



Retreat Brochure

# KATUN

Slow Living in Stone.

Historic Stone Estate in the Hills of Istria.

Šumber, Istria



## KATUN.

### Slow Living in Stone

is a quiet retreat where historic stone architecture, nature and understated comfort come together in a slower, more mindful way of living.

## A restored stone estate in the hills of Istria

A place shaped by silence, light and material — made for slower mornings, long tables and a quieter rhythm of stay. Architecture here does not seek spectacle. It soothes.

*“Not spectacular. Not loud. But enduring.”*



## The estate at a glance

A historic stone estate in inland Istria with a main house, a private garden suite and a dedicated wellness pavilion.

- 4 bedrooms and 5 bathrooms across independent living chapters
- Outdoor pool (9 × 4 m), sauna, bathtub, terraces and shaded outdoor areas
- Approx. 1,900 m<sup>2</sup> of landscaped grounds with mature mulberry trees
- Custom-made furniture, natural materials and quiet architectural restraint



# Two independent chapters. One shared philosophy.

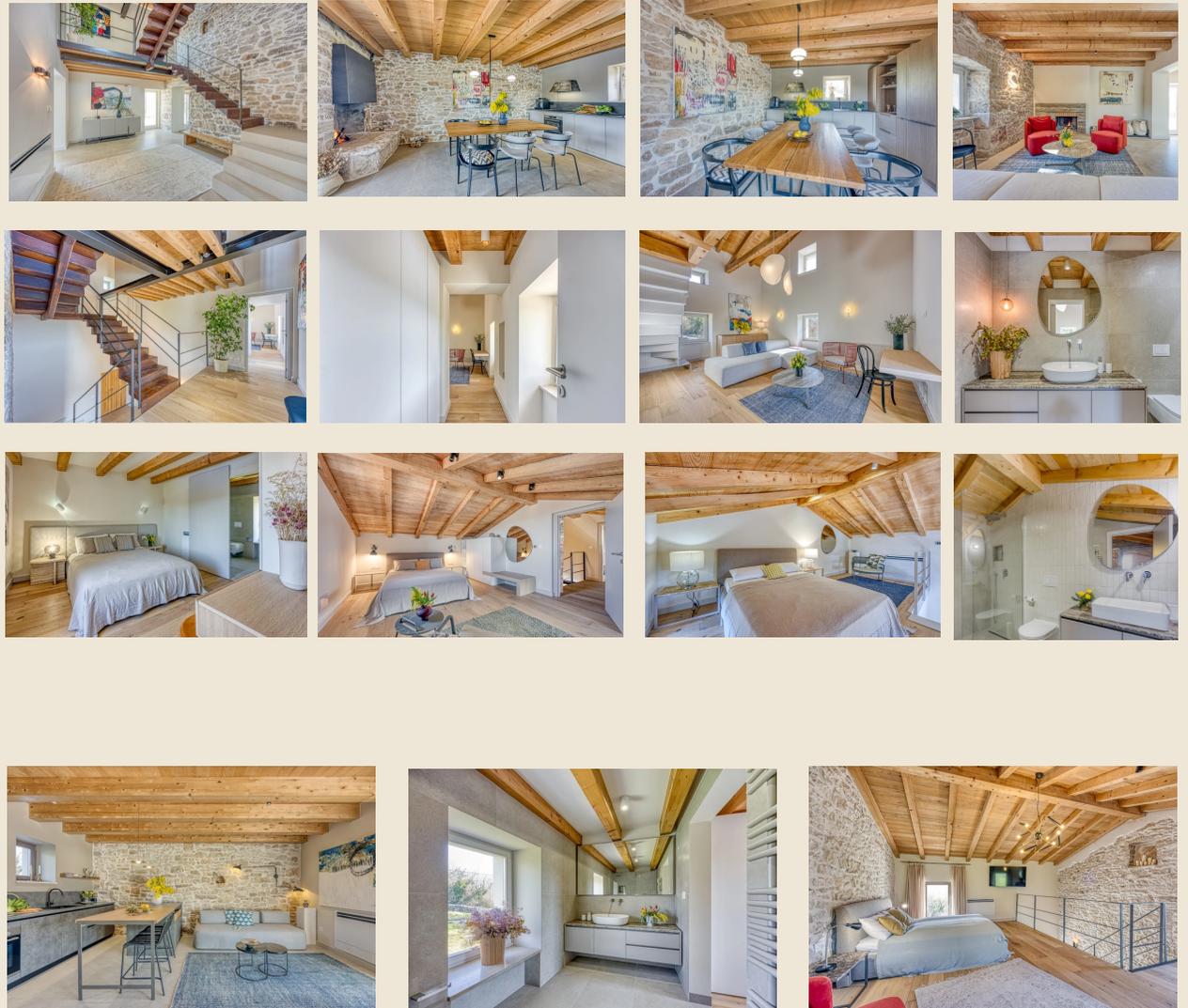
The Main House is a private stone house retreat. The Garden Suite is a more intimate wellness garden suite. Each unfolds with its own atmosphere, rhythm and relation to the landscape.

## The Main House

Three architecturally separated bedrooms, generous living and dining spaces, two fireplaces.

## The Garden Suite

A quieter chapter for two, with its own terrace and the wellness pavilion just beyond — with space for a child or teenager.



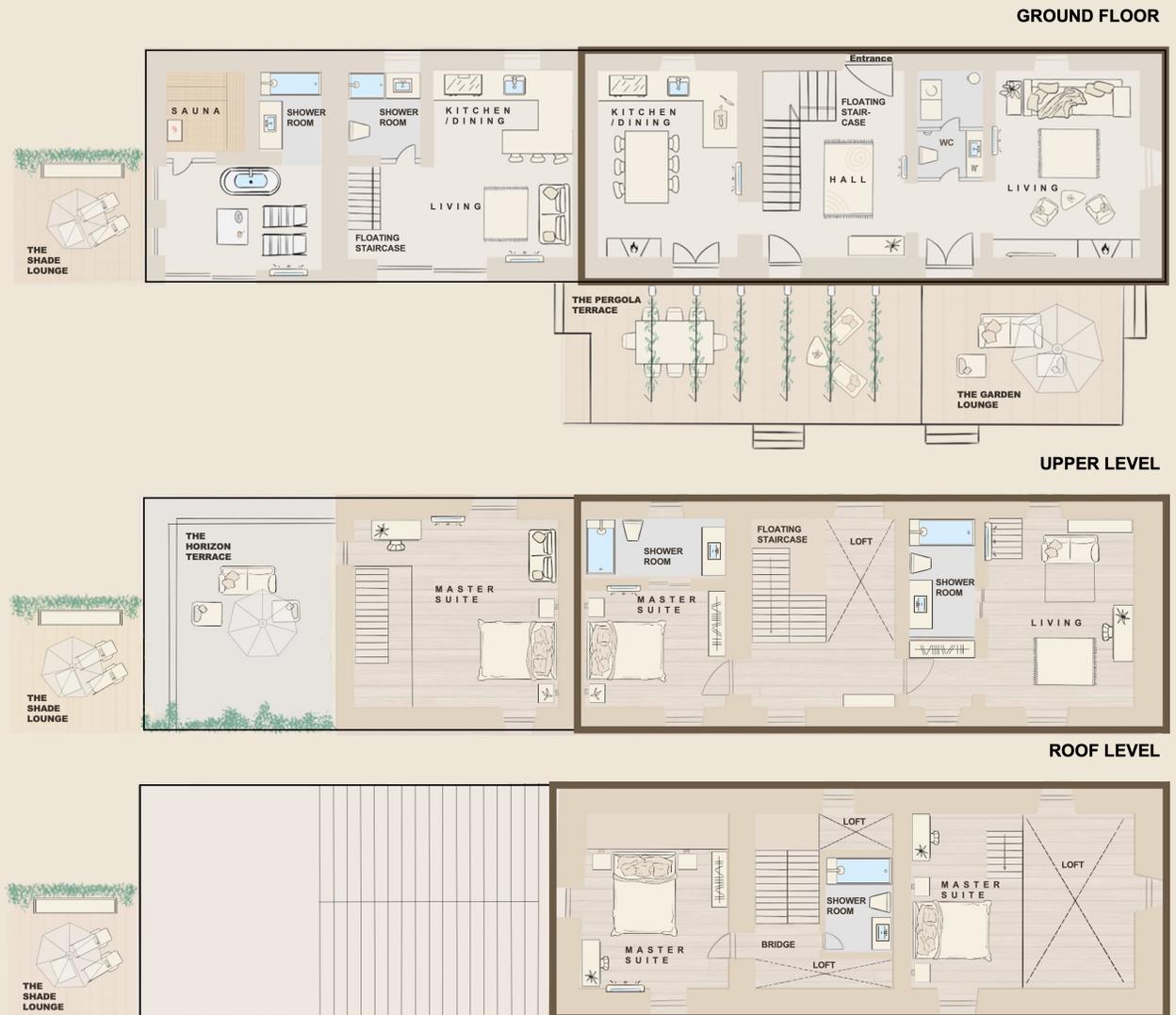
# The Main House

Three architecturally separated bedrooms. Generous living and dining spaces, each centred around its own fireplace. A house of stone, light and quiet transitions.

- Entrance hall with a floating staircase
- Living room with fireplace
- Dining room with fireplace and fully equipped kitchen
- Guest WC and direct access to the Garden Lounge and Pergola Terrace

## Seasonal Rates

The Main House is available at € 3,990 per week during High Season (June to August) and at € 3,590 per week during Mid Season (May, September and October)



## The Garden Suite

Smaller in scale. Equal in intention. A more intimate chapter of KATUN, with its own quiet rhythm and closeness to the garden.

- Garden-level living and dining area with kitchen
- Upper-level master bedroom
- Private terrace with expansive views
- The Stone Wellness Pavilion just beyond

### Seasonal Rates

The Garden Suite is available at € 1,790 per week during High Season (June to August) and at € 1,590 per week during Mid Season (May, September and October)



## Stone Wellness Pavilion

Heat. Water. Silence. A private wellness space shaped by material, stillness and light.

- Sauna
- Bathtub and wellness shower
- Outdoor pool and shower
- Garden shade beneath the mulberry trees



*No spa choreography. Only space to slow down.*

## Living in stone

Stone walls, timber ceilings, custom-made furniture and quiet transitions between levels create a house that feels grounded in every season. Large-format premium floor tiles with underfloor heating on the ground floor, air conditioning discreetly integrated into the thick stone walls, and refined Villeroy & Boch sanitary fittings bring a quiet sense of modern comfort. The house was fully renovated in 2023–2024.

*Cool in summer. Grounded in every season.*



## Outdoor living

Four outdoor areas. Four distinct moods — made for slow breakfasts, shaded lunches and long evenings outdoors.

- Garden Lounge
- Pergola Terrace
- Shade Lounge
- Horizon Terrace



## Garden & Pool

A 9 × 4 m outdoor pool, gravel courtyards, stone terraces, Mediterranean planting and open views across the quieter inland landscape.

Approx. 1,900 m<sup>2</sup> grounds



## Around KATUN

Historic Labin, the coastline around Rabac, hilltop towns, vineyards, olive groves and quiet inland roads all belong to the broader rhythm of a stay here.

Recommendations, if desired

### Stone and Heritage

- Labin
- Rabac
- Hum
- Rovinj
- Opatija
- Pula



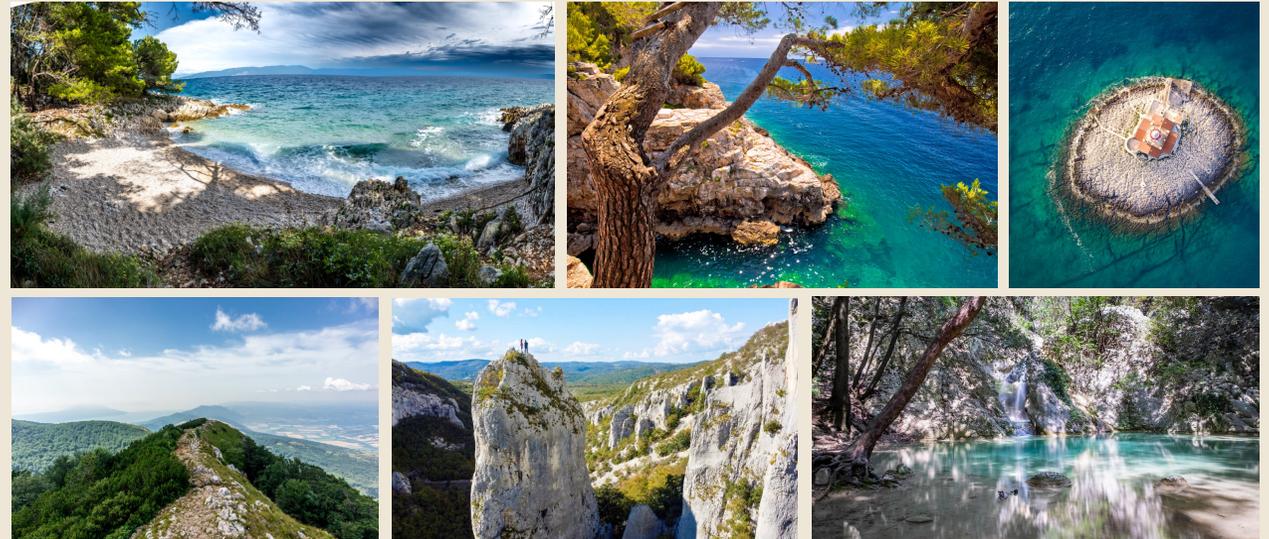
## Around KATUN

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Recommendations, if desired

### Sea & Horizon

- Beaches
- Nature Park



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Recommendations, if desired

### Taste the Land

- Olive Oil
- Wineries
- Truffles
- Local Honey
- Homemade Cheese
- Prosciutto



## A curated stay

Certain stays lend themselves to a slower, more intentional rhythm. Seasonal moments bring together the atmosphere of KATUN with curated ways of inhabiting the estate.

- Entire Estate Booking
- Private Celebration Week
- Intimate Gatherings & Special Occasions
- Creative or Corporate Retreats
- Curated local recommendations on request



## Practical overview

### Amenities

- Heated outdoor pool
- Private wellness pavilion with sauna and rest room
- Multiple terraces for dining and quiet retreat
- Fully equipped kitchen in the Main House and Garden Suite
- Custom-made furniture throughout
- Underfloor heating on the ground floor
- Air conditioning integrated into the thick stone walls
- High-quality Villeroy & Boch sanitary fittings
- Wi-Fi, smart TV and private parking
- Approx. 1,900 m<sup>2</sup> of landscaped grounds with mature mulberry trees
- Private booking; curated local experiences on request



## Getting here

KATUN is located in rural Istria, near Šumber. Nearest airports and private transfer options can be provided upon request. A car is recommended.

- Sea: 12 km
- Labin: 11 km
- Rabac: 14 km
- Opatija: 50 km
- Rovinj: 45 km
- Pula: 50 km

Google Maps:

<https://maps.app.goo.gl/cej3ACaNzZZwTSUN9>





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