Borgo Istriano

Region: Croatia **Sleeps:** 6

Overview

Borgo Istriano is a thoughtfully designed three-bedroom villa set in the Istrian countryside, offering a relaxed base for up to six guests. With its clean architectural lines and well-balanced interiors, the property combines comfort with a modern, understated style suited to both families and small groups.

The ground floor brings everyone together, with a fully equipped kitchen and dining area flowing into a bright living space, all opening out onto the terrace and garden. Outside, a private swimming pool (with optional heating) sits at the centre of the outdoor space, complemented by a covered dining area and gas barbecue - ideal for long, easy meals in the open air.

Each of the three bedrooms is set across the upper floors and comes with its own en suite bathroom, giving guests privacy and flexibility. An additional bathroom on the ground floor, accessible from the pool area, adds to the villa's practical layout.

With space to unwind both indoors and out, Borgo Istriano offers a well-considered setting for a laid-back stay in one of Croatia's most sought-after regions.



Facilities

Air-Con • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Villa • Scuba Diving • Historical Sites • Walking/Hiking Paths • Heated Pool • Chef/Cook Available • Cots (Cribs) • All Bedrooms En-Suite • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Heating • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds







Interior & Grounds









Villa Interiors

Ground Floor

- Fully equipped kitchen with dining area for 6 guests
- Open-plan living room with seating area and TV
- Direct access to terrace and garden
- Bathroom with shower, accessible from the pool area

First Floor

- Bedroom with queen-size bed and en suite bathroom with shower
- Bedroom with queen-size bed and en suite bathroom with shower

Second Floor

- Bedroom with queen-size bed and en suite bathroom with shower

Outside Grounds

- Private swimming pool (33 m², heating available at an additional cost)
- Covered outdoor dining area for 6 guests
- Gas barbecue
- Garden and terrace space

Additional Facilities

- Wi-Fi
- Washing machine and dryer

Location & Local Information

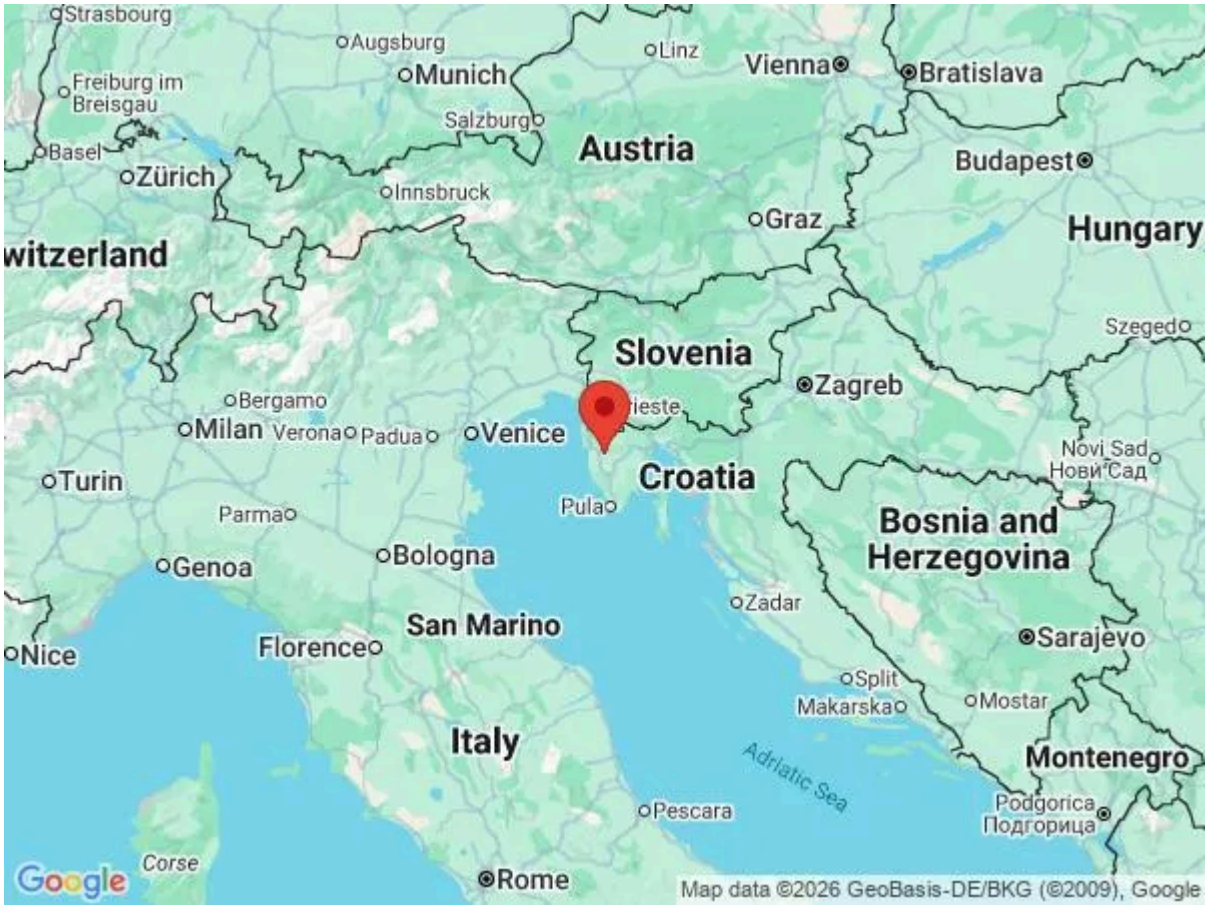
Set in the Istrian countryside near the historic town of Višnjan, Borgo Istriano offers a peaceful base within easy reach of the region's highlights. This part of Istria is known for its rolling landscapes, vineyards and olive groves, as well as its strong culinary scene, with local restaurants serving seasonal, locally sourced produce.

The nearby town of Poreč, with its UNESCO-listed Euphrasian Basilica, lively waterfront and range of beaches, is just a short drive away. For those looking to explore further, the hilltop towns of Motovun and Grožnjan provide a glimpse into Istria's cultural heritage, along with panoramic views and artisan shops.

Despite its rural setting, the villa is well connected, making it easy to enjoy both the coast and inland attractions. Prašćari is close to many of Istria's tourist highlights, while still being tucked away and peaceful. Whether you're planning beach days, wine tastings or relaxed evenings out, everything is within comfortable driving distance.

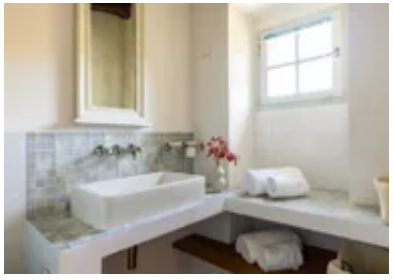
Local Amenities

Nearest Airport	**Pula Airport (55km)**
Nearest Beach	**Plaza Spadici Materada (16km)**
Nearest Restaurant	**Fish grill (5km)**
Nearest Shop	**Supermarket (6km)**
Nearest Tennis	**Teniski klub Pro 2000 Poreč (18km)**
Nearest Town/City	**Poreč (18km)**









What we love

- Each bedroom comes with its own en suite, offering extra comfort and privacy for all guests
- The private pool and covered outdoor dining area create an easy indoor-outdoor flow for long, relaxed days
- A well-planned layout across three floors, ideal for small groups wanting both shared and private spaces

What you should know...

- The villa can be rented alongside other nearby properties within the same estate, Villa Borina (https://www.oliverstravels.com/croatia/istria/villa-borina/), Villa Gorica (https://www.oliverstravels.com/croatia/istria/villa-gorica/) & Istrian Hideaway (https://www.oliverstravels.com/croatia/istria/istrian-hideaway/), which may be a consideration depending on group size and privacy preferences.
- Please note that there is access to a yoga room, football field and boules court in the village.
- The villa is set over multiple floors, so it may not be suitable for those with reduced mobility.
- Events are only permitted if all properties within the wider estate are booked together.

Terms & Conditions

- **Security deposit:** €400 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

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

- **Linen & towels included?:** Yes, included in rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week will apply (payable locally).

- **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?:** Not allowed.

- **Minimum stay:** 5 days in low season - 7 nights during all other periods.

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

- **Pool heating charge?:** No, extra €150 payable to Oliver's Travels at the time of balance payment. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Croatian Visitor's tax is included.