Villa Josipa

Region: Croatia **Sleeps:** 8

Overview

Around two kilometres from the old Istrian town of Labin, Villa Josipa provides a luxurious experience in wonderfully scenic surroundings. On an estate of almost 20,000 sqm including orchards, a vegetable garden and mini-farm, it's a place to get back to nature, as well as enjoy some outstanding recreational facilities like a tennis court, 7-hole golf course and private pool, and even its Istrian tavern.

The villa features a large covered terrace next to the pool, which has a dining area and an open stone fireplace for barbecues. The tavern area is also located by the pool and offers dining space for 12 guests, a fireplace, a TV and music system, and a kitchen, making this a particularly lovely spot to enjoy some Croatian wine and local delicacies.

Featuring artistic works by painters from Labin, the living room is a comfortable, air-conditioned space complete with TV and PlayStation. An adjacent 10-seat dining area and kitchen form part of the same open-plan space. This is equipped with all you need, including a large fridge freezer, dishwasher, microwave and coffee machine.

Villa Josipa offers four beautiful double bedrooms, one of which is on the ground floor. All have a private bathroom with shower, underfloor heating, and a TV, while two on the upper level have access to a spacious terrace.

The medieval town of Labin and the nearby beach resort of Rabac will reward your exploration with plenty to do and see – as a cultural and administrative hub for the region, Labin hosts regular events, including outdoor cinema nights, classical concerts and summer jazz festival.

It's architecturally rich, too, with a good range of









restaurants and cute coffee bars. Rabac is very popular as a tourist destination, and its nickname, 'The Pearl of Kvarner Bay,' gives a hint of its stunning beauty.

Facilities

Horse Riding • Ideal for Kids • Walking/Hiking Paths • <1hr to Airport • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Recommended • Tennis Nearby • Air-Con • Golf Nearby • Tennis Court • Cycling • Eco Friendly (Sustainable) • Villa • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Heated Pool • All Bedrooms En-Suite • Beach Nearby • Ground Floor Bed & Bath • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • DVD • Tumble Dryer • Dishwasher • Satellite TV • Outdoor Games • Heating • Spa Treatments Available • Supports the local community (locally owned) • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa

Interior - Ground Floor
- One double bedroom with en-suite bathroom
- One guest bathroom
- Laundry room
- Living & dining room
- Fully equipped kitchen
- Access to the patio & pool area
- Tavern with kitchen, fireplace and bathroom

Interior - First Floor
- Three double bedrooms with en-suite bathrooms
- 2 terraces

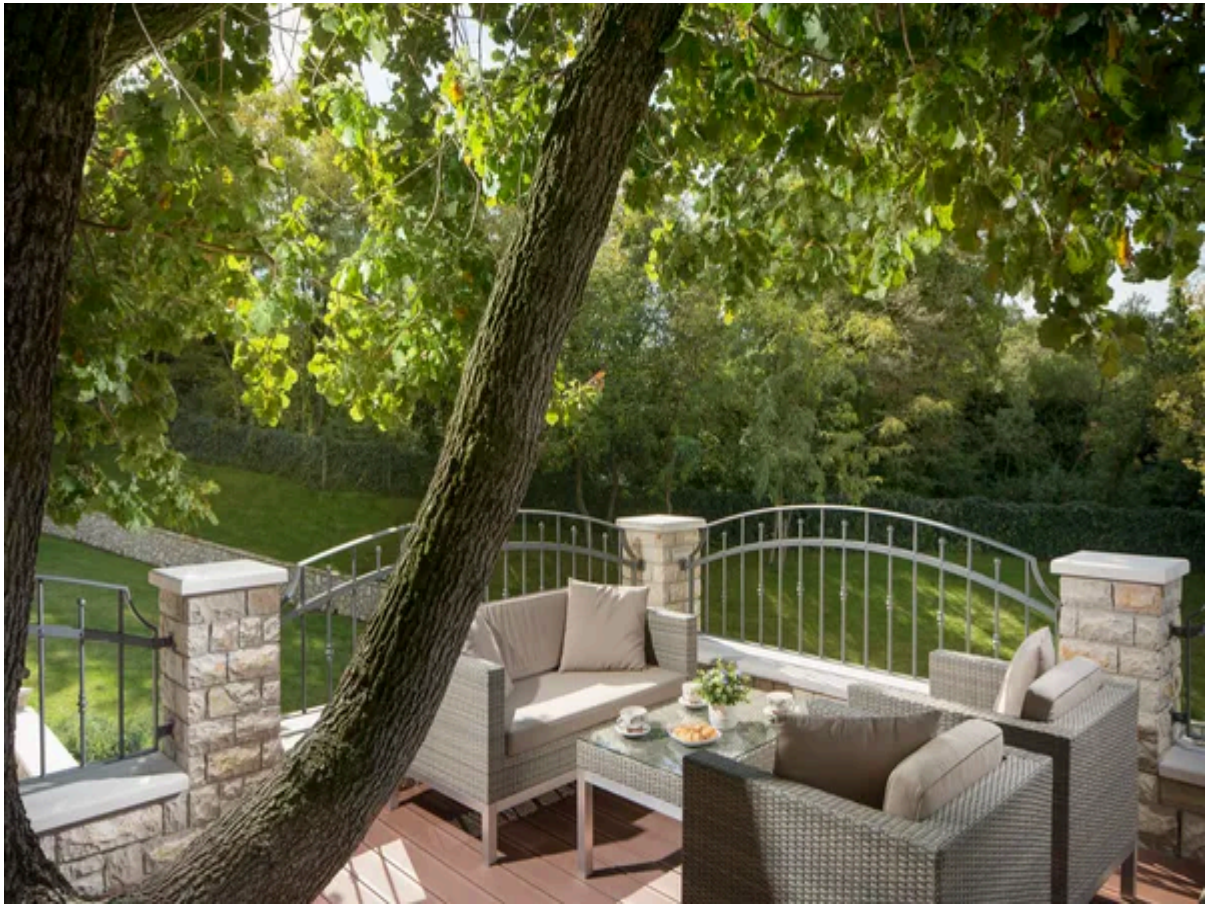
Exterior
- Heated swimming pool
- Sun loungers & parasols
- Large patio & garden area
- Outside sitting & dining area
- Covered terrace
- Putting Green
- Tennis court with lighting for night play
- Golf putting green with 7 holes
- Table tennis
- Hiking trails
- Private parking
- Garden with vegetables for guests
- Animal park with domestic animals

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- TV
- PlayStation
- Hi-Fi
- Dishwasher
- Microwave
- Coffee machine
- Washing machine
- Dryer
- Iron & board
- Parking









Location & Local Information

The medieval town of Labin, on the eastern side of the Istrian peninsula, may not get the attention of some of its west coast counterparts, but those who do visit are sure to be charmed by its laid-back ambience.

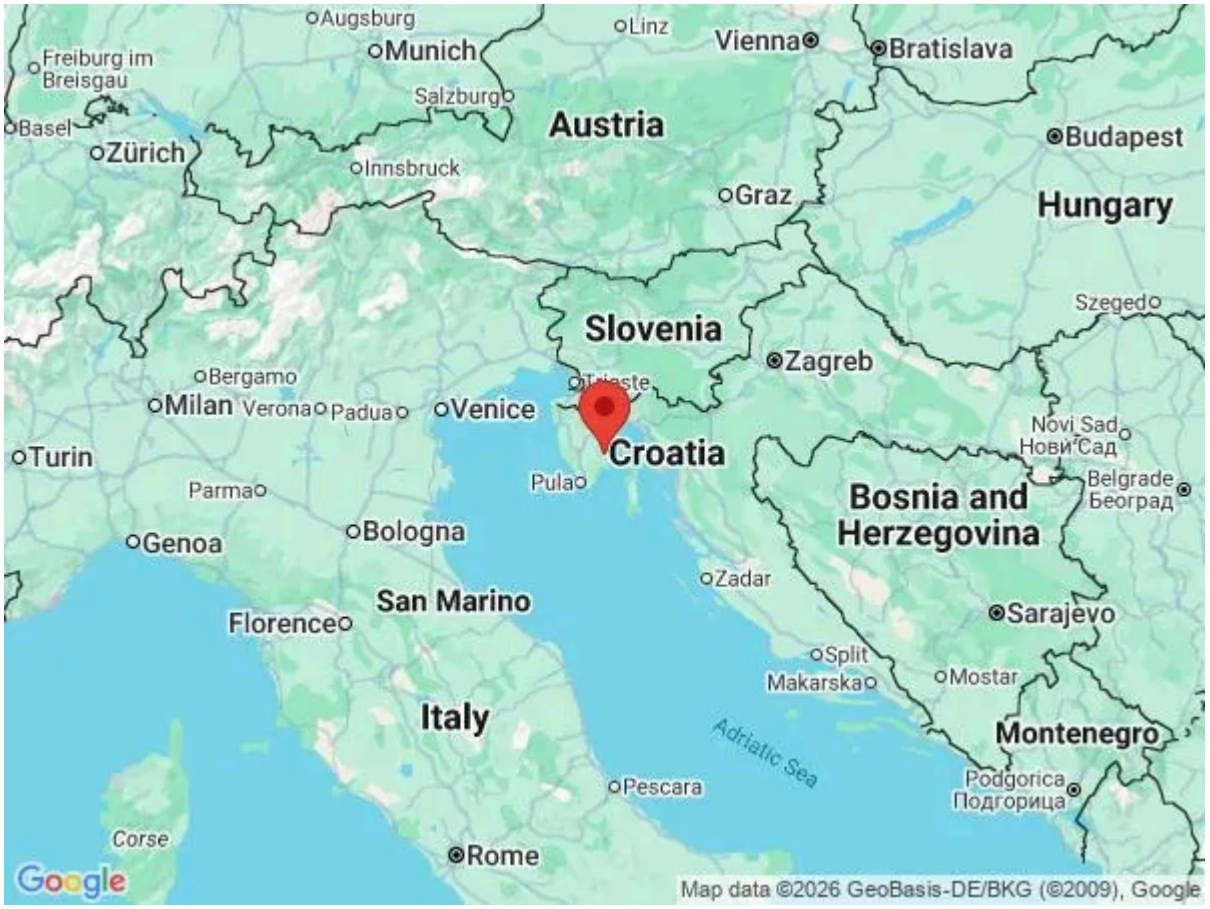
The town is located high in the hills above the resort of Rabac, and they make a great combination of history, excellent Istrian cuisine, and relaxing beach life. Labin is the perfect place to spend a little time on a café terrace, or potter around the town museum, an art gallery or atelier.

Old houses, churches and a few steep hills give it real charm, and its elevated position offers some stunning views down to the bay and across sweeping areas of forest, particularly from the fortress viewpoint where an old cannon points oceanwards. In summer, the local artistic community becomes even more visible when the Art Republika festival brings theatre and concerts to the streets.

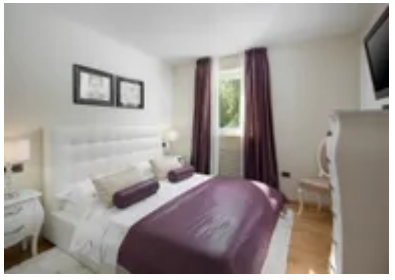
Neighbouring Rabac, with its pristine beaches of Girandella, St Andrea and Lanterna, is a fishing village which has become the region's favourite tourist destination. It's easy to see the attraction – with clear blue waters, optimal diving conditions and cool open-air bars, it's the obvious choice for chilled days and nights at the beach when you're visiting Labin.

Local Amenities

Nearest Airport	**Pula Airport (40km)**
Nearest Town	**Labin (2km)**
Nearest City	**Pula (47km)**
Nearest Beach	**Rabac (5km)**
Nearest Golf	**Mini Golf Course (On site)**









Nearest Tennis	**Tennis Court (On site)**

What we love

- This villa offers some impressive outdoor facilities – as well as the pool; you have a private tennis court and mini-golf course.
- The natural setting of this villa makes it all the more beautiful, and it's easy to appreciate it from your poolside sun lounger.
- Villa Josipa is close to both hiking trails and local amenities, with restaurants and shops within two kilometres.
- The Blue Flag beaches of Rabac are just over five kilometres away – they're famous for scuba diving, paddle boarding and other water sports.

What you should know...

- Additional services such as private chefs and massage can be arranged.
- Pets are not allowed at this villa.
- The owner lives on the estate, but guests will enjoy complete privacy.

Terms & Conditions

- **Security deposit:** €1500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 4 pm

- **Departure time:** 10 am

- **Energy costs included?:** Included in the rental price

- **Linen & towels included?:** Linen, bath & pool towels are included in the rental price

- **Pets welcome?:** Pets not allowed

- **Other Ts and Cs:** Please note, the owner lives on-site, you will be given complete privacy.

- **Changeover day:** In high season the day of arrival is Saturday

- **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 inside the villa

- **Minimum stay:** 7 nights during high season
 5 nights the remainder of the year

- **Heating costs included?:** Included in the rental price

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €50 (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. Pool heating loses efficiency if the outside temperature at night drops below 15 degree.

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

- **Internet access?:** Wi-Fi connection included