



## VILLA LOCATION AND SLEEPING CAPACITY

**Location:** Mrganj, Rovinj,  
Istria

**Category:** \*\*\*\*

**Renovated:** 2003

**Total number of beds:** 8

**Fixed beds:** 8



## VILLA FACILITIES

- **4 bedrooms**
- **Kitchen / dining room / living room**
- **Lounge**
- **Jacuzzi**
- **4 bathrooms**
- **Private swimming pool**
- **Garden**
- **Large garden terrace**

# Villa Morana\*\*\*\*

## Villa Morana • Mrganj, Rovinj • Istria



Villa Morana is a restored farmhouse with a privat, walled rear garden courtyard. It is situated in the vicinity of the remains of the Dvigrad, one of the most famous Istrian medieval towns which was abandoned in the 17th century.

This lovely property is only 18 kms away from Rovinj, where you will find a multitude of restaurants, bars and a number nice beaches.

This beautiful Villa is on a two levels. Ground floor: Large living/dining room (fireplace, SAT TV, DVD, A/C), kitchen (microwave, dishwasher ), twin bedroom with en suite shower room. First floor: Master double bedroom (A/C) with en suite bathroom (jacuzzi bath), double bedroom (A/C) with en suite bathroom, twin bedroom (A/C) with en suite shower room. Outside: Swimming pool 9m x 4 m ), shower, large covered dining terrace with BBQ, utility room (washing machine, drying, ironing, cloakroom), private parking.



### Advantages of the location - distances:

Town centre:	18 km	Clinic:	18 km
Sea:	18 km	Bureau de Change:	18 km
Beach:	18 km	Petrol station:	18 km
Grocery shop:	18 km	Bus stop:	18 km
Pharmacy:	18 km	Ferry port:	18 km



## Villa details:

Surface area of villa: 244 m<sup>2</sup>

Pool view

Pool size: 9 x 4 m

## Villa equipment:

Air conditioning, heating, washing machine, safe, fireplace, SAT TV, stereo, DVD, BBQ, terrace furniture

## Kitchen equipment:

Stove, oven, refrigerator, freezer, toaster, microwave oven, dishwasher

## Bedrooms:

Double-bedded rooms: 2

Twin-bedded rooms: 2

## Bathrooms:

Bathrooms with bath: 2

Bathrooms with shower: 2

## Price includes:

Daily rent / tourist tax / electricity / water / cleaning / linen / towels/ garden maintenance / pool maintenance



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## Other information:

Minimum stay: 7 nights in July and August,  
For other periods 3 nights.  
Day of arrival: Saturday  
Check in: from 16:00  
Check out: by 10:00  
Staff: maid (non-resident)  
Notes: cot available, pets are not allowed