Old Town Villa Dubrovnik

Region: Dubrovnik City **Sleeps:** 14

Overview

This grand 19th Century town residence is a special and unique place to stay, only 300m from the old town of Dubrovnik, a UNESCO World Heritage site and known to be one of the most beautiful cities in the world.

Set in an elite residential neighbourhood, Old Town Villa Dubrovnik is perched on the hillside with fabulous terraced gardens and spectacular views. It has recently been painstakingly restored with the greatest care and attention to detail and the result is a simply stunning home steeped in tradition yet with unique contemporary style. Original features include stunning ceiling paintings, restored iron banisters, wooden staircases and original doors yet the owners have contrasted this with Scandinavian design and a wonderfully relaxed atmosphere.

In the main house you will find a bright living room with a cosy fireplace for winter evenings and a modern kitchen-diner with contemporary art-work adding colour to the minimalist design. The are four bedrooms over the upper two floors and three further en-suite bedrooms across the terraced gardens, including a little apartment towards the lower end of the garden, ideal for guests wanting privacy from the villa or any staff you may bring with you.

Explore the gardens with the fragrance of lavender in the air as you pass citruses, pomegranates and vibrant bougainvillea. Gaze out over the elegant Cypress trees towards the Adriatic as you sunbathe on the grassed terraces, enjoy long lunches on the al-fresco dining terrace, dip into the pristine pool to cool down and dine by candle-light in the enclosed Konoba, formerly a water cistern which has been cleverly converted to a convivial place to meet.

The friendly yet discreet villa staff are there to help you with anything you may need from hiring a local chef to arranging personalised itineraries. They are there to make your holiday as memorable as possible should you require their assistance.

The old town is short walk away where you can stroll around the city's medieval walls, discover the Baroque churches and palazzi in the pedestrianised city centre and dine well in one of the many upmarket restaurants specialising in local seafood.

This really is a relaxing retreat with modern comforts in an exclusive, historical setting so close to one of the most beautiful locations in Croatia.

As mentioned in...
(https://www.telegraph.co.uk/travel/destinations/europe/croatia/dubrovnik-mass-tourism/)









Condé Nast Traveller

Facilities

Catering Available • Ideal for Kids • Working Fireplace/Woodburner • Eco Friendly (Sustainable) • Private Pool • Air-Con • Fishing • <1hr to Airport • Walk to Village • Wine Tasting • Romantic • Cots (Cribs) • Chef/Cook Available • Ideal for Teens • Has Discount • Has Offer • Special Offer • Maid Service Included • Beach Nearby • Modern • Ground Floor Bed & Bath • Walk to Restaurant • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • DVD • Satellite TV • Sauna/Steam • Heating • Conference Facilities • 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) • Promotes Sustainable Living (Recycling) • Sustainable Travel • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa

Old Town Villa Dubrovnik is an astonishing 7 bedroom villa sleeping up to 14 guests, located in a much-desired location just a fifteen minute walk from the Old Town.

Main House
- Living room
- Fully-equipped kitchen with dining facilities
- Professional second kitchen (ideal for caterers)
- Master bedroom with double bed, sea views and en-suite bathroom
- Bedroom with double bed, sea views and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom

Guesthouse One
- Bedroom with double bed and en-suite bathroom

Guesthouse Two
- Private entrance
- Kitchenette
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom

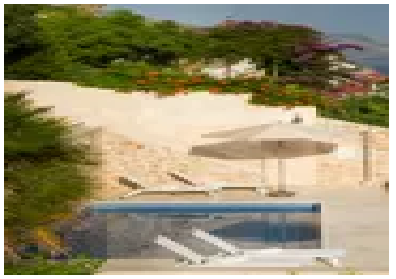
Exterior Grounds
- Private swimming pool (7.3mx3.65m, depth: 1.4m)
- Sauna & changing area
- Outdoor bowling green
- Mediterranean herb garden
- Outdoor dining & furniture
- Sun loungers & parasols

Facilities
- Wi-Fi
- Air conditioning
- TV
- Konoba *(old water tank transformed into cool dining area!)*
- Meeting room
- Washing machine & dryer
- Iron & board
- Secure garage parking

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Location & Local Information

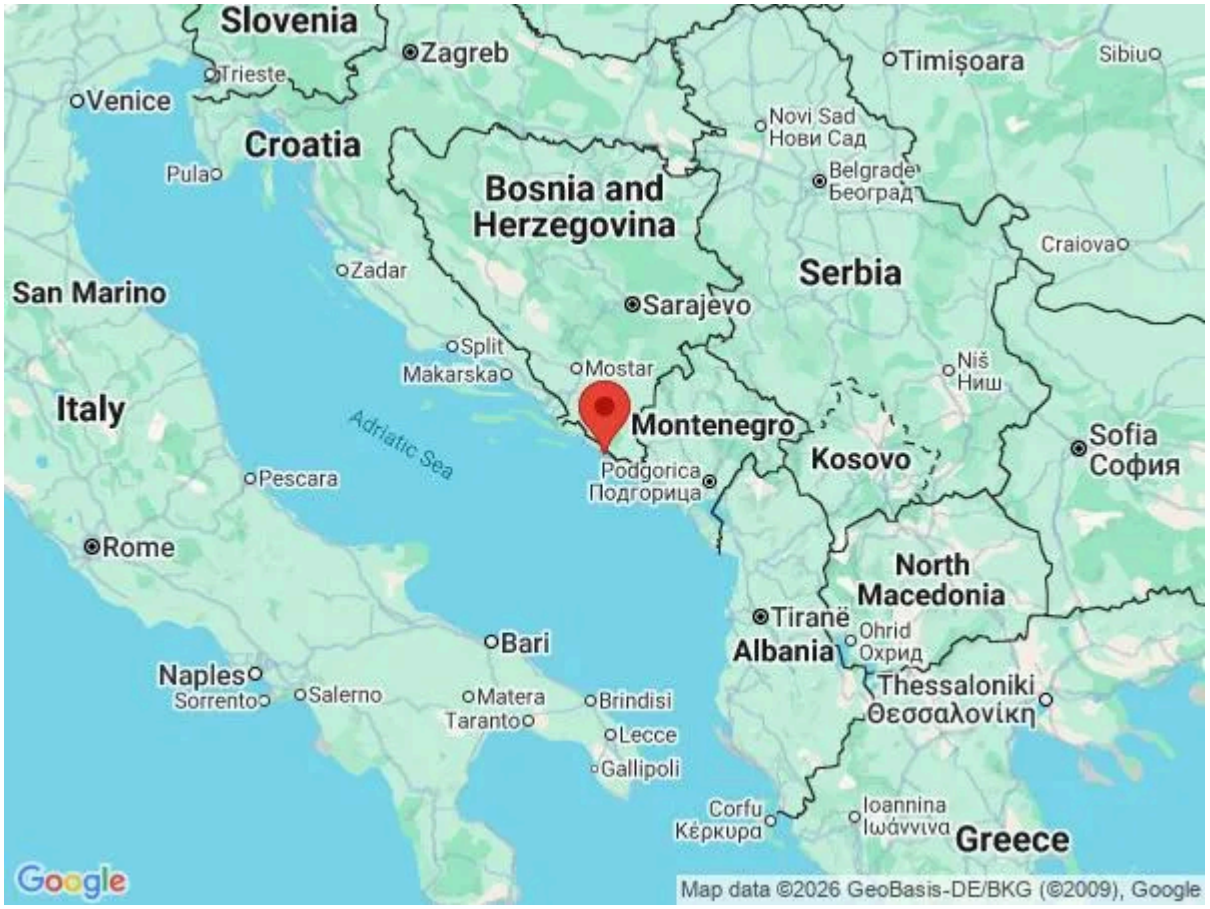
In an absolutely prime location, you are only 10-15 minutes walk from the old town. Above the villa is a serene traffic free promenade to the city, taking 15 minutes, that passes historic estates and stunning residences. Alternatively, below the villa is the main road connecting the old town and other parts of the city, where you can hop on a bus by the University or walk the shorter 10 minutes route into the old town.

Known to be one of the most beautiful cities in the world, Dubrovnik is now a UNESCO World Heritage site with good reason. Walk around the city's medieval walls dating back to the 13th Century, discover the Baroque churches and palazzi in the pedestrianised city centre and dine well in one of the many upmarket restaurants specialising in local seafood. The cable car up to the top of Mount Srdj offers stunning views of the city, sea and islands and keen hikers can walk back down! From Dubrovnik port you can also discover one of the other islands in the Adriatic with a wide choice of boat excursions on offer.

The rocky beaches within walking distance may appeal to those of you looking to bathe in the sun but it's not far to longer stretches of beach with a mixture of sand and pebbles, such as Banje Beach (2km) just east of Dubrovnik or Uvala beach (3km) on Lapad, a stunning area of Mediterranean landscapes and pretty swimming spots and beaches.

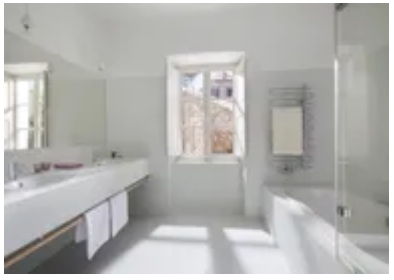
Should you wish to hire a car there is a wealth of pretty villages and settlements to discover heading west along the Dubrovnik Riviera. Stroll along the sea-front promenade in Zaton (13km) and stop in a little restaurant to admire the view with a glass of chilled wine or head a little further to the ancient olive groves and picturesque beach at Orasac (16km). Trsteno (19km) has a natural beauty and a long tradition of culture with many artists and poets living there or drive up the coast to Slano (34km) with its gentle bay backed by pine trees and olive groves.

Being so close to Dubrovnik means you have so many









activities on offer with a wide range of watersports nearby such as jet ski, kayaking and parasailing plus boat rental and fishing.

You can also drive inland for further activities in the beautiful Konavle valley (around 30km) where you can explore an area that has retained its old traditions and customs. It's an area wonderful for walkers with many trails and horse-riding is possible in the countryside and remote coastal paths of the region.

Local Amenities

Nearest Airport	**Dubrovnik Airport (20.2km)**
Nearest Town/City	**(Walking Distance)**
Nearest Beach	**(Walking Distance)**
Nearest Restaurant	**(Walking Distance)**
Nearest Bar/Pub	**(Walking Distance)**
Nearest Shop	**(Walking Distance)**

What we love

- This 19th century residence is contemporary in design yet has so many beautiful original features
- A prime location in Dubrovnik, a short walk to the old town, known to be one of the most beautiful cities in the world
- The on-site staff will be at your disposal for anything you may need from private chefs and personalised trips to taxi transfers and boat hire
- A fantastic place to host a special event - please enquire for further details
- Just a short boat ride away on the island of Sipan you can find Old Town Villa Dubrovnik's sister villa, Villa Reverie (https://www.oliverstravels.com/croatia/dubrovnik/dubrovnik-riviera/elapiti-islands/villa-reverie/), which provides a peaceful retreat from the hustle and bustle of Dubrovnik city centre. Why not extend your stay and combine the two? Private transfer included!

What you should know...

- You can either take a picturesque 15 minute stroll to the old town via the promenade above the villa or head to the main road at the lower end of the gardens and hop on a bus
- Four bedrooms are in the main house, one is just outside the main house in the gardens whilst the final two bedrooms are just above the garage at the lower end of the gardens
- If you are a group of 8 or less you will be in the four bedrooms in the main house, however the facilities will be at the guests disposal.
- The villa and grounds are not suitable for those with walking difficulties - there's an elevator from the garage up to the conference room, then lots of steps through the garden up towards the main house
- Parking is not permitted in front of the villa, however there is a private garage for parking.
- 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.
- Please note, if you are arriving by car, you must provide the supplier with your license plate details prior to arrival due to traffic restrictions in Dubrovnik.

Terms & Conditions

- **Security deposit:** €2500 for 14 guests, €1500 for 8 guests, 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. 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. Please note, if you are arriving by car, you must provide the supplier with your license plate details prior to arrival due to traffic restrictions in Dubrovnik.

- **Changeover day:** Saturday during July and August.
 Flexible all other periods.

- **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 continental breakfast is available on request at an additional charge.

- **Minimum stay:** 7 nights between 26th June and 28th August.
 5 nights during June and September.
 3 nights all other periods.

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

- **Internet access?:** Please note that optical fibre is not available yet. It is good to note that the speed is dependent on the local provider, and technical issues may cause reduced speed or a cut of service.

- **Pool opening dates?:** The pool is seasonal (1 May – 30 September), while the sauna is available throughout the year.
 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.