



This authentic Istrian villa, furnished with rustic and attractive furniture, represents an ideal accommodation for the vacation of those families who desire a high-level of comfort surrounded by idyllic rural landscape.

This rustic villa, connecting in its architecture indigenous Istrian elements with modern details, is ideal for a harmonious family vacation. It is located in the village of Momjan, in the remote location, surrounded by green vegetation, olive groves and vineyards.

The two-storey villa (160 m² surface area) provides a four person accommodation. It is surrounded by a meticulously groomed garden (2000 m² surface area) with an outdoor pool (3x10 m) and a children's playground with swings and toys.

The garden is ideal for sunbathing and eating in the open; guests can use sun loungers, parasols, garden furniture and an outdoor barbecue. The villa has its own parking area. On the ground floor of the villa there is a fully equipped kitchen with all necessary appliances and kitchen accessories, including a dish washer. A spacious living room with a fireplace will ensure a comfortable home-like rest. There is also a bathroom with a toilet and a washing machine as well as a separate toilet. The satellite television and a safe are also available. There are two bedrooms on the first floor – one with a king-size bed and the other a double one – as well as the balcony, which can be used for relaxing; it is furnished with a set of chairs and a hammock. The entire villa is air-conditioned and centrally heated, which makes it an ideal accommodation in any season.

General information

Accommodation type	Villa
Location	Momjan
Interior surface	160 m ²
Land area	2000 m ²
Max number of persons	4
Floors	2
Bedrooms	2
Bathrooms	1+WC
Construction / renovation year	1920./2002.
Parking place	YES

Distances

Distance - beach	21 km, Novigrad
Car	YES
Restaurant	300 m, Momjan, konoba Rino 800 m, Most, konoba Stari Podrum
Tavern	100 m, Momjan, San Mauro
Distance - shop	100 m, Momjan
Distance - ambulance	6 km, Buje
Distance - pharmacy	6 km, Buje
Distance - bank	6 km, Buje
Distance - post office	200 m, Momjan
Nearest airports	82 km, Pula 86 km, Trieste 147 km, Ljubljana 197 km, Venice

Outside facilities

27 m ²	Pool
✓	Carefully tended garden
✓	Panoramic view
✓	Private parking
4	Sunbeds / Sunloungers
✓	Lawn watering system
✓	Parasol
✓	Shower
✓	Gazebo
6	Outdoor dining area
✓	Fireplace and grill
✓	Children's playground
✓	Balcony
✓	Outdoor furniture

Living room facilities

- ✓ Living room set
- ✓ SAT TV / DVD
- ✓ Radio
- ✓ Board games
- ✓ Books and magazines

Heating and cooling

- ✓ Air condition
- ✓ Central heating

Kitchen facilities

- ✓ Fully equipped kitchen
- ✓ Microwave
- ✓ Refrigerator - freezer
- ✓ Coffee machine
- ✓ Mixer with bowl
- ✓ Electric kettle
- ✓ Toaster
- ✓ Oven
- ✓ Dishwasher
- ✓ Teapot
- ✓ Italian mocha
- On request Children's high chair

Bedroom facilities

- 2 Number of bedrooms
- ✓ Safe
- ✗ TV
- 1 Double bed
- 2 Single beds
- On request Baby cot

*Bed linens are provided and changed once per week.

Bathroom

- 1 Number of bathrooms
- 1 Toilet
- 1 Shower
- ✗ Bathtube
- 1 Bidet
- 2 Washbasin
- 1 Hairdryer

* Bathroom towels are available and changed once per week. Toilette paper is available.

Other facilities

- ✓ Vacuum cleaner
- ✓ Broom and spatula
- ✓ Iron
- ✓ Ironing board
- ✓ First aid kit
- ✓ Fire extinguisher
- ✓ Shuttle service at extra charge
- ✓ Safe
- ✓ Washing machine
- ✓ Pets

* Pets are allowed (on request) Price 7 € per pet/day

Activities and attractions

- ✓ Biking (Parenzana)
- ✓ Gourmet destination
- ✓ Hiking (Parenzana)
- ✓ Sightseeing
- ✓ Olive oil tours
- ✓ Truffle tours
- ✓ Wine cellar visits (Kozlović, Kabola, Prelac, Sinković)
- ✓ Aquapark Istralandia - Brtonigla (27 km)
- ✓ Aquapark Aquacolors - Poreč (40 km)

Price includes

- ✓ Bedlinen
- ✓ Towels/bathrobes
- ✓ Parking place
- ✓ Final cleaning
- ✓ Air condition
- ✓ Heating
- ✓ Tourist tax and registration fee
- ✓ WiFi