

THE VILLA

Property

Villa Portole is a beautiful Istrian Stone Villa on an estate of 3,000 sqm. Villa Portole features five en-suite bedrooms, each opening onto elevated terraces overlooking the rolling countryside to the Adriatic Sea. Perfectly positioned and within easy travel distance to local medieval towns and many other historical places. An infinity pool and hammam allow true relaxation.



Outside Villa Portole are a number of terraces with a covered outdoor dining area for 10 people complete with BBQ and boasting breathtaking views. A private pool 10m x 5m, is complete with sun-loungers, a large sun umbrella and side tables. We have a gated parking area for four cars. Upstairs terraces are furnished with casual outdoor furniture.



There is an olive grove in the grounds of the estate, surrounded by local vineyards to make a truly picturesque setting.



Accommodation

Bedrooms: The master bedroom has a king size bed. Bedrooms 2 and 3 have queen size beds. Bedrooms 4 and 5 each have two single beds. A portable baby cot can be available if required.

Bathrooms: There are 4 en-suite bathrooms with shower and wc. The Master en-suite has a separate bath, shower and wc. There is a powder room including wc on the main level of the villa.

Kitchen: Fully fitted Italian kitchen including cooker, fridge/freezer, microwave and coffee maker.

Utility Room: There is a front loading washing machine and dryer.

Gymnasium: The basement recreation room has a gym with hammam.

Living Rooms: This sunken living room has direct access to outdoor dining and beautiful views. Satellite TV, DVD, hi fi and elegant furniture complete true comfort. Adjoining and up a half flight of stairs is the dining room with a solid timber dining table seating 10.

Other: External terraces off every room provide a space for everyone. An infinity pool and large grassed garden are overlooked from the outdoor dining terrace.

Cleaning/Towels/Linen/Maid service: Pool and bath towels are provided, We request you bring your own beach towels. Bed linen is provided. Villa Portole is cleaned prior to arrival with a light mid week clean and towel change. Regular pool and garden maintenance is provided.

Amenities/Facilities: Barbecue, Pool Heating, Private Pool, Parking, Garden. Dishwasher, Fridge/Freezer, Drinks Fridge, Hob/Stove, Iron, Microwave, Oven, Tumble Dryer, Washing Machine. Air Conditioning, Central Heating, Cot, Internet Access, Satellite TV, Telephone.



Location

Villa Portole is located near the antique village of Oprtalj or Portole its Italian name, which has a small convenience store, tavern and cafe/bar. The medieval town of Motovun (famous for its world renowned Film Festival) is 10 minutes away, as is the wonderful artist and music town of Groznjan. 20 minutes away is the local fishing village of Novigrad, quaint with excellent restaurants. Livade (famous for truffle) is nestled at the base of the hill on which Oprtalj sits. The whole of Istria is within easy driving distance.

We recommend flying into Pula Airport (Croatia) or Trieste (Italy). Ryan Air flies to Pula from Stanstead, Monarch Airways from Gatwick to Pula and Lufthansa from Munich to Pula. Rijeka and Ljubljana are approximately 90 minutes drive and Venice approximately 2 1/2 hours. You can also arrive from Venice by ferry to Porec or Umag. A car is essential.



Map



Nearby Activities

There are numerous leisure activities to suit everyone. You can explore the rich cultural heritage of the region with medieval towns and villages dating back over 1000 years, visit the local vineyards and olive groves for tastings, visit the uniqueness of the coastal towns and fishing villages, enjoying their wonderful cuisine or take a swim in the crystal clear Adriatic Sea. Take advantage of the many sporting amenities available eg. cycling, hiking, rock climbing, horseback riding, tennis, golf etc. Explore Istria's history and beauty while feeling totally relaxed and comfortable. ATM machines and well-stocked supermarkets are readily accessible. Good restaurants within easy traveling distance boast local wines and excellent local produce. Don't forget the region is famous for its truffles, a real specialty and delicacy.



BOOKING & PRICES

Prices are in Euro per week. A non refundable deposit of 25% is required upon booking. The 75% balance will need to be paid no later than 8 weeks before departure. A EUR300 refundable damage deposit is required to be paid on arrival or prior by arrangement. Guests should take out their own cancellation insurance.

| Rental Period | Weekly |
|----------------------|---------------|
| 02 Feb - 10 May | €2000 |
| 11 May - 28 Jun | €2800 |
| 29 Jun - 30 Aug | €4500 |
| 31 Aug - 27 Sep | €3500 |
| 28 Sep - 31 Jan | €2800 |

CONTACT DETAILS

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