Villa Sivka

Region: Slovenia **Sleeps:** 5

Overview

With its idyllic location in the heart of Slovenian Istria, Villa Sivka offers up to five guests the chance to completely unwind and appreciate life's simple pleasures in a stunning rural oasis. Situated in the peaceful village of Fijeroga, the two-bedroom hillside villa is a traditional Istrian house that has been lovingly renovated. Nestled amongst plenty of greenery, the villa offers spectacular views of the surrounding countryside and the sparkling Adriatic Sea beyond.

A morning dip in the villa's large private pool is the perfect way to begin your day, with birdsong and the blue skies of Istria above you. There are sun loungers available should you wish to spend the day relaxing by the pool with a book, taking in the lush greens of the garden around you. The secluded garden benefits from shady trees, shrubbery, and the scent of lavender as the sun goes down in the evening. There is a play area for young children and a beautiful outside dining area covered by a pergola with a leafy canopy, the ideal spot for a memorable meal at home.

Entering the villa through the patio door, you will find yourself in an ample, open-plan living space featuring gorgeous tile flooring, rustic timber ceilings and exposed brickwork. The comfortable seating area and feature fireplace make this a true haven for a cosy night in with a glass of local wine beside a crackling fire. This space also features an elegant dining area overlooked by a light-filled window and a characterful stone archway leading into the traditional and well-appointed kitchen.

Upstairs, the villa continues to delight with its relaxed warmth and authentic finishes. High vaulted ceilings, bright white walls and the expansive views of the countryside and the sea on the horizon give both









bedrooms an air of peace and tranquillity. The master bedroom features simple furnishings such as a wooden double bed, an ample wardrobe, a traditional dresser and a chair. The villa's second bedroom has a double bed and a single bed, alongside another large wardrobe. Dual-aspect windows offer stunning natural light. The lovely bathroom, where you will find a shower and two separate washbasins, also benefits from the beautiful view.

Staying at Villa Sivka is a truly relaxing and rejuvenating experience, thanks to the warm Mediterranean breeze and the fresh air from the nearby mountains. The dazzling landscapes, blue waters and fairytale towns and villages of Slovenian Istria are sure to delight visitors time and time again.

Facilities

Villa • Air-Con • Private Pool • Working Fireplace/Woodburner • Walk to Village • Ideal for Kids • Pets on Request • Ideal for Teens • Parking Space • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Safety Deposit Box • Heating • Fenced Grounds

Interior & Grounds

The Villa

Ground Floor
- Fully equipped kitchen
- Large open-plan living room with feature fireplace
- Dining area

First Floor
- Double bedroom
- Bedroom with a double bed and a single bed
- Spacious bathroom with two washbasins

Exterior Grounds
- Seasonal private swimming pool (unheated)*
- Sunloungers and parasols
- Spacious garden
- Childrens swing set
- Covered outdoor dining area
- Barbecue

Additional Facilities
- Portable Wi-Fi device
- Air conditioning
- Central heating
- Underfloor heating
- Safe
- Television
- Music stereo
- Wood-burning stove
- Washing machine
- Dishwasher
- Microwave
- Coffee machine
- Clothes horse
- Private parking on site

**Please see T's & C's*









Location & Local Information

A nature lover's paradise, Istria is known for its treasure trove of sandy beaches and enchanting green countryside. The Istrian peninsula is the largest within the Adriatic Sea, and the land is shared by three countries: Slovenia, Croatia and Italy. Slovenian Istria is situated where the rugged Karst edge of the country meets the Adriatic Sea and the beautiful Bay of St. Bartholomew on the Slovenian-Italian border. With the natural beauty of three different countries on your doorstep, Istria offers visitors a chance to explore a rich and harmonious blend of cultures and traditions.

While Villa Sivka's charming hillside location has plenty to offer guests who wish to spend their time outdoors, the joys of the stunning Istria region are waiting to be discovered. Local Istrians are fiercely proud of the region's diverse landscapes, encompassing rolling vineyards, olive groves and peaceful green meadows. Hiking enthusiasts will be amazed by the nearby trails, which pass through unspoiled rural villages with stone houses and incredible coastline views. Near the villa, guests will find local olive oil producers and winemakers showcasing the very best of the region's rich gastronomy. A short drive away, restaurants, local shops and a convenient supermarket are nearby.

For those needing a complete reset, visit the nearby town of Portorož. Known for its therapeutic spas and exquisite sandy beaches, you can enjoy the soothing effects of both thermal and seawater. You may also wish to treat yourself to a luxurious massage! Experts are on hand to guide you through your day of pampering at the Shakti-Ayurveda or the Lifeclass Terme Portorož Spa.

Even closer is the picturesque town of Izola, where you can stroll along the marina and wander the old, cobbled alleyways before a leisurely lunch at one of the town's excellent restaurants. Izola is best known for its ancient ties to the tradition of fishing, but the nearby countryside also offers visitors the opportunity to visit local farms devoted to olive and fruit growing. The town of Strunjan,









famous for its fantastic variety of flora and fauna, is around a twenty kilometre drive away.

On the Slovenian coast, the Sečovlje Salina Nature Park is a cultural gem that introduces visitors to the tradition of salt production within a unique saline landscape. Visit the spa in the northern part of the park, where guests enjoy restorative salt and mud baths, known for boosting circulation and naturally improving the skin.

The old port town of Piran, often called Slovenia's most beautiful coastal town, is said to have flourished with the help of a bit of salt. The town has a distinctly Mediterranean feel and is much admired for its impressive architecture, breathtaking views and culinary delights. Piran's Cape Madonna is home to incredible underwater biodiversity at the tip of the peninsula. This is the perfect place to indulge in a day of water sports on the Adriatic coastline before returning to your tranquil villa for dinner with a view.

Local Amenities

Nearest Airport	**Ljubljana Airport (136km)**
Nearest City	**Ljubljana (114km)**
Nearest Town	**Koper (12km)**
Nearest Beach	**Izola (18km)**
Nearest Village	**Pomjan (1km)**

What we love

- Begin each day in the garden, with a dip in the pool before a leisurely breakfast on the villa's leafy, shaded patio.
- Istria is truly a feast for all the senses – from the scent of lavender and the taste of a drizzle of locally-produced olive oil, to the gorgeous views of the Adriatic coastline.
- Relaxing in front of the crackling fire with a glass of wine from a nearby vineyard is a heavenly experience!

What you should know...

- Young children should not be left unattended near open fireplaces.
- Pets are welcome at the villa.
- There are two outhouses with service bathrooms located on the exterior grounds. These are not available to guests.

Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection (required for groups under 21 only).

- **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?:** On request only and with prior agreement with the owner.

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Extra €100, payable to Oliver's Travels with the balance payment. 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.

- **Tax:** Tourist tax of 2.50€ per person, per night is payable locally.

- **Internet access?:** Wi-Fi internet access not included, extra 5€ per day (paid locally).

- **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.