Villa Oriavella

Region: Zaton **Sleeps:** 12

Overview

Villa Oriavella is a luxurious retreat in the heart of the enchanting seaside village of Zaton, Croatia. It offers a sublime fusion of modern comfort and natural beauty. This five-bedroom haven caters to the desires of a group of up to twelve friends or a large family, providing an ideal base for exploring the captivating landscapes of Dubrovnik and its surrounding villages and beaches.

The house, a recently completed modern marvel, exudes brightness through its numerous doors opening onto the expansive garden. Equipped with essential amenities such as Wi-Fi, Satellite TVs, and air conditioning, Villa Oriavella ensures a seamless blend of contemporary convenience and coastal elegance.

Spread across two floors, the house functions as a cohesive unit with two living spaces, bedrooms, bathrooms, and separate access points. The ground floor hosts the main living area, with easy access to the garden, featuring a comfortable sofa, TV, and a dining table for eight. A state-of-the-art kitchen, replete with modern gadgets and appliances, completes this inviting space. Upstairs, another living area awaits, adorned with a sofa, flatscreen TV, and a table for four, leading to a sun-drenched terrace.

The five bedrooms, adorned with double beds, are thoughtfully distributed across both floors, some even have access to sunny terraces. Four spacious bathrooms, one with an inviting bath and the rest with walk-in showers, provide ample facilities for relaxation. An additional guest WC downstairs adds to the convenience.

The exterior of Villa Oriavella is a paradise in itself, boasting a large garden enveloping a private pool with a jacuzzi section. A summer kitchen and a wood-fired









barbecue allow for outdoor culinary delights, while the covered dining terrace beckons for al-fresco meals. Abundant sun loungers provide the perfect spots for basking in the sun's warmth.

Situated in the idyllic seaside village of Zaton, just 13km from Dubrovnik, Villa Oriavella ensures proximity to stunning beaches, charming eateries, and local shops. The historic centre of Dubrovnik, accessible by car or bus, awaits exploration, offering a rich tapestry of historical attractions, vibrant shops, and enticing restaurants. Whether seeking relaxation by the pool, exploring nearby beaches, or immersing oneself in the cultural treasures of Dubrovnik, Villa Oriavella promises an unforgettable holiday experience.

Facilities

Air-Con • Villa • Historical Sites • <1hr to Airport • Walk to Village • Ideal for Kids • Ideal for Teens • Beach Nearby • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Dishwasher • Microwave • Smart TV • Outdoor Games

Interior & Grounds

The Villa

Interior
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Laundry room
- Living room (first floor)
- Sofabed x 2
- Bathroom with bath
- Bedroom 1 - Double bed, en-suite bathroom with shower (ground floor)
- Bedroom 2 - Double bed (ground floor)
- Bedroom 3 - Double bed, en-suite bathroom with shower (first floor)
- Bedroom 4 - Double bed (first floor)
- Bedroom 5 - Double bed (first floor)
- Bathroom with shower

Exterior
- Private swimming pool (9m x 4.5m)
- Sunbeds
- Shaded dining area
- WC
- Garden x 2
- Seating areas
- Summer kitchen
- Badminton net

Additional Facilities
- Internet/Wi-Fi
- Air conditioning (2 units, one on each floor)
- Smart TV x 2
- Dishwasher
- Coffee machine
- Microwave
- Washing machine
- Darts
- Hairdryer
- Toiletries
- Fire extinguisher
- Parking
- Barbecue









Location & Local Information

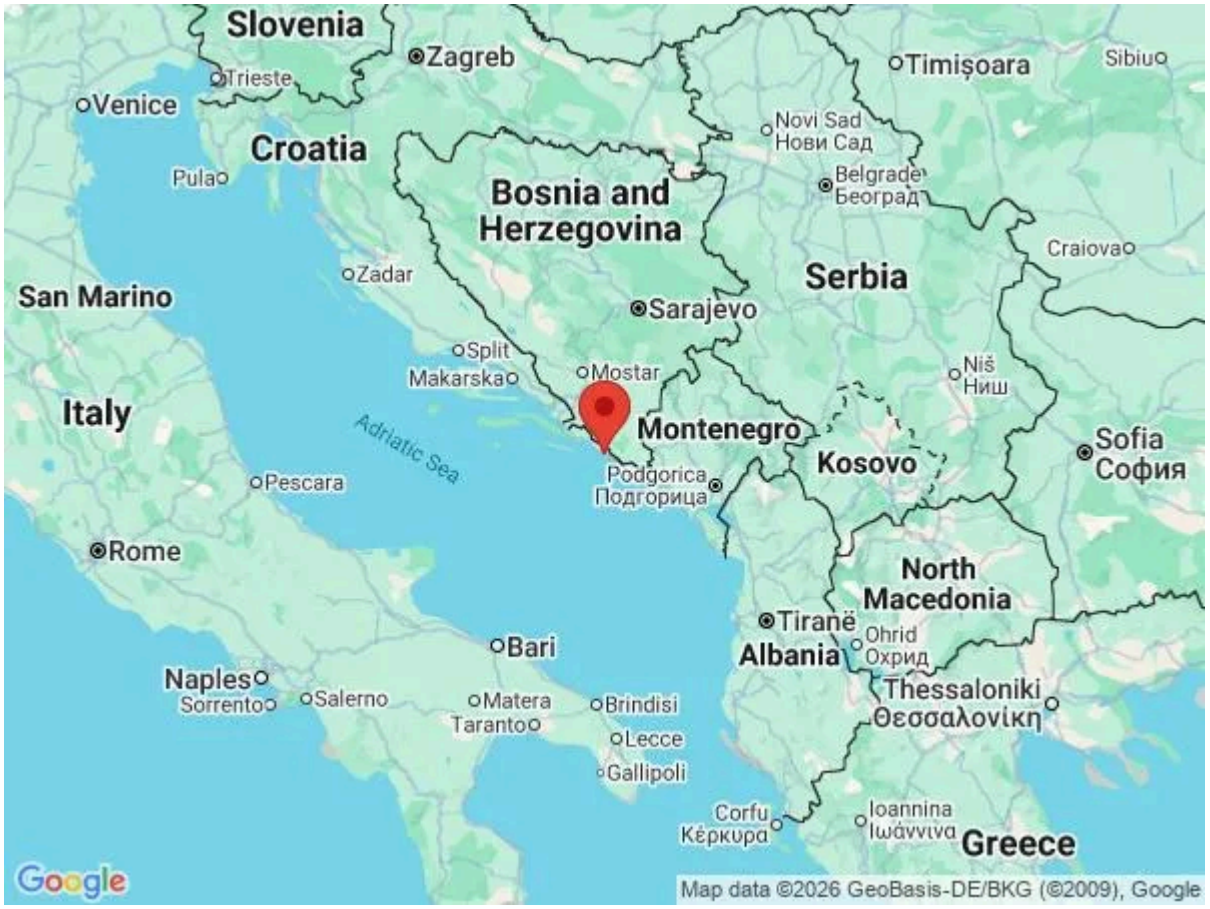
A holiday to the seaside village of Zaton near Dubrovnik, Croatia, promises a perfect blend of serene coastal beauty and the rich cultural experiences of a historic city. Settled within this picturesque setting is Villa Oriavella, a modern home less than 1km from the enchanting Beach Gof and Zaton Beach. With their crystal-clear waters, these idyllic pebbled coves create an inviting haven for relaxation and swimming.

The proximity to a port opens up many possibilities, allowing travellers to hire boats for private explorations or embark on guided boat trips to the nearby Elafiti Islands. Snorkelling enthusiasts will find themselves immersed in a vibrant underwater world, exploring the marine wonders of the Adriatic Sea. For those seeking a more active holiday, the surrounding natural landscapes provide an excellent opportunity for hiking, with the trail to Mount Srd easily accessible from Zaton.

Zaton itself, a small and charming village, exudes a laid-back atmosphere. The narrow streets are dotted with a handful of shops and local tavernas, where the scent of fresh seafood and local dishes wafts through the air. Dining in these establishments becomes an authentic experience, with the flavours of Croatian cuisine coming to life.

When you fancy a change of scenery, the historic city of Dubrovnik is just a 12km drive away or easily accessible by bus. Dubrovnik is a treasure trove of historical and cultural gems. The old town walls, standing as a testament to centuries of history, invite visitors to stroll along their ancient stones, offering panoramic views of the city and the shimmering Adriatic beyond. Sponza Palace and the Rector's Palace showcase the grandeur of the city's past, while ancient churches whisper tales of faith and architecture.

Dubrovnik's bustling markets and artisan shops are a shopper's paradise, where local crafts and souvenirs abound. The city's vibrant culinary scene offers an array of









cafes, restaurants, and bars, each providing a unique setting to try Croatian delicacies. As day transitions into evening, the city comes alive with a lively atmosphere, making it tempting to explore more beaches or simply enjoy the sunset over the Adriatic.

Local Amenities

Nearest Airport	**Dubrovnik Airport (31km)**
Nearest Ferry Port	**Dubrovnik Ferry Port (12km)**
Nearest Village	**Zaton (550m)**
Nearest Shop	**Trgovina Orašac (3km)**
Nearest Town/City	**Dubrovnik (13km)**
Nearest Beach	**Zaton Beach (750m)**

What we love

- Villa Oriavella is a modern and spacious home which can sleep twelve guests in comfort.
- Outdoors, you have a garden with a swimming pool, dining space and a wood-fired barbecue for cooking up some pizzas.
- The home is located in the seaside village of Zaton, meaning you have an array of gorgeous beaches within walking distance.
- When you wish to visit Dubrovnik, the incredible city is a mere 13km away, so you can enjoy village life as well as trips to the city here.

What you should know...

- The villa has two living rooms, and the bedrooms and bathrooms are set over the two floors.
- The home can sleep ten guests in the bedrooms. There is space for two extra children on the sofa beds in the living areas if needed.
- There is car parking available for those bringing a car to see more of the area.

Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you may be liable for the cost.

- **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:** Please note children of any age are welcome, however there is no cot or highchair available. Children over the age of 3 will be charged as adults.

- **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.

- **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.

- **Pool opening dates?:** Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.