Villa Kimora

Region: Croatia **Sleeps:** 8

Overview

Situated in the stunning green heart of Istria, Villa Kimora is a traditional stone property that perfectly encapsulates the rustic and romantic charm of the region. Surrounded by Mediterranean woodlands and serene natural beauty, the three-bedroom villa is just sixteen kilometres from Pula, Istria's sparkling coastal capital. Boasting a secluded garden, a swimming pool and a private badminton court, Villa Kimora is nestled within an estate covering six thousand square metres in total, offering plenty of space for a relaxing and rejuvenating retreat with your loved ones in the warm Croatian sunshine.

Each morning, azure skies and the gentle breeze will draw you outside to the villa's sun-drenched garden, where you can enjoy a refreshing dip in the swimming pool or unwind on a poolside sun lounger, sipping a cup of freshly brewed coffee and listening to the sounds of the natural world around you. The garden offers plenty of opportunities for fun and games, with a cute kids' playground in the shade and a private badminton court providing the ideal excuse for a family tournament! Later on, gather everyone together for a delicious barbecue at the outdoor dining area before relaxing with a glass of Istrian wine and admiring the sunset from the comfort of the covered outdoor lounge.

Guests will find a bright, airy, open-plan living space inside the villa, featuring an inviting lounge area with comfortable sofas, a flat-screen TV, and a cosy fireplace. The living space features exposed wooden ceiling beams and stone walls, which enhance Villa Kimora's relaxed and welcoming ambience. The lounge area flows seamlessly into a charming dining area, while a fully equipped kitchen features modern appliances and a casual breakfast area. A separate dining room boasts an abundance of natural light, as well as a traditional Croatian grill. Here, everyone









can come together to discuss the day's adventures and enjoy a home-cooked feast by the warm glow of the fire.

Villa Kimora offers three delightful double bedrooms upstairs, each featuring relaxed, understated décor and a well-appointed en-suite bathroom. The bedrooms boast enchanting views of the villa's natural surroundings, with air conditioning ensuring that your nights are as restful as your days are relaxing. A second lounge area provides a sofa bed for two additional guests and access to a romantic balcony. Two of the en-suite bathrooms feature walk-in showers, while the third bathroom offers a bath with a shower.

Boasting modern facilities, a spectacular garden and a truly idyllic location, Villa Kimora offers a dreamlike holiday setting in the stunning Croatian countryside, with a treasure trove of Istrian coastal gems just a short drive away.

Facilities

Air-Con • Villa • Great Value • <1hr to Airport • Private Pool • All Bedrooms En-Suite • Modern • Parking Space • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Interior
- Fully equipped kitchen with dining area
- Living room with fireplace
- Double bedroom with queen size bed and en-suite bathroom
- Two double bedrooms en-suite bathroom

Exterior Grounds
- Private swimming pool
- Terrace with sun loungers and parasols
- Covered outdoor lounge area
- Covered outdoor dining area
- Gas barbecue
- Children's playground

Additional Facilities
- Air conditioning
- Flat screen TV
- Coffee machine
- Hairdryer
- Washing machine
- Iron and ironing board
- Sofa with pull out bed
- High chair
- Table tennis
- Badminton
- Darts









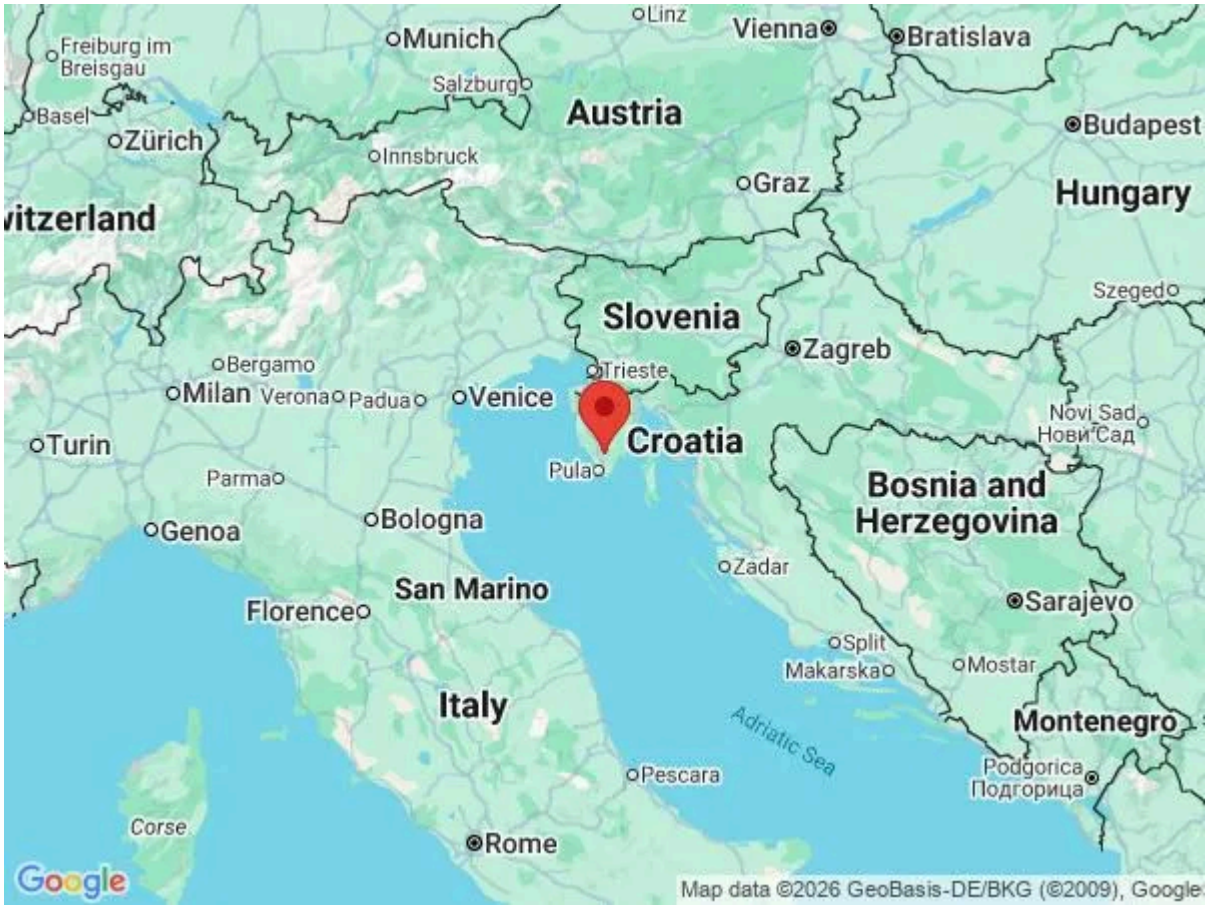
Location & Local Information

Immerse yourself in the serene natural beauty of Istria at Villa Kimora, located on the outskirts of the village of Marčana, only sixteen kilometres away from the beautiful beaches and lively city atmosphere of Pula, Istria's coastal capital. Surrounded by green woodlands and olive groves, Marčana is a picturesque rural area dotted with traditional stone houses and a small selection of local bars and restaurants within a fifteen-minute drive of Villa Kimora.

The villa provides the perfect base from which to explore the beautiful landscapes of the Istrian peninsula. The white pebble shores and crystal-clear waters of Peroj are only a twenty-minute drive away, while the beaches of nearby Barbariga are rugged and remote. A long and sunny promenade stretches from Peroj to Fažana, where there are plenty of convenient amenities such as beach bars and cafes and local businesses offering water sports facilities, including snorkelling gear and sea kayaks. For an exciting day trip across the water, the untouched natural beauty of Brijuni National Park is just a short boat journey away from the Fažana fishing port. Here, visitors can enjoy the fresh island air whilst playing a round of golf or taking to the sea to enjoy kayaking and scuba-diving adventures.

Just a forty-minute drive away from Marčana, Rovinj is one of the Istrian peninsula's most iconic coastal gems. A seaside town with a labyrinth of narrow streets and colourful architecture, here you can relax by the turquoise waters of Lone Bay Beach or enjoy a variety of watersports on Mulini Beach. Later, wander through the enchanting old town before making your way to the hilltop Church of St. Euphemia, where you can take in panoramic views of the ocean and the cluster of tiny islands surrounding Rovinj.

Hiking and biking enthusiasts will be delighted by the region's scenic trails, which lead out towards the coast or inland through Mediterranean woodland and olive groves. Situated between Poreč and Pula, Vrsar is a small fishing village that is home to several coastal trekking trails. Don't forget to bring comfortable walking shoes and plenty of









water!

History buffs and those searching for a little more hustle and bustle will feel drawn to Pula, Istria's largest city, located in a valley surrounded by seven green hills. Boasting spectacular views of the shimmering Adriatic Sea and the incredible Pula Arena, a Roman amphitheatre that dates back as far as 27 BC, the city is also home to lively summer festivals and local markets, beautiful beaches and traditional taverns showcasing some of the region's finest cuisine.

Roughly forty-five minutes away from Marčana by car, Cape Kamenjak is a gorgeous nature reserve and park at the southernmost tip of the Istrian peninsula. With dramatic landscapes and a coastline of hidden coves and caves to explore, this is the ideal place to spend the day reacquainting yourself with nature. Later on, head home to Villa Kimora in time for a sunset swim and a glass of Istrian wine in the garden before a night spent relaxing under the stars.

Local Amenities

Nearest Airport	**Pula (18km)**
Nearest City	**Pula (18.5km)**
Nearest Town	**Vodnjan (7km)**
Nearest Beach	**Beach Stara Fazana (13.5km)**

What we love

- We loved the villa's expansive garden, where we enjoyed refreshing morning swims in the private pool, sunny afternoons on the badminton court and relaxing evenings sipping Istrian wine at sunset.
- We adored the untouched natural beauty of Brijuni National Park, a park made up of a string of stunning Mediterranean islands.
- We highly recommend a day trip to the vibrant city of Pula, where we visited the Roman amphitheatre and wandered through lively summer markets.
- Villa Kimora's countryside location is truly rejuvenating! The villa offers guests a beautiful setting in the green heart of Istria, with the coastal city of Pula just a twenty-minute drive away.

What you should know...

- Younger children should remain supervised whilst playing by the villa's private swimming pool.
- Villa Kimora can accommodate up to eight guests in total, with three double bedrooms and a sofa bed.
- A car is essential for those who wish to easily access local amenities, nearby beaches and seaside towns.

Terms & Conditions

- **Security deposit:** €300 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.

- **Changeover day:** Flexible

- **End of stay cleaning:** Standard changeover clean included in the price. 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 during July & August. 5 nights during all other periods.

- **Heating costs included?:** Yes, included in the rental price.

- **Tax:** Included in the rental rate.

- **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.