

# Villa Nikkia

**Region:** Cavtat   **Sleeps:** 12

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## Overview

Discover Villa Nikkia, a spacious six-en-suite bedroom property offering a blend of comfort and privacy. Located in a secluded area with no neighbours, this villa features an indoor swimming pool with large glass doors that open to impressive views. Enjoy the benefits of a private sauna and a fully equipped gym in the basement. The villa also includes two additional WCs for convenience.

The large dining and living areas are designed for both relaxation and entertaining. The fully equipped kitchen is ready for all your culinary needs. Outside, the extensive gardens provide a peaceful setting with calming views, perfect for unwinding at any time of the day. Villa Nikkia combines luxury and tranquillity, making it an ideal retreat for those seeking a serene getaway. Whether you're planning an event, a team-building retreat, or simply looking for a space to connect with others, Villa Nikkia offers the perfect backdrop. The owner can also assist in organising yoga retreats, ensuring a truly rejuvenating experience. Experience the comfort and privacy of Villa Nikkia – your perfect escape.



## Facilities

Wi-Fi/Internet • Air-Con • Walking/Hiking Paths • Coffee Machine • Villa • Washing Machine • Cots (Cribs) • Wow Factor • Rural Location • Gym/Fitness Room • Beach Nearby • Pre-Stocked Fridge Available • Yoga Classes Available • Indoor Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • All Bedrooms En-Suite • Smart TV • Sauna/Steam • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior*

- Fully equipped kitchen
- Dining room
- Sitting room
- Gym
- Sauna
- WC x 2
- Indoor swimming pool (20m x 5m)
- Bedroom 1 - King-size bed, en-suite bathroom
- Bedroom 2 - King-size bed, en-suite bathroom
- Bedroom 3 - King-size bed, en-suite bathroom
- Bedroom 4 - King-size bed, en-suite bathroom
- Bedroom 5 - King-size bed, en-suite bathroom
- Bedroom 6 - King-size bed, en-suite bathroom

### *Exterior*

- Terraces
- Garden

### *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- Smart TV
- Dishwasher
- Microwave
- Coffee machine
- Blender
- Washing machine
- Dryer
- Iron & board
- Cot (upon request)
- Highchair (upon request)
- Parking



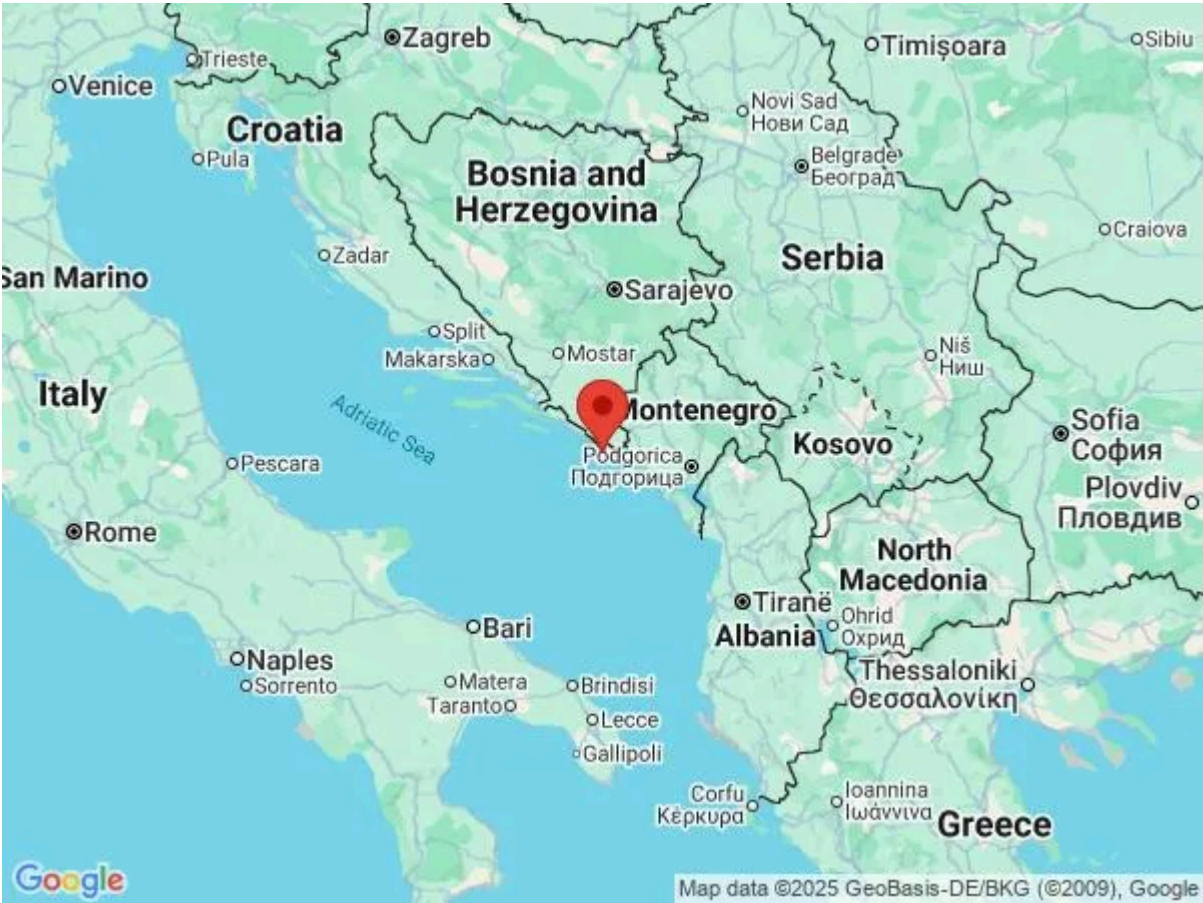
## Location & Local Information

Čilipi, nestled in the heart of Dubrovnik's Konavle region, is about a three-kilometre drive from Villa Nikkia and offers a delightful blend of cultural heritage and natural beauty. Start your visit with a stroll through the charming village centre, where you can admire traditional stone houses and visit the local church of St. Nicholas. Don't miss the Sunday folklore performances, where you can witness traditional dances, music, and costumes celebrating the region's rich cultural heritage.

For nature enthusiasts, the nearby Konavle Valley is a must-visit. Explore its scenic trails, perfect for hiking and cycling, and enjoy the stunning landscapes of vineyards, olive groves, and rolling hills. The Ljuta River, with its picturesque mills and tranquil surroundings, offers a serene spot for a leisurely walk or a picnic.

### Local Amenities

Nearest Airport	Dubrovnik Airport (5km)
Nearest Village	Čilipi (3km)
Nearest Town	Cavtat (10km)
Nearest Supermarket	Tommy Supermarket (9km)
Nearest Beach	Bjeline (2km)



## What we love

- Complete privacy with no neighbours, surrounded by gardens and stunning sea views.
- Six en-suite bedrooms, indoor pool, sauna, gym, spacious living areas, and modern kitchen.
- Seamless indoor-outdoor integration, offering comfort and natural beauty in every detail.

## What you should know...

- The pool has no fence, so please be careful of children playing.
- The nearest village is about a three-kilometre drive with a couple of shops and cafes, and Cavtat is about a ten-kilometre drive with more shops and restaurants.
- The owner can assist in organising yoga retreats and events.

# Terms & Conditions

- **Security deposit:** €1500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 2.00 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.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Please note that any event rental may be subject to additional charges, venue hire fees and to a higher security deposit, which will be in addition to any published rental rates and fees.
- **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:** 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.