Villa Borina

Region: Croatia **Sleeps:** 8

Overview

Villa Borina is a contemporary four-bedroom property set in the peaceful countryside near Višnjan, offering a well-balanced setting for families or small groups looking to spend time together in comfort. The villa can also be rented alongside neighbouring properties, making it a great option for larger gatherings or group holidays while still maintaining a sense of privacy.

Arranged across three floors, the villa combines practical living spaces with thoughtful touches, including a private television room that can also serve as an additional sleeping area. At the heart of the home, a fully equipped kitchen and dining area for up to ten guests connects seamlessly with a bright living room, creating an easy flow for socialising. Large doors open onto the terrace and garden, where a covered outdoor dining space and barbecue invite relaxed meals outside.

The villa accommodates up to eight guests across four main bedrooms, each with its own bathroom, ensuring privacy for all. The flexible layout even includes a private cinema room!

Just steps from the house, the private swimming pool provides a refreshing place to unwind, with heating available on request. With its flexible layout, outdoor spaces, and access to additional services on request, Villa Borina suits both laid-back stays and special occasions.

Facilities

Air-Con • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Villa • Scuba Diving • Cycling • Historical Sites • Walking/Hiking Paths • Heated Pool • Chef/Cook Available • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Heating • Fenced Grounds









Interior & Grounds









Villa Interiors

Ground Floor

- Fully equipped kitchen with dining area for up to 10 guests
- Living room with seating area and TV
- Direct access to terrace and garden
- Separate television room
- Bathroom with shower

First Floor

- Bedroom with double-sized bed (can be arranged as twin)

Second Floor

- 3 x bedrooms with double-sized beds (can be arranged as twins) and en-suite bathrooms with shower

Outside Grounds

- Private swimming pool (56 m², heating available on request, extra cost) - please note that this is located opposite the house, as opposed to directly on the property.
- Covered outdoor dining area for up to 10 guests
- Portable charcoal barbecue
- Garden area
- Parking

Additional Facilities

- Wi-Fi
- Air-conditioning
- Washing machine

Location & Local Information

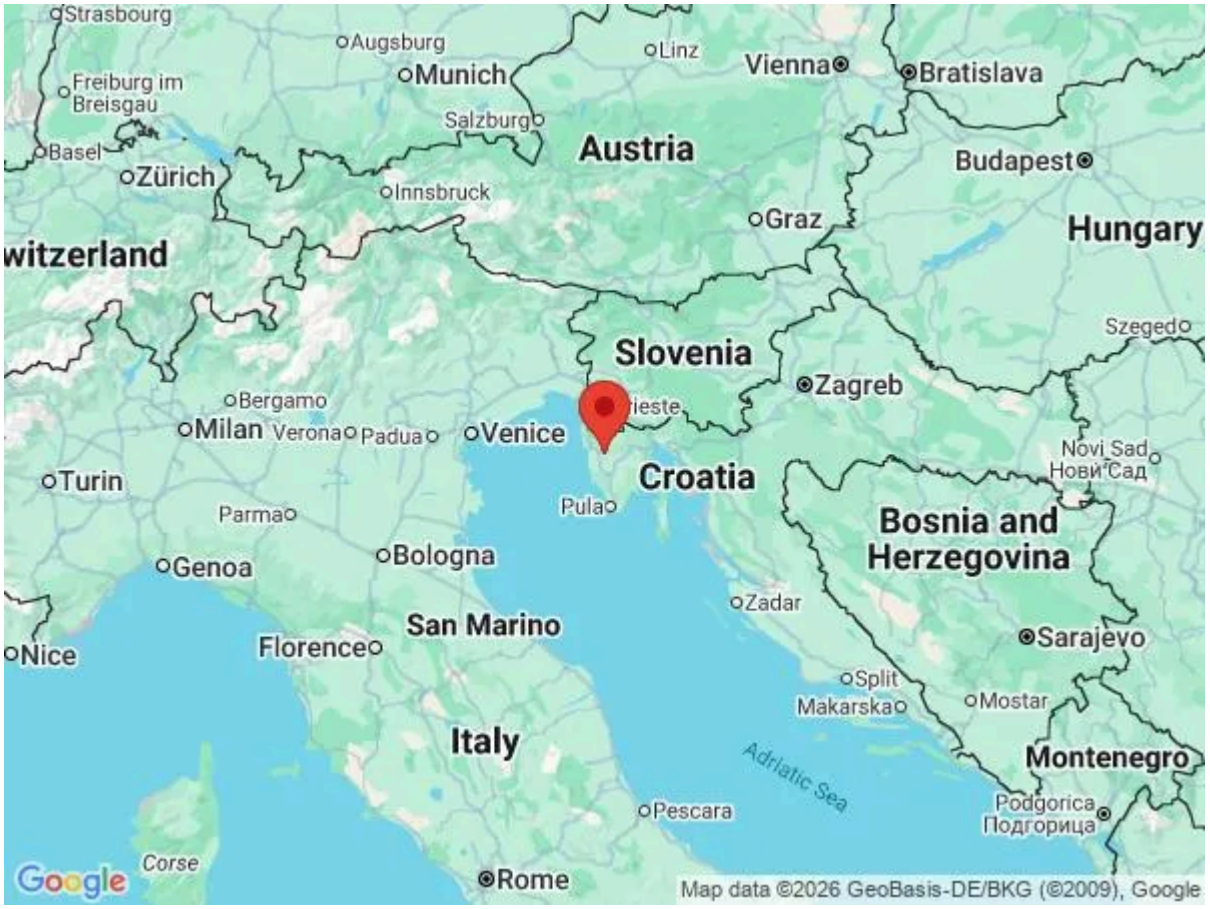
Villa Borina is located in a quiet rural setting near the small town of Višnjan, in the heart of Istria. This area is known for its rolling countryside, local vineyards, and relaxed pace, offering a more authentic side of the region while still being within easy reach of the coast.

Višnjan itself is just a short drive away, where you'll find a handful of local restaurants, cafés, and shops, along with a weekly market. For a wider choice of dining and cultural sights, the historic town of Poreč is around 15–20 minutes by car, with its UNESCO-listed Euphrasian Basilica, lively marina, and range of beaches. Prašćari is close to many of Istria's tourist highlights, while still being tucked away and peaceful.

The surrounding area is ideal for exploring by car or bike, with scenic routes passing through hilltop villages, olive groves, and wineries. Whether you're looking to enjoy local food and wine, spend time by the sea, or explore inland Istria, Villa Borina offers a well-placed base to experience it all.

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

- Flexible layout with a cinema room that doubles as an extra bedroom
- Private swimming pool with optional heating for added comfort
- Option to book alongside nearby villas for larger group stays

What you should know...

- The villa can be rented alongside other nearby properties within the same estate, Istrian Hideaway (https://www.oliverstravels.com/croatia/istria/istrian-hideaway/), Villa Gorica (https://www.oliverstravels.com/croatia/istria/villa-gorica/) & Borgo Istriano (https://www.oliverstravels.com/croatia/istria/borgo-istriano/), which may be a consideration depending on group size and privacy preferences.
- Some additional services (chef, transfers, etc.) are available on request and at extra cost
- Please note that there is access to a yoga room, football field and boules court in the village.
- Events are only permitted if all properties within the wider estate are booked together
- Please note that the private swimming pool is located opposite the house, as opposed to directly on the property.

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 nights from approximately mid-October to end-April - 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.