

Villa Leksija

Region: Croatia **Sleeps:** 11

Overview

Surrounded by the beautiful green countryside of Northern Istria, 4-bedroom Villa Leksija enjoys an idyllic setting. Located in pretty Kućibreg, within 5 minutes of the Slovenian border, this delightful villa has a large garden, outdoor pool and enchanting views.

With room for up to 11 guests, Villa Leksija is spacious and well equipped. In the outdoor areas, you can make use of a large terrace with sun loungers and seating surrounding the heated pool, and there is a terrace to the side of the house too. Large lawn areas are ideal for children to play on or for the grown-ups to enjoy drinks in the evenings.

There is a lovely outdoor dining area with a barbecue in the garden, positioned to enjoy the most spectacular views of the surroundings. Inside, a fitness and wellness space with gym equipment and a Finnish sauna is a great addition – and complemented by an irresistible hot tub.

The interior styling is sure to impress. Classic with rustic touches, you are sure to feel immediately comfortable here. The living room has an LCD TV, Bluetooth speaker and Playstation 5, but it's the comfy sofa and inviting fireplace which makes it so irresistibly cosy. An elegant dining area for 12 people and a professional kitchen will elevate mealtimes to a new level. If you prefer not to cook, the services of an onsite chef are available if required.

Upstairs, you have four bedrooms, all en suite and featuring TV and air conditioning. In addition to the living areas of the main villa, there is a separate basement apartment with a double bedroom, shower room and kitchenette, suitable for one extra person. Free Wi-Fi and onsite parking are included, along with a charging point for electric vehicles.



Villa Leksija is around 8km from the centre of Momjan, a small village with restaurants, wineries, and castle ruins to visit. The villa is around 22km from the sea, with the beautiful Kanegra Beach being one of the closest coastal points.

Travel a little further, and you can discover pretty towns such as Umag and Novigrad, and more quiet beaches. If you want to explore Croatia's neigh

Facilities

Villa • Rural Location • Cots (Cribs) • Gym/Fitness Room • Chef/Cook Available • Air-Con • Wi-Fi/Internet • Modern • Wellness • Pre-Stocked Fridge Available • Transfers Available • Breakfast Available • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • <1hr to Airport • Washing Machine • Tumble Dryer • Hairdryer • All Bedrooms En-Suite • Satellite TV • Sauna/Steam • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Ground Floor

- Professional kitchen
- Dining and living room with fireplace
- Fitness and wellness sauna with sauna and jacuzzi
- Guest toilet

First Floor

- Double bedroom with en suite bathroom
- Three double bedrooms with en suite shower room

Lower Ground Floor (Seperate entrance)

- Kitchenette (oven, dishwasher, fridge with freezer, oven)
- Living and dining area
- Double bedroom with en suite shower room
- Utility with washing machine, dryer and iron

Exterior Grounds

- Heated swimming pool
- Terrace with sunloungers
- Outdoor shower
- Large fenced garden
- Outdoor dining area
- Barbecue

Additional Facilities

- Air conditioning
- Wi-fi
- Satellite TV
- Bluetooth speaker
- Playstation 5
- Sauna
- Jacuzzi
- Washing machine
- Tumble dryer
- Iron & ironing board
- Baby cot
- High chair
- Parking
- Electric charger for cars (additional charge, paid locally)
- 6 E-bikes

*Pool heating included upon request, see T&Cs



Location & Local Information

Northern Istria beckons with its captivating blend of picturesque countryside, charming villages, and stunning coastline. Iconic destinations like Rovinj and Pula offer rich historical and cultural experiences, while Učka Nature Park invites adventurers to explore its rugged trails and breathtaking vistas.

Tranquil hideaways like Kanegra Beach and the serene salt pans of Sečovlje Salina Nature Park offer peaceful retreats, while towns like Umag and Novigrad delight with their quaint charm and culinary delights. Kućibreg, conveniently close to the Slovenian border, is an ideal base for exploring the region's diverse attractions, including nearby gems like Piran and Trieste, making it a gateway to unforgettable adventures in Northern Istria.

Local Amenities

Nearest Airport	Pula (92km)
Nearest Town	Buje (14km)
Nearest Beach	Kanegra (22km)
Nearest Restaurant	Momjan (8km)
Nearest Shop	Momjan (8km)
Nearest Golf	Golf Club Adriatic (52km)



What we love

- This villa combines excellent facilities with a stunning rural location – the views from the pool and outdoor dining terrace show the charm of this region of Croatia.
- There's a homely feel to the interiors at Villa Leksija – rustic stone walls, wooden beams and well-chosen colours and textures are all part of the exquisite design.
- With a hot tub, sauna and large outdoor pool, you'll be able to work on your wellness in style at Villa Leksija.

What you should know...

- Pets are not permitted at this property.
- A cot for an infant is available on request if required.
- Heating of the pool is free of charge but needs to be requested in advance.

Terms & Conditions

- **Security deposit:** €1000 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?:** Not allowed
- **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 from 06.07 to 24.08. All other periods 5 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** For those who require pool heating, it is on request and included in the rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. Pool heating is available from 02.06 to 13.09.
- **Tax:** Included in the rental price.
- **Internet access?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- **Pool opening dates?:** The pool is open from May to September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.