

Villa Florijan

Region: Dubrovnik City **Sleeps:** 8

Overview

Villa Florijan is a contemporary two-storey property in Dubrovnik's Lapad district, offering far-reaching views over Gruž Harbour, the Franjo Tuđman Bridge, and the Adriatic Sea. Sleeping up to eight guests, it's perfectly positioned just a five-minute walk from the harbour and within easy reach of the Old Town, which lies just under three kilometres away.

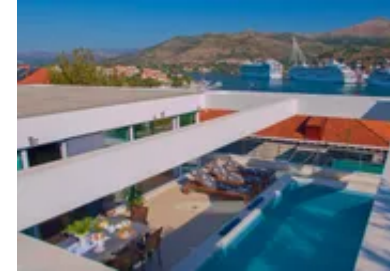
The first floor features a bright, open-plan living space with floor-to-ceiling windows, a kitchen, and a dining area opening onto a generous terrace. The kitchen includes modern appliances and a breakfast bar, while the dining area leads out to a covered alfresco dining space. A long pool surrounded by sun loungers invites guests to relax while taking in the panoramic surroundings.

All four bedrooms are located on the ground floor: two doubles with en-suite showers and two twins sharing a family bathroom. Each room offers ample storage and a calm retreat after a day exploring the city or coastline.

Blending comfort with convenience, Villa Florijan is an ideal choice for families or groups seeking a stylish base near Dubrovnik's historic charm and scenic coastline.

Facilities

Air-Con • Hairdryer • Historical Sites • Coffee Machine • Villa • Washing Machine • Wi-Fi/Internet • Walk to Beach • DVD • Cots (Cribs) • Private Pool • Walk to Village • Beach Nearby • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • Satellite TV • Heating • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



Interior & Grounds

The Villa

Interior - Ground Floor

- Bedroom with double bed with en-suite bathroom and jacuzzi
- Bedroom with double bed with en-suite bathroom
- Two twin bedrooms with two single beds
- Family bathroom

Interior - First Floor

- Fully equipped kitchen with dining area
- Spacious living room
- WC

Exterior Grounds

- Terrace with swimming pool
- Sunloungers
- Outdoor dining area
- Barbecue

Additional Facilities

- Air conditioning
- Heating
- Safe
- Alarm
- Internet
- Satellite TV
- Stereo
- DVD
- Hairdryer
- Washing machine
- Dryer
- Baby cot (on request)
- Highchair (on request)



Location & Local Information

Set in the Lapad district, Villa Florijan is around three kilometres from Dubrovnik’s UNESCO-listed Old Town. This historic centre is famed for its maze of terracotta rooftops, medieval streets and well-preserved city walls. Completed in the sixteenth century, the walls stretch for nearly two kilometres and include six fortresses, with self-guided and group tours offering insight into the city’s storied past.

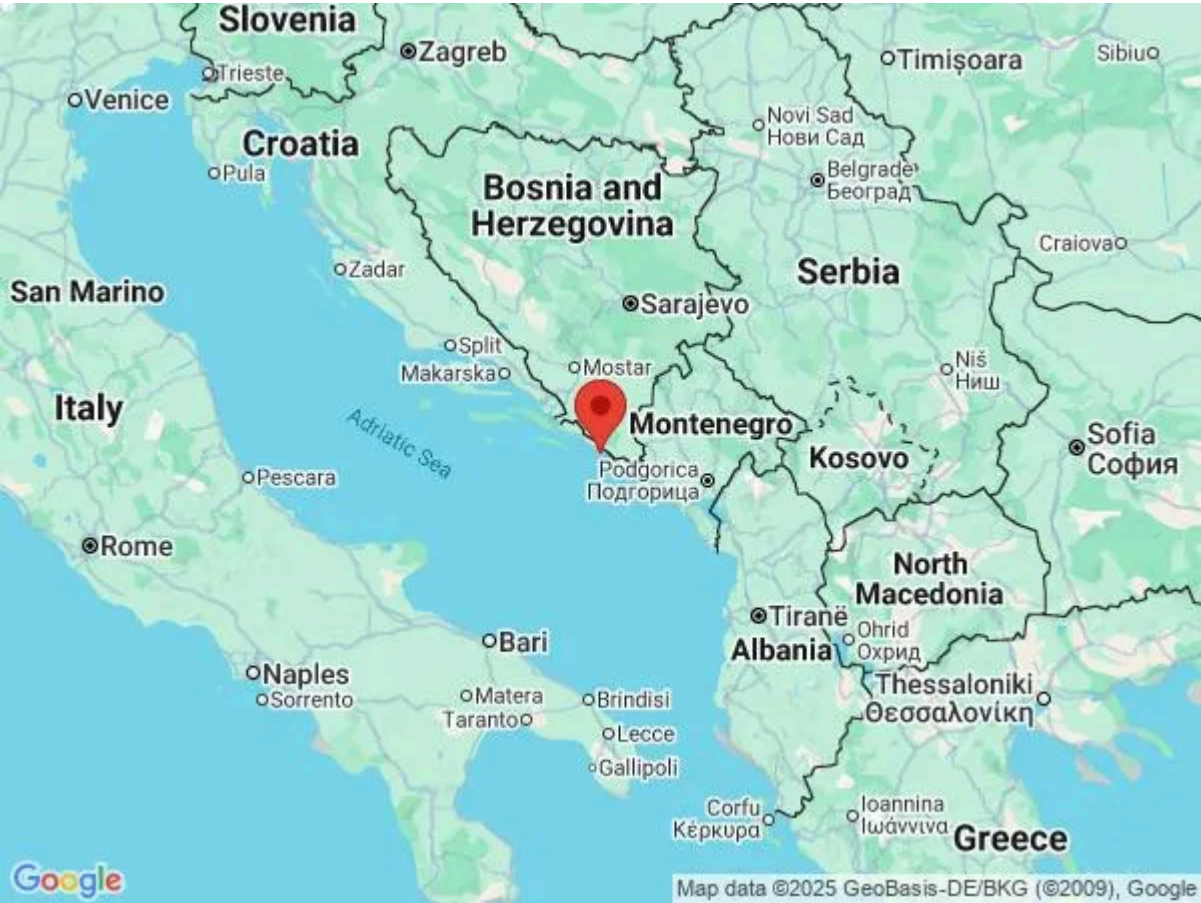
Nearby landmarks, such as the Lovrijenac Fortress built against a dramatic 37-metre rock face, and the elegant fourteenth-century Rector’s Palace, now a museum, showcase the city’s rich architectural heritage. Fans of Game of Thrones will recognise many of these locations as iconic backdrops from the series.

For a change of pace, Velika and Mala Petka Forest Park is just a short stroll from the villa, offering serene walking trails and scenic coastal views. A ferry ride away, Lokrum Island provides peaceful beaches, botanical gardens, and the hilltop Fort Royal—ideal for a family outing.

With its sun-drenched climate, historic charm and coastal beauty, Dubrovnik offers a captivating blend of culture, adventure and relaxation.

Local Amenities

Nearest Airport	Dubrovnik Airport (22km)
Nearest Beach	Plaza Bellevue (2km)
Nearest City	Dubrovnik Old Town (3km)
Nearest Supermarket	Tommy Supermarket (1km)



What we love

- The views from the patio are divine! Mountains and the harbours of Dubrovnik surround you.
- Only a ten-minute drive to the old town of Dubrovnik, Villa Florijan has the perfect location for the whole family to discover the best Croatia has to offer.
- The view from the pool is fabulous!

What you should know...

- Two of the bedrooms feature single beds, making them ideal for families with children.
- Dubrovnik is beautiful, but it requires a lot of walking to see it all. The streets can be narrow and include a lot of stairs, so make sure this is the most suitable terrain for your holiday party.

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 3.00 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
- **Changeover day:** Flexible
- **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?:** Smoking & vaping are not permitted.
- **Minimum stay:** During 01.04.-14.06 & 01.09-30.10 minimum stay 2 nights
 15.06.-10.07 & 20.08.-31.08 minimum stay 3 nights
 11.07.-19.08 minimum stay 7 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Included in the rental price.
- **Internet access?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.