Villa Anja

Region: Cavtat **Sleeps:** 6

Overview

Located in Cavtat, 18 kilometres south of Dubrovnik, we're very excited to introduce you to the Villa Anja. Able to house six people, Anja contains three bedrooms, three bathrooms, a build in BBQ and al fresco dining table, and a large swimming pool flanked by shaded loungers and accessible by stairs. The property also flaunts a bar area complete with bar stools and a refrigerator for alcoholic and non-alcoholic beverages. The property includes an entertainment room and glorious views of the surrounding sea. It's ideal for families, or groups of friends who wish to have a relaxing time together in luxury surroundings.

The unique allure of the Anja is its architecture, which authentically reflects the area. You'll feel as though you're living in your very own Croatian property, offering a real flavour of the location. Particular detail has been paid to the build externally and internally, and Croatian limestone has been used to create many of the features.

Located on a peaceful street, you can enjoy plenty of peace and quiet, yet you're never far from the action. A few steps in any direction will lead you to restaurants boasting delicious fare, quaint cafes, striking beaches and some of the most beautiful and renowned in the area, and all the typical conveniences travellers require to feel at home.

Cavtat itself is known for its tourism and is a famed holiday resort destination. It is not far from Dubrovnik, arguably Croatia's starring city, and was voted as one of the top destinations in Europe in 2021. Famed for its beaches, culture and history buffs can also get their fill alongside their sun-worshipper companions. You'll see the impact of culture and history quite literally adorning Cavtat, with its folk costumes, customs and delicate embroidery.









The area is renowned for relaxation. Priorities include eating nutritious local food, taking permission to pause and enable relaxation whilst absorbing the wonderful landscape, enjoy swims and walks at the fantastic beaches and step into the serenity of life. However, if you decide to take things up a gear, Dubrovnik is a mere 25 minutes away, and offers opportunities to go on a Game of Thrones Tour for fans of the series complete with an opportunity to sit on a replica of the iron throne, tour the famous walls that border the city or enjoy ample good food.

Facilities

Air-Con • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Working Fireplace/Woodburner • Private Pool • Walk to Beach • Special Offer • Has Offer • Has Discount • Wow Factor • Ideal for Teens • Beach Nearby • All Bedrooms En-Suite • Modern • Walk to Restaurant • Waterfront • Wi-Fi/Internet • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV

Interior & Grounds

The Villa

Situated on a quiet street in the Cavtat town on the Adriatic Coast of Croatia, the villa is displaying a modern and unique architecture of the area. The villa is only a few steps away from beaches, restaurants and hiking paths, and it is a great choice for a quiet getaway, while enjoying the company of family and friends.

Interior Grounds
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Bedroom with two single twin beds and en-suite bathroom
- Open plan kitchen
- Dining and living area
- Fireplace
- Family bathroom

Exterior Gounds
- Private pool
- Built in barbecue
- Dining area
- Lounges

Additional Facilities
- Wi-Fi
- Heating
- Air conditioning
- Entertainment room
- Hairdryer
- Linen
- Towels
- Bathoom essentials
- Bathrobes









Location & Local Information

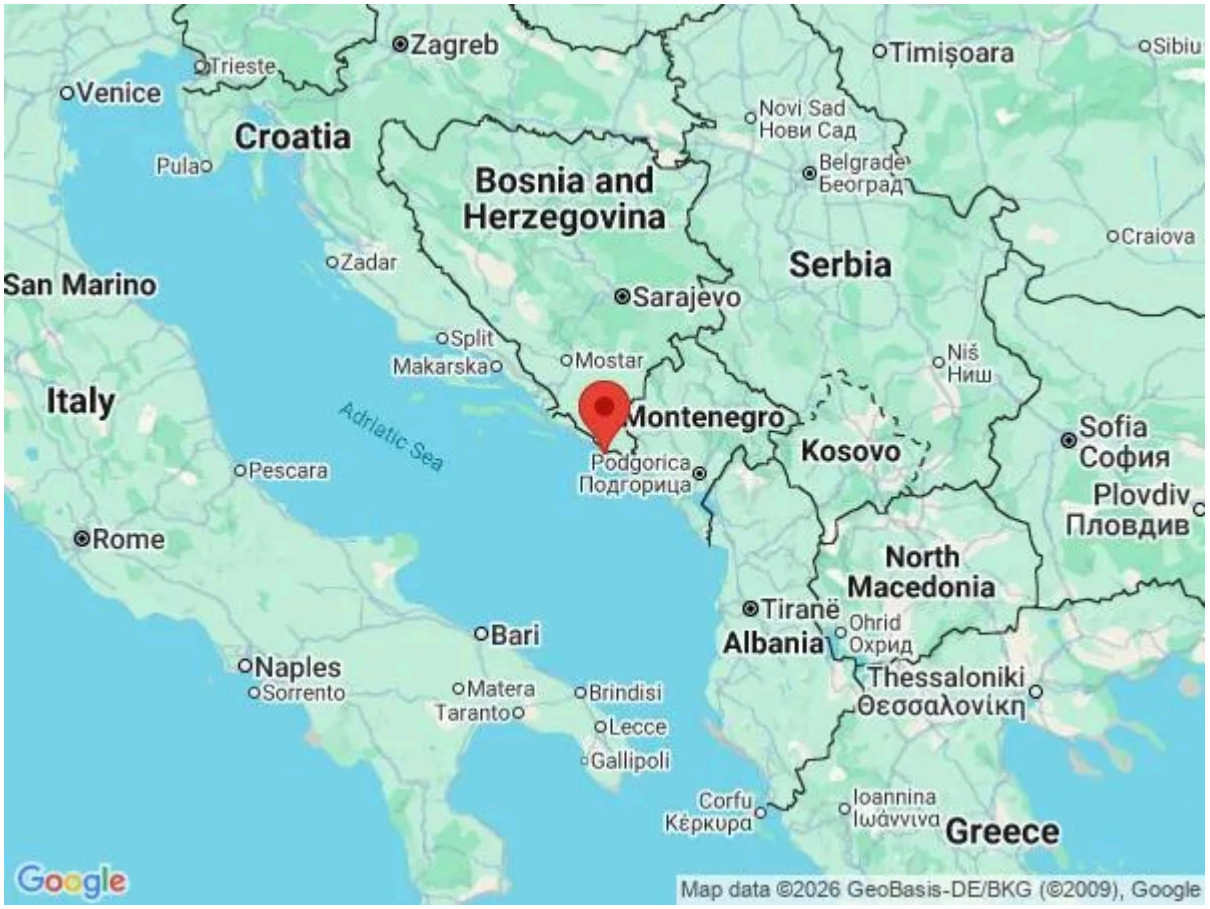
Cavtat is somewhat of a tourist hub and celebrated as a destination for holiday makers. In 2021, it was voted as one of Europe's top travel destinations. If you were to put Cavtat on the map for anything in particular, it would be most well-known for its gorgeous beaches, history and culture and access to Dubrovnik which is a short 25 minute trip away.

You can explore Cavtat's old town with its sleepy, serene feel or head to its seaside promenade to look at the crystal clear waters adorned with boats. Cavtat cemetery is known for its riveting artistry, and if you're a fan of museums, Vlaho Bukovac House makes a great option especially if you purchase a three day card to maximise at various museums or galleries. You'll find plenty of buildings of religious significance and the Church of St Nicholas is worth popping in to, as is the Church of our Lady of the Snow. If you're looking for a scenic walking trail, consider the Ronald Brown Pathway which runs alongside the sea.

The interestingly named Beach Rat is a cluster of rocky beach with stunningly clear waters – if you enjoy exploring underwater life, this is a must. Another popular activity is kayaking – it would be hard not to partake when the water is so inviting.

The nearby village of Cilipe, a mere eight kilometres away, is a wonderful way to integrate yourself with the customs and culture of the area, particularly the folk costumes and striking embroidery. The local museum flaunts exhibits examples of traditional clothing. There are also unique displays during the summer festival including cultural performances and traditional dance. You can walk back to Cavtat via the footpath Cavtat if you so wish.

Your villa is located on a quiet street close to restaurants, cafes and other essentials. This makes it ideal for relaxation, exploring the local area and jaunts further afield.









It would be difficult to resist a trip to neighbouring Dubrovnik, and we'd recommend that you do. There is so much to do in Dubrovnik itself, and it also serves as an excellent springboard into other adventures. You can visit the neighbouring island of Lombok, populated by peacocks and wild rabbits, and also where scenes for the city of Quarth from Game of Thrones were filmed. Here, you can also sit on a replica of the notorious iron throne and swim in a huge natural lake.

Game of Throne's fans can enjoy an endless selection of walking tours of the city, which will take them to some key areas where pivotal scenes were shot, including the stairs where Cersei partook her walk of shame. You can even enjoy a shame cocktail at the neighbouring kiosk. Many tours also include the opportunity to sit on a replica of the throne itself, which makes a great photograph for any fan.

There's a lot of history here, and visitors can go on a tour of the walls to take in the surrounding beauty. It's stunning at all times of day, but early morning and later afternoon are clear standouts, as you have the opportunity to watch the day both begin and wind-down. You'll also get to see the many glittering islands that surround the city.

Alongside the harbour, you can enjoy a drink and watch the sunset for a beautiful sense of glamour and romance. Dubrovnik is also a stand out for food, regardless of whether you enjoy seafood, traditional dishes or vegan options.

You can then had back home to the ethereal charm of your villa, or stay out in Cavtat for some drinks, dinner or people watching.

Local Amenities

Nearest Airport	**Dubrovnik Airport (9 km)**
Nearest Beach	**Beach Rat (1 km)**
Nearest Town/City	**Zvekovica (4 km)**

Nearest Restaurant	**Atlas (160 m)**
Nearest Bar/Pub	**Beach Bar Little Star (1.3 km)**
Nearest Supermarket	**Studenac Market (500 m)**

What we love

- The selling point of this property has to be the location. You'll live like a luxury local in the heart of ravishing Croatian beauty.
- Slinking away for a glamorous dinner in Nishta, Dubrovnik and being back home in the peace and quiet within half an hour is blissful.
- Swimming at Beach Rat and seeing all the beautiful underwater life with a snorkel and goggles is a way to lose time (in the best possible way.)

What you should know...

- There's no on-site parking – please notify us if parking is required and your host can arrange a parking permit 300 metres away from the villa in secured public parking.
- Dubrovnik is under 30 minutes away by car. If you were to walk, it would take you closer to four hours!
- The kitchen and eating area are open plan, so that you can spend more time together as a family.

Terms & Conditions

- **Security deposit:** €600 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not allowed

- **Other Ts and Cs:** There is no parking on site. If guests require parking, prior to arrival and with notice, a host can arrange for a parking permit in a secured public parking 300 meters away.

- **Changeover day:** Flexible

- **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?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Yes, included in the rental price.

- **Tax:** Included in the rental price.

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes, included in the rental price.