

# Villa Krasica

Region: Croatia   Sleeps: 16

## Overview

Staying at the magical Villa Krasica guarantees you will return home with a real feel for Istria and its natural charms. Set in over five acres of private land in the heart of northern Istria, Villa Krasica comprises two buildings originally built in the 19th century. Guests can relax in total seclusion and beautiful surroundings, brimming with character and a warm ambience. Villa Krasica is a sensational pick that sleeps up to sixteen guests, featuring beautiful ceilings, gorgeous colour palettes, and plenty of modern touches. Situated on the top of a hill in the quaint village of Krasica, next to Groznjan and not far from Novigrad, guests enjoy sensational countryside views yet are not far from the coast for some beautiful beach days.

Groznjan is a small Istrian town of great cultural significance. At the beginning of May, its narrow streets and pretty squares turn into an artistic beehive with summer music academies, art, dance and drama workshops and many famous people from these walks of life descending on the village. Groznjan is known as a 'village of artists'. In July and August, you will enjoy seeing plenty of musicians playing in the streets, anything from jazz to classical music. The town is brimming with art galleries, charming souvenir shops and cosy restaurants. Its Jazz is Back Festival is held every summer. The town sits on a plateau above the river Mirna, surrounded by at least twenty other villages, including Krasica and acres of vineyards, olive groves and orchards. Groznjan is famous for its olives called Istarska Belica.

Villa Krasica is nestled in this fabulous area enjoying generally fantastic weather. The villa is perfect for gathering with friends or family for a restful, sociable stay. In addition to outstanding, charismatic living spaces and bedroom suites, the fabulous hosts of Villa Krasica offer



some beautiful services for you, including concierge, butler and housekeeping services, and for an extra fee can arrange laundry services, a nanny, fitness and yoga trainers, massage, private chefs, private drivers and much more. The main house sleeps up to ten guests, and the guest house sleeps a further six. Within the main house, there are two queen suites on the ground floor and basement, a king suite on the first floor and two twin suites on the second floor and in the attic. The guest house offers one king suite and two twin suites on the ground floor. Each of the bedrooms is beautifully decorated. You will discover stunning ceilings, gorgeous wallpapers and exquisite furnishings, all with wonderful offering character. The bathrooms are beautifully fitted with gorgeous tiles.

In the main house, the living spaces are superb. The dining room is just off the kitchen and offers a charming brick and beamed ceiling with gorgeous lighting over a huge table. The colourful rug blends beautifully with the warmth of the bricks. The kitchen is dreamy with a huge range oven that will please the chefs in your group and other beautiful appliances. The living room is another atmospheric space, beautifully illuminated by the natural light flooding through the many windows and doors. It offers plenty of comfy sofas and coffee tables where you can enjoy drinks and family get-togethers. Doors lead from the living spaces to a delightful summer terrace with a cocktail bar and lounge space. The guest house enjoys its living room and dining room, so perhaps you may want to book Villa Krasica for two families and enjoy some private time too.

Both houses enjoy fabulous shared outside space. The heated freshwater pool is excellent and very generous in size at 9m x 15m. It offers hydromassage, and there is a pool bar, so you do not need to go far for refreshments. Luxury loungers and parasols are lined up on the wooden sun deck where you can enjoy your holiday books and the phenomenal countryside views.

In addition to beautiful gardens with mature planting and lush lawns, guests can enjoy alfresco dining and lounging on the upper terrace using the villa's barbecue grill. Other treats at this marvellous property are a wine cellar, a

games room with darts, Playstation 5 and shuffleboard and Bluetooth speakers so that you can listen to your favourite tunes. Villa Krasica certainly offers a memorable holiday experience!

## Facilities

Tennis Court • Villa • Historical Sites • Ideal for Kids • Air-Con • Private Pool • Cots (Cribs) • Wow Factor • Heated Pool • Ideal for Teens • Instagrammable • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Lift • Wine Cellar • Home Cinema • Heating • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## The Villa

Villa Krasica is a beautiful eight-bedroom villa in a quiet hamlet in Istria close to Groznjan and Novigrad.

## Main House

### *Lower ground floor*

- Fully equipped kitchen and dining area
- Playroom with darts, Playstation 5 and shuffleboard
- Wine cellar
- Double bedroom with queen bed and ensuite bathroom



### *Ground floor*

- Living room
- Double bedroom with queen bed and ensuite bathroom



### *First floor*

- Double bedroom with king bed and ensuite bathroom
- Study room
- Relaxing room
- Terrace with a view of the breathtaking landscape

### *Second floor*

- Two Twin bedrooms
- Family bathroom with shower and bathtub

### *Guesthouse*

- Living room
- Dining room
- Fully equipped kitchen
- Double bedroom with king bed and ensuite bathroom
- Two twin bedrooms with private bathroom

### *Exterior*

- Pool house
- Heated overflow pool with fresh water and hydromassage (9x15m)
- Pool Bar
- Living and dining areas
- Barbecue

# Location & Local Information

Villa Krasica boasts a spectacular countryside location close to the village of Krasic, next to Groznjan, one of the most beautiful and charming art towns of Istria. Krasic is roughly 16km inland on the northwestern part of the Istria peninsula, roughly 10km southeast of Buje and 25km northeast of Porec. On the coast, you will find Novigrad and also Umag.

Groznjan has a vibrant history. Inhabited since prehistoric times and very active during the Roman Empire, the town was first mentioned in 1102 under the name Piemonte. From the 13th to the mid 14th century, the town belonged to the Pietrapelosa family and fell under Venetian rule. Many churches and palaces built during the Venetian period are still present today. Some of the town's important buildings include the Renaissance Loggia from the 6th century and Spotty's stunning Baroque palace. Groznjan's medieval walls and city gates date back to the 15th century. The small churches of St Rocco and St Martin, built in the 16th century, are worth a visit. You should also look at the Gallery Fonticus, where many local and foreign artists display their work. This whole area is fantastic. It can take three hours to descend by bike through the picturesque landscapes and bridges. There are fantastic views when cycling and hiking. A Venetian column stands on the site of the last small gate of the town, where you can enjoy the incredible view of some twenty neighbouring villages of central Istria.

As you drive from the town towards Zavrsje, you will enjoy a fabulous panorama. In the foreground is the medieval town rising on a cliff above the Mirna Valley, and in the distance behind it is Motovun, on the other side of the river and another hill as if it is afloat. Zavrsje is often used as a film location for its beauty.

Istria is sometimes compared to Tuscany, being swathed in olive groves and vineyards and dotted with Medieval hilltowns. The cuisine has a distinctly Italian flair, with much air-cured ham and fresh pasta. Truffles are frequently added and are delicious. Truffles were discovered by



accident in Istria by farmers. They were fed to the pigs until Italians turned up wanting to buy them all at rock-bottom prices. Now the black truffles and more precious white truffles are appreciated. You will also find a lot of fish on the menus. The daily catch includes anchovies, sardines, octopus, red and grey mullet, scampi, shrimp, spider crab, squid and sea urchins.

Novigrad was once a peaceful fishing village and is now a compelling, charming town that 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 products and several supermarkets. The fishing boats lined up in the town harbour Mandrac look so pretty.

A bit 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 jewellery 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 excellent 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 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 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

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Nearest Airport

**Pula Airport**  
(85 km)

## What we love

- Villa Krasica offers a fantastic family countryside holiday experience. Set in acres of land and surrounded by vineyards, olive groves and orchards, guests enjoy total seclusion and beautiful scenery
- The interiors are beautifully designed, a wonderful blend of ancient, rustic nods from the past together with luxurious modern touches
- The villa's outside space is amazing with a superb swimming pool, gardens and a summer deck where you can enjoy alfresco dining and sensational vistas

## What you should know...

- Villa Krasica comprises two buildings, the main house and a guest house sleeping up to 16 guests in total. It is perfect for large groups of friends or family
- 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
- If you are visiting in the summer months, you must try and listen to some jazz or other music in Groznjan as well as look in the art galleries and at the ancient buildings

## Terms & Conditions

- **Security deposit:** €2000 to be paid in cash upon arrival and refunded at check out, subject to full inspection of the property
- **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?**: Not allowed
- **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
- **Pool heating charge?**: No, extra €150-200 per day payable locally at the time of balance payment. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. The final daily rate depends on the electricity price at the time of use.
- **Internet access?**: Wi-Fi, included in rental price