

Villa Mirjana

Region: Croatia **Sleeps:** 12

Overview

Villa Mirjana is a beautiful place to call home during your getaway to this beautiful area.

It can accommodate up to 14 guests, with six bedrooms and five bathrooms - a high ratio to save any arguments over who gets to shower first. The bedrooms are all bright and airy, with homey touches to help you slip into holiday mode. They range from double beds to single beds, offering something for everyone.

The bathrooms are all large and modern. After a long day exploring or sunning yourself, you can seek a little rest and relaxation in the living room, enjoying a movie, or maybe a game or two of cards.

The kitchen in the villa is well-equipped, with everything you could need and want from an oven and microwave to a dishwasher and coffee machine. After all, it's the little touches that make the most significant differences.

Understandably, the villa takes advantage of the beautiful weather and has a lovely outdoor area for everyone to enjoy. Morning coffees can be enjoyed while reading a book and enjoying the morning sun on the poolside swing chair. Days can be spent poolside, soaking up the rays at your private pool. And evenings can be celebrated with feasts prepared on the barbeque and enjoyed at the outdoor dining area.

This villa is located just 3 kilometres from the closest town and 25 kilometres from the nearest beach, Beach Colone. There are plenty of amenities in the area, such as a gas station, restaurant, shop and post office all within 3 kilometres. This is the perfect home and away from home.



Facilities

Air-Con • Villa • Private Pool • Great Value • Table Tennis • Wi-Fi/Internet
• Rural Location • Modern • Ideal for Kids • Ideal for Teens • <1hr to
Airport • Washing Machine • Dishwasher • Microwave • Coffee Machine •
Hairdryer • Satellite TV • Sauna/Steam • Outdoor Games • Fenced
Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit &
Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Mirjana is situated in Žminj (Region Istria). This spacious villa is perfect for big families and a large group of friends. It offers a modern touch combining the traditional Croatian style. There are 6 bedrooms and 5 bathrooms, and it can accommodate up to 12 people

Interior

- Double bedrooms with en-suite bathroom
- Three double bedrooms
- Two twin rooms
- Four bathrooms
- Living & dining room
- Fully equipped kitchen
- Access to the patio & pool area

Exterior

- Swimming pool
- Sun loungers & parasols
- Patio & garden area
- Outside sitting & dining area
- Covered terrace
- Outdoor shower
- BBQ area
- Playground area
- Private parking

Facilities

- Air conditioning
- Heating
- Internet
- Satellite TV
- Safe
- Iron



Location & Local Information

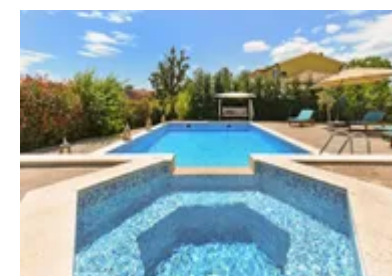
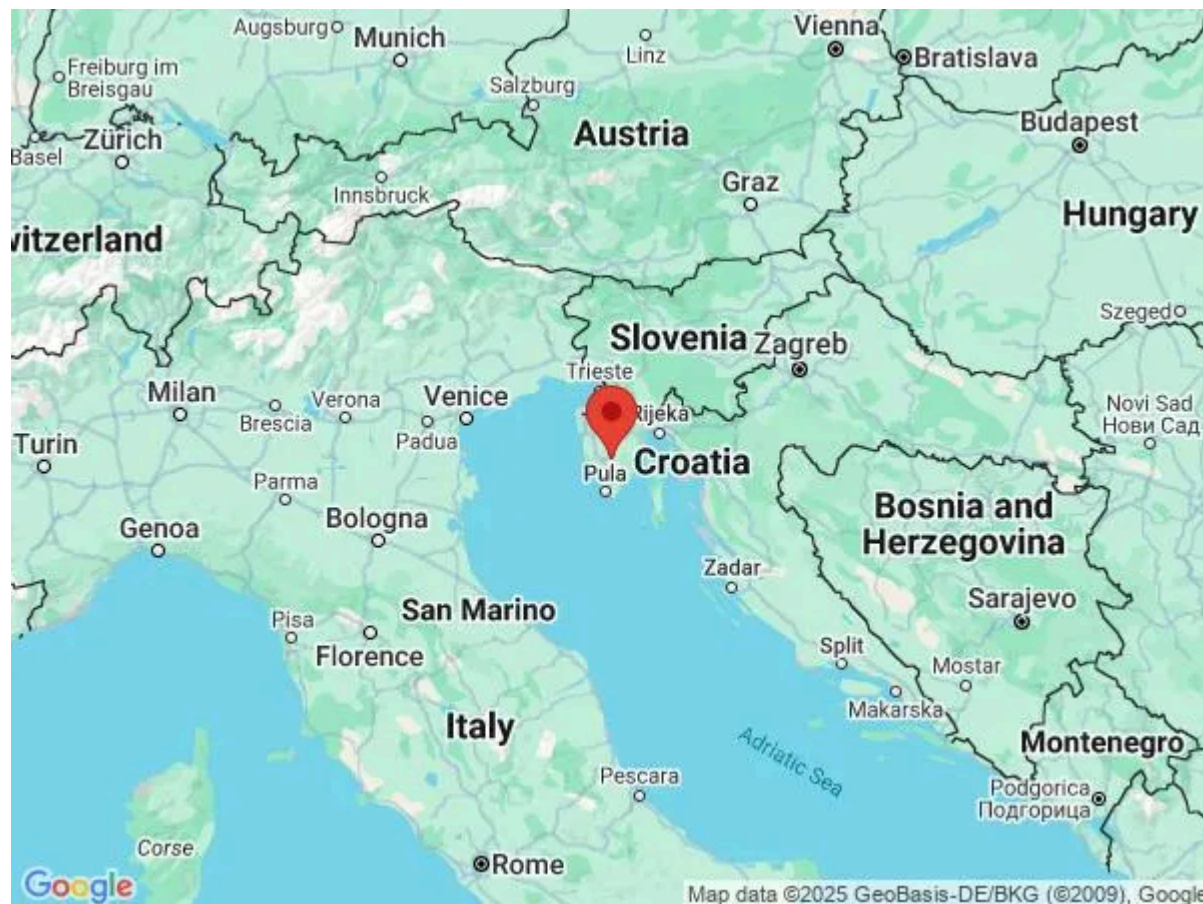
Central Istria Riviera, known as Green Istria, embraces a multitude of small places with a long history and fortresses on hills with picturesque bell towers. Central Istria, as the administrative center of Pazin, "the heart of Istria," will take you through its labyrinth of narrow streets and paths (suitable for cyclists) through the fascinating landscape of cultural and natural resources: medieval castles on the hills, forest of truffles, vineyards where tasty Malvasia and Teran "grow" and olive groves which olive oil is known since antiquity.

Almost every hill in Central Istria has hidden fortress remains on its top. The photogenic Motovun can compete with the beauty, history and fascinating historical sites of Opatlj – a unique bell tower of the church of St. George in the form of square towers and many stone churches from different periods.

Grožnjan pictures the mythical medieval towns, bringing a touch of art with its 18 galleries and art studios, the summer International Film School. The surrounding fields and hills "oversee" Buje which were called "the watchman of Istria" because of the position. Sv. Petar you Šumi, Guran and Kanfanar give the impression that they come from some long-past times.

Kastelir Labinci is kept a collection of ethnological treasures of Vittorio Rossoni which will reveal that the old Istrians were engaged in farming and cattle breeding. This is not surprising since Central Istria is a famous gastronomic destination. Numerous native delicacies confirm this: truffles, smoked ham, pasta, omelettes, soup, the awarded Istrian wine – Malvasia and Teran and Muscat and of course unavoidable olive oil which is known since antiquity for the high quality.

You can taste the delicious local specialities on the numerous events so do not miss the fair of Istrian white truffles in Livade, The Soup Fest in Gračišće or search for a family-farms in Jadruhi, Ročko Polje and other places where the labyrinth of Istrian wine and olive oil roads will



bring you to.

Wine and olive oil roads have in the recent times dominated cyclists who have more than 2000 km of trails to enjoy in rides on their way, downhill competitions and numerous mountain-bike races, while discovering the magic Motovun forests and medieval town Dvigrad abandoned in the 17th century.

The path will lead you to the cave Baredine where you will be at 132m depth and can cool from the summer heat."Night Birds" can enjoy at the Motovun Film Festival, where the artworks of the Seventh art are displayed 24 hours a day and in the observatory in Višnjan which was founded by a group of amateurs and turned it into one of the twelve most productive observatories in the world.

Local Amenities

Nearest Airport	Pula Airport (41km)
Nearest Village	Gržini (4km)
Nearest Town/City	Žminj (5km)
Nearest Restaurant	Restaurants & Shops (4km)
Nearest Beach	Sandy Beach (25km)
Nearest Golf	Golf Course (72km)
Nearest Tennis	Tennis Court (78km)
Nearest Ferry Port	Porec Ferry Terminal (40km)

What we love

- There is air-conditioning throughout this villa, which makes for a blissful retreat from the heat
- Parking is available at the villa, which is ideal
- This area is still up and coming as a holiday destination, which means it is less crowded than other Croatian getaway spots

What you should know...

- This villa is located in a residential area, so there are other houses in the area
- Smoking is not allowed in this villa
- There are stairs in this villa, so it is not suitable for individuals in wheelchairs

Terms & Conditions

- **Security deposit:** €500 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?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Baby cot available on request.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes. However, 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:** 7 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Included in rental price.
- **Internet access?:** Wi-Fi internet access included.