

Villa Zelena

Region: Croatia **Sleeps:** 14

Overview

Villa Zelena is a wonderful choice for groups of friends or family who want to get away from it all and look forward to exploring the gorgeous peninsula of Istria. This fabulous six bedroom villa sits in a wonderful garden in a delightful rural position in Butkovici, near Jursici, roughly thirty minutes from the beautiful resorts of Pula and Rovinj and roughly fifteen to twenty minutes from the sea.

Villa Zelena is a contemporary wonder, brimming with colourful modern art and stylish furnishings. It is beautifully designed to offer spacious modern holiday living. There are treats in store with a fabulous spa area with a jacuzzi and sauna plus there is an exceptional pool on the terrace. Guests have a choice of dining space, one being under a contemporary sail canopy next to the seriously impressive outdoor kitchen and another next to the kitchen with huge sliding doors that also make it feel as though you are dining alfresco.

The villa boasts a fabulous garden that surrounds it, enjoying a very welcome children's playground, lush lawns and mature planting. The village is very tranquil. The Istrian peninsula has two distinct regions, Blue Istria, the dazzling indented coastline and Green Istria, the lush interior of rolling hills, olive groves and vineyards sprinkled with charming hilltop villages. It is also the land of gastronomic feasts with a definite Italian influence. Choosing Villa Zelena gives you the best of both worlds. You can enjoy the peaceful environment, tour some wineries and hill top villages and head to the coast to visit some fabulous, historic towns.

Villa Zelena is built over two storeys with more than three hundred square metres of eye-catching, contemporary space. The living area is bright and beautiful, drowned in natural light and enjoys trendy sofas and chairs and



brilliant, vivid artwork. The kitchen impresses the most discerning of chefs and looks super cool in wood and black. It offers the very best appliances and a sociable breakfast bar where guests can open a bottle of local wine and keep the chefs company. The indoor dining area is spectacular with a wall of glass doors that slide open to let the cool breeze in and offer gorgeous garden and pool views. This room has certainly been designed to bring the outside in. Like the other living spaces, its walls are decorated with gorgeous modern artworks. The wellness oasis offers some well-deserved pampering with its sauna, jacuzzi and showers.

The villa's bedroom suites are just perfect. There are five double rooms featuring beautifully dressed, sumptuous beds and immaculate, top-notch ensuite bathrooms. The children's room is a total delight with cool bunk beds and plenty of play space.

Though the interiors are stunning, guests staying at Villa Zelena are likely to spend much of their time outside. Everywhere you look is green and beautiful. Children can swing, climb and slide happily in their space while adults relax on luxury loungers counting their blessings for this magical spot. The pool is absolutely wonderful. The barbecue masters in your group will be heaven when they see the top-of-the-range outdoor kitchen where they can cook a feast which can be served as you watch the sun go down. There is no doubt that you will make magical holiday memories at Villa Zelena.

Facilities

Table Tennis • Walk to Village • Beach Nearby • Rural Location • Wi-Fi/Internet • Wellness • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Walk to Restaurant • <1hr to Airport • TV • Sauna/Steam • Outdoor Games • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Zelena is a beautiful, modern six bedroom villa in the heart of Istria. The property has endless amenities for the whole family with a huge garden, heated pool and even a spa! The villa can accomdate twelve adults and two children comfortably.

Interior

- Fully equipped kitchen with breakfast bar
- Dining room with large glass doors to terrace
- Living room
- Five double bedrooms
- Childrens bedroom with bunkbeds
- Six bathrooms
- Spa area with sauna and hot tub

Exterior Grounds

- Heated swimming pool surrounded by sunloungers
- Outdoor shower
- Covered outdoor dining area
- Summer kitchen with barbecue
- Large garden
- Childrens playground

Additional Facilities

- WiFi (indoor & outdoor)
- Satellite TV
- Underfloor heating
- Coffee machine
- Landry facilites
- Safe
- Wine bar
- Table tennis
- Parking

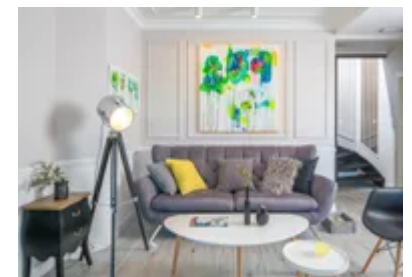
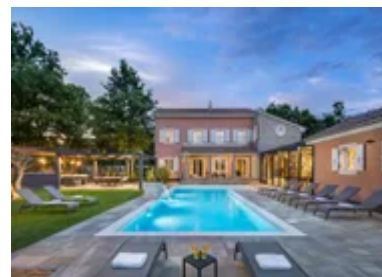
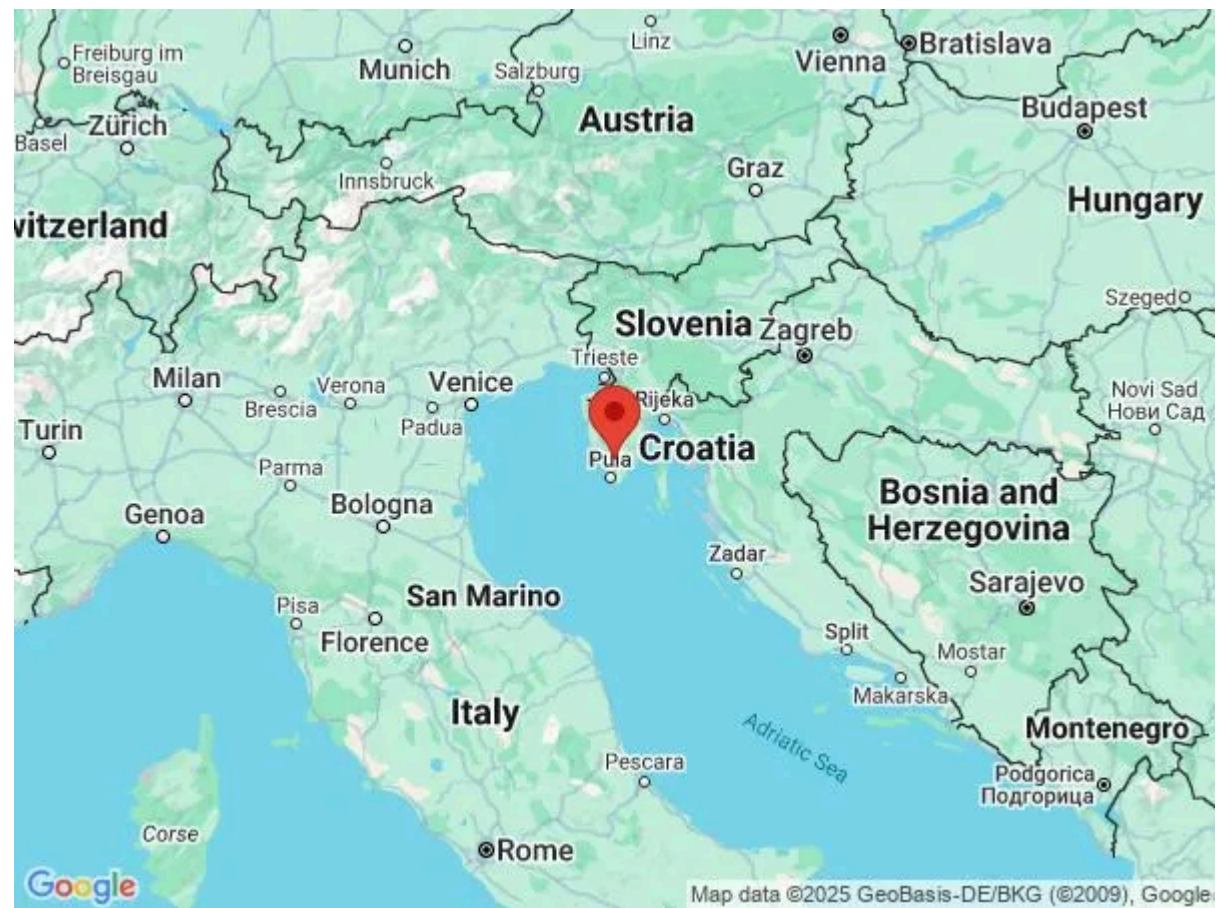


Location & Local Information

Villa Zelena enjoys a peaceful, rural position on the Istrian peninsula. It is located roughly half an hour's drive from the beautiful cities of Pula and Rovinj with Farzana on the coast, roughly in between. Farzana is a beautiful little fishing town that clings to its ancient identity and traditional ways. The lively chit-chat of the residents across the charming cobblestones from their pastel houses makes you feel so honored to be visiting. Everyone in Istria is so friendly. Visitors can take a boat ride to the Brijuni National Park or enjoy dinner in one of the beautiful restaurants in the squares, courtyards or on the harbour front. Farzana is a special place for a fish platter and some local wine. Live music is also a regular feature at the square in front of the church. Good ice cream is sold everywhere in Farzana.

Pula, Istria's largest city, is situated on the coast, thirty minutes south of the villa in the valley of seven hills. It enjoys extraordinary Adriatic views, narrow cobbled streets and fascinating Roman buildings. The amphitheatre is absolutely incredible and a must see! It was built to host 20000 spectators between 27-68AD and is the only remaining Roman amphitheatre in the world with a complete circle wall. Istria was part of Italy until 1947, so you will find the restaurants have a heavy Italian influence. The restaurants on the Limski canal have amazing mussels to try and, of course, the region is famous for its white truffles. The town is an extraordinary site for the amazing festivals that take place. Dimensions and Outlook take place in the amphitheatre. There are also raves in the tunnels and caves and beach parties on the shore.

The picturesque town of Rovinj is also roughly thirty minutes from the villa. Featuring cobbled streets, Italianate architecture and the highest church tower in Istria at sixty one metres high at the St Euphemia Cathedral, it is definitely worth a visit. The town was originally an island but two hundred and fifty years ago the narrow channel that separated it from the mainland was filled in. Rovinj boasts numerous charming cafes and restaurants, lots of galleries and an active fishing port. It is lovely.



At the very bottom tip of Istria, Cape Kamenjak is a 6km rocky protuberance that is very popular. It is a protected zone full of little coves and wooded inlands.

Another lovely day trip is to Opatija with wonderful views of the neighboring islands. You can stroll down the Opatija Walk of Fame with many great Croatian names honoured including tennis legend Goran Ivanisevic. The 'Girl with the Seagull' is the the most famous statue in Opatija. The 12km promenade walk between Volosko and Lovran is lovely. From the Opatija Riviera you can visit the Golden island Krk by boat visiting the small islet of Kosljun on the way. You can also visit Vrbnik, most famous for its widely known white wine, Vrbnicka Zlahtina.

Local Amenities

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|---------------------|--------------------------|
| Nearest Airport | Pula Airport (20.5) |
| Nearest Town/City | Pula (18.5) |
| Nearest Beach | Peroj Beach (13.9) |
| Nearest Restaurant | KONOBA KLARIĆI (400m) |
| Nearest Supermarket | Naš dom (2.5km) |

What we love

- Villa Zelena packs a punch with its wonderful spa area, fabulous pool, gorgeous garden and sensational alfresco dining space and outdoor kitchen. Even though the interiors are brilliant, you will not want to go inside!
- The villa is beautifully finished with contemporary flair and some eye-catching, colourful artworks.
- The location is very peaceful so you will relax quickly, enjoying getting away from it all. It is a great spot to tour Istria's inland villages and wineries but you can still get to the beach and some wonderful historic towns in thirty minutes or less!

What you should know...

- There is so much to see in Istria but you should take a boat trip to the stunning Brijuni National Park.
- One of the bedrooms is a room with bunk beds, ideal for children but perhaps not quite so comfortable for adults!
- Don't forget to taste the local wines. They are delicious!

Terms & Conditions

- **Security deposit:** €800 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?:** One pet and on request only, with prior agreement with the owner. If accepted, a pet supplement of €10 per pet per day 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:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Pool heating is available the months of April, May, June, September and October. For those who require pool heating, there will be an additional charge of €300 per week (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.