# Villa Rosie

**Region:** Zaton **Sleeps:** 10

## Overview

Villa Rosie is a fabulous villa located in the elite neighbourhood of Lozica, just a few kilometres from Dubrovnik's city walls. In 15 minutes, you can be visiting one of Croatia's most beautiful cities, or you can stay at home in this luxurious villa and enjoy your very own private access to the sea. This stunning property is built into the hillside at Lozica with over 1000 sqm of glorious space and phenomenal views of the sea, Dubrovnik and Daksa Island. As well as direct sea access, Villa Rosie offers other dreamy treats, including an incredible wine cellar, a steam room, fitness area, a fabulous jacuzzi in the master bedroom suite and a fantastic swimming pool. The villa enjoys five superb bedroom suites in total, sleeping up to ten extremely lucky guests.

It is little wonder why many of Dubrovnik's aristocrats have built summer residences and Renaissance palaces in Lozica. It is a beautiful spot with some rocky beaches and swimming areas, ideal for a tranquil holiday. With its proximity to Dubrovnik, you can enjoy cultural and gastronomic experiences together with total relaxation.

Villa Rosie's kitchen is a dazzling space with a gleaming white contemporary kitchen, a central island and a very glamorous breakfast bar with bright yellow stools. It is a place you want to be, and guests keeping the chefs in your group company get to enjoy delicious chilled wine in luxurious comfort. Brilliant, vibrant art completes this very striking picture. The open plan living and dining room is another wonderful space with sumptuous contemporary sofas sitting opposite a huge wall-mounted television and a modern fireplace. The dining table and chairs are chic and stylish again, and superb artworks decorate the walls.

The five stylish bedrooms enjoy fabulous ensuite bathrooms, all with showers through the luxurious master









also enjoys a state-of-the-art jacuzzi and a superb terrace with sun loungers and stunning panoramic views. You may have to draw straws for this bedroom suite! Two bedrooms offer comfy twin beds, and the other three all enjoy sumptuous kings, all beautifully dressed with hotel-quality linens and delightful soft furnishings.

In addition to these stylish living and bedroom spaces, Villa Rosie also boasts a huge, 100 sqm wine cellar, a steam room, a fitness area, and a summer kitchenette next to a furnished terrace.

The outside terraces of Villa Rosie are delightful, all offering superb sea vistas. The pool is wonderful, and there is a lovely alfresco dining area with trendy furnishings and a built-in barbecue. There are plenty of sun loungers where you can relax and enjoy your holiday read, plus there are lots of little terraces or corners where you can enjoy evening cocktails while the sun goes down or perhaps a family game of cards. When you feel like a dip in the sea, you need to walk down the steps and jump right in. How wonderful!

We can arrange private chefs, nanny services, excursions, boat hire, and much more for extra treats. Please enquire if these are of interest.

## Facilities

Villa • Air-Con • Private Pool • Ideal for Kids • <1hr to Airport • Historical Sites • Cots (Cribs) • Wow Factor • Maid Service Included • Ideal for Teens • All Bedrooms En-Suite • Modern • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pre-Stocked Fridge Available • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

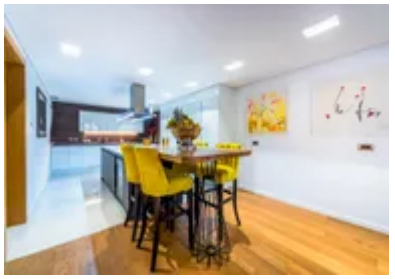
**The Villa**

Villa Rosie is a beautiful five-bedroom villa in Lozica, Dubrovnik.

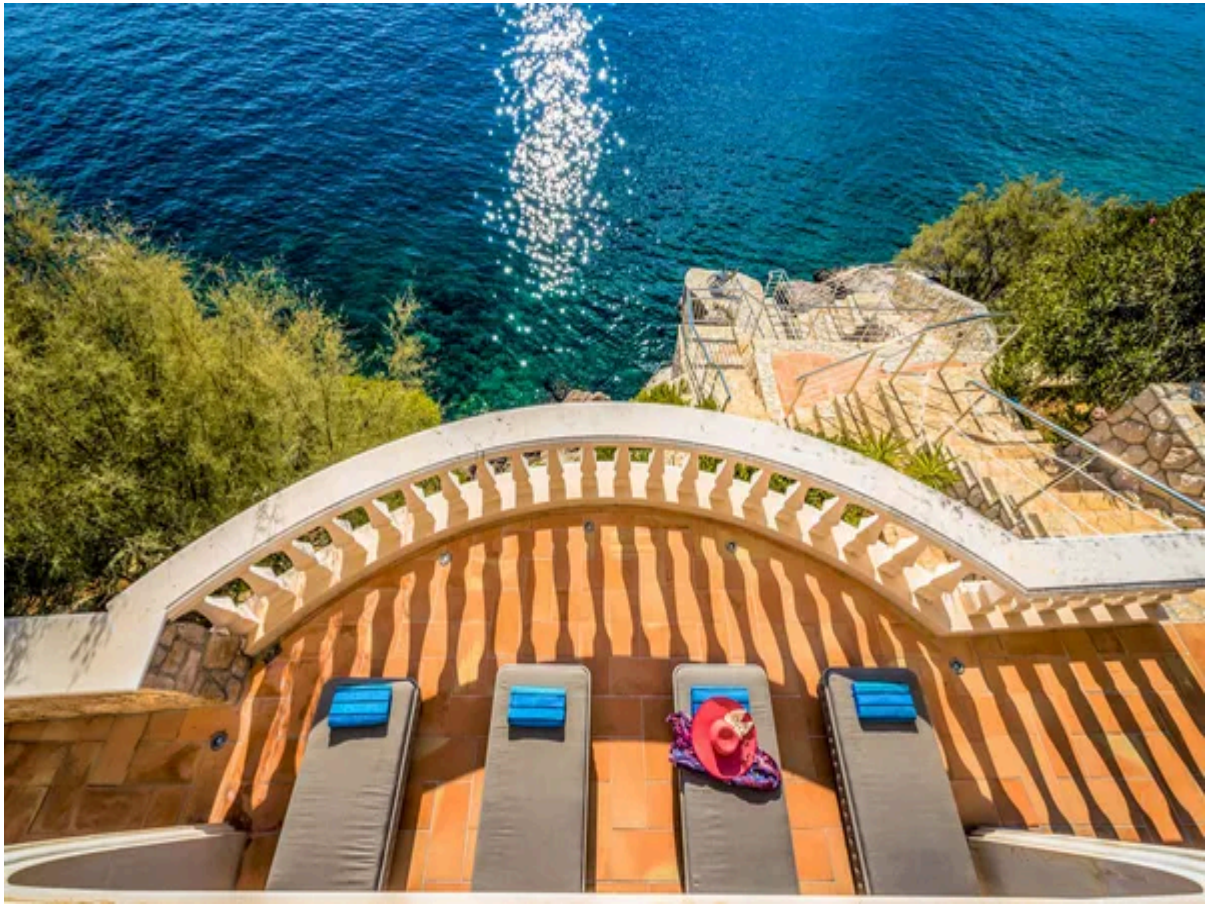
*Interior*
- Fully equipped kitchen
- Breakfast bar
- Dining area with seating for 10
- Wine cellar
- Sauna
- Laundry Room with washer, dryer, iron/ironing board
- Three double bedrooms with king-size bed and ensuite bathroom
- Two twin bedrooms with single beds and ensuite bathroom

*Exterior*
- Private sea access
- Plunge pool
- Summer kitchenette with barbecue
- Shower
- Alfresco dining area
- Sun loungers





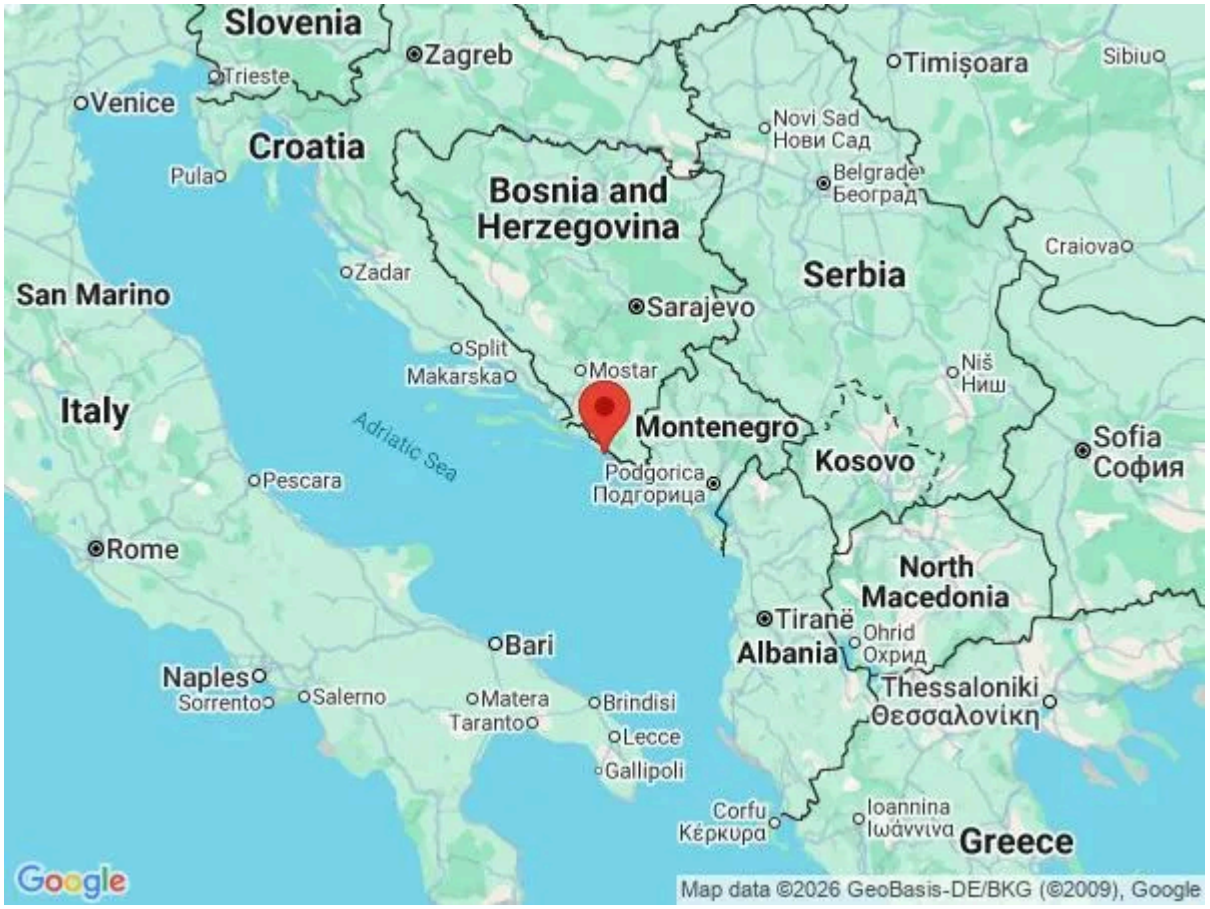




# Location & Local Information

Villa Rosie enjoys a very prestigious address next to the sea in the exclusive Dubrovnik neighbourhood of Lozica. The location is fabulous, so close to Dubrovnik Old Town. The nearest beach is at Stikovica, just up the road. Stikovica and its neighbour Zaton are snuggled on this gorgeous coastline north of the Old Town. They are stunningly beautiful and very peaceful, 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. Venetians and Liburnian tombs and boats built the Kastelina tower at the end of the 16th century.

Dubrovnik is an up-market destination enjoying huge popularity and a fantastic gastronomic scene. Dubrovnik Old Town's picturesque shops, restaurants and historical sights are captivating. There is a fantastic atmosphere if you can get a table for lunch or dinner in the charming, bustling marina and port, but if you can't, there are many gorgeous restaurants to choose from on the narrow streets than run off the Stradun. There are three entrances to the walled city of Dubrovnik, including the beautiful Pile entrance, which is the main gate and leads into the Stradun, the main street. The Placa entrance is by the port, and Buze is between the two. The Buzz Gate takes you in via steep staircases. The Stradun, the wide, flat main street running the length of the city, is sprinkled with open-air bars and cafes. There are many beautiful buildings to visit though you shouldn't miss the Sponza Palace, the Cathedral or the Franciscan Monastery. From the port, visitors can take a ferry to Lokrum Island between May and September, brimming with fragrant pine trees, lush grassy picnic areas and hundreds of birds










chirping away. 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. For even better views, you can take the cable car up to Mount Srd. If you take the cable car up, you might want to hike back. You can take a delightful path in Bosanka leading back to the Old Town.

The amazing Arboretum Trsteno is within easy reach of Villa Rosie and is a must-visit. 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 very beautiful 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.

Guests also enjoy crossing the border into Bosnia and Herzegovina and taking in the stunning natural beauty of Mostar, with its iconic bridge spanning the meandering river below. Along the way, the religious pilgrimage site of Medjugore and the UNESCO-listed city of Pocitelj are excellent stops. Spending a day in charming Montenegro, exploring the natural beauty and historical cities of Petast and Kotor, is another incredible experience.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Dubrovnik Airport (25 km)** |
| Nearest Town/City | **Dubrovnik (9.5 km)** |
| Nearest Beach | **Public beach, Štikovica (3.3)** |

# What we love

- The interior design of Villa Rosie is wonderful. Though you may have to draw straw for the main bedroom suite, every room is delightful!
- The views from this beautiful Croatian gem are fantastic. From its wonderful position nestled in the cliffs, you can enjoy a stunning panorama and the most sensational sunsets.
- There is nothing better than being able to walk from your terrace directly into the sea. Villa Rosie is very lucky to enjoy direct access.

# What you should know...

- Please let us know if you wish to take advantage of any 'extra' services available at Villa Rosie. You can have the villa stocked, and you can enjoy private chefs, excellent excursions, wellness treats, nanny services or hire luxury yachts.
- The villa enjoys a steam room, a fitness area and a jacuzzi in the master bedroom suite.
- Guests enjoy direct sea access from this beautiful villa, a very welcome plus. However, please do not let young children go alone.
- There is a twice per week linen and towel change included in the price.

# Terms & Conditions

- **Security deposit:** €2000 to be paid in cash upon arrival and refunded at check out, subject to full inspection of the property.

- **Arrival time:** 4 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

- **End of stay cleaning:** Standard changeover clean included in the price. 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

- **Internet access?:** Wi-Fi, included in rental price