Villa Ruina

Region: Zaton **Sleeps:** 7

Overview

Just a ten-minute drive from Dubrovnik, Villa Ruina offers elegant beachfront living on Croatia's Adriatic coast. This detached, stone-built villa spans two storeys and 200 square metres, blending a refined nautical theme with striking sea views and direct beach access.

The ground floor features a bright open-plan living space, where sliding doors lead to a sea-facing terrace. Furnishings create a welcoming atmosphere, complemented by a fully equipped kitchen with a Nespresso coffee maker.

Upstairs, four beautifully styled bedrooms accommodate up to seven guests. The master bedroom includes a king-size bed, an ensuite bathroom, and a balcony with panoramic sea views. Two further king-size bedrooms also overlook the water, while a single bedroom shares a well-appointed family bathroom.

Outdoors, the villa continues its nautical charm with an infinity pool, Mediterranean gardens, and shaded lounge areas. Guests can relax beneath a curtained pergola, dine al fresco with an eight-seat table and summer kitchen, or enjoy amenities including fitness equipment and table tennis.









Facilities

Villa • Air-Con • Boat Trips • Historical Sites • Private Pool • Watersports • <1hr to Airport • Ideal for Kids • Pets on Request • Wow Factor • Ideal for Teens • Cots (Cribs) • Walk to Beach • Beach Nearby • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Seafront • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Dishwasher • Microwave • Safety Deposit Box • High Chair(s)

Interior & Grounds

The Villa

Interior
- Fully equipped kitchen
- Open plan living, dining area
- Bedroom 1 - 1 single bed, shared bathroom, sea view
- Bedroom 2 - King-size bed, shared bathroom, sea view
- Bedroom 3 - King-size bed, shared bathroom, sea view
- Bedroom 4 - King-size bed, en-suite bathroom, sea view

Exterior
- Private infinity swimming pool
- Covered seating area
- Covered dining area
- Sunbeds
- Access to sea
- Summer kitchen

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- TV
- Blender
- Juicer
- Iron & board
- Drying rack for clothes
- Safe
- Hairdryer
- Cot (on request)
- Highchair (on request)
- Fitness equipment
- Table tennis
- Parking
- Barbecue









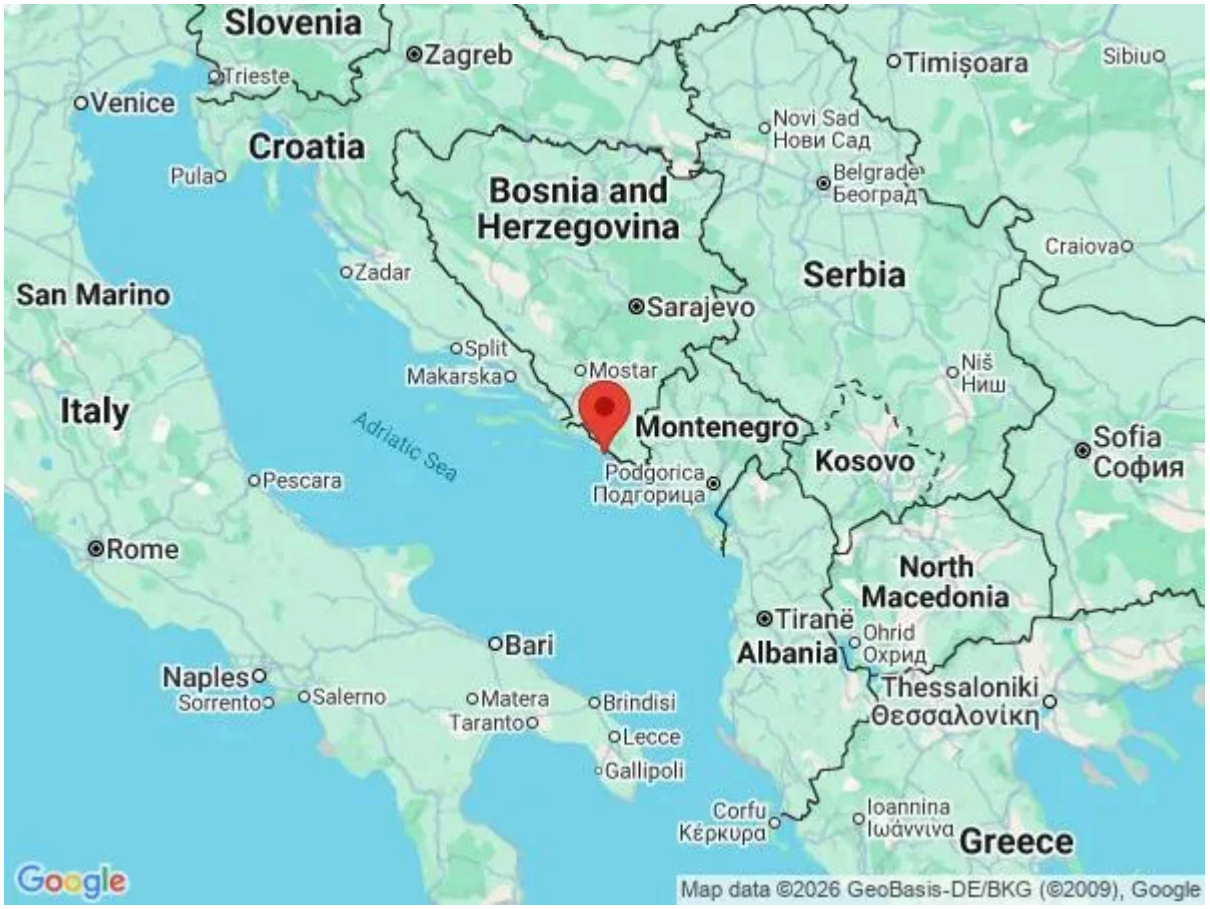
Location & Local Information

Set along the Adriatic coast, under twenty minutes from Dubrovnik's UNESCO-listed Old Town, Villa Ruina offers a serene seafront escape with captivating sea views. Its enviable location combines natural beauty with cultural richness, ideal for guests seeking both relaxation and exploration.

The villa enjoys direct access to the seafront and is within easy reach of some of the region's most scenic beaches, including Banje Beach and Sveti Jakov Beach. Water sports such as snorkelling, kayaking, and jet-skiing are readily available, while nearby hiking and cycling trails invite adventure on land.

Local Amenities

Nearest Airport	**Dubrovnik Airport (25km)**
Nearest Beach	**Swim platform (Walking distance)**
Nearest City	**Dubrovnik (7km)**
Nearest Ferry Port	**Dubrovnik Port (6km)**
Nearest Shop	**Plus Market (3km)**
Nearest Town	**Mokošica (3km)**









What we love

- We love everything about Villa Ruina, especially the seafront access to the azure waters of the Adriatic Sea.
- You wont be able to get enough of those mesmerising sea views, from sunrise on the balcony to sunset cocktails on the terrace, watching the yachts sail by.
- The interior décor at Villa Ruina is exquisite, original art complements the navy and white nautical theme throughout for an impressive effect.
- The exterior living space at Villa Ruina is out of this world, with curtained pergolas home to soft seating and an infinity swimming pool is a little bit of heaven.

What you should know...

- Only the master bedroom is ensuite, the other bedrooms share a family-style bathroom with a bathtub.
- The sunbathing platform is not enclosed; please make sure your younger ones are always accompanied.
- 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:** €500 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?:** On request only and with prior agreement with the owner. Charges may apply.

- **Other Ts and Cs:** 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.

- **Minimum stay:** 3 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.

- **Pool towels included?:** Yes.

- **Beach towels included?:** Yes.