



## **OUTSIDE/ACCOMODATION/ FACILITIES**

### **(short description)**

#### **OUTSIDE**

This beautiful villa is located in a small village nearby the western coast of the Istrian peninsula, giving an instant fresh look to the well-known charm of the Istrian stone used to build many famous buildings dating way back to the Roman period (such as Ponte di Rialto in Venice, the base of the Gothic bell tower in Ferrara, the dome of San Sebastiano in Padua and many more). The villa's design has been based on well thought-out colors and style thus creating a pleasant, joyful and inspirational ambiance.

This playful 296 m2 house has plenty to offer!

You can spend your afternoon relaxing in one of four double rooms with an en suite bathrooms or simply lying on the grass, having fun in the 37 m2 swimming pool and sipping on your favorite drink while enjoying a unique Jacuzzi shaped like an old barrel, or you can find out why a chef must always be kissed in the kitchen or relive your teenage years and never leave the playroom. You can also enjoy the exquisite wines tasting in the wine cellar or wait for the night-time and dance barefoot on the soft grass under the starry sky. The inspirational atmosphere, light and mysterious allure finding its way to all of the rooms seem to be attracting people who are in search of a creative regeneration. One of the artists, who found Villa ARTiEN especially inspirational, said:

"Once you get to know the house and its surrounding, you see things differently. It gets easier to forget the notion of how a holiday house should look and feel like."

In the Villas garden, there are a covered barbecue and a relax area. In that relaxing surroundings of this place of tranquility there is a 37 sq.m. swimming pool with a Self-Cleaning Advanced Salt Water Chlorination System. By the pool, there are sunbeds, chairs, sofas and armchairs for a variety of relaxation. The facility is full detached and completely enclosed. It has a private car parking with a surface area of 50 sq. m. (3 cars). There you go. There really isn't much more left to say but to invite you to experience all this yourself. And until you do, browse through the photos of the villa but keep in mind that its true beauty and charm will reveal to you only when you get here.

Make time for your ARTien (it's great)!

#### **ACCOMODATION**

The villa consists of ground, first and a basement area floor; its total surface area makes 296 sq. m and is divided as follows: Ground-level consists of: a living-room with LED TV, fireplace and sofas; an open large kitchen, with hung up dishes, old decorative items, recipe books and numerous tools, utensils and kitchen appliances; dining room with table for 10 persons, utility room with washing&dry machine and one double bedroom with ensuite bathroom. First floor consists of: two double bedrooms each with ensuite bathroom, both with an exit to the balcony with a lovely view on the swimming pool, barbecue and relax area. Basement area, as an important place in the house, with kids room with bathroom, Cinema/PlayStation room and separate wine cellar as a splendid symbiosis of rustic style in a modern way with a great dose of creative charm. In the wine cellar you will find a hundreds of different flavors and a large collection of Croatian and foreign wines, that you can try for yourself while you are here.

#### **FACILITIES**

The villa is equipped with dishwasher, washing machine, dryer, JURA espresso coffee machine, kettle, juicer, toaster, standalone one fryer, microwave, multipurpose hand mixers, side by side fridge with a crushed and cubed ice maker, wine fridge, ironing board and iron, hairdryers, satellite TV, Blu-ray/DVD player, PlayStation 3, Bose MiniSound portable MP3 player, air conditioning in each room, floor heating, Internet WiFi connection, detached 42 m2 covered barbecue with grill on wood and separate on gas, fireplace, children chair, baby cot (on request), safe. Swimming pool with relax area, outdoor table and chairs for 10 persons. Outdoor sunbeds, Fatboy relax bags.

## **VILLA ARTiEN**

Banki 5b, 52445 Baderna, Hrvatska – Croatia

E-Mail: [info@artien.hr](mailto:info@artien.hr); [bookings@artien.hr](mailto:bookings@artien.hr); WEB: [www.artien.hr](http://www.artien.hr), GPS Data: longitude: 45°12'38.9"N latitude:13°46'01.1"E

Description of the villa			
Metri quadrati / Fläche / square meters	296 m2 + Barbecue area 43 m2		
Camere totale / Zimmer gesamt / total rooms	4		
Piano(i) / Stockwerk(e) / Floor(s)	1		
Numero massimo persone maximale Personenzahl maximum number of persons	8 + 2		
Numero camere con letto matrimoniale Anzahl der Schlafzimmer mit Doppelbett Number of rooms with double bed	4		
Numero camere con letti separati Anzahl der Schlafzimmer mit Einzelbetten Number of rooms with twin beds	None		
Numero camere singole Anzahl der Einzelzimmer Number of single rooms	None		
Divano letto / Schlafsofa / Sofa bed	No	Numero persone: Anzahl Personen: Number of persons:	-
Letto aggiuntivo / Zusatzbett / Extra bed	Yes	Numero persone: Anzahl Personen: Number of persons:	Two
Numero bagni con doccia Anzahl der Badezimmer mit Dusche Number of bathrooms with shower	4 bathrooms with shower		
Numero bagni con vasca Anzahl Badezimmer mit Badewanne Number of bathrooms with bathtub	None		
Caratteristiche / Ausstattung / Facilities	si/ja/yes	no/nein	altra descrizione / sonstige Beschreibung / further description
Accesso ai disabili / behindertengerecht / accessible for the disabled		No	
Terrazza / Terrasse / Terrace	Yes		

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Caratteristiche / Ausstattung / Facilities	si/ja/yes	no/nein	altra descrizione / sonstige Beschreibung / further description	
Balcone / Balkon / Balcony	Yes			
Aria condizionata / Klimaanlage / Air conditioning	Yes			
Riscaldamento / Heizung / Heating (Periodo / von - bis / Period)	Yes			
Piscina all'esterna / Außen-Pool / external pool	Yes		Misure / Größe / Size:	37m2
Piscina per bambini / Kinderpool / Children's pool		No	Misure / Größe / Size:	
Giardino - Parco / Garten - Park / Garden - Parc	Yes			
Garage		No		
Parcheggio / Parkplatz / Parking lot	Yes		For three cars	
Parcheggio coperto / überdachter Parkplatz / covered parking	Yes		For three cars	
Spazio giochi per bambini / Kinderspielplatz / Children's playground		No		
Campo da tennis / Tennisplatz / Tennis court		No		
altri possibilità di sport in la struttura sonstige Sportmöglichkeiten other sport activities on site		No		
Barbecue / Grill	Yes			
Sistema di allarme / Alarmanlage / Alarm system	Yes			
Lavatrice / Waschmaschine / Washing machine	Yes			
Asciugatrice / Wäschetrockner / Dryer	Yes			
Asse e ferro da stiro / Bügelbrett und Bügeleisen / Ironing board and iron	Yes			
Zanzariere / Mückennetze / Mosquito nets		No		
Cassetta di sicurezza / Safe	Yes		In each room	
Camino / Kamin / Fire place	Yes		In living room	

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Caratteristiche / Ausstattung / Facilities	si/ja/yes	no/nein	altra descrizione / sonstige Beschreibung / further description		
Sat-TV	Yes		Free SAT programs only		
Impianto HiFi / Musikanlage / HiFi system DVD/CD-Player, MP3-Player, Playstation	Yes				
Telefono / Telefon / Phone	No				
Accesso internet (che tipo) Internet-Zugang (welche Art) Access to the internet (what kind)	Yes		<b>WLAN (Wi-Fi)</b>	ISDN	MODEM
Cucina al gas / Gas-Herd / Gas stove		No	Numero fuochi: Anzahl Flammen: Number of burners:		
Macchina caffè elettrica / elektrische Kaffeemaschine / Coffee machine	Yes		Jura Coffee Machine <a href="http://www.jura.com/home_x/products_home_use.htm">http://www.jura.com/home_x/products_home_use.htm</a>		
Lavastoviglie / Spülmaschine / Dishwasher	Yes				
Frigo con reparto freezer / Kühlschrank mit Gefrierfach / Refrigerator with freezer	Yes		American style fridge with Ice maker (cube and crushed)		
Congelatore / Gefriertruhe / Freezer extra	No				
Tostapane / Toaster	Yes				

WELCOME! 