

# Villa Dubrava

Region: Zaton    Sleeps: 10

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## Overview

This contemporary villa contrasts beautifully with the peaceful and historical village it's located in. Surrounded by olive groves and gentle views out to the sea, it's hard to believe that one of the most beautiful cities in the world, Dubrovnik, is so nearby.

The open-plan layout downstairs gives the villa a spacious feel, with sunlight flooding through the wide doors that open up to the gardens and terraces. The modern kitchen opens up to an elegant dining area where you can catch glimpses of the sea, while the living room is tucked around the corner. Throughout the villa, you will find good-looking furnishings designed by some of Croatia's most prestigious names and splashes of colour in the artwork displayed, with a nod to Dubrovnik's vibrant twentieth-century art scene.

The four bedrooms have en-suite bathrooms, satellite television and a balcony, two of which have mesmerising views of the sea. Head up to the roof terrace for panoramic Adriatic, village and countryside vistas.

Set on a vast plot of land, guests can enjoy the Mediterranean scents from the fragrant garden while lazing on the sun loungers or dining under the stars on the spacious al-fresco terrace, perhaps taking advantage of the private chef nearby. An inviting swimming pool is yours to enjoy, or wander down to the pretty pebble beach to swim in the cooling Adriatic.

Orašac is a picturesque village surrounded by calming countryside, ancient olive groves and beautiful sea views. There is also a wealth of idyllic coastal villages to discover, but the real jewel has to be the UNESCO World Heritage site of Dubrovnik, which is around twenty minutes by car. Walk the city's medieval walls, discover the Baroque





churches and palazzi and dine well in one of the many  
upmarket restaurants for an unforgettable experience.

The rugged beauty of this coastline, combined with the  
nearby magnificent city, makes Villa Dubrava a modern  
and stylish holiday home in a unique and special region.

## Facilities

Wi-Fi/Internet • Washing Machine • Villa • Wine Tasting • Coffee Machine  
• Seaview • Historical Sites • Canoeing/Kayaking • Watersports • Horse  
Riding • Walking/Hiking Paths • Walk to Village • Garage • Maid Service  
Available • Gym/Fitness Room • Chef/Cook Available • Beach Nearby •  
Private Pool • Cots (Cribs) • Heated Pool • Ideal for Kids • Ideal for Teens  
• Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • All  
Bedrooms En-Suite • Satellite TV • High Chair(s) • Parking Space •  
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages



# Interior & Grounds

## The Villa (300m2)

### Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining area with fitness area
- Guest W.C.
- Laundry room

### First Floor

- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Bedroom with two single beds and en-suite bathroom
- Access to upper balcony

### Exterior Grounds

- Private swimming pool\* (9m x 5m)
- Outdoor shower
- Terrace
- Lawned garden
- Sun loungers
- Barbecue
- Outdoor dining area

### Additional Facilities

- Wi-Fi
- Television
- Gym equipment
- Parking
- Sofa bed
- Dishwasher
- Microwave
- Coffee machine
- Washing machine

*\*Pool heating included upon request, see T&Cs.*





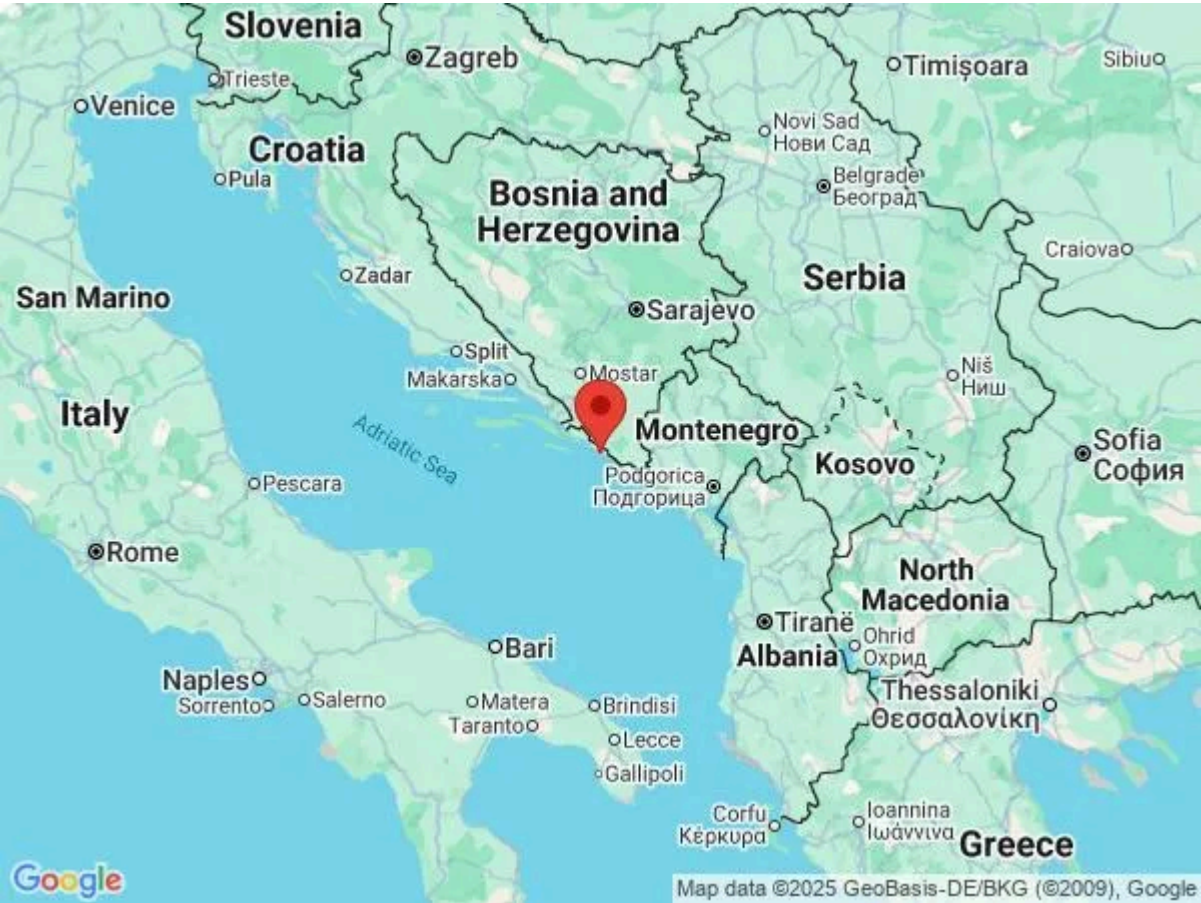
# Location & Local Information

Orašac is a picturesque village surrounded by calming countryside, ancient olive groves and beautiful sea views. There are a few local restaurants specialising in Croatian food and a pretty church dating back to the thirteenth century. Its waterfront, approximately a kilometre from Villa Dubrava, is beautiful, with a little harbour offering summer boat trips to nearby islands and a pebble beach with clear waters for paddling and swimming. It is possible to walk from the villa to the shore. However, it is a relatively steep walk and may not be suitable for children or elderly people. A further ten minutes walk away is a large upmarket beachside hotel which has a spa open to visitors amongst other facilities.

There is a wealth of pretty villages and settlements to discover nearby. Head inland to the old villages of Gromača, Kliševo, and Ljubač, and you will find farmers selling homemade goat cheese and wine in stunning surroundings.

Dubrovnik (16km) is roughly a twenty-minute drive away. Known to be one of the most beautiful cities in the world, Dubrovnik is now a UNESCO World Heritage site for good reasons. 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.

This region offers many activities, including a wide range of watersports nearby, such as jet skiing, kayaking, parasailing, boat rental, and fishing. You can also drive inland for further activities in the beautiful Konavle valley (around 45km), where you can explore an area that has retained its old traditions and customs.



## Local Amenities

Nearest Airport	Dubrovnik Airport (34km)
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Nearest Village	Orasac (Walking distance)
Nearest Town/City	Dubrovnik (16km)
Nearest Beach	Orasac Beach (1km)
Nearest Shop	Trgovina Orasac (Walking distance)
Nearest Ferry Port	Dubrovnik Ferry Port (15km)



## What we love

- It's a contemporary and stylish villa with many furnishings created by top Croatian designers
- Two of the bedrooms have glorious sea-views from their balconies
- The Villa Manager is at your service for anything you may need - from chefs to private excursions and more
- It's only 20 minutes from Dubrovnik, known to be one of the most beautiful cities in the world

## What you should know...

- It's about 1km down to the village's beach - you can walk but it's uphill on the way back!
- Dubrovnik in the day can be especially busy during the months of July and August, you will appreciate returning to your peaceful surroundings after a day exploring
- While pool heating is available, the pool has no cover so the pool can only be heated an additional 3C



# Terms & Conditions

- **Security deposit:** €1000 to be paid in cash upon arrival
- **Arrival time:** 5.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Included in the rental price
- **Linen & towels included?:** Included in the rental price, once a week for 7 night stays
- **Pets welcome?:** No
- **Other Ts and Cs:** Cots and highchairs are available on request, subject to a possible fee - please enquire.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Included in the rental price
- **Smoking Allowed?:** Not permitted in the property
- **Minimum stay:** 7 nights between June - September. <br> 5 nights all other dates.
- **Pool heating charge?:** Pool heating is available upon request at time of booking and is included in the rental price. <br> The pool does not have a cover so will only be heated an additional 3 Celcius more than natural temperature. The pool will not reach temperatures of 27+ Celsius. <br> 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?:** Wi-Fi connection