

# Mon Perin - Luxury Beachside Villas

Region: Rovinj   Sleeps: 6

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## Overview

Nestled in a picturesque Mediterranean setting within a seaside resort near the quaint village of Bale in Istria, these Beachside Villas beckon as an idyllic escape for those seeking an extraordinary luxury holiday amidst nature's embrace, mere steps away from the azure sea.

As you step into the villas, a seamless blend of sophistication and comfort unfolds. The living room, adorned with plush furnishings, seamlessly connects to a large kitchen island-come-dining table, comfortably accommodating four. With everything you need for culinary pursuits, the modern kitchen unit invites you to whip up a light breakfast or a Mediterranean feast.

This haven welcomes four adults and two children, offering two expansive bedrooms graced with a spacious double bed and a private en-suite bathroom. The spacious bathrooms boast a shower cabin, a hairdryer, and twin sinks for unparalleled guest comfort. A laundry area, equipped with a washing machine and dryer, can also be found in the villas.

Stepping out from the living room or bedrooms, the villa's courtyard unfolds, adorned with inviting garden furniture—a perfect retreat for moments of relaxation. Here, a 26-square-metre heated outdoor pool awaits, surrounded by plush deckchairs.

A mere 100 metres away lies a pebble beach, inviting impromptu swims in the crystal-clear sea, while adjacent to the villas are convenient parking spaces, ensuring easy access. If you're seeking an active holiday, bicycles are available for rent, complemented by a children's playground and a mini-golf course.



# Facilities

Ground Floor Bed & Bath • Resort • Excursions Available • Onsite Restaurants • Washing Machine • Coffee Machine • Seaview • Hairdryer • Watersports • Horse Riding • Walking/Hiking Paths • Wi-Fi/Internet • Air-Con • Walk to Beach • TV • Beach Nearby • Cots (Cribs) • Wow Factor • Private Pool • Spa Treatments Available • Heated Pool • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Electric Car Charger • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villas

### *Interior (125m2)*

- Open plan kitchen, living, dining area
- Sofa bed
- Fully equipped kitchen
- Bedroom 1 - Double bed (210 x 220cm), en-suite bathroom with shower
- Bedroom 2 - 2 single beds (110 x 220cm), en-suite bathroom with shower

### *Exterior*

- Private heated swimming pool\*
- Terrace
- Sunbeds
- Covered dining area
- Covered seating area
- Lawn
- Access to the sea

### *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- TV with Netflix
- Dishwasher
- Microwave
- Coffee machine
- Ceiling fans
- Washing machine
- Dryer
- Iron & board
- Hairdryer
- Safe
- Cot upon request
- Highchair upon request
- Parking
- Barbecue\*
- EV charging
- Electric vehicle available

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





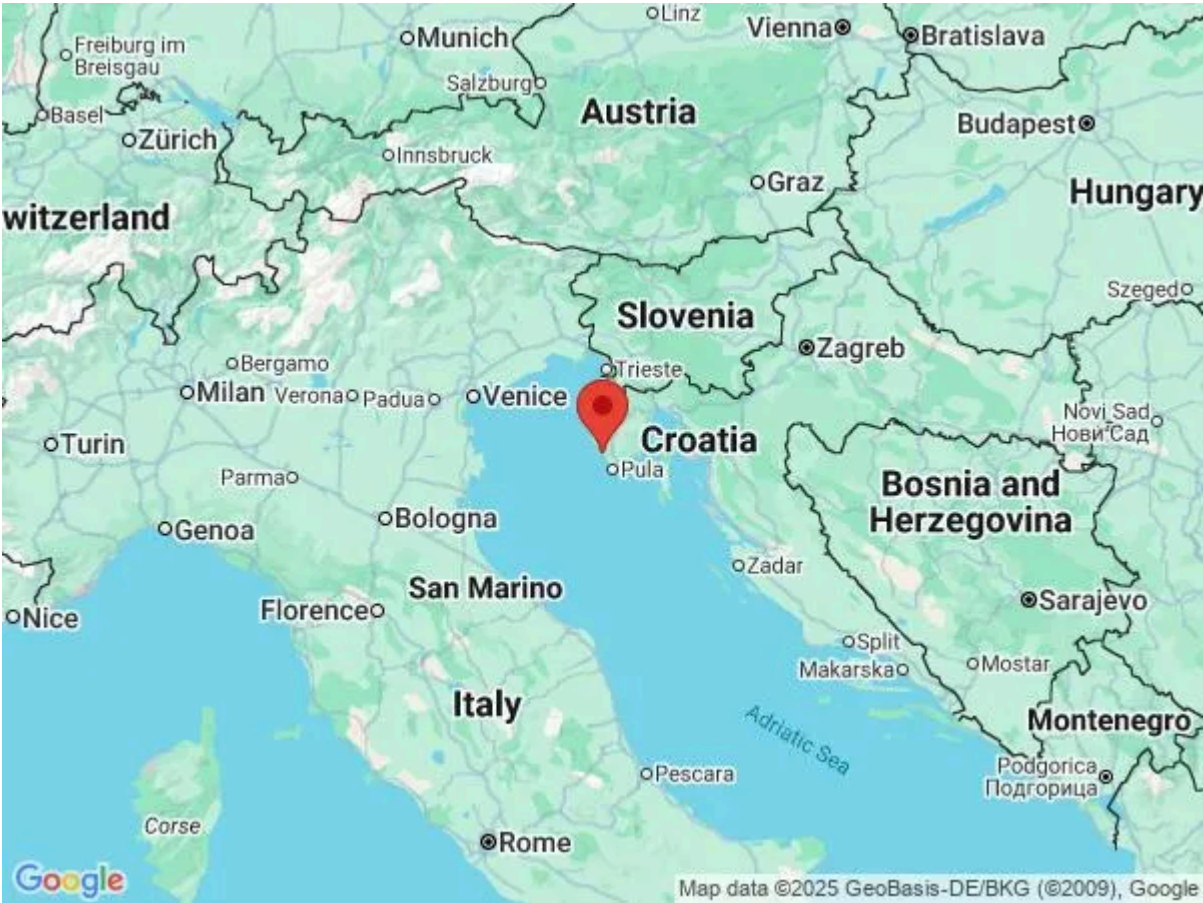
# Location & Local Information

Situated in the lap of coastal splendour, these Luxury Beachside Villas emerge as an enchanting haven within a luxury campsite, just a stone's throw away from the charming village of Bale in the heart of Istria. Picture yourself waking up to the gentle lull of the sea, with a rocky, pebbled beach merely 100 metres away, extending an invitation to sun-kissed days and refreshing dips in the crystal-clear waters.

As you step out of the villas, the quaint village of Bale unfurls its charm, offering a delightful array of amenities within easy reach. A mere 500 metres away, find yourself tempted by the tantalising aromas of local cuisine at a nearby restaurant, beckoning with the promise of indulgent meals beneath the Istrian sun. Need a caffeine fix? The nearest coffee shop, a stroll away, invites you to savour your favourite brew while soaking in the laid-back atmosphere of this idyllic area.

## Local Amenities

Nearest Airport	Pula Airport (30km)
Nearest Beach	Pebble Beach (Walking distance)
Nearest Ferry Port	Rovinj Ferry Port (22km)
Nearest Supermarket	Plodine, Vodnjan (16km)
Nearest Village	Barbariga (4km)



## What we love

- The villa's location, just 100 metres from a pebble beach, offers a seamless connection to the crystal-clear waters of the Adriatic.
- The proximity to the village of Bale, with its quaint cobbled streets and historic charm, allows for easy exploration of local restaurants, coffee shops, and stores.
- From the heated outdoor pool surrounded by comfortable deckchairs to the meticulously designed interiors featuring spacious bedrooms with private en-suite bathrooms, the villa's thoughtful amenities ensure a luxurious and comfortable stay.

## What you should know...

- Parties are not permitted.
- The villas welcome one (well-behaved!) pet to join you on your holiday.
- Bike rental is available.
- Private electric vehicle is available on request.
- Locally grown organic fruit and vegetables, delivered twice a week and entrance to the swimming pool complex is also included in the price.

# Terms & Conditions

- **Security deposit:** No security deposit required.
- **Arrival time:** 3.00 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, if accepted a pet supplement of €20 per pet per day will be payable locally on arrival in cash. (Maximum 2 pets)
- **Other Ts and Cs:** Barbecue is subject to availability - please enquire.
- **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.
- **Other 2:** The pool is heated from mid May to end of September.
- **Other 3:** There is a registration fee of €2.00 per person per stay.
- **Minimum stay:** 3 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Tourist Tax of €1.30 per person per night for over 18's is not included in the rental price and will need to be paid locally in cash on arrival. Children between 12 and 18 are subject to a 50% reduction.
- **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.