

# Estia Villas

Region: Istria Sleeps: 4 - 6

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## Overview

The Estia Villas are set within a luxurious holiday park near Bale on Croatia's coastline. The wonderful park offers playgrounds, a water park, restaurants, and a kids' club, making this an ideal choice for a family holiday. There are a number of elegant cabins here for you to choose from.

Nestled along the Adriatic coastline, these elegant homes offer a luxurious escape set over a single level, showcasing captivating views of the azure sea. The open-plan living space serves as the heart of the home, seamlessly connecting to a sunny terrace that floods the interior with natural light. High-quality furnishings adorn the expansive room, featuring a comfortable sofa, a convertible sofa bed, and a Smart TV equipped with Netflix for indulgent entertainment. Adjacent to the living area, a modern kitchen with all essential appliances stands ready for culinary adventures, complemented by a convenient breakfast bar.

The residences boast two meticulously designed bedrooms, each accompanied by an en-suite bathroom. There is one bedroom with a double bed, providing a tranquil haven for rest and relaxation and a bedroom with two single beds, which is ideal for the kids. The bathrooms are elegantly appointed with walk-in showers, WC facilities, and double-sink vanities, enhancing the overall sense of luxury and convenience.

Step outdoors, and the allure of these residences continues with a private garden that hosts a refreshing swimming pool. The sea views create a picturesque backdrop, adding to the serenity of the surroundings. A covered dining terrace beckons for al fresco meals, where the gentle sea breeze enhances the dining experience. Ample sun loungers invite you to unwind under the warm sun, creating a perfect spot for midday relaxation.

These luxury cabins seamlessly marries modern comfort with coastal charm, providing an exquisite retreat for those seeking a refined seaside experience. Whether you're lounging by the pool, dining with a view, or enjoying the stylish interiors, this home ensures a memorable escape along the Adriatic Sea.

Within a short stroll of the homes, you can find the centre of the park, which is parked with facilities to keep the whole family occupied. With restaurants, play areas, swimming pools and a spa here, you do not have far to go to have fun-filled days and make lasting memories with your loved ones.



Within walking distance of the villas, there are two sun-drenched beaches, with many more available in a short drive of the home. You can use the car included in your rental to visit beaches, towns, and cities further away.

Nearby, you have the charming town of Bale, which is 9km away, and the bustling city of Rovinj, one of Croatia's finest cities, filled with attractions and amenities.

## Facilities

Villa/House • Resort Villa • Private Pool • Heated Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Coffee Machine • Electric Car Charger • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Parking Space • Beachfront • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

### Interior

- Open plan kitchen, living area with extendable sofa
- Fully equipped kitchen
- Laundry room
- Bedroom 1 - Double bed, en-suite bathroom with shower and double sink
- Bedroom 2 - 2 single beds, en-suite bathroom with shower and double sink

### Exterior

- Terrace
- Private heated swimming pool \*
- Sunbeds
- Covered dining area
- Seating area

### Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- TV
- Dishwasher
- Coffee machine
- Washing machine
- Dryer
- Iron & board
- EV Charging point
- Cot (upon request)
- Highchair (upon request)
- Parking

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





## Location & Local Information

Estia Villas are part of a five star, elegant holiday park which is designed for the discerning family who are looking for brilliant facilities for the kids but do not wish to compromise on style or location. This lovely site is the perfect choice for those visiting Croatia's sunny coastline.

Embark on a captivating holiday in the enchanting Croatian region of Istria, where a beachfront accommodation promises a perfect blend of coastal bliss and cultural exploration. This idyllic retreat boasts stunning views of the azure sea and provides easy access to nearby gems like Beach Mon Perin and Barbariga Beach.

The on-site haven is a paradise in itself, featuring restaurants, a fantastic pool complex, children's play areas, and a luxurious spa. Spend days basking in the sun, taking refreshing dips, and indulging in rejuvenating spa treatments—all without the need to venture far. In the evenings, children's discos and activities ensure a joyful atmosphere for the little ones.

Beyond the resort's borders, Istria unfolds with a tapestry of beachside towns and villages waiting to be discovered. A mere 9km away lies the town of Bale, a hidden gem with cobbled streets and a historical charm that transports you back in time. Immerse yourself in the local culture, explore the town's landmarks, and savour the authentic Istrian experience.

The city of Rovinj beckons just 22km away for a more extensive urban adventure. Rovinj is a coastal jewel with a captivating old town, bustling markets, and a picturesque harbour. Lose yourself in the narrow streets adorned with colourful facades and discover the city's rich history and vibrant atmosphere. Indulge in the diverse culinary scene, tasting local delicacies that showcase the region's gastronomic excellence.

Surrounding the accommodation are historical attractions that add cultural depth to your Istrian journey. Explore the remnants of the past, from historic forts to bunkers like Fort Forno, each telling a tale of Istria's rich history.

## Local Amenities

Nearest Airport

**Pula Airport  
(26.1 km )**

Nearest Ferry Port

**Pula Ferry Port  
(20.8 km)**



Nearest Village	<b>Barbariga (4.1 km )</b>
Nearest Supermarket	<b>Plodine, Vodnjan (16.4 km )</b>
Nearest Beach	<b>Beach Mon Perin (Walking distance )</b>

## What we love

- Use of a private, electric vehicle is included in your booking, meaning you do not need to arrange car hire.
- The holiday park is packed with family-friendly facilities such as a kids' club, entertainment, a water park, restaurants, and playgrounds.
- The homes here are elegant and spacious, offering room for a party of six guests and a private garden with a swimming pool.

## What you should know...

- The private swimming pool is heated from mid-May to September.
- The homes can accommodate six guests when making use of the sofa bed in the living room.
- As the dwellings are set within a holiday park, you can expect sounds of families having fun nearby.
- There is parking available for your electric car, which is included in the booking.

# Terms & Conditions

- Security deposit: There is no security deposit required, however if there is damage to the property guests will be liable.
- 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. 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 from end of June to beginning of September.  
3 nights all other dates.
- Changeover day: Flexible.
- 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.
- Other Ts and Cs: The pool is heated from 19.05 to 28.09.