

# Villa Zata

Region: Porec Sleeps: 10

## Overview

Boasting an abundance of contemporary charm, Villa Zata is a four-bedroom property located in the charming village of Vabriga, only ten kilometres away from the lively seaside town of Porec. Featuring a private garden, a sun-drenched terrace, and a seasonal swimming pool, the villa also boasts easy access to the verdant Istrian countryside. With idyllic green Istria on your doorstep and a treasure trove of coastal gems within easy reach, Villa Zata is the perfect place to enjoy a relaxing and rejuvenating retreat with your loved ones whilst soaking up the warm Croatian sunshine.

One of the highlights of the villa is undoubtedly its sun-drenched outdoor space, boasting a private swimming pool surrounded by a spacious terrace. Imagine spending lazy afternoons lounging by the pool, sipping a chilled drink and soaking up the stunning views of the Istrian landscape. The swimming pool overlooks a well-manicured garden, while the terrace dining area, complete with a traditional grill, provides a tranquil setting for a family barbecue at sunset.

Stepping inside Villa Zata, you will be immediately captivated by the villa's tasteful decor and bright, airy living space. The contemporary living space features an open-plan layout, seamlessly connecting the sumptuous lounge area with an understated dining area, leading to the villa's fully equipped kitchen, which offers a range of modern appliances. Large windows flood the interior space with natural light, providing guests with every opportunity to make the most of their idyllic surroundings.

The villa boasts four tastefully decorated bedrooms, each thoughtfully designed to offer a restful night's sleep. There are three delightful double bedrooms and one charming twin bedroom, each of which offers a modern en-suite bathroom with a shower. Air conditioning ensures that every guest enjoys a peaceful retreat after a day spent exploring the wonders of the Istrian coastline.

Villa Zata is ideally situated near Porec, providing guests with easy access to the town's historic sites, vibrant markets, and delicious local cuisine. Whether you are seeking relaxation or adventure, Villa Zata offers a dreamlike holiday setting in Vabriga, with modern facilities and an enchanting location less than three kilometres away from the crystal-clear waters of the Adriatic Sea.



## Facilities

Villa/House • Great Value • Private Pool • Beach Nearby • Ideal for Kids  
• Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to  
Village • Walk to Restaurant • <1hr to Airport • BBQ • Washing Machine  
• Dishwasher • Coffee Machine • Electric Car Charger • Hairdryer • TV •  
Cot(s) • High Chair(s) • Parking Space • Outstanding Landscapes •  
Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Interior

- Open plan living, dining, kitchen area
- Fully equipped kitchen
- WC
- Bedroom 1 - Double bed, A/C, en-suite bathroom with shower (ground floor)
- Bedroom 2 - 2 single beds, A/C, en-suite bathroom with shower (first floor)
- Bedroom 3 - Double beds, A/C, en-suite bathroom with shower (first floor)
- Bedroom 4 - Double bed, A/C, en-suite bathroom with shower (first floor)

### Exterior

- Private swimming pool (6m x 4m)
- Sunbeds
- Shower
- Covered dining area

### Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- Heating
- TV
- Dishwasher
- Coffee machine
- Washing machine
- Hairdryer
- Cot
- EV charging
- Parking for 2 cars
- Barbecue



## Location & Local Information

Located in the Istrian village of Vabriga, Villa Zata offers guests a peaceful location around ten kilometres from the vibrant centre of the seaside town of Poreč. With a fascinating history dating back to Roman times, the Poreč of today is a bustling town with picturesque cobblestone streets, impressive historical landmarks and a lively atmosphere!

Spend a sunny afternoon wandering through the old town, perched on a tiny peninsula and surrounded by stunning views of the turquoise Adriatic Sea. Here, history lovers will be captivated by a visit to the Euphrasian Basilica, the town's most significant cultural monument and a UNESCO World Heritage site. The Zuccato Palace is a Gothic palace with a beautifully preserved façade, which today houses a small gallery. The palace is located on Decumanus Street, a famous street that provides an authentic glimpse into Istria's colourful past thanks to its many historic sites. Today, Decumanus Street is also a popular shopping area, with plenty of independent boutiques and gift shops that sit alongside cute local cafes and traditional restaurants.

Only a fifteen-minute drive away, the Baredine Cave offers something a little different for adventure-seeking visitors! Take a subterranean tour of this unique cave system some sixty metres below the ground, where you will witness stalactites, stalagmites and mesmerising underground lakes. Don't forget to wear comfortable footwear and warm clothing before descending underground, where friendly and experienced guides will provide fascinating tours of the cave and an in-depth look at the history of this unique part of Istria.

After a morning spent exploring the region's ancient caves, make your way to the sun-drenched Istrian coast to while away the afternoon. Roughly twenty-five minutes away by car, Zelena Laguna Beach is one of Poreč's most beautiful beaches, with warm, crystal-clear waters and secluded shores. Nearby Delfin Beach offers an array of water sports facilities for visitors to enjoy, including sea kayaks and jet ski rentals. The beach is surrounded by fragrant pine trees, which provide shade and seclusion. Meanwhile, the spectacular beaches on the island of St. Nicholas are only a ten-minute ferry journey from Poreč's seafront promenade.

Hiking and biking enthusiasts will be delighted by Vrsar, a quaint fishing village that is home to several scenic trails along the coast. Forty minutes away from Tar by car, Rovinj is a seaside town with a labyrinth of narrow streets and colourful architecture to discover. Here, you can explore the enchanting 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. Later on, relax by the shimmering waters of Lone Bay Beach or enjoy a variety of water sports on Mulini Beach before making your



way home to Villa Zata in time for a sunset swim and dinner on the terrace.

## Local Amenities

Nearest Airport	<b>Pula Airport (64.5 km )</b>
Nearest Ferry Port	<b>Porec Ferry Port (10.2 km )</b>
Nearest Town	<b>Vabriga Centre (450m )</b>
Nearest Supermarket	<b>Plodine (1.1 km )</b>
Nearest Beach	<b>Lanterna Beach (Pebble) (2.8 km )</b>

## What we love

- We love the idea of soaking up the morning sunshine on Villa Zata's idyllic terrace, where you can begin each day with a refreshing dip in the swimming pool.
- There are walking paths 100m from the villa, as well as cycle paths 150m away.
- With the crystal-clear waters of the Adriatic Sea under three kilometres away, Villa Zata's peaceful setting is a dream come true for nature lovers and water babies alike!
- We adore the idea of wandering through the lively town of Pore?, with its beautiful Roman architecture and rustic Istrian charm.

## What you should know...

- The seasonal pool at Villa Zata is open from May 1st until September 30th. We recommend that young children remain supervised whilst playing by the pool.
- The villa is located in Tar, roughly ten kilometres away from the centre of Pore?. A rental car is recommended for those who wish to easily access local beaches and seaside towns.
- The villa features four double bedrooms and a sofa bed, accommodating up to ten guests in total.
- Villa Zata has double-glazed windows, 100% ecological heating system and water efficient bathroom facilities.

# 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 mid May to end of September.  
5 nights all other dates.
- Changeover day: Saturday from mid May to end of September.  
Flexible all other dates.
- Pets welcome?: 1 dog on request only and with prior agreement. If accepted, there will be an additional charge of €10 per day payable locally.
- Smoking Allowed?: Smoking & Vaping 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.
- Other Ts and Cs: If you wish to use the EV charger, an extra €0.27 per kWh will be payable locally.
- Pool opening dates?: The pool is open from May to end of September. 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.
- Other Ts and Cs: No youth groups accepted.