Villa Aviva

Region: Dubrovnik City **Sleeps:** 14

Overview

Villa Aviva is a fabulous six-bedroom property with modern facilities and enchanting views of the serene River Ombla. Situated in the peaceful suburb of Mokošica, only a twenty-minute drive from the medieval streets of Dubrovnik's old town, the spacious villa features a sun-drenched terrace, a private swimming pool, a summer kitchen, a fitness zone and a relaxing sauna. With the beautiful beaches of the Dubrovnik Riviera within easy reach, Villa Aviva is the perfect place to enjoy a rejuvenating retreat with your loved ones while exploring southern Dalmatia's coastal wonders.

Enjoy a refreshing dip in the private swimming pool or sip a freshly brewed cup of coffee in the comfort of the shaded outdoor lounge area. Comfortable poolside sun loungers may tempt you to spend the rest of the morning unwinding in peace before enjoying a family basketball tournament or a game of table tennis in the sunshine. When evening comes, gather everyone to enjoy a delicious barbecue at Villa Aviva's covered outdoor dining area, complete with a summer kitchen and a traditional Dalmatian grill.

Villa Aviva's interior living spaces are spread across three floors. On the ground floor, there is a bright and airy living space with a contemporary open-plan layout. Adjacent to the lounge is a charming dining area leading into a fully equipped kitchen. Two double bedrooms and two modern family bathrooms are also located on the villa's ground floor.

An external staircase leads up to the first floor of Villa Aviva, where guests will find a spacious home gym and games room with table tennis, darts, fitness equipment and a relaxed seating area. After a refreshing afternoon of island hopping, you can visit the villa's infrared sauna to feel the day's adventures melt away. Also located on the









first floor is a bathroom with a walk-in shower and a double bedroom. This room can also be arranged as a twin room upon request.

An internal staircase leads to the villa's second floor, where there are three double bedrooms. The spacious master bedroom features a king-size bed and opens onto a private balcony with dreamlike river views. The second bedroom offers a queen-size bed, while the third double bedroom on the upper floor can also be arranged as a twin room. Each of the bedrooms also boasts a modern en-suite bathroom with a shower.

Facilities

Villa • Great Value • Air-Con • <1hr to Airport • Private Pool • Walk to Village • Special Offer • Maid Service Available • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Pets on Request • Parking Space • Wi-Fi/Internet • Washing Machine • Coffee Machine • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Games Room • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Sauna/Steam • Heating • Pre-Stocked Fridge Available • Wine-Tasting Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa

Interior - Ground Floor
- Fully equipped kitchen with large dining table
- Open plan living area
- Two double bedrooms
- Two bathrooms

Interior - First Floor (accessed via external staircase)
- Game room equipped with gym equipment, ping pong table and darts infrared sauna
- Bathroom with shower
- Bedroom with double bed*

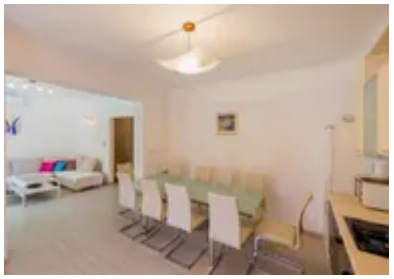
Interior - Second Floor
- Bedroom with a king size bed and a private balcony and en-suite bathroom with shower
- Bedroom with a queen size bed en-suite and bathroom with shower
- Bedroom with double bed and en-suite bathroom with shower

Exterior Grounds
- Private swimming pool**
- Terrace with sun loungers
- Covered outdoor dining area
- Barbecue
- Covered lounge area
- Basketball hoop
- 3 private parking places

Additional Facilities
- Air conditioning
- Wi-Fi
- Satellite TV
- Washing machine
- Iron/ironing board
- Hairdryer

**Bedroom can be converted into a twin on request*

***Pool temperature is set to 25C/77F and cannot be changed by guests. Pool heater will not function when air temperature is at or below 15C/59F.*









Location & Local Information

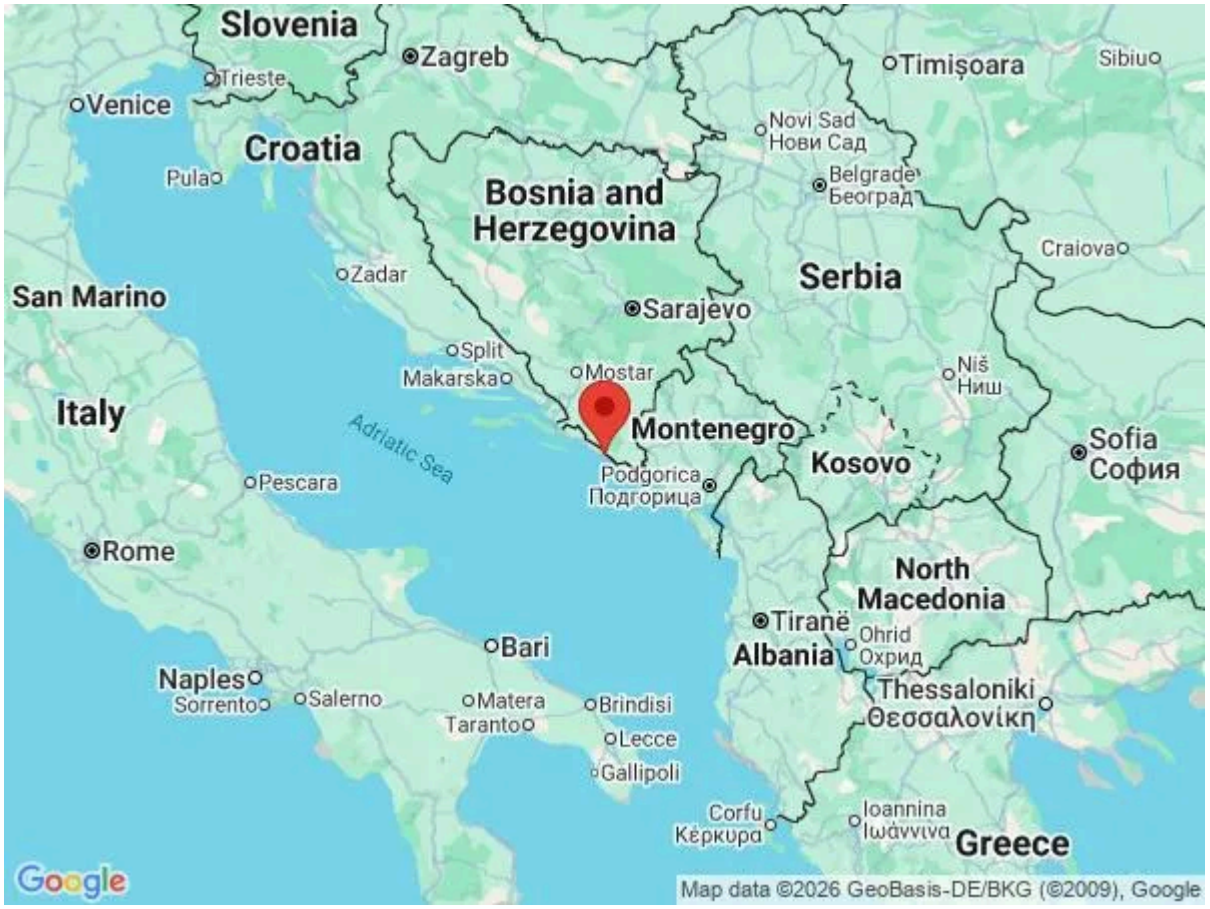
There is a local shop just 500m away from Villa Aviva, while a bus stop that provides a frequent summer service to the old town of Dubrovnik is just 50m away. Buses run every fifteen minutes during the summer season, or you can drive for twenty minutes to reach the lively streets of the historic town centre. The nearest beach is roughly two kilometres away, while the Dubrovnik Riviera offers a treasure trove of hidden coves and inlets to explore.

Situated just 80m away from the turquoise waters of the Ombla River, Villa Aviva boasts a scenic location in Mokošica, with the ancient heart of Dubrovnik only a short drive away. The peaceful suburb of Mokošica enjoys a picturesque setting, surrounded by the majestic mountains of Dalmatia. With its spectacular coastline of bays and inlets, Mokošica boasts delightful swimming spots such as Svjetionik Beach and Rijeka Beach, with crystal-clear waters and stunning natural surroundings.

Only twenty minutes away from Villa Aviva by car, the labyrinthine streets of Dubrovnik offer the perfect excuse to spend the day taking in the city's wonderful cultural landmarks. A UNESCO World Heritage site, Dubrovnik's medieval old town is home to a magnificent Baroque cathedral, enclosed within imposing fortress walls which offer sweeping views of the city.

Local Amenities

Nearest Airport	**Dubrovnik Airport (26km)**
Nearest City	**Dubrovnik (10km)**
Sightseeing	**Dubrovnik Old Town (10km)**
Nearest Beach	**Rijeka Beach (1.5km)**
Nearest Supermarket	**Maxi Konzum (7km)**









What we love

- We dream about spending the evening relaxing on Villa Aviva's terrace.
- We adore the villa's picturesque setting in Mokošica, surrounded by Dalmatia's lush green hills and turquoise waters!
- Mokošica is just a twenty-minute drive from the labyrinthine streets of Dubrovnik's old town!
- We recommend a boat trip to the enchanting natural beauty of the Elaphiti Islands.

What you should know...

- Villa Aviva features six bedrooms and a sofa bed in the main living space, accommodating up to fourteen guests.
- Young children should remain supervised while playing near the villa's swimming pool.
- Many of Dubrovnik's beautiful beaches are pebbly – we recommend comfortable aqua shoes!
- Please note, if you are arriving by car, you must provide the supplier with your license plate details prior to arrival due to traffic restrictions in Dubrovnik.

Terms & Conditions

- **Security deposit:** €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 17:00 - 00:00

- **Departure time:** 10:00

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

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

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €10 per pet per day will apply (paid locally).

- **Other Ts and Cs:** Cot and high chair are available on request at an additional price of €5 each per night. Please note, if you are arriving by car, you must provide the supplier with your license plate details prior to arrival due to traffic restrictions in Dubrovnik.

- **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.

- **Other 2:** Possibility to accommodate 2 extra persons on the sofa bed in the living room (additional cost).

- **Minimum stay:** 3 nights. All other durations on request.

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

- **Tax:** Tourist Taxes 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.