Villa Niko

Region: Croatia **Sleeps:** 12

Overview

Welcome to Villa Niko – your luxurious home away from home near the enchanting coastal town of Porec, Croatia. Nestled in the heart of the Istrian Peninsula, this six-bedroom villa is a haven of comfort, perfect for hosting up to twelve guests. Whether you're planning a family reunion, a group getaway, or a special celebration, Villa Niko promises an unforgettable experience.

As you step into Villa Niko, you'll be greeted by a spacious interior that combines modern sophistication with rustic charm. The open-plan living and dining areas are bathed in natural light, creating a warm and inviting ambience. Soft sofas invite you to sink in and relax after a day of exploring while a large dining table sets the stage for memorable shared meals.

The villa boasts a fully equipped kitchen where culinary adventures wait for you to whip up delicious meals using fresh, local ingredients. When it's time to rest, you'll find six beautifully appointed bedrooms, each thoughtfully designed to ensure a restful night's sleep. Villa Niko has two twin bedrooms, ideal for children or friends sharing, while the other four have double beds.

Step outside, and you'll discover your private oasis. Villa Niko's outdoor space features a stunning pool surrounded by sun loungers. Host an in-house table tennis tournament on the patio, bringing together the whole family.

Poreč's historic old town and coastline are just a short drive away for those seeking adventure. Explore local markets, try out water sports, or embark on wine-tasting tours in the picturesque Istrian countryside.









Facilities

Walking/Hiking Paths • Air-Con • Walk to Village • <1hr to Airport • Private Pool • Villa • Great Value • Ideal for Kids • Pets on Request • Cots (Cribs) • Ideal for Teens • Ground Floor Bed & Bath • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Bicycles Provided • Dishwasher • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa

Interior - Ground floor
- Open plan kitchen, living area
- Fully equipped kitchen
- Dining area
- Bathroom (with washing machine)
- Bedroom 1 - 2 single beds
- Bedroom 2 - Double bed

Interior - First floor
- Bedroom 3 - Double bed, A/C, ensuite bathroom with shower
- Bedroom 4 - 2 single beds, A/C, ensuite bathroom with shower
- Bedroom 5 - Double bed, A/C, ensuite bathroom with shower
- Bedroom 6 - Double bed, A/C, ensuite bathroom with shower

Exterior
- Private swimming pool (32 sqm)
- Shower
- Sunbeds
- Parasols
- Covered dining area
- Garden

Additional Facilities
- Air conditioning
- TV
- Filter coffee machine
- Dishwasher
- Washing machine
- Table football
- Table tennis
- Bicycles
- Parking for 4 cars
- Barbecue









Location & Local Information

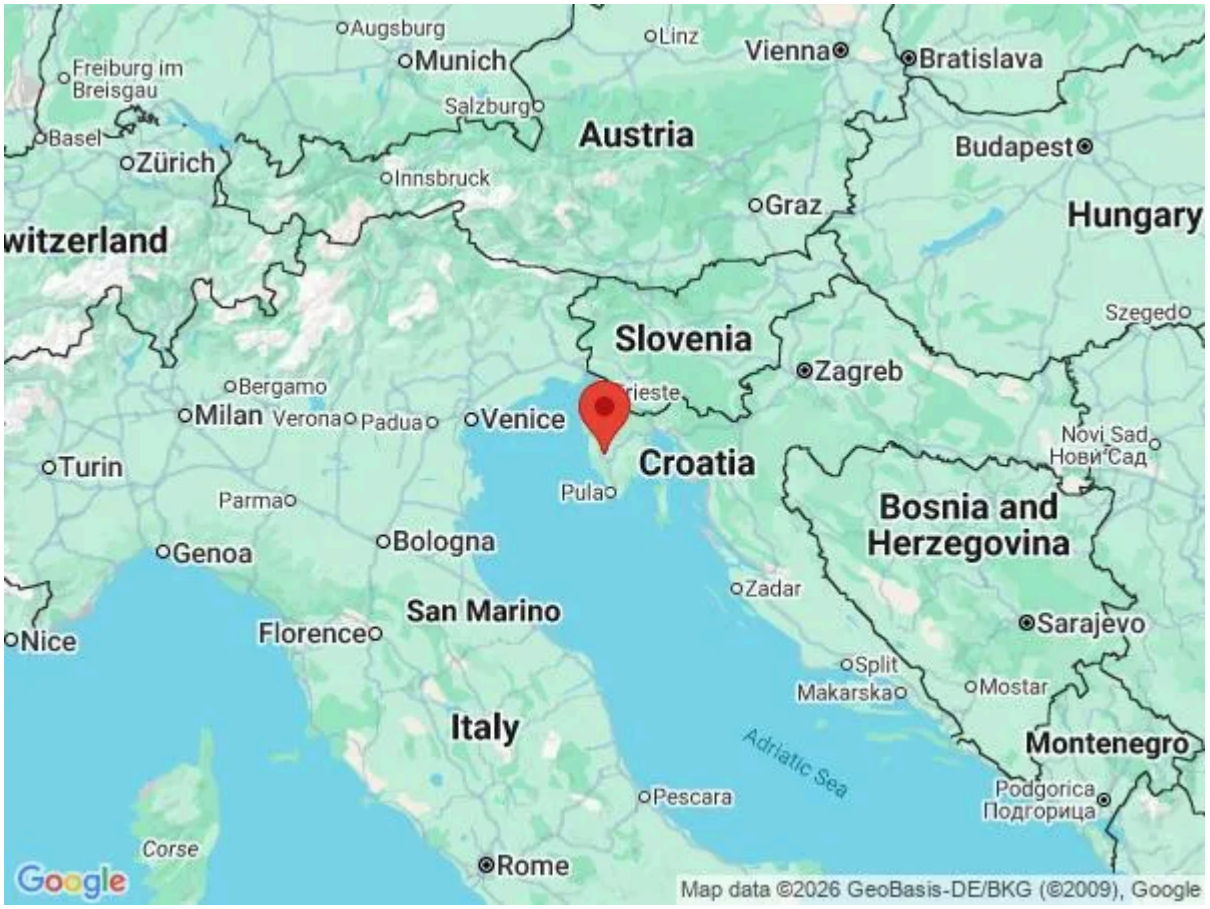
Located on the Istrian Peninsula, this picturesque haven enjoys a prime spot just a stone's throw away from the sparkling waters of the Adriatic Sea.

Poreč is a historic gem known for its well-preserved Roman architecture, including the stunning Euphrasia Basilica, a UNESCO World Heritage Site. Wander through the charming, cobbled streets of the old town, where you'll find quaint shops, inviting cafes, and traditional restaurants serving delectable Istrian cuisine.

For those seeking sun and sea, Villa Niko is a short drive from some of the region's most beautiful beaches. Whether you prefer relaxing on the sandy shores, indulging in water sports, or exploring hidden coves, the crystal-clear waters of the Adriatic provide endless opportunities for aquatic adventures.

Local Amenities

Nearest Airport	**Pula Airport (43km)**
Nearest Ferry Port	**Pula Ferry Port (45km)**
Nearest Village	**Vosteni Centre (Walking distance)**
Nearest Town	**Sveti Lovreč (3km)**
Nearest Shop	**Butiga Ultra 109, Sveti Lovrec (3km)**
Nearest Beach	**Beach Orsera (16km)**









What we love

- The space in the villa is ideal, with elegantly designed bedrooms and modern amenities.
- Being so close to Poreč was great! Explore the historic old town and indulging in local cuisine, all just a short drive away.
- Make sure to explore the scenic Istrian countryside with its vineyards, olive groves, and hiking trails.

What you should know...

- Villa Niko offers a peaceful countryside setting, but a car is recommended in order to see all that Istria has to offer.
- Villa Niko is spread across two floors, there is no lift to access the floors, only a staircase.
- There are bikes provided at Villa Niko.

Terms & Conditions

- **Security deposit:** €500 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?:** On request only and with prior agreement with the owner. Maximum of 2 pets. If accepted, a pet supplement of €10 per pet per day will apply (paid locally).

- **Changeover day:** Saturday from 15th June - 7th September.
 Flexible all other dates.

- **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 from 15th June - 7th September.
 5 nights all other dates.

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

- **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.