Villa Rondo

Region: Croatia **Sleeps:** 8

Overview

Located near Umag in the Istrian countryside, Villa Rondo is a three-bedroom property that blends traditional architecture with unfussy comfort. Built in warm stone with blue shutters and terracotta accents, its exterior nods to local heritage, while interiors are welcoming and functional with soft tones, natural wood floors, and exposed ceiling beams.

The ground floor centres around a spacious open-plan living area, where a wood-burning fireplace, inviting sofas, and a farmhouse-style dining table create a relaxed, homely feel. The kitchen is fully equipped for casual cooking or longer stays. Two bedrooms on this level—one double and one with three single beds, which share a bathroom with a modern shower.

Upstairs, the main bedroom offers added privacy, featuring a double bed, en-suite bathroom, and a balcony with a long view of the Adriatic.

Outside, the focus shifts to slow afternoons and open-air dining. A private 8x4 metre pool is surrounded by sunbeds and parasols, while a summer kitchen and shaded dining terrace encourage easy, al fresco meals.

With Wi-Fi, air conditioning, satellite TV, a barbecue and private parking for four cars, Villa Rondo is well suited to families or small groups looking for a calm base within easy reach of Istria's beaches, vineyards, and historic hill towns.



Facilities

Air-Con • Private Pool • Walking/Hiking Paths • <1hr to Airport • Villa • Chef/Cook Available • Cots (Cribs) • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Transfers Available • High Chair(s)







Interior & Grounds

The Villa

Interior - Ground floor
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Bedroom 1 - Double bed
- Bedroom 2 - 3 single beds
- Bathroom with shower

Interior - First floor
- Bedroom 3 - Double bed, en-suite bathroom, balcony with sea view

Exterior
- Private swimming pool (8x4m)*
- Sunbeds x 6
- Parasols
- Summer kitchen
- Dining area

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- TV
- Parking for four cars
- Barbecue









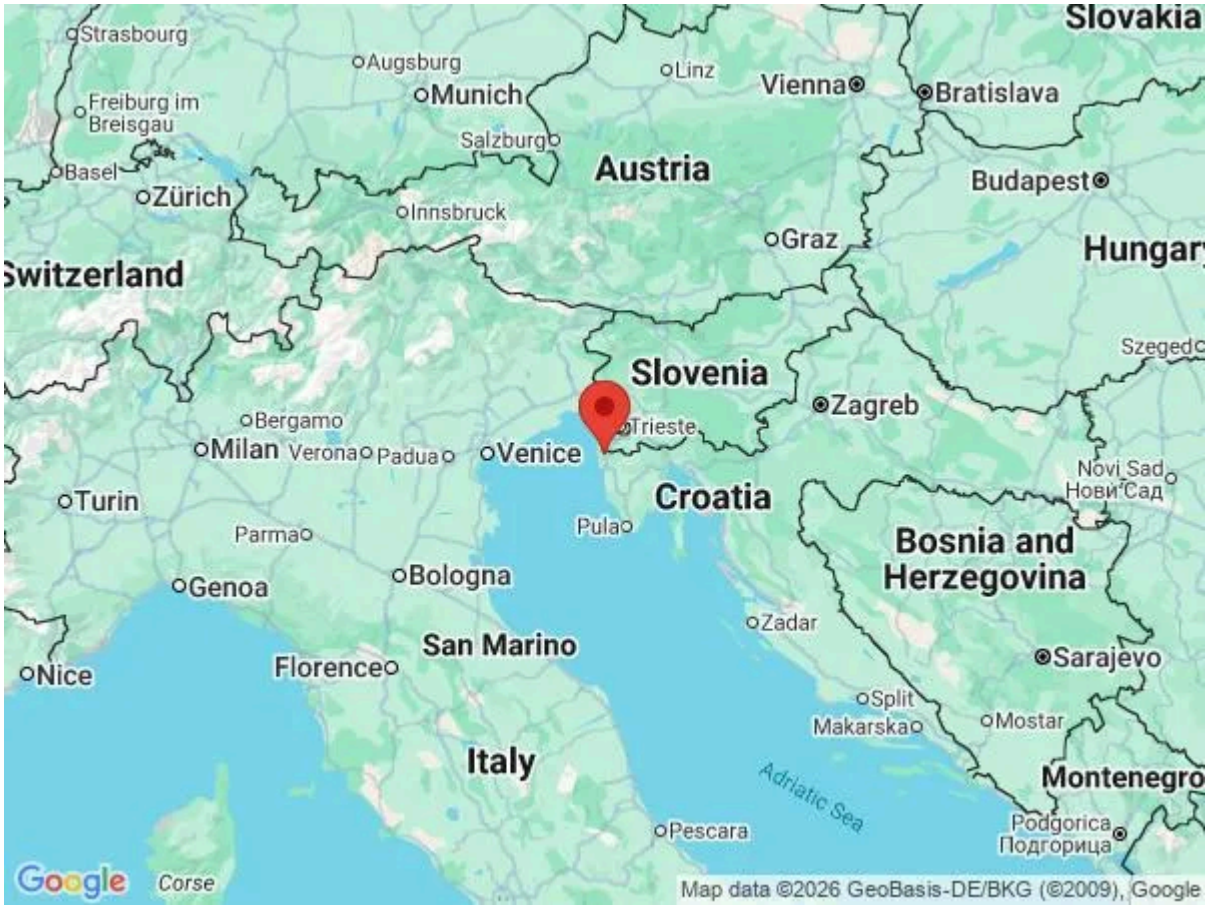
Location & Local Information

Villa Rondo is tucked into the rolling countryside of northern Istria, just 7 kilometres from the coastal town of Umag. This laid-back corner of Croatia offers easy access to both Adriatic beaches and verdant inland hills dotted with vineyards and olive groves. Umag itself is home to a lively marina, a selection of restaurants serving fresh seafood and Istrian specialities, and a good mix of supermarkets and local shops.

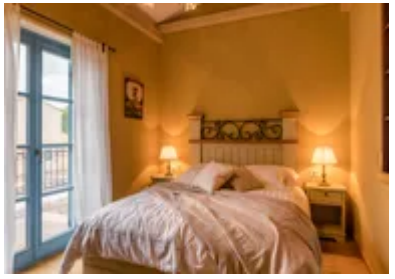
From the villa, guests can head out to explore the Parenzana Trail by bike or foot, sample wines at local cellars, or visit charming hilltop towns like Grožnjan and Motovun. The nearby coastline is perfect for swimming, kayaking, or simply relaxing beside the sea. For a change of pace, day trips to Slovenia or even northern Italy are within reach, making Villa Rondo an ideal base for exploring the cultural and natural riches of this tri-border region.

Local Amenities

Nearest Airport	**Pula Airport (78km)**
Nearest Beach	**Umag (9km)**
Nearest Supermarket	**Lidl (7km)**
Nearest Town/City	**Umag (7km)**









What we love

- The outdoor setup is designed for easy living, with a shaded summer kitchen, dining terrace, and a generous pool that makes alfresco days simple and sociable.
- The blend of heritage and comfort, from blue shutters and exposed beams to soft, practical interiors that feel genuinely welcoming.
- Proximity to both coast and countryside—you can spend the morning exploring hill towns, the afternoon by the sea, and still be home for a sunset barbecue.

What you should know...

- The upstairs bedroom has its own en-suite and balcony, making it ideal for guests seeking extra privacy—but it's accessed by a flight of stairs.
- Car hire is recommended, as the villa is set in a rural area with no immediate shops or restaurants within walking distance.
- The pool is not fenced, so younger children will need to be supervised during outdoor play.

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **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, there will be an additional charge of €100 per day.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €300, payable locally. 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:** 5 nights from 29.05 - 31.08 & 24.12 - 09.01.
 4 nights from 11.04 - 28.05 & 01.09 - 05.10.
 3 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.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is available from 25.04 - 30.09.