Villa Soria

Region: Zaton **Sleeps:** 10

Overview

Modern, refined, and perfectly poised above the Adriatic, Villa Soria is a five-bedroom retreat located just outside Dubrovnik, designed for contemporary coastal living. Every inch of the property exudes thoughtful minimalism, from the sleek gym and glass-fronted sauna to the panoramic terraces where every bedroom opens out to sea views.

Spread over multiple levels and connected by a private lift, this striking hillside villa offers elevated interiors, crisp lines and natural textures. The open-plan living space flows seamlessly onto an expansive terrace with uninterrupted views over the Elaphiti Islands, while the designer kitchen and dining area invite long, relaxed meals to be enjoyed in or outdoors.

Step outside to discover a private, heated saltwater pool, loungers in the sun, and a bubbling hot tub, perfectly positioned for sunset. A summer kitchen and dining area make alfresco living effortless. With its flawless finish, smart technology, and easy access to Dubrovnik's old town and beaches, Villa Soria is ideal for groups seeking a stylish, stress-free Croatian escape.



Facilities

Villa • <1hr to Airport • Air-Con • Private Pool • Chef/Cook Available • Ideal for Teens • Walk to Beach • Heated Pool • All Bedrooms En-Suite • Beach Nearby • Saltwater Pool • Parking Space • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Gym/Fitness Room • Dishwasher • Sauna/Steam • Pre-Stocked Fridge Available • Transfers Available







Interior & Grounds

The Villa

Interior
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Sauna
- Gym
- Bedroom 1 - King-size bed, en-suite bathroom with shower, TV, Safe, A/C, balcony, sea view
- Bedroom 2 - King-size bed, en-suite bathroom with shower, TV, Safe, A/C, balcony, sea view
- Bedroom 3 - King-size bed, en-suite bathroom with shower, TV, Safe, A/C, balcony, sea view
- Bedroom 4 - King-size bed, en-suite bathroom with shower, TV, Safe, A/C, balcony, sea view
- Bedroom 5 - King-size bed, en-suite bathroom with shower, TV, Safe, A/C, balcony, sea view

Exterior
- Private saltwater heated swimming pool (36m2)
- Hot tub
- Shower
- Sunbeds
- Dining area
- Summer Kitchen

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- TV
- Lift
- Cot
- Highchair
- Wine fridge









Location & Local Information

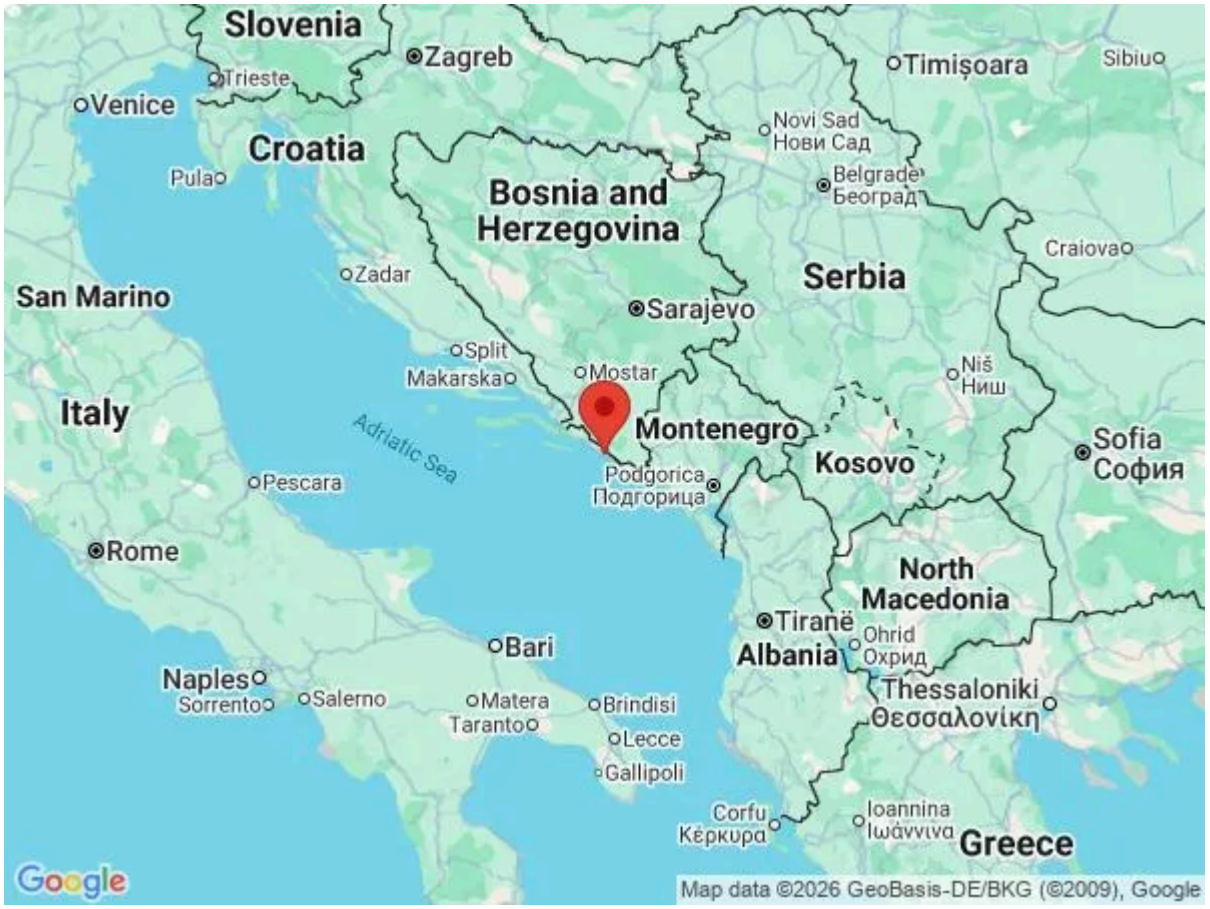
Villa Soria is set in an elevated position just outside the small seaside village of Štikovica, around eight kilometres from Dubrovnik's historic centre and twenty-five kilometres from the airport. The location strikes a balance between peaceful retreat and easy access to the region's most iconic sights.

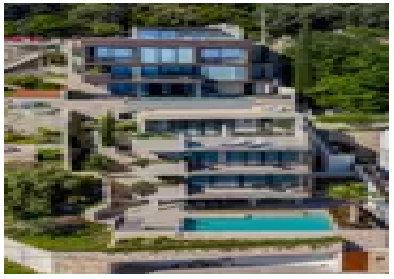
Guests can stroll to the nearby pebble beach below the villa, though access is via a flight of steps, or head into Štikovica for a low-key local restaurant and another stretch of shoreline. For more buzz, Dubrovnik's city walls, bars and cultural spots are just a short drive away, along with boat tours and day trips to the Elaphiti Islands.

While the villa feels discreetly tucked above the coast, it's well connected by road, making it an excellent base for exploring the southern Dalmatian coast.

Local Amenities

Nearest Airport	**Dubrovnik Airport (25km)**
Nearest Beach	**Vrbica Beach (Walking distance (via steps))**
Nearest City	**Dubrovnik (8km)**
Nearest Ferry Port	**Dubrovnik Ferry Port (6km)**
Nearest Shop	**Studenac Market (4km)**
Nearest Supermarket	**Super Konzum, Dubrovnik (6km)**
Nearest Village	**Štikovica (1km)**









What we love

- All five bedrooms have king-size beds, en-suite bathrooms, and balconies with uninterrupted sea views – no one draws the short straw here.
- The villa's sleek wellness area includes a gym and sauna, perfect for post-flight resets or cooler evenings.
- The heated saltwater pool and hot tub offer front-row seats to spectacular sunsets over the Adriatic.

What you should know...

- The nearest beach is accessible via steps down from the villa, which may not be ideal for guests with limited mobility or very young children.
- The villa is set over multiple levels, though a private lift makes access between floors easier.
- While Štikovica village has a restaurant and beach, a wider range of dining and shopping options can be found in Dubrovnik, approximately fifteen minutes away by car.

Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 5.00 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.

- **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:** 5 nights during July & August.
 4 nights during June & September.
 3 nights all other dates.

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

- **Tax:** Included in the 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.