Villa Minceta

Region: Dubrovnik City **Sleeps:** 12

Overview

Strikingly contemporary and cleverly designed across multiple levels, Villa Minceta is a sleek coastal escape perched above the rooftops of Dubrovnik. This six-bedroom retreat delivers panoramic Adriatic views from almost every room and boasts a showstopping rooftop terrace complete with a private heated saltwater pool, the perfect place to unwind while gazing out over the sea and cityscape.

Inside, the open-plan living space feels effortlessly modern, with clean architectural lines, floor-to-ceiling glass, and designer furnishings creating an airy, light-filled atmosphere. The fully equipped kitchen flows naturally into the dining and lounge areas, while each of the six bedrooms comes with a king-size bed, en-suite shower room, air conditioning, and access to postcard-worthy sea views.

Step outside and you'll find a series of well-planned outdoor spaces, including a rooftop sun deck with loungers, an alfresco dining area, and a compact summer kitchen, ideal for easy lunches and evening drinks.

With its elevated position, high-spec interiors, and generous private amenities, Villa Minceta is ideal for groups looking for style and comfort just a short drive from Dubrovnik's historic centre.



Facilities

Villa • Air-Con • Boat Trips • Historical Sites • <1hr to Airport • Walk to Village • Private Pool • Chef/Cook Available • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Maid Service Included • Walk to Beach • Heated Pool • All Bedrooms En-Suite • Beach Nearby • Saltwater Pool • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Pre-Stocked Fridge Available • Transfers Available • High Chair(s) • Fenced Grounds







Interior & Grounds

The Villa

Interior
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- WC
- Bedroom 1 - King-size bed, TV, Safe, A/C, en-suite bathroom with shower, sea view
- Bedroom 2 - King-size bed, TV, Safe, A/C, en-suite bathroom with shower, sea view
- Bedroom 3 - King-size bed/twin beds, TV, Safe, A/C, en-suite bathroom with shower, sea view
- Bedroom 4 - King-size bed/twin beds, TV, Safe, A/C, en-suite bathroom with shower, sea view
- Bedroom 5 - King-size bed, TV, Safe, A/C, en-suite bathroom with shower, sea view
- Bedroom 6 - King-size bed, TV, Safe, A/C, en-suite bathroom with shower, sea view

Exterior
- Balcony

Rooftop terrace
- Private heated saltwater swimming pool
- Shower
- Sunbeds
- Summer kitchen
- Dining area

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- TV
- Safe
- Highchair (on request)
- Cot (on request)









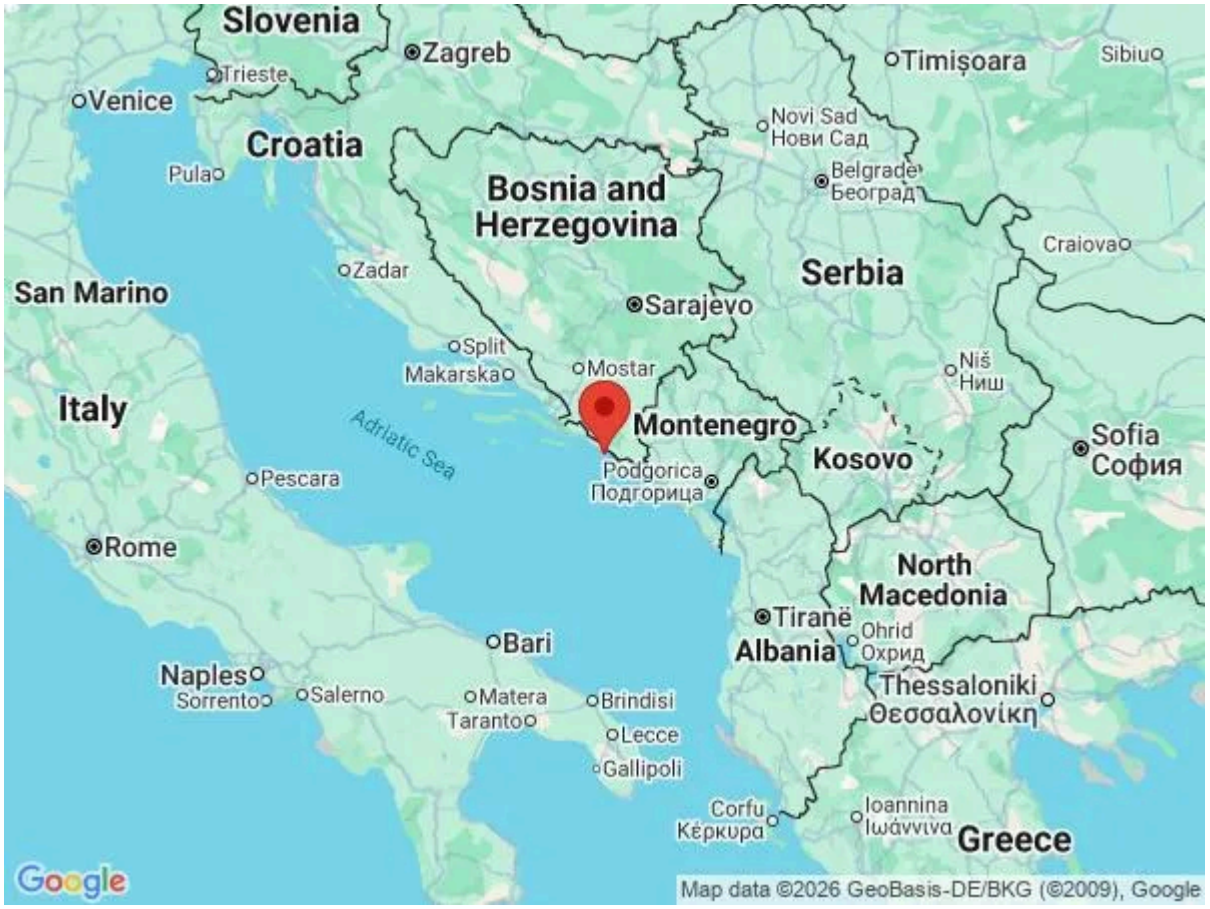
Location & Local Information

Set in Dubrovnik's Montovjerna district, Villa Minceta enjoys a quiet, elevated position just moments from the coast and the city's most iconic sights. The nearest beach is only a 10-minute stroll away, ideal for a morning swim or sunset walk, while Dubrovnik's UNESCO-listed Old Town sits less than two kilometres from your door. Supermarkets and bakeries are within easy reach, making self-catering a breeze.

Spend your days exploring the city walls, wandering Stradun's limestone promenade, or visiting landmarks like Fort Lovrijenac and the Rector's Palace. For those craving a little adventure, sea kayaking around Lokrum Island, taking the cable car up Mount Srđ, or joining a Game of Thrones tour are all popular options.

Local Amenities

Nearest Airport	**Dubrovnik Airport (22km)**
Nearest Beach	**Bellevue Beach (500m)**
Nearest City	**Durbovnik Old Town (2km)**
Nearest Ferry Port	**Dubrovnik Ferry Port (3km)**
Nearest Supermarket	**Maxi Konzum (1km)**









What we love

- The rooftop terrace is a real standout, complete with a heated saltwater pool, sun loungers, and summer kitchen, it's made for sunset cocktails and lazy afternoons.
- Every bedroom comes with its own en-suite bathroom and sea view, no one has to compromise on comfort or scenery.
- You're just a short walk from the beach and minutes from Dubrovnik's Old Town, yet tucked away enough to enjoy total privacy.

What you should know...

- While the nearest beach is walkable (around 10 minutes), the return journey is uphill, something to bear in mind with young children or beach gear.
- There's no internal lift, and the villa is spread over multiple levels, guests with reduced mobility may find the layout challenging.

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.

- **Other Ts and Cs:** Please note, any extra services are subject to a charge and advanced notice is required.

- **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 from 01.07 - 31.08.
 4 nights from 01.06 - 30.06 & 01.09 - 30.09.
 3 nights all other dates.

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

- **Pool heating charge?:** Pool heating is available upon request at time of booking and is included in the rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **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.