

# Villa Zimzelen

**Region:** Croatia   **Sleeps:** 10

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## Overview

Villa Zimzelen is a charming, beautifully finished villa perfect for a group of friends or two families wanting to take a holiday together but maybe wanting some private space too. This exceptional renovation offers a magical blend of old and new. The villa is located in the gorgeous village of Merisce in Istria, close to its renowned golf course, famous wine cellars, the Dragonja River and the border with Slovenia. It is a beautiful rural location where guests can use the six high-quality MTB bicycles provided to explore. The famous Kozlovik Winery is very close to the villa, where guests can enjoy tours and tastings and learn about this family wine story from 1904. Istria is a wonderful destination with some lovely seaside towns to discover, including Rovinj, Novigrad and Porec, as well as hilltop beauties.

Villa Zimzelen offers spectacular holiday accommodation with four luxurious bedrooms, gorgeous outside space, wellness treats including a sauna and jacuzzi and a wonderful array of living spaces, dining area and kitchens. You can eat with a different ambience night after night!

The villa has been stylishly decorated, using atmospheric nods from the past and blending them perfectly with contemporary trends. The result is stunning. The views from many of the rooms and the outdoor terraces are sublime. You will certainly be taking lots of photographs! Surrounding this dreamy property are beautiful gardens with walls built around ancient olive trees, a fabulous swimming pool and terrace, an alfresco lounge and dining area with a modern canopy, an alternative alfresco dining area and lots of little nooks and crannies to disappear for a quiet read. Beautiful, contemporary outdoor furniture completes the picture, and if the interior of this exquisite villa weren't so utterly charming, you probably wouldn't want to be inside much at all! Even as you drive to Villa



Zimzelen, you will be enjoying the magical vistas from its hillside position.

There are so many unique rooms in the villa to enjoy. One of the dining areas enjoys stunning arched windows, all framing spectacular countryside views. The honey colour stone walls, beamed ceilings and open fireplace are blended with contemporary dining furniture. You will find another traditional dining area and kitchen with sunflower yellow walls, exposed stone and another open fire. Another dining space is ultra-modern with breakfast bar dining and doors opening to a wonderful garden vista. You will also find a variety of traditional lounge spaces with huge open fireplaces and other trendy ones. This villa is unique, and you are spoilt for a choice of relaxation spots.

Like the living areas, the bedroom suites also differ in theme and style. You have a floaty romantic room, a traditional one with rich dark wooden furniture, a warm and welcoming one with a wrought iron bed, floral armchairs, and an ultra-modern one that looks like a spa relaxation room. The wellness spa is heavenly, with a gorgeous jacuzzi and a fabulous sauna.

Villa Zimzelen is different from probably anywhere you have stayed before. It is luxurious, exciting and offers the most incredible views.

## 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

Villa Zimzelen is a luxury villa with breathtaking views. It can offer accommodation for up to 10 people with 4 bedrooms with en-suite bathrooms

### 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

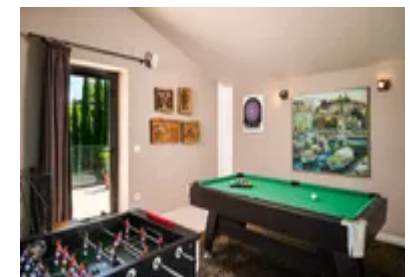
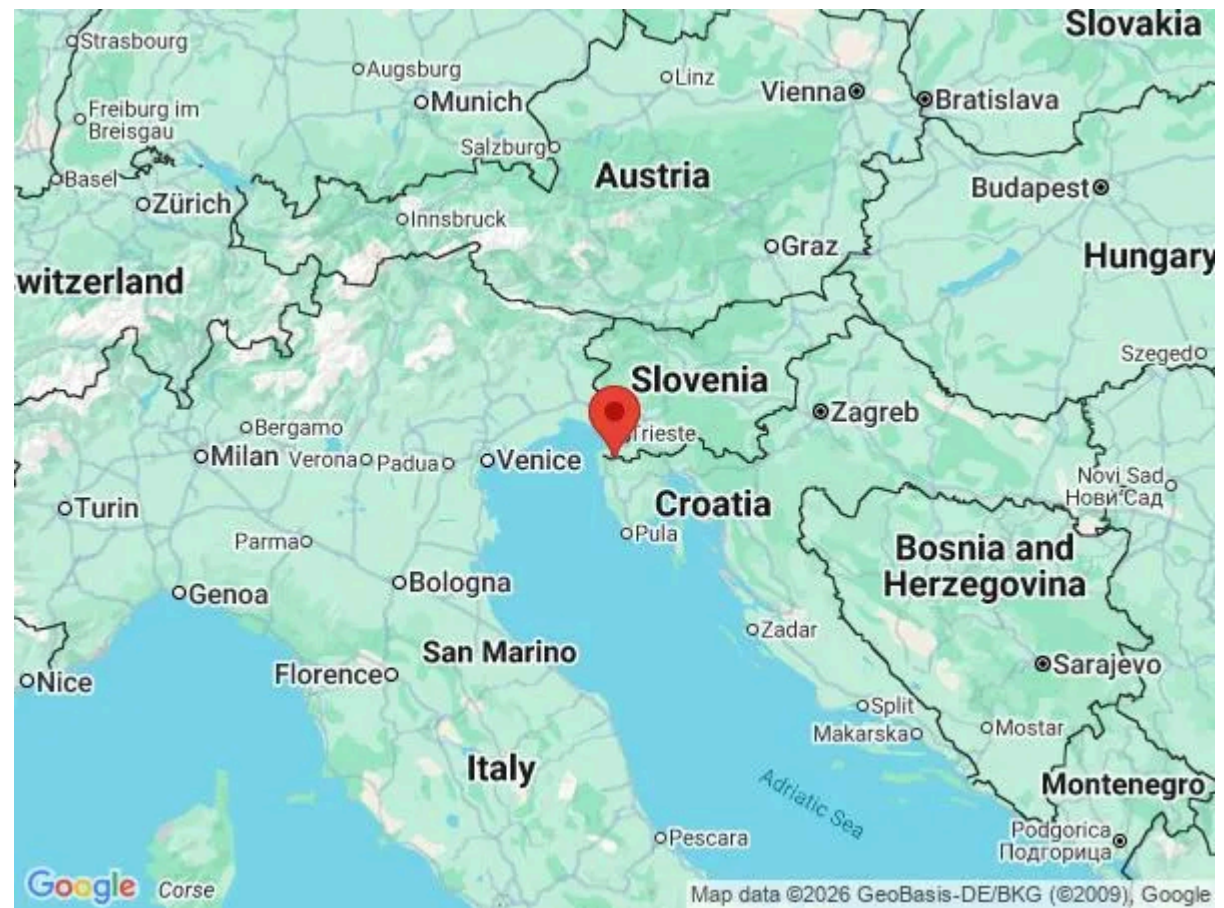
Istria offers many secrets and charms. It is stunningly beautiful with beautiful scenery and some spectacular beaches. You will eat like royalty and enjoy fabulous Istrian wines. You should definitely visit the local Kozlovik Winery where you will enjoy a guided wine tasting along with small bites created by their chef and tours of the beautiful vineyard.

Oprtalj is a fabulous hilltop town in the centre of Istria. It features fortified town walls, a majestic bell tower, winding alleys and an array of churches adorned with works of art.

You will immerse yourselves in rich history and fascinating folklore in Oprtalj as well as dine on delicious traditional dishes. You may even find yourselves visiting during the town's famous chestnut festival, known as a kestenijada. Fifteen minutes away, Motovun is a must! It is perched on the top of a steep hill dominating the Mirna River. It is incredibly picturesque with a medieval atmosphere and panoramic views of the surrounding vineyards and the Motovun forest. You will hear male voices joined in acappella singing in the Croatian klapa choir and some gorgeous Instagram worthy stops.

On the coast, Novigrad was once a peaceful fishing village and is now a compelling, charming town which has maintained its intimacy while offering exceptional cuisine and delightful bars. It is an architectural gem with astounding historical sights and preserved natural beauty. You should visit the St Pelagio and St. Maxim's Parish Church bell tower dating back to 1883. The church has the only early Roman crypt in Istria. There are numerous souvenir shops around the town selling hand-made produce as well as several supermarkets. The fishing boats lined up in the town harbour Mandrac look so pretty.

A little further south, Porec offers a lot of entertainment for the whole family. Porec Old Town is very picturesque and steeped in history with stunning buildings, ancient ruins, narrow cobbled streets and atmospheric boutiques and craft shops. The gold, silver and amber in the jewelry



shops might tempt you. It is a great place to buy some souvenirs. There is a World Heritage listed basilica and a medley of Gothic, Romanesque and baroque buildings to explore. It has also become the party hub of Istria in the last few years with amazing bars and restaurants.

Further south still, Rovinj is romantic, historic and looks and feels more Italian than Croatian. It is so photogenic with its narrow atmospheric streets, beautiful harbour and trendy little boutiques. The Old Town is so lovely to wander around and you will enjoy amazing views from the cathedral. The Farmer's Market is a lovely place to stop for truffles and fresh fruit and vegetables. The bell tower at the Church of St Euphemia is 192 steps up but definitely worth it for the view. You can take a cruise from Rovinj to St Catherine's Island and the Red Island. Balota Beach is a popular spot on the Old Town peninsula to sunbathe.

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 available?:** 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.
- **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.