

# Villa O

## Localization

Country : Croatia  
City : Dubrovnik Region  
Address : Dubrovnik/ Ref;C-D 1664

## Properties

Type : Villa  
Bedrooms : 5  
Bathrooms : 5  
Sleepings : 10  
Showers : 0  
WC : 5

## Features

Air conditioning - Wifi - Pool - Pool Heating - Parking - Cleaning service - Barbecue - Near the beach - Gym - WC - Views - No smoking

## Description

If you're looking for a luxurious and unique vacation spot, look no further than this modern villa located in the Dubrovnik area. Tucked away among centuries-old olive groves and stone walls, this villa offers an unparalleled level of privacy and seclusion. Situated on an elevated position, Villa O offers stunning views of the sea and the Elafiti islands, providing guests with an unforgettable holiday experience.

One of the biggest assets of this property is its location. While the villa is only a 10-minute drive away from Dubrovnik Old Town, it's situated in a peaceful location that allows guests to enjoy the tranquility and natural beauty of the area. Surrounded by olive trees and a well-maintained garden, the villa blends in perfectly with its natural surroundings, creating a serene and calming atmosphere.

As you step inside the villa from the terrace, you'll be greeted by a chic and light living area that's designed for comfort and relaxation. With a dining table and a fully equipped kitchen, this space is perfect for enjoying delicious meals and spending quality time with family and friends. The open and airy design, combined with lovely colours in perfect harmony, creates a welcoming atmosphere that's sure to make you feel right at home.

The villa has three floors, with two wings connected by a short, covered aisle. The left wing of the building features two double en-suite bedrooms on the first floor, while the right wing has a large tavern on the ground floor with an exit to the pool terrace. This space is ideal for preparing delicious meals and enjoying them with your family and friends. On the first floor of the right wing, there are two more en-suite bedrooms, one with a queen bed and the other featuring twin beds.

The second floor features one more double bedroom with bathroom, spacious living area with terrace and unforgettable view, kitchen and study with pool out sofa which can be used as additional bed for 2 children. In total Villa O has 5 bedrooms, study and can be accommodated 10+2 guests.

One of the highlights of this villa is the direct access to the terrace from the living area. With nothing standing between the guests and the epic sunrise and sunset, you'll be able to enjoy the stunning views from the comfort of your own home. Whether you're sipping on your morning coffee or enjoying a glass of wine in the evening, the terrace is the perfect spot to relax and soak in the beauty of the surroundings.

The spacious terrace features a heated infinity swimming pool with a UV system, an alfresco dining area with a barbecue, and a summer kitchen. This area is perfect for your summer relaxation exhaling stress and inhaling only tranquility under the warm Croatian sun. *This villa can be rented as a 4-bedroom villa (without the top floor rooms).*

Overall, modern Villa O offers a unique and luxurious vacation experience that's hard to beat. With its peaceful location, stunning views, and luxurious amenities, it's the perfect place to unwind and relax in style. Whether you're looking for a romantic getaway or a family vacation, this villa has something for everyone. So why not book your stay today and start planning your dream vacation in the Dubrovnik area?

## Accommodation: 840m<sup>2</sup>

Ground floor left wing;  
Fully equipped kitchen  
Dinning area  
Living area  
Cloakroom with WC & handbasin

*Ground floor right wing:*

Fully equipped kitchen

Dinning area

*First floor left wing:*

Bedroom 1: Double bedroom with en-suite bathroom

Bedroom 2: Double bedroom with en-suite bathroom

*First floor right wing:*

Bedroom 3: Double bedroom with en-suite bathroom

Bedroom 4: Twin bedroom with en-suite bathroom

*Second floor:*

Main entrance

Kitchen

Living and dining area

Bedroom 5: Double bedroom with en-suite bathroom with shower

Study with pull out sofa

**Outdoors Features:**

Garden

Swimming pool (*heated*)

Outdoors shower

Terrace with dining table

Lounge area

Pergola

BBQ

Sea Views

Private parking

**Features & Amenities:**

Sleeps: 10 + 2: 5 Bedrooms: + *extra bed on request* 5 Bathrooms & WC

Fully air-conditioned

Study

Fully equipped kitchen

SAT TV

Wi-Fi Internet

Hairdryers

Wine cellar (available on request)

Laundry room with washing machine & tumble dryer

Fitness equipment

Infinity swimming pool (*heated*)

Pergola

Sun loungers

Outdoor dining area

Sea Views

BBQ

Private parking

**Services Included in the Rental Price:**

Tourist tax

Bed linen

Towels

Final cleaning

Basic cleaning every 2 days

Pool maintenance

Garden maintenance

Change of towels

Pool towels

Villa manager at guests disposal

Private parking

**Extras not Included in the Rental:** *on request when booking & subject to availability*

Refundable Security Deposit 1 500 € to be paid with the final rental payment

Pre stocking service starting from 50 € to be paid at check in

Pets allowed on request extra charge paid at check in *please enquire*

Damage deposit will be returned in maximum two weeks following your holiday less any breakages

Private chef

Luxury car rental

Boat or motor yacht rental

Private transfers

Luxury tailor made tours

Babysitting

Baby cot available on request

#### **Please Note:**

Villa Price shown is for 5 bedrooms

Villa can be rented with 4 bedrooms on request please enquire

7 nights (July & August)

5 nights (May, June, September, October) & 4 nights low season on request

Villa arrival days: Saturday, other days on request

Check in – 17.00

Check out – 10.00 am

Pets are allowed *on request*

Personal means of transport advised

No smoking inside Villa

#### **Location:**

Distance from the beach 1.5 km

Distance to the town centre 14 km - Dubrovnik

Nearest shop 700 meters

Nearest restaurant 1 km

Nearest airport 35 km - Dubrovnik

Marina 8 km

#### *Additional information:*

Dubrovnik riviera is picturesque area lying along the coast, with the gentle and rocky coast abounding in natural bays, with a mixture of pine and olive groves, vineyards and the Mediterranean bush-covered rock. Dubrovnik region includes basically all areas that were once a part of the Dubrovnik Republic - the lush Elaphite Islands, Peljesac Peninsula, Konavle and Zupa to the east with the lovely town of Cavtat, Trsteno with the famous Arboretum and many seaside places to the west, Peljesac peninsula and the town of Ston, Mljet island with the beautiful National Park area, and the Korcula island with the medieval town of Korcula.

Visiting Dubrovnik is not a complete pleasure without seeing at least a part of its surroundings, the good land and sea connections offer the possibility of organising either shorter or longer excursions. Orasac is a picturesque town with a nice beach, spring water and ancient olive groves. It is well known for its excursion destination restaurants, in particular the 'Soderini' castle, once owned by one of the great men of Florence who had to flee his hometown from the Medici family, and he found shelter and peace here (16th century). Today, the castle has been repurposed into a hospitality facility.

The city of Dubrovnik is at least 14 centuries old the centre of southern Dalmatia known for its colourful landscapes, beautiful Mediterranean vegetation and rich cultural heritage. Dubrovnik is undoubtedly an unmissable destination on the Adriatic where the sea bathing season starts as early as April and lasts until October thanks to the favourable climate and more than 250 sunny days a year.

The city and its surroundings are adorned with airy clear sea depths, sandy and pebble beaches surrounded by lush flora and fauna and numerous hidden coves with the transparent blue sea. Art, architecture and interesting history are an inseparable part of the city of Dubrovnik, which is proven by the fact that the city of Dubrovnik is under UNESCO protection.

A walk along Dubrovnik's walls, the world-famous Stradun and narrow streets, charming restaurants and shops, a cocktail by the walls and the sound of the sea on Buža, a concert or show at one of Dubrovnik's festivals, swimming in the magical Adriatic, and a visit to islands and places with wonderfully preserved nature full of legends in surroundings, makes the city of Dubrovnik a perfect summer destination.

#### **Galerie**











