Villa Stepancic

Region: Croatia **Sleeps:** 9

Overview

Villa Stepancic, a modernly restored villa secluded in three acres of lush Istrian forest, is the perfect countryside retreat. The house is one of the oldest buildings in the original hamlet of Stepancici and was lovingly restored by its owners in 2016 to create a contemporary and comfortable holiday home.

The villa can easily sleep up to eight guests across four comfortable bedrooms, plus an additional guest. There are three luxurious bathrooms for the guests to use, as well as a large, well-manicured garden and private swimming pool. The open-plan living area is bright, airy, and spacious. There is a fully equipped kitchen, dining, and living area—perfect for relaxing with friends and family.

On the ground floor, you will find two bedrooms: a double room with an en-suite bathroom, a twin bedroom, and the first family bathroom. Head upstairs for the remaining two bedrooms, a double and a twin, as well as the second family bathroom.

Head through the patio doors onto the lovely garden, which is private due to its secluded location in the forest. Children will love running around and exploring the garden as well as the playing on the swings. The private swimming pool is the perfect place to cool off on those hot summer days and can even be heated during cooler months for extra comfort as you swim. There are plenty of seating areas to relax on, both in and out of the shade, the villa's owners produce their own wine and the terrace makes the perfect place to sample a glass! Make the most of the barbecue and dine al fresco at any time of the day. With no close neighbours, guests lucky enough to enjoy a stay at Villa Stepancic will enjoy total tranquillity and privacy.









Sustainability

Villa Stepancic has also implemented several features to ensure its environmental friendliness. Thanks to its traditional thick stone walls and modern insulation techniques, the villa is thoroughly insulated, so it stays cool in summer and warm in winter, saving the energy needed to moderate the temperature inside.

The villa has also been designed to maximise natural light, with skylights on the top floor creating a light and airy feeling throughout the property. Solar panels have been installed, allowing the Istrian sunshine to heat the water used in the property, while a traditional cistern collects rainfall and provides irrigation during the dry summer months.

Fruit trees and a vineyard surround Villa Stepancic, so depending on the season, it is possible to eat homegrown organic produce, including figs, olives, peaches, chestnuts and more! Even better, any organic waste is composted and placed back in the garden to fertilise the fruit trees. And thanks to these natural surroundings, any wood provided for the fireplace at Villa Stepancic is harvested locally, sometimes within 100m of the villa, so you can rest easy knowing that you are enjoying local products during your stay.

Facilities

Air-Con • Private Pool • Working Fireplace/Woodburner • Villa • Great Value • Eco Friendly (Sustainable) • Ideal for Kids • <1hr to Airport • Walking/Hiking Paths • Romantic • Heated Pool • Cots (Cribs) • Ideal for Teens • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Indoor Games • Tumble Dryer • Dishwasher • Microwave • Outdoor Games • Supports the local community (locally owned) • Ideal for Babies & Toddlers • Supports the local community (promotes local businesses) • Promotes Sustainable Living (Recycling) • Promotes Sustainable Living (Vegetable Patch) • High Chair(s)

Interior & Grounds

The Villa

Interior (Ground Floor)
- Open plan kitchen, living, dining area
- Fully-equipped kitchen
- Bedroom with double bed and en-suite bathroom
- Bedroom with twin single beds
- Family bathroom with bath and overhead shower

Interior (First Floor)
- Bedroom with double bed
- Bedroom with twin single beds
- Family bathroom with shower

Exterior
- Private heated swimming pool (8m x 4m, depth: 1.5m with step access)*
- Sun loungers
- Children's swings
- Pergola
- Dining facilities
- Lawn
- Barbecue

Additional Facilities
- Wi-Fi
- Air conditioning
- TV
- Baby cot & highchair available upon request
- Hairdryer
- Washing machine
- Iron
- Safe
- Dryer
- Dishwasher
- Microwave
- Bluetooth speakers
- Table tennis
- Push scooters
- Large trampoline
- Football pitch with small goals
- Firepit

**Please see Ts and Cs*









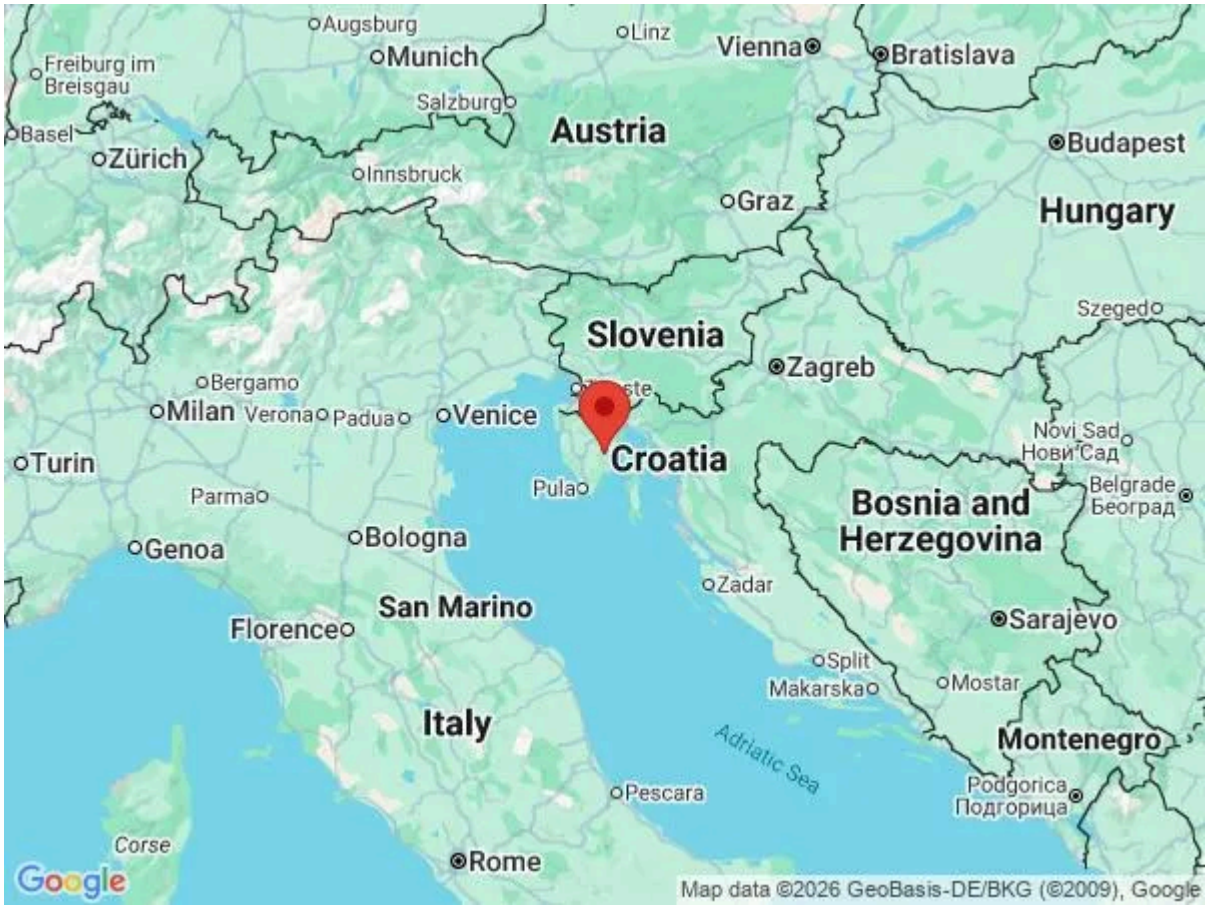
Location & Local Information

Villa Stepanic is located on six hectares of lush forest with its own fruit trees, natural beauty and the quiet of the surrounding countryside. Drive twelve kilometres to the coastal resort of Rabac, where you will find crystal clear waters, small beach coves, restaurants, bars and shops. The villa is also only seven kilometres from Labin, a Venetian medieval old town with plenty of culture and history to explore and yummy restaurants to enjoy. The closest airport is Pula, under an hour from the villa.

The enchanting waterside escape of Istria is the largest peninsula in the Adriatic Sea. Deriving its name from a pre-Roman tribe, Istria is steeped in history. Its rich heritage is shaped especially by long periods of Roman, Venetian and Austrian rule. There are many fascinating historical sites that travellers can visit. Perhaps the most impressive is the Roman Amphitheatre, which has been preserved incredibly well in Pula. Outside of its historical charms, Istria has plenty of other features on offer. Surrounded by the Adriatic Sea, there are many pristine, picturesque beaches and seafront cafés where one can soak up the sun or watch boats as they travel towards the nearby ports of Italy and Slovenia.

Local Amenities

Nearest Airport	**Pula airport (45km)**
Nearest Village	**Labin (7km)**
Nearest Town/City	**Pula (50km)**
Nearest Beach	**Rabac Beach (15km)**
Nearest Supermarket	**Plodine (6km)**









What we love

- Villa Stepancic was completely renovated by its owners to create a contemporary, bright and comfortable holiday villa.
- Nestled in the heart of the Istrian forest with no neighbours, this villa offers guests plenty of privacy to enjoy peace and quiet while staying in luxury.
- Situated on a large garden plot, you will want to make the most of outdoor living and especially the large swimming pool and dining area.
- The owners produce their own wine, make sure to sample some and perhaps even purchase a bottle to take home for your loved ones!

What you should know...

- Due to the rural location, car hire is highly recommended so amenities can be easily reached.
- Please be mindful of children playing around the pool, as there is no fence.

Terms & Conditions

- **Security deposit:** €200 is payable in cash upon arrival, this is to be refunded in full subject to a damage inspection on departure

- **Arrival time:** 4pm (please note that arrivals after 10pm will incur a €50 additional charge payable in cash locally on arrival)

- **Departure time:** 10am

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

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

- **Pets welcome?:** No pets

- **Changeover day:** Bookings must start on a Saturday across peak dates, this may be relaxed in lower season

- **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?:** No smoking

- **Minimum stay:** Please note that there is a 7-night minimum stay across peak Summer dates, this may be reduced to 3-nights in lower season

- **Pool heating charge?:** Pool heating available upon request for an additional cost of €160 per week, payable locally. Pool heating is available in April to November, and will reach a maximum temperature of 25C. The pool will not be heated in July and August.

- **Tax:** Tourist tax is included in the rental price

- **Internet access?:** Yes, Wi-Fi is included in the rental price

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