

# Old Town Oasis

Region: Rovinj Sleeps: 12

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## Overview

Consisting of two connected houses, Old Town Oasis is a magnificent multilevel complex where every floor is a testament to Mediterranean refinement and modern comfort. Stunningly situated on the peninsula of Rovinj, one of the jewels of the Adriatic Sea, Old Town Oasis is an opportunity to indulge in the enchantment of Istria and all its coastal splendour.

Entering the villa through its sunlight-speckled residential courtyard, recently used as a location in the upcoming British series “Hotel Portofino”, guests are greeted by the timeless welcome of open-aired opulence. On the first level, guests will find a private spa oasis with a Finnish sauna, relaxation area, gym, and separate bathroom with shower.

Ascending the stairs level by level reveals an unfolding oasis that is as comforting as it is resplendent. The second level boasts two of six well-appointed bedrooms. One consists of a queen-sized bed, while the other houses a twin bed, and both possess ensuite bathrooms with showers.

Guests will find the fantastic wine cellar between the second and third levels, marked by the original old city wall and roofed by a vaulted brick ceiling. The cellar's elegant dining setting, wide range of wine, and custom-made shuffleboard table makes it one of the villa's entertainment hubs.

Moving up to the third level reveals two further bedrooms, one containing a queen-sized bed and full ensuite bathroom, the other with a king-sized bed and access to an adjacent bathroom with a walk-in shower.

The fourth level is the heart of the residence thanks to its open-plan kitchen, outdoor terrace, master dining area, library, expansive living room and connections to the upper house. Plush sofas and armchairs create a cosy atmosphere, while culinary enthusiasts will love the fully equipped kitchen's range of modern appliances and ample counter space. Whether you're tossing together a Mediterranean Salad or preparing a holiday feast for family and friends, this central hub is a treat to spend time in.

The fifth level provides a second modern kitchen, a family bathroom with shower, and an enclosed glass terrace with dining space and living area (including Smart TV and PS5). This space is cosier than the downstairs living area, making it the perfect place to congregate after dinner (that is, unless



you've already descended to the wine cellar!)

The sixth level boasts a bedroom with a king-sized bed, dedicated workspace, a French balcony, and an ensuite bathroom with a walk-in shower. And finally, the seventh level boasts the master bedroom, complete with a king-sized bed, vaulted ceiling, sitting area with panoramic ocean views, and an ensuite bathroom with tub and walk-in shower.

Old Town Oasis in Rovinj invites you to experience the allure of coastal living in Croatia, where every level and every room is a carefully curated space designed to ensure a memorable and harmonious holiday for you and your loved ones.

Facilities

Villa/House • Beach Nearby • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Smart TV • TV • Sauna/Steam • Gym/Fitness Room • Wine Cellar • Indoor Games • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior*

- Open plan kitchen and dining area
- 2 Fully equipped kitchen
- 2 Living rooms
- Wine cellar
- Gym
- Relaxation area
- Library
- Laundry room
- 2 family bathrooms
- Bedroom 1 - Double bed, en-suite bathroom with bath
- 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
- Bedroom 6 - 2 single beds, en-suite bathroom

### *Exterior*

- Courtyard
- Outside dining area

### *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- Smart TV
- Wine fridge
- Dishwasher
- Microwave
- Nespresso coffee machine
- Blender
- Juicer
- Bose speaker
- PlayStation 5
- Washing machine
- Dryer
- Iron & board
- Hair dryer
- Safe
- Shuffleboard
- Fitness equipment
- Loungers
- Bathroom amenities



- Cot
- Highchair
- Parking\*

*\*Please see T's & C's*



# Location & Local Information

Renowned as one of the world’s most beautiful coastal towns, boasting a magical blend of Italian and Croatian heritage that can be seen everywhere, from the architecture to the cuisine, the Old Town of Rovinj is a spectacular setting. Set like a jewel on the coast of Istria, Rovinj is a bilingual city where guests will hear Italian and Croatian spoken freely throughout the town’s cobblestoned streets.

The labyrinthine streets of the Old Town are a pleasure to get lost in, thanks to the bevy of seafood restaurants, boutique shops, hip cafes and historical sights. Make sure to check out the Cathedral (only 100m from the villa), the Ecomuseum Casa della Batana, and Rovinj Market, just to name a few. And if you’d like a more in-depth experience, do not worry; guests of Old Town Oasis can have a complimentary guided tour of the Old Town.

What is more, Old Town Oasis is only a short stroll from local beaches, restaurants, and wine bars, including Monte Beach (50m), St Andrew Beach, La Puntuilina Restaurant (25m), the Michelin-starred Monte Restaurant (50m), Mediteraneo cocktail bar (50m) and Wine Vault (2km).

Renowned for its olive oil and wine, the region boasts numerous olive groves and wineries close at hand, including Meneghetti Winery (26-minute drive) and San Tommaso Winery (20-minute drive). The villa’s location is also perfect for exploring areas of outstanding natural beauty, including the Golden Cape (8-minute drive). This promontory of undisturbed pine-forested beaches is the perfect place to explore, and it’s only a stroll from the villa.

The coastal area is fantastic for water sports of all kinds, perhaps most notably for scuba diving, thanks to its proximity to the “Adriatic Titanic”, a wrecked Habsburg passenger ship sunk off the coast at the start of WWI. The Puffer Dive Centre offers escorted dives to the old ship and courses for children and beginners.

Rovinj and Istrian Coast have an excellent network of cycling routes. For a truly local experience, let us organise a quality bike rental and a bike tour with a guide who will show you the affairs of your chosen trail.

While staying in the Residence, visiting other picturesque small towns in the inner part of Istria is a memory you will not want to miss. Day trips include a personal driver, a local guide and an organised lunch in one of the charming Istrian taverns.

Rovinj has a beautiful archipelago of small islands surrounding it. We sincerely



recommend a boat ride during your visit; the sunsets are spectacular, and dolphins can often be seen.

Croatia has eight national parks; the closest one to Rovinj is Brijuni National Park. A tranquil oasis of 14 islands and islets can be reached by a boat. Spending the day in nature with activities from golf to safari to cycling is a memorable experience.

### Local Amenities

Nearest Airport	<b>Pula Airport</b> (47 km )
Nearest Ferry Port	<b>Pula Ferry Port</b> (35.2 km )
Nearest Town	<b>Rovinj</b> (1.9 km )
Nearest Supermarket	<b>Discount Valalta</b> (1.1 km )
Nearest Beach	<b>Pebble Beach</b> (230m )

## What we love

- Old Town Oasis's private spa, including a Finnish sauna, relaxation room, and fully equipped gym, means guests can rejuvenate and burn calories before a sumptuous night exploring the town's renowned gastronomic treats.
- Spread over seven levels, the villa boasts a wonderful array of opulent bedrooms, cosy nooks and sun-soaked terraces for guests to gather and enjoy.
- Unbeatably located in the heart of Rovinj's Old Town and boasting breathtaking ocean views, this villa is an unparalleled Istrian experience.

## What you should know...

- Chef-made continental breakfasts are delivered each morning to help you celebrate the rising sun.
- Old Town Oasis does not have a pool, but the beautiful beaches of Istria and the clear waters of the Adriatic Sea are only a couple of footsteps away.

# Terms & Conditions

- Security deposit: €5000 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 3.00 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, and daily housekeeping. 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.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Tax: Included in the 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: There is secured parking included, however it is not within the grounds of the residence. There is a shuttle service included in the price to transport you from and to.