Villa Zimzelen

Region: Croatia **Sleeps:** 10

Overview

Istria is one of Croatia's most captivating regions, celebrated for its rolling countryside, picturesque hilltop towns, excellent cuisine, and world-class wines. A visit to the nearby Kozlović Winery is highly recommended, where guests can enjoy guided tastings, vineyard tours, and locally inspired dishes.

The charming hilltop town of Oprtalj is rich in history, featuring ancient walls, winding streets, beautiful churches, and panoramic views. Nearby Motovun is equally enchanting, perched above the Mirna River and surrounded by vineyards and forests. Its medieval atmosphere and stunning scenery make it one of Istria's most iconic destinations.

Along the coast, Novigrad combines historic charm with a relaxed seaside atmosphere. Once a fishing village, it now offers excellent restaurants, lively cafés, and fascinating heritage sites, including the Church of St Pelagio and St Maxim.

Further south, Poreč and Rovinj are among Istria's most popular towns. Poreč boasts a UNESCO-listed basilica, atmospheric old streets, and vibrant dining, while Rovinj charms visitors with its colourful harbour, cobbled lanes, boutique shops, and spectacular views from the Church of St Euphemia, making it a must-visit during your stay.









Facilities

Air-Con • Private Pool • Ideal for Kids • Cycling • Pets on Request • Ideal for Teens • All Bedrooms En-Suite • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Laptop Friendly Workspace • Satellite TV • Sauna/Steam • Ideal for Babies & Toddlers

Interior & Grounds









The Villa

House 1
- Two double bedrooms with en-suite bathroom
- Fully equipped kitchen
- Dining area

House 2
- Two double bedrooms with en-suite bathroom
- Fully equipped kitchen
- Dining area
- Toilet

Exterior
- Covered dining area with BBQ
- Swimming pool
- Wellness room with 2 saunas, jacuzzi and relax area
- Private parking

6 MTB bicycles (free of charge) to use during your stay

Location & Local Information

Villa Zimzelen enjoys a peaceful setting near the charming hilltop town of Buje, one of north-western Istria's hidden gems. Known as the "Guardian of Istria", Buje sits above rolling vineyards and olive groves, offering spectacular views across the countryside towards the Adriatic Sea and neighbouring Slovenia.

The historic old town is a delight to explore, with narrow cobbled streets, Venetian architecture, and a relaxed atmosphere. Visitors can wander through its charming squares, admire the Church of St Servulus, and enjoy authentic restaurants serving regional specialities alongside excellent local wines.

The area surrounding Buje is renowned for its wineries and olive oil producers, making it a paradise for food and wine lovers. The acclaimed Kozlović Winery is just a short drive away, offering vineyard tours and tastings. Active guests can enjoy cycling and walking trails through the surrounding countryside, while the coast is within easy reach. The seaside towns of Novigrad and Umag offer beautiful beaches, waterfront dining, and vibrant marinas, providing the perfect contrast to Buje's peaceful rural charm and making it an ideal base for discovering this picturesque corner of Croatia.

Local Amenities

Nearest Airport	**Pula Airport (85 km)**
Nearest Restaurant	**Stari Podrum (1,4 km)**
Nearest Golf	**Golf Club Adriatic (20 km)**
Nearest Supermarket	**Studenac Market (2 km)**









What we love

- Villa Zimzelen enjoys an absolutely fascinating range of living spaces, all stunning in their own way plus an exceptional terrace where you can enjoy the pool, alfresco dining and the sublime views
- The wellness spa is a wonderful touch with its sauna and jacuzzi
- The nearby Kozlovik Winery is brilliant and the wines delicious!

What you should know...

- Don't forget to visit the lush interior of Istria. It is stunning with wonderful olive groves, fabulous vineyards and atmospheric hilltop villages
- There are so many gastronomic delights to try in Istria. If you like truffle, you will find it on the menu everywhere or you can buy some at the local markets
- Rovinj is really beautiful and worth a drive south to explore

Terms & Conditions

- **Security deposit:** €400 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.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per booking will apply (paid locally).

- **Changeover day:** Flexible

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

- **Smoking Allowed?:** Smoking & vaping are not permitted.

- **Minimum stay:** 5 nights.

- **Heating costs included?:** Yes, included in the rental price.

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €30 (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Included in the rental price.

- **Internet access?:** Wi-Fi internet access included.