Villa Frajga

Region: Elaphiti Islands **Sleeps:** 10

Overview

Set on the tranquil island of Šipan, just a short ferry ride from Dubrovnik, this five-bedroom villa offers a serene escape with sweeping views of the countryside and the sea. Surrounded by 4,000 square metres of olive groves and gardens, the traditional Dalmatian house features a private pool and two spacious terraces, ideal for outdoor dining and relaxation.

The villa's interiors are thoughtfully designed, with each room themed around the island's natural elements. The airy living-dining area, in warm carob and citrus tones, opens onto a terrace, while the well-equipped kitchen celebrates the olive. Upstairs, the grape-themed double bedroom boasts views over vineyards, while two charming twin rooms, Terra and Aqua, are perfect for children. The top floor features two elegant master bedrooms, each with an en-suite shower room, inspired by the pomegranate and fig.

The pool terrace, set against a backdrop of olive trees, features sun loungers and a summer kitchen equipped with a wood-fired barbecue, perfect for preparing local seafood. Šipan's peaceful paths, citrus groves, and vineyards invite exploration by bike or foot, while nearby Suđurađ and Šipanska Luka offer dining and cultural highlights. A ferry from Suđurađ connects guests to the historic beauty of Dubrovnik.









Facilities

Villa • Air-Con • Recommended • Private Pool • Eco Friendly (Sustainable) • Cycling • Walking/Hiking Paths • Ideal for Kids • Ideal for Teens • Special Offer • Has Offer • Has Discount • Maid Service Available • Chef/Cook Available • Cots (Cribs) • Parking Space • Wi-Fi/Internet • Seaview • Rural Location • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Dishwasher • Heating • Pre-Stocked Fridge Available • Transfers Available • Has it's own herb garden • Supports the local community (locally owned) • Supports the local community (promotes local businesses) • Ideal for Babies & Toddlers • Promotes Sustainable Living (Recycling) • Promotes Sustainable Living (Vegetable Patch) • Protects and conserves local Heritage • Sustainable Travel • High Chair(s)

Interior & Grounds

The Villa

Interior - Ground Floor
- Open-plan living & dining area with terrace access
- Fully-equipped kitchen with breakfast dining facilities
- Cloakroom

Interior - First Floor
- Bedroom with double bed and en-suite bathroom
- Bedroom with single bed and additional "pull-out" bed *(ideal for kids!)*
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- Two family bathrooms

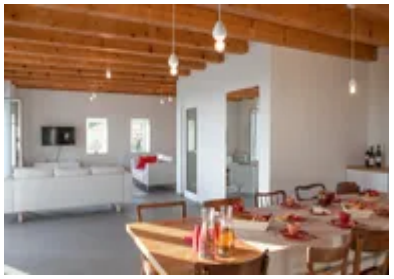
Interior - Second Floor
- Bedroom with double bed and en-suite shower room
- Bedroom with twin single beds and en-suite shower room

Exterior Grounds
- Private swimming pool (12m x 3.6m, open from May to October)
- Summer kitchen with wood-fired barbecue in the pool area and an additional small bathroom
- Two terraces overlooking the island towards the sea. The lower terrace in front of the villa is approx. 50m2 in size, it is partially covered and has an outdoor dining table.
- The upper terrace, between the villa and the swimming pool, is approx. 90m2 and has sun loungers and outdoor seating.
- Terraced grounds

Extra Sustainability Gems About the Property

Villa Frajga is the perfect villa for a detox: the owners are completely focused on the surrounding nature and have an aromatic garden where guests can pick herbs, and depending on the season the owners offer fresh fruit and veg from the garden.

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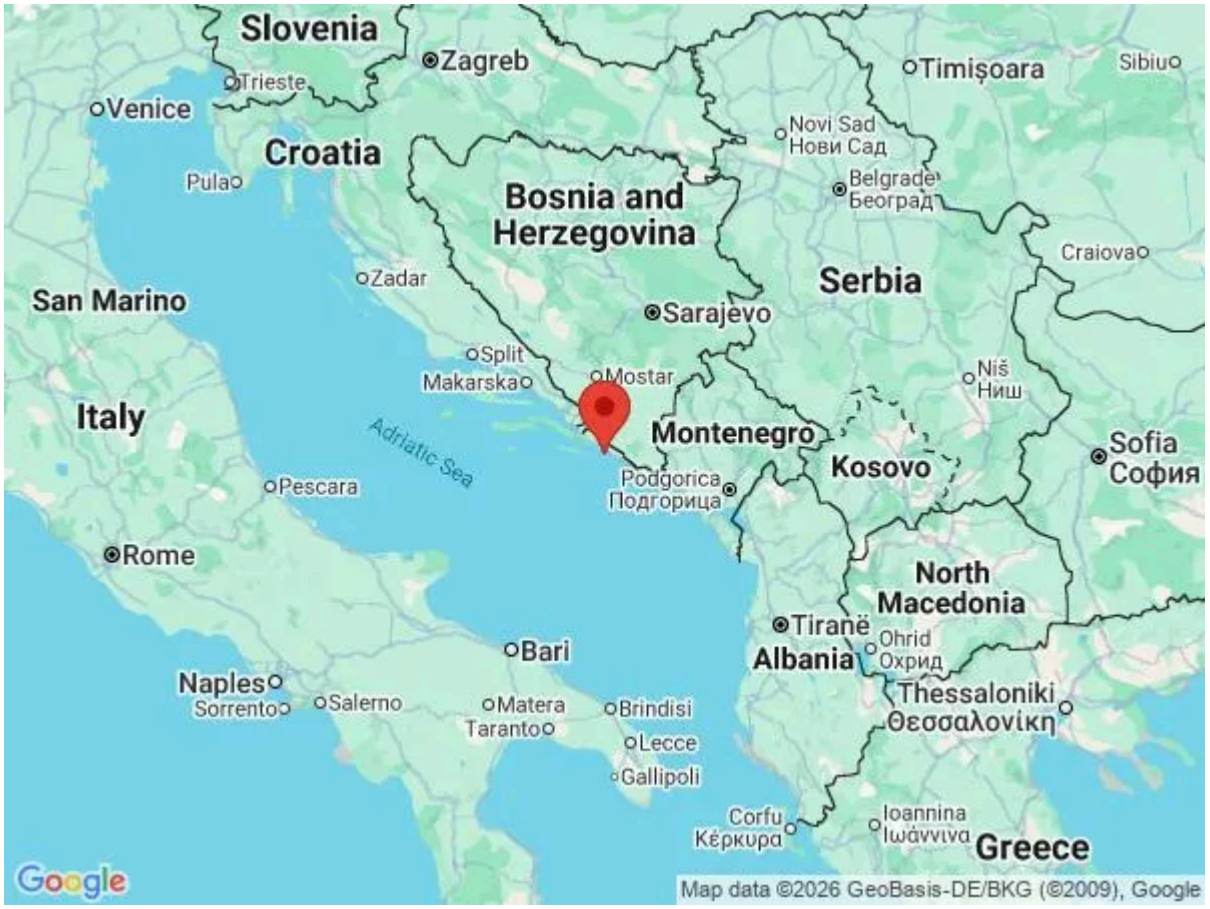
Location & Local Information

This beautiful villa has an elevated position on the southern slopes of the hill, with lovely views of the surrounding countryside and the sea beyond. Šipan is well known for its laid-back atmosphere and lovely wines; it is an ideal island to discover by bike as you ride past olive and fig trees, citrus groves, and vineyards. The island has a great cultural heritage - many wealthy families from Dubrovnik built summer residences on the island in the fifteenth century, and the late Gothic Rector's Palace is a fine example not to be missed.

The historical village of Sudurađ, where you will arrive by ferry, is a short drive away. Discover the beautiful sixteenth-century castle, dine in an authentic, simple taverna or wander to pretty gravel beaches along the coastline. Sipanska Luga is slightly larger in size, approximately five kilometres by road. Watch fisherman haul their daily catch in the mornings and then sample some in one of the wider choices of restaurants. The sixteenth-century church and its paintings are also a worthy attraction. Dubrovnik is about twenty kilometres away via ferry.

Local Amenities

Nearest Airport	**Dubrovnik (via ferry) (40km)**
Nearest Beach	**Sudurad (2km)**
Nearest Ferry Port	**Sudurad (2km)**
Nearest Restaurant	**Sudurad (2km)**
Nearest Shop	**Studenac Market (2km)**
Nearest Town/City	**Dubrovnik (via ferry) (20km)**
Nearest Village	**Sudurad (2.5km)**









What we love

- Great base for walkers with trails starting just a few minutes stroll from the villa
- Hire a bike and ride from your villa through the stunning olive and fig trees, citrus groves and vineyards whilst enjoying views of beautiful countryside and the sea beyond
- If you can tear yourself away from the laid back atmosphere of Šipan Island, don't miss the opportunity to catch a ferry back to the stunning city of Dubrovnik with it's status as a UNESCO World Heritage site.
- Watching the sunrise and sunset from the pool terrace is an experience you won't forget!

What you should know...

- The villa is set in terraced grounds with lovely views, steps and different levels - small children will need to be supervised.
- Dubrovnik is best enjoyed outside the especially busy months of July and August.
- There are no large supermarkets on the island, so it is advised to stock up before leaving the mainland or take advantage of the fridge stocking service available (extra charge).
- The owners of Villa Fragja live nearby and are always on hand to help you during your stay and drive you around on the island, so you can relax without the worry of your hire car!
- This villa features modern air conditioning systems set for 21–22°C, but during extreme heat (32°C+), cooling may be slower due to climate and infrastructure limits, so we recommend keeping windows and doors closed and using shutters at peak times.

Terms & Conditions

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

- **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. Linen is changed once a week for 7 night stays.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Cot and high-chair are available on request.
 This villa is equipped with modern air conditioning systems designed to maintain a comfortable indoor temperature of 21–22°C. During especially hot summer days, when outdoor temperatures rise above 32°C, the system may take longer to cool the space or may not reach the set temperature, even though it's working as intended. This is a common challenge in very warm climates and destinations with ageing electricity infrastructure, such as Dalmatia, where high demand during heatwaves can strain the system and affect cooling efficiency. To help stay cool, it is recommended to keep windows and doors closed and use the shutters during the hottest parts of the day.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean and mid-stay cleaning are 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.

- **Other 2:** A daily breakfast basket is available on request at an additional charge.

- **Other 3:** Glamping is available for four extra guests at an additional charge — a minimum of 3 nights.

- **Minimum stay:** 5 nights.

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

- **Tax:** Included in the rental price.

- **Internet access?:** Under normal weather conditions, optical fibre internet is available. 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 opening dates?:** The pool is open from 15.05 - 30.09. 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 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. All events are on request only and subject to prior agreement from the owner, who reserves the right to refuse all events without their prior authorisation.