

# Villa Orasa

Region: Zaton Sleeps: 8

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## Overview

Experience the perfect blend of contemporary comfort and coastal elegance at Villa Orasa, a stylish five-bedroom retreat in the picturesque village of Orasac, just a short drive from the iconic city of Dubrovnik. With uninterrupted views over the Adriatic Sea, this villa offers a serene escape without compromising on opulence.

Spread across three floors, Villa Orasa has been thoughtfully designed to offer both relaxation and functionality. The basement level features a private wellness area complete with a gym, hot tub, sauna, and games room, perfect for unwinding after a day exploring the Dalmatian coast. This level also includes a self-contained apartment with a private entrance, living area, kitchenette, and a king-size bedroom with a sea-view terrace.

On the ground floor, the open-plan living, kitchen and dining space is bright and airy, with sliding doors opening onto the pool terrace. The fully equipped kitchen makes entertaining effortless. A king-size bedroom with en-suite, sea views, and terrace access completes this level.

The second floor houses three further king-size bedrooms, each with en-suite bathrooms, balconies, and sea views. Every room is equipped with TV and A/C, ensuring a restful stay.

Outdoors, soak up the sun on sunbeds beside the private pool, enjoy alfresco meals in the shaded dining area and admire the panoramic vistas of the sea. With private parking and full air conditioning, Villa Orasa is your gateway to sophisticated seaside living.

Ideal for families or groups seeking a premium holiday base near Dubrovnik.



## Facilities

Private Pool • Walk to Village • Recommended • Villa • Air-Con • Cots (Cribs) • Wow Factor • Ideal for Teens • Maid Service Included • Beach Nearby • <1hr to Airport • Parking Space • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Games Room • Indoor Games • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Sauna/Steam • New Villas 2025 • On-Site Concierge • High Chair(s)

# Interior & Grounds

## The Villa

### *Interior - Basement*

- Gym
- Sauna
- Games room

### *Interior - Ground floor*

- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Bedroom 1 - King-size bed, en-suite bathroom with shower, TV, A/C, terrace with sea view

### *Interior - First floor*

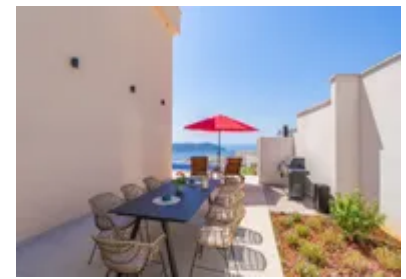
- Bedroom 2 - King-size bed, en-suite bathroom with shower, TV, A/C, balcony with sea view
- Bedroom 3 - King-size bed, en-suite bathroom with shower, TV, A/C, balcony with sea view
- Bedroom 4 - King-size bed, en-suite bathroom with shower, TV, A/C, balcony with sea view

### *Exterior*

- Private swimming pool (27m2)
- Sunbeds
- Parasols
- Dining area

### *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- TV
- Parking
- Cot
- Highchair



## Location & Local Information

Villa Orasa is located in the peaceful hillside village of Orasac, offering a serene setting with breathtaking sea views just moments from the coast. This traditional Dalmatian village is known for its olive groves, stone houses, and relaxed pace of life – perfect for guests seeking a serene base with easy access to nearby attractions.

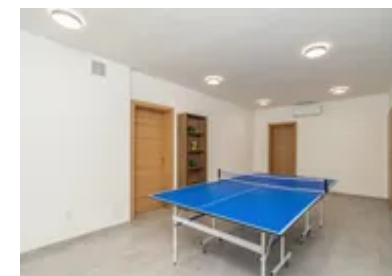
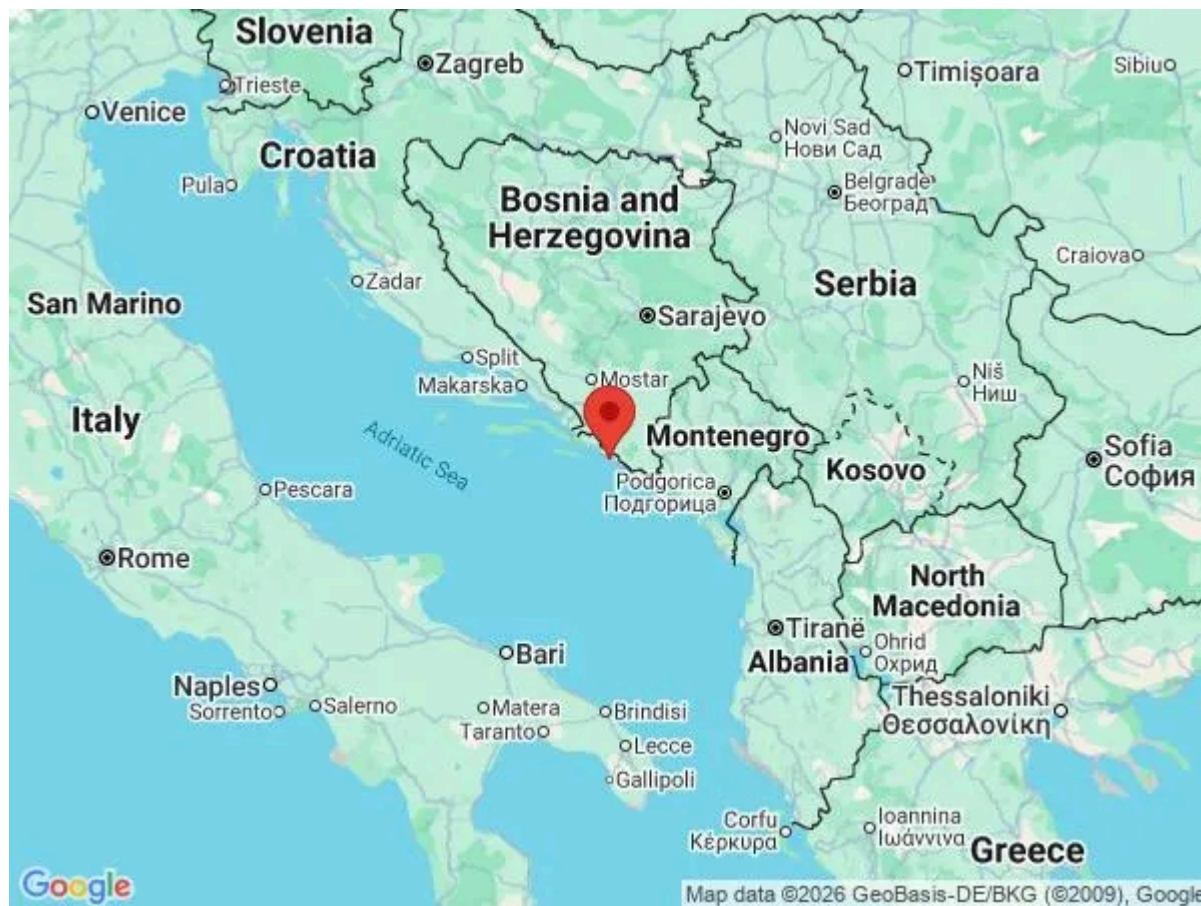
Just 4km away lies Zaton, a picturesque bay with a selection of local restaurants, a small grocery store, and a pebble beach ideal for swimming and sunbathing. The waterfront promenade is perfect for an evening stroll or a relaxed lunch with sea views.

For a more vibrant experience, the historic city of Dubrovnik is less than a 20-minute drive away. Here, you can explore the famous Old Town walls, baroque architecture, and bustling markets. Take a boat trip to the Elaphiti Islands, enjoy sea kayaking along the coast, or head inland for hiking and cycling trails through the countryside.

Other nearby highlights include Trsteno Arboretum, Croatia's oldest botanical garden, and the scenic wine region of Pelješac, just a short drive north. Whether you're after cultural exploration or coastal relaxation, Orasac is a superb starting point.

### Local Amenities

Nearest Airport	Dubrovnik Airport (34km)
Nearest Beach	Orašac Beach (2km)
Nearest Ferry Port	Dubrovnik Ferry Port (15km)
Nearest Shop	Studenac Market (4km)
Nearest Town	Zaton (4km)





## What we love

- Enjoy sweeping Adriatic views from every level, with sea-facing terraces, balconies, and a stunning poolside setting.
- Relax in the private wellness zone featuring a sauna, hot tub, gym, and games room for ultimate indulgence.
- Each bedroom offers a king-size bed, en-suite bathroom, A/C, and sea-view balcony - perfect for restful opulence.

## What you should know...

- The villa is spread across three floors, including a separate apartment on the lower level with its own entrance.
- Due to its hillside location, the property offers exceptional views but may require navigating some steps and inclines.
- A car is recommended for accessing nearby amenities, exploring Dubrovnik, and visiting beaches, shops, and restaurants in Zaton.

# Terms & Conditions

- **Security deposit:** €500 to be paid in cash upon arrival and refunded at check out, subject to full inspection of the property
- **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 welcome.
- **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 from 01.07 - 31.08. <br> 5 nights from 01.06 - 31.07. <br> 4 nights from 01.09 - 31.09. <br> 3 nights all other dates.
- **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.