

# Villa Obici

Region: Istria Sleeps: 14

## Overview

Welcome to the epitome of luxury and tranquillity in the heart of Croatia – Villa Obici. This seven-bedroom haven of modern elegance promises an unforgettable escape.

Nestled in the picturesque landscape of Croatia, this villa is a true gem, offering a seamless fusion of contemporary design and authentic Croatian architecture. As you step into the villa, you are greeted by an atmosphere of warmth and sophistication. The open-concept living spaces are adorned with tasteful furnishings, creating an inviting ambience that instantly makes you feel at home.

The heart of the villa is undoubtedly the spacious and fully equipped kitchen, where culinary enthusiasts can indulge their passion for cooking while enjoying breathtaking views of the surrounding beauty. The dining area, bathed in natural light, provides an intimate setting for gatherings, making it an ideal space to savour delicious meals with family and friends.

Villa Obici boasts seven spacious bedrooms, each exuding its own unique charm. From plush bedding to carefully selected decor, every detail has been thoughtfully curated to ensure a restful and rejuvenating stay. Large windows in each room allow for an abundance of natural light, creating a serene and airy atmosphere that enhances the overall sense of well-being.

The outdoor spaces of the villa are nothing short of spectacular. A private pool invites you to unwind under the warm Croatian sun, surrounded by lush greenery and the soothing sounds of nature. The expansive terrace is perfect for alfresco dining, where you can relish in the company of loved ones while enjoying panoramic views of the Adriatic Sea.

Villa Obici is not just a destination; it's an experience that seamlessly combines luxury and comfort in an idyllic Croatian setting. Whether you're looking for a family retreat or a gathering with friends, this villa is your exclusive invitation to immerse yourself in the beauty of Croatia while enjoying the epitome of hospitality and style.



# Facilities

Villa/House • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • Washing Machine • Dishwasher • Microwave • Hairdryer • Satellite TV • Bicycles Provided • Outdoor Games • Table Tennis • Cot(s) • High Chair(s) • Parking Space • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior - Ground floor*

- Open plan living, kitchen, dining area
- Fully equipped kitchen
- Bedroom 1 - Double bed, en-suite bathroom
- Bedroom 2 - Double bed, en-suite bathroom
- Bedroom 3 - Double bed, en-suite bathroom
- Bedroom 4 - Double bed, en-suite bathroom
- Bedroom 5 - Double bed, en-suite bathroom

### *Interior - First floor*

- Additional living area
- Bedroom 6 - Double bed, en-suite bathroom
- Bedroom 7 - Double bed, en-suite bathroom

### *Exterior*

- Private heated swimming pool
- Sunbeds
- Covered dining area
- Bar
- Seating areas
- Basketball hoop
- Lawn
- Climbing frame
- Table tennis
- Chess board

### *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- TV
- Dishwasher
- Microwave
- Washing machine
- Iron & board
- Hairdryer
- Darts
- Bicycles
- Parking
- Barbecue





## Location & Local Information

Nestled amongst the trees, Villa Obici is a sanctuary of tranquillity in an enchanting location. Set against the backdrop of the open countryside, this villa captures the essence of nature with its panoramic views and proximity to trails and adventure. Nestled in a quaint village, the villa offers a perfect blend of serenity and accessibility.

Step outside, and you'll find yourself immersed in the charm of the Croatian landscape near the town of Labin. Stroll through cobble streets adorned with vibrant bougainvillea, leading you to local cafes and markets that exude the region's authentic flavours. The azure waters of the Adriatic are just a short drive away, inviting you to bask in the sun on pristine beaches or embark on nautical adventures.

Whether you choose to explore the historical wonders of nearby towns or simply unwind in the villa's private oasis, the location provides a perfect balance of seclusion and convenience. With its welcoming embrace of coastal beauty and local charm, Villa Obici promises not just a stay but a captivating experience in the heart of Istria's splendour.

### Local Amenities

Nearest Airport	<b>Pula Airport</b> (48 km )
Nearest Ferry Port	<b>Rabac Ferry Port</b> (16.0 km )
Nearest Village	<b>Kršan</b> (2.5 km )
Nearest Shop	<b>Market Krsan</b> (2.5 km)
Nearest Beach	<b>Plaža Maslinica</b> (15.7 km)
Nearest Town	<b>Labin</b> (10.8 km)



## What we love

- The villa's location is perfect for making family memories in peace.
- Wake up to panoramic vistas of the open countryside from every room.
- Indulge in seven meticulously designed bedrooms.
- Enjoy the exclusive use of a refreshing pool and expansive outdoor terrace.
- From a fully equipped kitchen to kid-friendly spaces, the villa easily caters to every family member's needs.

## What you should know...

- The villa is around a fifteen-minute drive to the local town of Labin.
- All bedrooms have king-sized beds, ensuring every guest is comfortable.

# Terms & Conditions

- Security deposit: €1500 charged to client's credit card by the owner before/upon arrival and refunded two weeks after 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.
- Changeover day: Saturday.
- Pets welcome?: Not allowed.
- 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.