

# Villa Fabi

**Region:** Croatia   **Sleeps:** 8

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## Overview

A spacious 4-bedroom villa with superb outdoor spaces, Villa Fabi is located just 2km from Novigrad in Croatian Istria. With highlights of the region including Pula, Rovinj and Poreč to the south, this villa features modern interiors and a fantastic private pool and hot tub.

An attractive covered terrace features a lounge area with TV and a dining table with seating for six, and you can also make use of a barbecue. The adjacent pool terrace has an array of sun loungers alongside the private pool. A separate roof terrace has another seating area and a large hot tub overlooking the pool.

Styled in monochrome shades, the open-plan living area inside offer a comfortable, air-conditioned space where everyone can relax. There's ample sofa seating, a wall-mounted, flatscreen TV and a dining area. The well-equipped kitchen offers a dishwasher, coffee machine, microwave, large fridge freezer and all the essentials. You have access to satellite channels and Wi-Fi at Villa Fabi.

The four bedrooms offer lots of storage space, comfortable beds and access to the terraces. The stylish en suites provide walk-in showers and perfectly complement the bedroom décor.

A pretty town at the northern end of the Istrian peninsula, Novigrad offers excellent restaurants, many serving locally caught seafood, and a landmark church, the Church of St Pelagius and St Maximus. A modern museum, Lapidarium, stages regular art and cultural exhibitions.

Also nearby, you have the popular theme park, Aqualand Istralandia, around 7km from Novigrad, and the impressive cave of Špilja Mramornica. Around 25 minutes' drive away, the resort of Poreč hosts a variety of jazz and classical



concerts during summer, as well as an annual festival. You could also head north and reach the spectacular coastal town of Piran, in Slovenia, in about 45 minutes.

## Facilities

Wi-Fi/Internet • Air-Con • Historical Sites • Private Pool • Modern • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Fabi is a spacious 4-bedroom house with great outdoor spaces. It can accommodate up to 8 people

### *Interior*

- Fully equipped kitchen
- Lounge area with ample sofa seating, a wall-mounted, flatscreen TV and a dining area
- Four double bedrooms
- Four family bathrooms

### *Exterior*

- Heated swimming pool
- Covered terrace with lounge area with TV and a dining table
- Barbecue
- Pool terrace with sun loungers
- Separate roof terrace with seating area and a large hot tub



## Location & Local Information

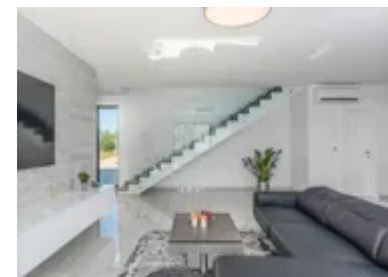
In northern Istria, the small town of Novigrad is less well known than the likes of Rovinj and Pula, but it offers a pleasant alternative, with a marina and some acclaimed seafood restaurants among its attractions. Only about 25 minutes from the Slovenian border, Novigrad's location offers the opportunity to explore two beautiful Balkan countries in one trip.

Many people visit Novigrad for the restaurants, which include highly rated establishments such as Marina and Damir & Ornella which both offer fresh fish and seafood, and you will find a number of good pizza and pasta places too. The town hosts various festivals throughout the year, including the foodie Gnam-Gnam Fest and the intriguing Lunasa Astral Party.

Notable sights in the town include the old town walls and the Church of St Pelagius and St Maximus with its distinctive bell tower. Also check out the Lapidarium Museum for contemporary art and artefacts from the church crypt, or the maritime history museum, Gallerion. Croatia's first water park, Aqualand Istralandia, is not far away and one of the highest-rated water parks in Europe.

A drive down the coast will soon take you to Poreč. Now a hugely popular resort, its historic gems include a Roman Old Town, where you will find the 6th-century Euphrasian Basilica, a UNESCO World Heritage Site known for its wonderful gold mosaics, and the beautiful Zuccato Palace. The old Roman street, Decumanus, is now a shopping hub but well worth a look for the well-preserved buildings.

There's also the opportunity to walk, or cycle, the Parenzana Trail, which was once a railway track running all the way from Trieste to Poreč (about 60km). This scenic route provides an opportunity to get away from the crowds and appreciate the natural beauty of the region. Also pleasingly peaceful is the beautiful Zelena Laguna beach, south of Poreč, while the town's Baredine Cave is a must-see attraction with its impressive grottos 60m underground.





If you head inland, east of Novigrad, you could discover the lovely hilltop town of Motovun, which these days pulls in the crowds with its annual International Film Festival, as well as some good bars and restaurants. Go further and there's the mountainous Učka Nature Park – wonderful hiking territory – and the glamorous resort of Opatija.

Further south, medieval Svetvinčenat is home to annual wine and cheese festivals, as well as a castle, Morosini-Grimani. It's just a 30-minute drive from stunning Rovinj, a wonderfully pretty town with an Italianate feel. You can best enjoy its coastal views from the 61m bell tower of the Church of St Euphemia, the highest in Istria.

## What we love

- This villa has more than enough room for eight people, with lots of space around the stunning pool.
- You can enjoy lovely sea views from the rooftop hot tub and an adjacent seating area is great for evening drinks.
- You have beautiful beaches and towns all along the Istrian coast, and Novigrad is particularly well placed for visiting Umag and Poreč, both within 20-30 minutes' drive.

## What you should know...

- The pool can be heated if required – this will incur an additional charge.
- Pets are welcome but a small daily charge applies.
- This property has sea views, but please note you will be around 2km from the nearest beach.
- The nearest airport is Pula, just over 70km away. Public transport is very limited in Istria, so the easiest way to reach Novigrad from here is by car.

# Terms & Conditions

- **Security deposit:** €500 payable before arrival and refunded two weeks after departure, subject to full inspection
- **Arrival time:** 4 pm
- **Departure time:** 10 am
- **Energy costs included?:** Yes, included in rental price
- **Linen & towels included?:** Yes, included in rental price
- **Pets welcome?:** Yes €10 extra fee, per day
- **Changeover day:** Saturday from 01.06. to 14.09. Flexible during all other periods.
- **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?:** Not permitted
- **Minimum stay:** 7 nights from 01.06. to 14.09 and 14.12. to 04.01. <br> 5 nights during all other periods.
- **Pool heating charge?:** Heated pool (on request) at an additional cost of €20 per day
- **Tax:** Residence tax is included in price
- **Internet access?:** Wi-Fi, included in rental price