verdant forests, fragrant orchards and tiny villages, showcasing the natural beauty of the unspoiled Croatian countryside.

Meanwhile, the charming town of Rovinj is a coastal gem on the west coast of the Istrian peninsula. A picturesque seaside town with narrow cobblestone streets and colourful architecture, you can relax by the turquoise waters of Lone Bay Beach or enjoy a variety of watersports on Mulini Beach. Later, wander the labyrinthine streets of the old town before making your way to the hilltop Church of St. Euphemia, where you can take in panoramic views of the ocean and the cluster of tiny islands surrounding Rovinj.



## Local Amenities

Nearest Airport	<b>Pula Airport</b> (26.5 km )
Nearest Ferry Port	<b>Pula Ferry Port</b> (21.6 km )
Nearest City	<b>Pula</b> (23.5 km )
Nearest Town	<b>Bale Centre</b> (800m )
Nearest Shop	<b>Studenac Market</b> (950m )
Nearest Beach	<b>Cisterna Beach</b> (9.9 km )

## What we love

- The sun-drenched terrace at Villa Terra Adria is the perfect place to begin each blue-sky day, with a refreshing dip in the private pool and breakfast with a view.
- We highly recommend a boat trip to Brijuni National Park, where we rented bikes to explore the island before swimming and scuba diving in the ocean.
- We loved wandering the enchanting cobblestone streets of Bale, surrounded by endless views of verdant vineyards and rolling olive groves.
- We still dream about unwinding in the villa's tranquil wellness zone, where the views of nearby Bale provide an idyllic backdrop to the indoor swimming pool and Finnish sauna.

## What you should know...

- Villa Terra Adria is located in Bale, roughly a twenty-minute drive from Rovinj.
- The villa can accommodate up to eight guests in total.
- We recommend that young children remain supervised whilst playing by the villa's private swimming pools.

# Terms & Conditions

- Security deposit: 10% of total price of accommodation to be transferred 14 days before arrival. Arranged locally with the owner.
- Arrival time: 3.00 p.m. - 21.00 p.m.
- Departure time: 11.00 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
- Pool heating charge?: Yes, included in the price.
- Minimum stay: 7 nights from June to September.  
5 nights from April to June and September to January.  
3 nights all other dates.
- Changeover day: Flexible.
- Pets welcome?: Requests can be made for 1 small pet.
- 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.