

# Villa Rosaceae

**Region:** Zaton   **Sleeps:** 8

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## Overview

The sensational Villa Rosaceae is a dazzling white architectural wonder. It is beautiful inside and out and sits just 800 yards from Orasac's lovely beaches and less than 0.6 miles from the gorgeous Potok Beach. With a superb, beautifully furnished, open plan living space, four exceptional bedroom suites, stunning outside space with a garden and breathtaking sea views, this villa must be a high contender for your holiday.

Orasac, just 14km and 20 minutes drive from Dubrovnik, enjoys a history of ancient origins and invading pirates. Its valley views, hilltops draped in olive, and orange groves, stunning beaches, and beautiful buildings will delight. You will want to immerse yourselves in local ways in this authentic village. It is one of the prettiest spots on Croatia's Dalmatian coast, nestled at the foot of Vracevo Brdo, otherwise known as the Sorcerer's Hill. Stemming back to the 10th century, this very attractive village was historically where Croatian artists and aristocrats escaped from Dubrovnik. The pier at the beach takes visitors over to the Elaphite Islands, which you really must do!

Villa Rosaceae has been brilliantly designed to take full advantage of the wonderful views in front of it. Its box-like structure gleams in the Croatian sunshine, and the lower terrace and garden and the upper balcony are superb. The downstairs living space is brilliantly illuminated with natural light through the floor-to-ceiling doors that run the room's length and open to the terrace. The chef's dream of a kitchen is beautifully fitted with an attractive splashback matching the worktop and the black sink. Trendy stools sit at the sociable breakfast bar so that the chef in your group is not left alone. Next to the kitchen is a chic dining table and chairs, which is perfectly positioned to enjoy the sea views and the gentle breeze that comes in. Very cool light fittings hang over the dining table and the island. The



lounge area boasts sumptuous sofas and some lovely, vibrant contemporary art.

Each of the four bedrooms enjoys a kingsize bed and a stunning ensuite bathroom. The bathrooms enjoy the very best fittings and are very stylish, like the kitchen. Each of the beds is beautifully dressed with luxury hotel-quality linens. Some of the bedrooms open to the large furnished terrace.

Guests staying at this wonderful villa are likely to spend most of their time on the terrace, in the garden or the pool. The views are terrific with a pretty garden and lawn in front of the pool and the sea beyond that. The pool is generous in size and is surrounded by luxury loungers and parasols, the perfect spot for your holiday read. The villa also offers wonderful alfresco dining where you can watch Orasac's sun go down and enjoy the sensational sunsets seen in this area. The villa offers a barbecue for summer barbecues. Luckily you are just steps away from your fridge to top your glasses with your favourite tipple! There is also a delightful alfresco lounge area, perfect for cocktails or perhaps a family game of cards. This magical spot is genuinely wonderful!

## Facilities

Air-Con • Private Pool • Ideal for Kids • Walk to Village • Ideal for Teens • Modern • <1hr to Airport • Walk to Restaurant • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV • Ideal for Babies & Toddlers

# Interior & Grounds

## The Villa

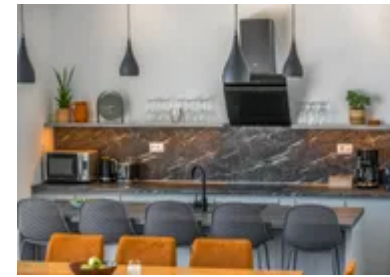
Villa Rosaceae is a gorgeous, stylish, and luxurious villa with four ensuite bedrooms that can host up to 8 guests.

### *Interior*

- Open plan fully equipped kitchen
- Living and dining area
- Four double bedrooms with king-size bed and ensuite bathrooms

### *Exterior*

- Swimming pool
- Terrace with sun-loungers
- Dining and living area
- Private parking



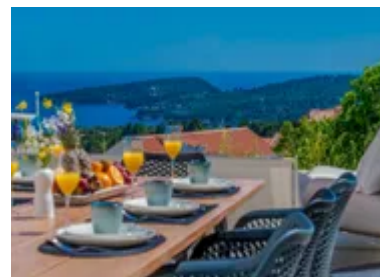
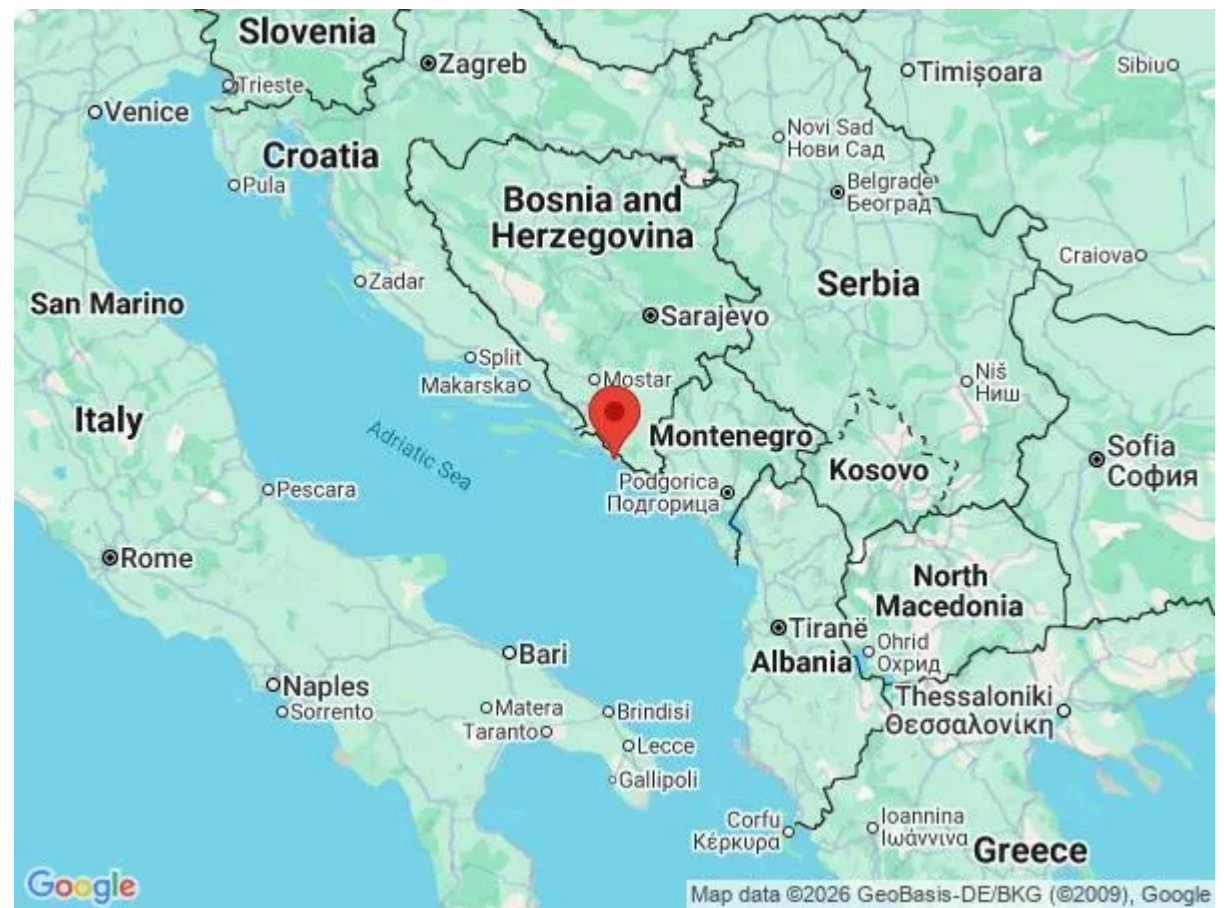


## Location & Local Information

Orasac is a fabulous destination on the Dalmatian coast. This small, delightful village enjoys a fascinating history, beautiful buildings and a wonderful, authentic atmosphere. At the foot of the village, you will discover a lovely beach, plus there are several more nearby, including Potok Beach, which is close to the Dubrovnik Sun Gardens. The exclusive Dubrovnik Sun Gardens enjoy a private beach, three pools, a wonderful array of watersports and an excellent bar and dining service. With narrow, meandering streets full of pretty flowers and hilltops swathed in olive and orange groves, Orasac feels as though it is a place that time forgot. Its 15th century Our Lady of Orasac Church is very attractive, and its Arapovo Castle hangs above the Adriatic. There is a good selection of mini-markets, restaurants and cafes. Surrounding the town are family farms where olive oil is still pressed in the traditional way and lush greenery.

The City of Dubrovnik is a twenty-minute drive from Villa Rosaceae. This characterful, atmospheric medieval town is enclosed by 2 kilometres of thick city walls which you can walk around to see the whole city. Inside the walls, you will discover many churches, monasteries and palaces, as well as the Stradun, the main thoroughfare. The Old Town's picturesque shops, restaurants and historical sights are absolutely fabulous and very popular. It is always very busy within the walls! There is a fantastic atmosphere if you can get a table for lunch or dinner in the charming, bustling marina and port. There are plenty of boat trips from the port taking you to the nearby islands. There are three entrances to the walled city, including Pile, the main gate, Placa by the port and Buze between the two. Buze Gate will take you in via steep staircases. If you leave the Old Town through the Placa Gate, a lovely panoramic walk along Frana Supila Street is lovely. You will enjoy stunning views over Dubrovnik and the sea. Alternatively, you can take the cable car up to Mount Srd for a phenomenal view of the city and the sea.

Visitors can take a ferry to Lokrum, a small island and nature reserve. It can be seen from the Old Town walls and



Mount Srd and offers fragrant pine forest, lush grassy picnic areas and hundreds of birds chirping away. Lokrum is uninhabited though it was bought by Austrian archduke Maxilimilan I in 1858, and much of the botanical plant life was created during his ownership.

Just south of Orasac and before you get to Dubrovnik Old Town are the delightful resorts of Stikovica and Zaton. They are fabulous, with breathtaking views over the shimmering blue waters and encased in greenery. A pretty promenade is brimming with buzzy bars and eateries and a shingle beach that is great for snorkelling. Zaton is located in the Bay of Zaton in the Zadar Channel. It is known for its typical Dalmatian architecture, unspoilt nature, rich cultural and historical heritage, and beautiful scenery. Remnants of life and culture in Zaton date from the beginning of the Bronze age. The town enjoys some fabulous buildings and remnants, including St Nicholas Church built at the end of the 11th century, the Kastelina tower built at the end of the 16th century by Venetians and Liburnian tombs and boats.

Arboretum Trsteno is within easy reach of the villa and is worth visiting. It is the oldest renaissance garden in Dalmatia, having been developed from a park surrounding the summer residence of the Gucetic-Gozze family. It existed as far back as 1492. The gardens are stunning with Japanese banana trees, bougainvillaea, evergreen magnolia, many types of cactus and other exotic plants. It also includes many old stone sculptures and has been used to film Game of Thrones, much to the interest of Harry Potter fans.

Local Amenities

Nearest Airport	Dubrovnik Airport (34 km)
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Nearest Village	Orasac (200 m)
Nearest Supermarket	Minimarket (400 m)

Nearest Beach	Orašac Beach (1 km)
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## What we love

- The interior design of Villa Rosaceae is gorgeous, very stylish and very luxurious
- The views from this stunning contemporary villa are fabulous. From its slightly elevated position, guests enjoy stunning seascapes and beautiful sea views
- Each of the bedroom suites is a stunning haven of tranquillity and luxury with its exquisite bathroom

## What you should know...

- A pretty garden surrounds Villa Rosaceae, so guests enjoy total seclusion and peace. It is very easy to relax here
- The villa is very contemporary and new, so everything is very smart, very trendy and beautifully presented
- The chef in your group will enjoy the modern kitchen space and a sociable room. Though there is a lovely indoor dining table, you are likely to enjoy most of your meals alfresco enjoying the sea views

# Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you may be liable for the cost.
- **Arrival time:** 3 pm
- **Departure time:** 10 am
- **Energy costs included?:** Yes, included in rental price
- **Linen & towels included?:** Yes, included in rental price
- **Pets welcome?:** Not allowed
- **Changeover day:** Saturday from 01.07 to 07.10. Flexible during all other periods.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- **Smoking Allowed?:** Not permitted
- **Minimum stay:** 7 nights. All other durations on request.
- **Internet access?:** Wi-Fi included in the rental price