



VILLA BARACIJA

KRASICA / ISTRIA



Located on over five acres of private family property, the Baracija estate gives a new meaning to the word magic.

In the heart of Istria, on top of hill, surrounded by centuries-old Istrian nature, you will find your new holiday home among carefully planted vineyards and olive groves.

Baracija welcomes you with the best that life has to offer. A place for gathering

with family and friends along with intimate spaces for solitude. The gracious main house and playful guest house are connected by communal outdoor space. The impeccable service of your hosts is at your disposal to do everything to make you feel relaxed and at home.

- 10+6 GUESTS (2 HOUSES)
- ORIGINALLY BUILT IN THE 19TH CENTURY
- ABSOLUTE PRIVACY AND SECLUSION
- UNTOUCHED NATURE, PEACE AND QUIET



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MAIN HOUSE (10 PERSONS)

2 Queen suites (basement and ground floor)
1 King suite (first floor)
2 Double Twin suites (second floor and attic)
Dining room, Living room, Wardrobe, Kitchen
Summer terrace with cocktail bar
Court terrace

GUEST HOUSE (6 PERSONS)

1 King suite (ground floor)
2 Twin suites (ground floor)
Dining room, Living room, Wardrobe
Kitchen

POOL AND THE BEACH

Pool house
Heated overflow pool with fresh water
and hydromassage (9x15m)
Pool Bar

LOCATION • Points of Interest:

Village of Krasica, next to Grožnjan
164 metres above sea level
Airports: Portorož 30 km (POW), Pula 85 km (PUY)
Sea: 20 km

FEATURES & AMENITIES

Mediterranean architecture, rustic
and modern interior design
Wine cellar
Playroom (darts/ Playstation 5/
shuffleboard)
Private cinema
Central Air conditioning system
(individually controlled)
Underfloor heating (ground floor)
Elevator
Bluetooth speakers

OUTDOOR FEATURES

Indoor and outdoor living and dining
areas
Indoor and outdoor fireplaces/
barbecue grill
Built-in wooden grill
Large wooden table for 20 persons
(Summer terrace)

STAFF AND SERVICES

(advanced notice may be required):
Concierge & Butler service
Housekeeping service
Fitness & Spa
Covered Parking
Large sports field
Broadband high-speed internet access
100/100 mbps

ON REQUEST: Dry cleaning/ Nanny/
Fitness and Yoga trainer/
Massage/ Private chef/ Private driver/
Bodyguards

