

# Villa Stepancic

Region: Istria Sleeps: 8 - 10

## Overview

Villa Stepancic, a gorgeously restored villa secluded in three acres of lush Istrian forest is the perfect countryside retreat. The house itself 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 two guests on the sofa bed in the living room and a single futon bed in one of the larger bedrooms. 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 with full length windows and patio doors allowing plenty of sunlight to flood the room. There is a fully equipped kitchen, dining and living area – perfect for relaxing with friends and family.

You will find two bedrooms on the ground floor, a double room with 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. All bedrooms have been designed to an extremely high standard with plenty of wardrobe space in each.

Head through the patio doors onto the lovely garden which is extremely 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 owners of the villa produce their very 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 tranquility and privacy.

Drive just 11km to the coastal resort of Rabac where you can enjoy the beautiful beach coves, dine at one of the lovely restaurants, enjoy a drink in one of the bars or browse the shops. Villa Stepancic provides the perfect base for those wishing to explore the area as well as have a comfortable holiday villa in Croatia.

### Sustainability

Villa Stepancic has also put in place a number of features to ensure the villa is



as environmentally friendly as possible. The villa is thoroughly insulated thanks to both its traditional thick stone walls and modern insulation techniques, so the house stays cool in summer and warm in winter, saving the amount of energy used to moderate the temperature inside the villa.

The villa has also been designed to maximise natural light with the inclusion of 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 you use the property, while a traditional cistern is used to collect rainfall and provide 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! What's even better, is that any organic waste is composted and placed back in the garden to fertilise the fruit trees. And thanks to this natural surrounding, 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 are enjoying local products during your stay.

## Facilities

Modern • Great Value • Sustainable Collection • **Recommended** • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Ground Floor Bed & Bath • TV • Indoor Games • Outdoor Games • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Toys • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Romantic

# Interior & Grounds

## The Villa

Villa Stepancic is a 4-bedroom villa sleeping 8 +2 guests, located a short car journey from the popular town of Labin, best known for its seafood restaurants and galleries.

### Ground Floor

- Fully-equipped kitchen with oven, hob, toaster, filter coffee machine, Espresso coffee machine, fridge/freezer, dishwasher, microwave and dining facilities
- Open-plan living area with sofa bed\*
- Bedroom with double bed and en-suite bathroom
- Bedroom with twin single beds
- Family bathroom with bath and overhead shower

### First Floor

- Bedroom with double bed
- Bedroom with twin single beds
- Family bathroom with shower

### Exterior Grounds

- 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
- Single futon\*

*\* The sofa in the living room is a sofa bed and can accommodate one additional guest. A single futon can be placed in one of the larger bedrooms and can accommodate one additional guest, raising maximum capacity to 10 upon request.*

*\*\*Pool heating available from March 2020. Please see Ts and Cs for more*



*information.*

Croatia12733606235 Vladimir Frankovic



## Location & Local Information

Villa Stepanic is located in 3 acres of lush forest with its own fruit trees, natural beauty and quiet of the surrounding countryside. Drive 11 km 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 7km 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 which is just a forty minute car journey from the villa.

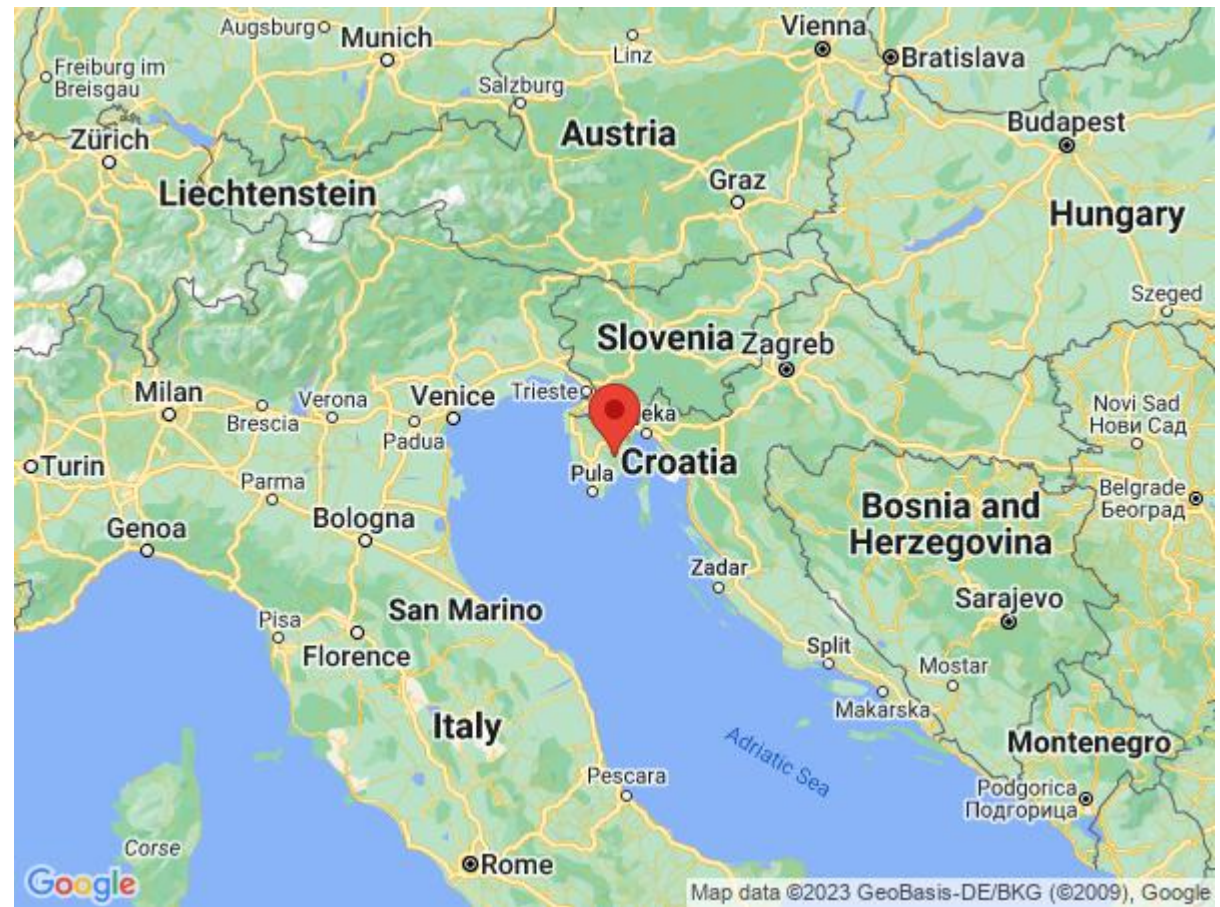
The enchanting waterside escape of Istria is the largest peninsula in the Adriatic sea. Deriving its name from a pre-Roman tribe, Istria is steeped in history. Its rich heritage is shaped especially by long periods of Roman, Venetian and Austrian rule. There are many fascinating historical sites that travellers can visit. Perhaps the most impressive of which is the Roman Amphitheatre which has been preserved incredibly well, standing in Pula and this amphitheatre is the sixth largest Roman arena in the world (and still used for concerts, cinema and other events almost every day during the summer)! But you can find historical sites almost in any village and town across the peninsula.

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 café's where one can soak up the sun or watch the boats as they travel towards the nearby ports of Italy and Slovenia.

Turning away from the coast, the bucolic interior of rolling hills and fertile plains attracts food- and culture-focused visitors to Istria's hilltop villages, rural hotels and farmhouse restaurants. The peninsula is a cornucopia of culinary riches, with the seafood of the coast melding with the hearty meat-based fare of Central Europe. A visit to some of the local vineries and olive mills is a must, with world-class wines and olive oils being proudly displayed and sampled. If you are enticed by the lure of wild and rare nature, then take a boat trip to the nearby Brijuni archipelago which is not only surrounded by the most intensely stunning beaches but also covered in greenery boasting rare wild plants (protected as a national park)

## Local Amenities

Nearest Airport	<b>Pula airport (45 km)</b>
Nearest Village	<b>Labin (7 km)</b>



Nearest Town/City	<b>Pula (50 km)</b>
Nearest Restaurant	<b>Restoran Tomazici (4 km)</b>
Nearest Beach	<b>FKK Beach (15 km)</b>
Nearest Supermarket	<b>Plodine (6 km)</b>

## 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 very 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
- There is a single futon in one of the larger bedrooms and a sofa bed in the living area, accommodating up to two additional guests upon request

# 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
- End of stay cleaning included?: Yes, included in the rental price
- Internet access?: Yes, Wi-Fi is included in the rental price
- 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
- Changeover day: Bookings must start on a Saturday across peak dates, this may be relaxed in lower season
- Smoking Allowed?: No smoking
- Pets welcome?: No pets
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property
- Pool heating charge?: Pool heating available upon request for an additional cost of €160 per week. Pool heating is available in April, May, June and September only, and will reach a maximum temperature of 25C. The pool will not be heated in July and August.
- Other Ts and Cs: The villa can accommodate two extra guests upon request due to a sofa bed in the living room and a single futon bed in one of the larger bedrooms. Use of the extra beds is included in the rental price.
- Tax: Tourist tax is included in the rental price