



VILLA BAGNOLI

BOLJUN / ISTRIA



Welcome to Villa Bagnoli, stunning rustic villa, nestled in the heart of Istria, just 25 kilometers from the glistening sea. This beautiful villa, offering unparalleled privacy and seclusion, spans 280 m² and is set on a generous 1000 m² plot.

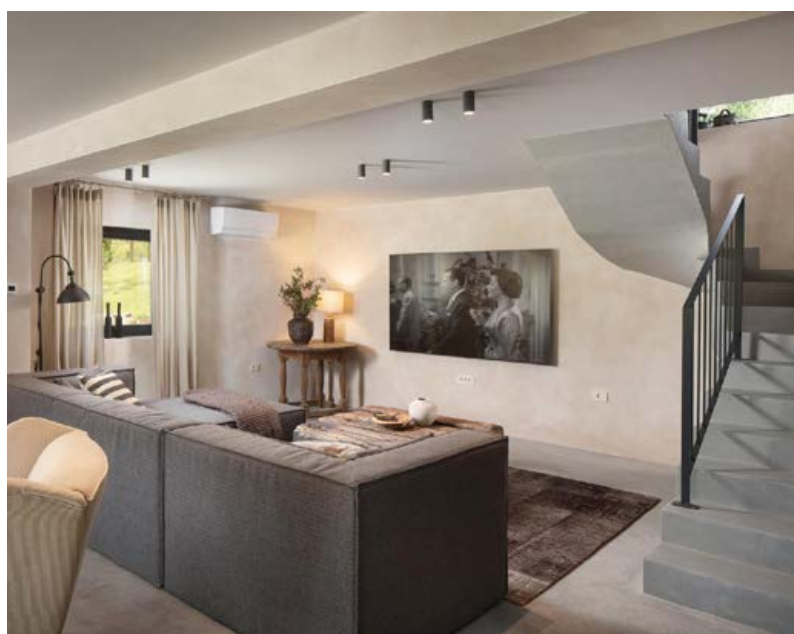
Beautiful and spacious interior, with an open space concept on the ground floor seamlessly connects the living room, a relaxing area, a fully equipped kitchen, and a dining space for ten.

The entire ground floor opens up to a beautiful outside area overlooking the pool and gardens, creating a perfect indoor-

outdoor living experience. The villa boasts four elegantly appointed bedrooms, three of which are en-suite, ensuring maximum comfort and convenience.

Accommodating up to eight guests, the bedrooms include two twin rooms, one king-sized room, and one double room.

- 4 BEDROOMS
- 5 BATHROOMS
- 8 PEOPLE
- 50 m² HEATED SWIMMING POOL
- SAUNA
- GYM



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The villa's exterior features an inviting heated swimming pool, perfect for a refreshing dip. Lounge on the sun loungers under the sun umbrellas, or unwind in the outdoor Jacuzzi. The alfresco dining area and summer kitchen, situated within a charming open-concept hall, provide the ideal setting for memorable meals in a rustic ambiance.

Wellness amenities include a sauna and a gym, catering to your relaxation and fitness needs. The Villa also features a barbecue area, private gardens, and secure parking.

Experience the perfect blend of rustic charm and modern luxury in this beautiful Istrian villa. Your serene and private getaway awaits.

Bedroom 1: Double bed, En suite bathroom with shower and rain shower, Television, Air condition, Writing desk, Black out curtains, Safe

Bedroom 2: Twin bed, En suite bathroom with shower and rain shower, Television, Air condition, Writing desk, Black out curtains, Safe

Bedroom 3: King size bed, En suite bathroom with bath tub, Television, Air condition, Writing desk, Black out curtains, Safe

Bedroom 4: Twin bed, Shared bathroom with shower and rain shower, Television, Air condition, Writing desk, Black out curtains, Safe

FEATURES & AMENITIES

- Fully equipped kitchen
- Formal dining area with seating for 10
- Wi-Fi
- Television
- Air conditioning
- Washer / dryer
- Coffee machine
- Wine fridge
- Juicer
- Safe
- Soundproof
- Baby cot
- Kids' chair

OUTDOOR FEATURES

- Summer kitchen
- Al fresco dining for 8
- Heated swimming pool
- Shower
- Sun loungers
- Terrace
- Lounge area
- Barbecue
- Garden
- Private parking

RATE INCLUSIONS

- 24/7 concierge
- VAT and tourist tax
- Welcome amenities
- Once a week linen and towel change
- Pool and garden maintenance

STAFF AND SERVICES

- At extra cost
- (advanced notice may be required):
- Villa pre-stocking
- Airport transfer
- Private chef, butler, nanny
- Beauty & Wellness services
- Activities and excursions
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LOCATION • Points of Interest:

- Nearest beach: 27 km (City of Rabac)
- Marina: 26 km (City of Opatija)
- Ferry port: 25 km (City of Rijeka)
- Restaurant: 500 m
- Grocery store: 3 km
- Distance from the sea: 20 km
- Closest Airport: 60 km (City of Pula)

