

Villa Flavia

Region: Rovinj **Sleeps:** 12

Overview

This beautiful villa sits a stone throw from the beautiful beaches of Barbariga, located in the small town of Betiga just ten kilometers from Fazana, in the southern part of Istria. With small shops, good restaurants and beautiful beaches all in the vicinity, Villa Flavia leaves very little to be desired. Boasting spacious interiors, an impressive terrace and fabulous private swimming pool, this unique villa is the perfect location for a Croatian escape!

If long evenings on the terrace, enjoying local wines, barbecuing freshly caught fish and dining al-fresco sound like your vibe, then look no further. This charming villa has everything you may need for a relaxed holiday away.

Spread over two spacious floors, the villa offers ample room for twelve guests, with space to spread out and enjoy private moments individually, as well as fabulous entertaining areas where you can all gather. The interiors offer an elegant blend of rustic charm and modern styles, with exposed stone and beams blending in with white walls and contemporary furnishings.

On the ground floor, there is an intimate kitchen and small dining area. The terrace wraps around the outside of the property, with a much larger dining area outdoors, perfect for those long evening meals together as a group. The lounge offers loads of room to put your feet up and relax, snuggling onto a sofa and catching up on your favourite tv shows! There are six bedrooms and six bathrooms in total, all of which feel bright and airy, with plenty of room to unpack and make yourselves at home. Several of the rooms have access to their own private balconies or outdoor seating area, where you can enjoy your morning coffee, soaking in the Croatian sunshine and holiday atmosphere.



As you step out to the terrace, the tempting private swimming pool takes pride of place, surrounded by deck chairs where you can rest and restore, enjoying every moment in the desirable Croatian climate. The luscious garden has facilities for children, with a combined playground for volleyball and badminton on the grass, a pool table and table tennis!

There is so much to see and do in this beautiful area, and Villa Flavia is the perfect base.

Facilities

Wi-Fi/Internet • Air-Con • Villa • Beach Nearby • Private Pool • Cots (Cribs) • Great Value • Pool/Snooker • Table Tennis • Walk to Village • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Flavia is a beautiful stone house situated in the small town of Betiga. The property has 6 bedrooms and bathrooms, and it can accommodate up to 12 people.

Interior

- Open plan living and dining area
- Fully equipped kitchen with refrigerator, stove, microwave, dishwasher and coffee machine
- Two double bedrooms with ensuite bathroom and balcony
- Two double bedrooms with balcony
- Two triple bedrooms with three single beds, ensuite bathroom and balcony

Exterior Grounds

- Swimming pool (unheated) with sun loungers and a parasol
- Terrace with outdoor dining area and barbecue
- Large private garden
- Activity room with pool table, darts and fitness equipment
- Parking

Additional Facilities

- Air conditioning
- WIFI
- Laundry facilities
- Television

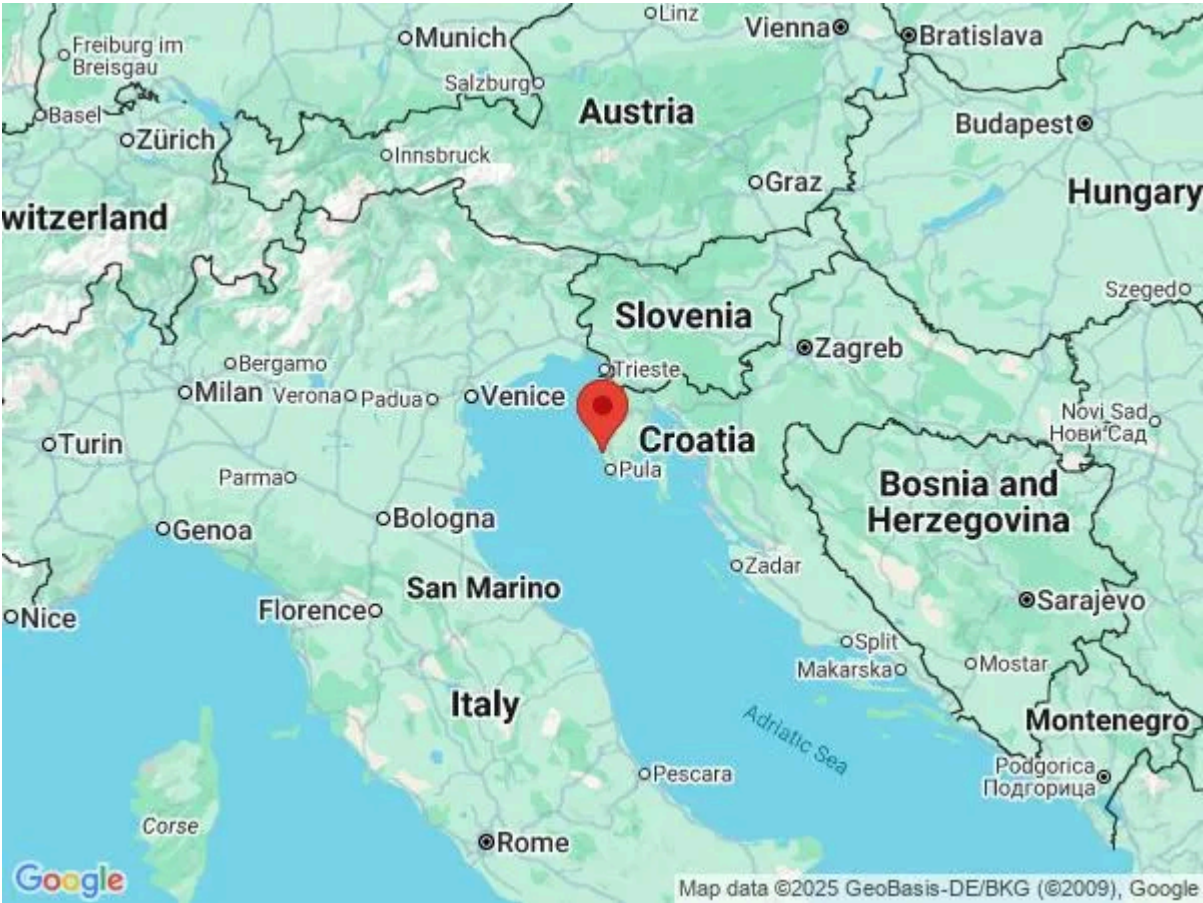


Location & Local Information

This charming villa is situated a short walk from the seafront on the coastline of the Istrian Peninsula. It sits in the small town of Betiga just ten kilometers from Fazana and twenty kilometers from Pula, in the southern part of Istria. This central location makes it an ideal base for exploring the treasures of the Istrian peninsula. Located so close to the beach, you can rest assured there are plenty of local eateries, fresh seafood as well as all the privacy and tranquillity away from the hustle and bustle.

Pula is a beautiful seafront city on the tip of Croatia's Istrian Peninsula, is known for its protected harbour, beach-lined coast and Roman ruins. The city was historically part of Italy, with the influence of architecture and food still very apparent. The bustling eateries serve up pizza, pasta and gelato as staples, at times it feels that you are dining in a quiet corner of Tuscany! Pula is also a major fishing port, so the seafood is excellent too. Through the summer, Pula's town centre becomes a place for festivals, with music, theatre and film occupying the beautiful streets and buildings.

Heading north from the city, the Brijuni National Park offers a collection of densely wooded islands, magical to explore. On the southernmost tip of the peninsula, Cape Kamenjak offers peace and tranquillity, with beaches and coves that you often find yourself alone at.



Local Amenities

Nearest Airport	Pula (26.8km)
Nearest Town/City	Fažana (10.4km)

Nearest Village	Barbariga (0.65km)
Nearest Beach	Barbariga (pebble Beach) (2.4km)
Nearest Restaurant	(Walking distance)

What we love

- Combining charm and history with modern comforts, you can't go wrong with this unique property.
- The villa is located just a short walk from several lovely beaches, you can hardly resist taking a dip first thing every morning!
- With ample space for twelve guests, the villa is brilliant for large groups.

What you should know...

- The kitchen is on the smaller side, but there is plenty of space to cook on the barbecue outdoors as well!
- The owner of the property has their own restaurant nearby where you can have breakfast, lunch, or dinner at an additional cost.
- You have to take external stairs up to the bedrooms in this villa.

Terms & Conditions

- **Security deposit:** €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed
- **Changeover day:** Flexible
- **End of stay cleaning available?:** No, extra €150, paid to OT. 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:** 7 nights
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Included in the rental price.
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is open from 15th May to 10th October.