



ISTRIA NUOVA

*a place for **hedonism...***



## EXCHANGE YOUR PLACE

FOR LUXURY MEDITERRANEAN VILLAS

### AN ENRICHING CHANGE OF PLACE, PACE AND PERSPECTIVE: LONG STAYS IN ISTRIA NUOVA'S LUXURY VILLAS

Enjoy the long stay **Mediterranean experience** of your dreams in our luxurious villas, nestled between a peaceful forest and vineyards. Our concierge services and luxurious health spa allow you set the pace of your stay.

**Enjoy** the many local sports, cultural and gastronomic activities at your fingertips. Or lounge by the heated pools and enjoy the hot tub and our private spa. During a long stay, you'll have time to experience it all! Plan your long stay with us to enjoy more of the abundant authentic pleasures of Istria.

**Istria Nuova** is situated in the heart of Istria, near the medieval village of Svetvincenat. In the continental part of Istria, the climate is pleasant all year round and all of the most significant natural and agricultural treasures of Istria are yours to discover.

The County of Istria is the only Croatian county whose statute stipulates the equality of the Croatian and the Italian language within the County.

In the village of Smoljanci, only 10 min far from Istria Nuova, the Honorary **Consulate of the Switzerland** in charge of Istria and the Primorje-Gorski Kotar County was officially opened.

## INCLUDED:

### SUPPORT/SERVICES

- 24/7 call support
- A welcome drink for you to enjoy in the villa
- A gastronomic greeting: local antipasti specialties for you to enjoy in the villa
- Concierge service
- Villa housekeeping includes common areas, one hour per villa per day
- Cleaning on departure
- Private airport transfer (Pula Airport)
- Half-day excursions with a professional guides in Svetvincenat or Pula (including private chauffeur, transportation, ticket entrance- Roman Amphitheater, tourist guide, one drink)



### FOOD: half board or full board

- Domestic buffet breakfast- local and domestic traditional food
- Chef's Luxury Lunch- four-course accompanied by wine and nonalcoholic drinks
- Chef's Luxury Dinner- four-course accompanied by wine and nonalcoholic drinks
- Fruit plate throughout a day

What better way is there to truly relax and unwind in a luxury villa than with a professional chef? We have a team of carefully-selected private chefs able to cater to all tastes and dietary needs, ensuring you get the true taste of Istria.

Our chefs will cook anything that you specifically request or they can offer their own menus for you to choose from – you can provide as much or as little input as you would like. They have established farm-to-table networks with local producers with the best ingredients and combine them to create only the finest dishes, staying true to our mission to provide our guests with an authentic experience. Heavenly food, created from fresh, sustainable, organic meats, vegetables and fruits combined with the finest imported spices and ingredients from all over Istria and the Mediterranean.

If you enjoy a hands-on experience, our chefs are also more than happy to share their knowledge and skills in the form of cooking workshops, allowing you to take new recipes home.

**\*served by private chef and waiter, and completely cleaned up after the guests finish their meals**

**\*vegetarian, vegan on request**



## 7 DAYS PACKAGE PER ENSUITE

Two-person ensuite	<b>580€</b>	Per person
Half board	<b>763€</b>	Per person per week
Full board	<b>917€</b>	Per person per week

Per person ensuite	<b>1.090€</b>	Per person
Half board	<b>1.185€</b>	Per person per week
Full board	<b>1.360€</b>	Per person per week

\*The price is calculated for 10 person

- Private room cleaning 30 EUR per hour
- Room service 30 EUR
- Babysitting 30 EUR per hour

- Check-in from 16:00h; Check out 10:00h
- Tourist tax
- Children (up to 7 years old)
- Children stay free of charge in their parents' ensuite room. If an additional bed is required, there is no additional charge
- Use of the kitchen

\*\* According to availability

### Payment policy

Booking is split into two portions – an advance nonrefundable payment in the amount of 30% of the agreed accommodation price is required at the reservation. The remaining balance of 70% must be transferred 42 days before the check-in date.

### LUXURY COMPLEX:

- Istria Nuova's Villas are set in 11,000m<sup>2</sup> of land
- Villa private property 2000m<sup>2</sup>
- Each Villa size 300m<sup>2</sup> with 5 ensuite rooms
- Private covered and heated pool 48m<sup>2</sup> with 150m<sup>2</sup> urbanized terrace
- Pergola covered parking
- The natural trail is shared by all residents, covering 5000m<sup>2</sup> with private forest trails



### VILLA AMENITIES:

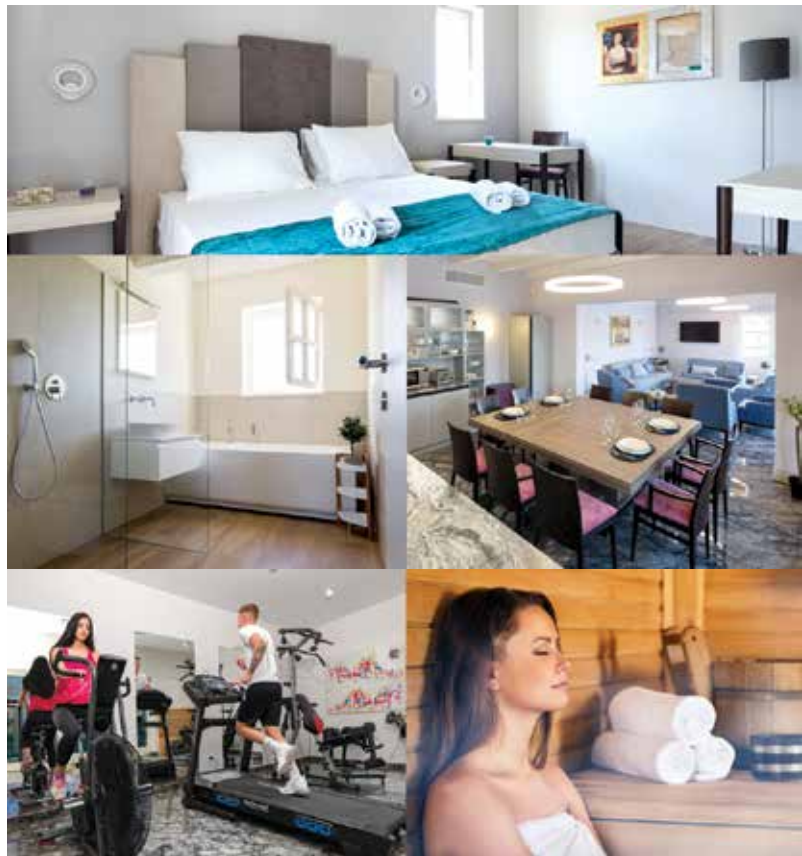
- The spacious living room has a large screen TV, sound system and the design furniture
- Air conditioning
- Floor heating
- Fully equipped modern Chef's kitchen: cooker, microwave, oven, dishwasher, fridge, wine fridge, coffee maker Gaggia, kettle
- Washing machine
- Dryer
- Soundsystem
- WI-FI +30Mbps
- SAT-TV; Netflix



## ENSUITE AMENITIES:

(bathroom, garderobe closet, sleeping room, separate bedroom)

- Air conditioning
- Floor heating
- WI-FI +30Mbps
- SAT-TV; Netflix
- Radio
- Room desk
- Safe
- Euro king & Super king-size beds
- Anatomical pillow
- Panic button alarm
- Towels and pool towels
- Bathrobe
- Hotel slippers
- Organic soaps
- Hairdryer



## OUTDOOR:

- Private, covered & heated pool (48m2)
- Hot tub
- Sun loungers & outdoor furniture
- Indoor and outdoor covered dining area
- The stone covered terrace has a custom-made granite outdoor table, seating up to 12 persons, and a wood-burning barbecue

## ACTIVITIES:

- Use of the property's golf pitching, chipping and putting practice green.
- Bocce (petanque) court
- Private forest trails, hammocks, and benches
- Volleyball & badminton court
- Ping pong
- \*the equipment is included

## FITNESS & SPA:

Access to the property's separate fitness and spa house, featuring modern exercise equipment, steam bath, and sauna. Heated outdoor pool with hot shower (pool heated if the outdoor temperature is above 2C with extra fee).



### SECURE:

- Private parking
- Security system including alarm and cameras

### TEHNICAL:

- Water & electricity

Don't miss out, contact us to receive our special offers!!

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ISTRIA NUOVA

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Zagreb HR-10000  
Istria Nuova's Villas address: Režanci HR-52342 bb