

# Villa Adrijana

Region: Mlini    Sleeps: 10

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## Overview

Villa Adrijana is the perfect example of a luxurious and elegant holiday home. Situated in the stunning countryside, just 5km outside the historical centre of Dubrovnik, this exquisite oasis is the ideal retreat in Croatia. The villa resides in a private complex, including everything you need for a luxury holiday in a very private setting. There is also a beautiful, large sandy beach just 800m from your front door!

From the moment you step inside the villa, there is a modern ease to the place, that helps you to relax. Boasting a beautiful mixture of traditional and modern styles throughout the interior, there is an atmosphere of relaxed elegance, with rich textures and warm colours bringing to life the personality and charm of this home. The complex dates to the 16th century, with paintings and books bringing this history to life within the villa. On the ground floor, there is a spacious, open-plan kitchen and dining room ideal for social families and equipped with everything you might need to cook some delicious meals during your stay! The main lounge area, is open to the kitchen, with comfy sofas and a television where you can lay back, relax and make the most of your holiday. The bedrooms offer a more modern feel, whilst remaining warm and cosy. There are 5 double bedrooms and 5 bathrooms, suitable for 10-guests to stay. Each room is decorated to a high standard, with contemporary bathrooms offering a beautifully modern, relaxing experience.

The outstanding charm of this villa continues outside, with complete privacy, you can relax in style. An outdoor dining space, offers the opportunity to dine al-fresco and watch the famous Croatian sun sets each evening over idyllic surroundings. The glistening waters of the swimming pool and warmth of the jacuzzi sit waiting for you to climb in.



This luxury villa is offers everything you need, whether you're after a relaxing escape or an active retreat, this is the perfect base for a Croatian holiday experience.

## Facilities

Chef/Cook Available • Watersports • Wi-Fi/Internet • Golf Nearby • Air-Con • Cots (Cribs) • DVD • Walk to Beach • Modern • Spa Treatments Available • Transfers Available • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • Walk to Village • Walk to Restaurant • <1hr to Airport • Satellite TV • Outdoor Games • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Adrijana's interior is a mix of classic themed furniture, with modern fittings that allows guests the best of both worlds. With fenced grounds and a large play area, you and your family can relax knowing privacy is assured.

### *Ground Floor*

- Spacious dining & living area
- Fully-equipped kitchen

### *First Floor*

- Five double bedrooms, with en-suite bathrooms
- Communal bathroom

### *Exterior Grounds*

- Private swimming pool, with Roman steps access
- Jacuzzi
- Outdoor shower
- Outdoor dining & furniture
- Summer kitchen with barbecue
- Pergola
- Private parking
- Sun loungers
- Terrace
- Badminton, bocciball and basketball court
- Childrens playground

### *Additional Facilities*

- Air conditioning
- Wifi
- Satellite TV
- Surround sound sytem
- Safety deposit box
- Laundry facilities
- Baby cot and high chair
- Barbecue
- Blender
- Coffee machine
- Ice maker





# Location & Local Information

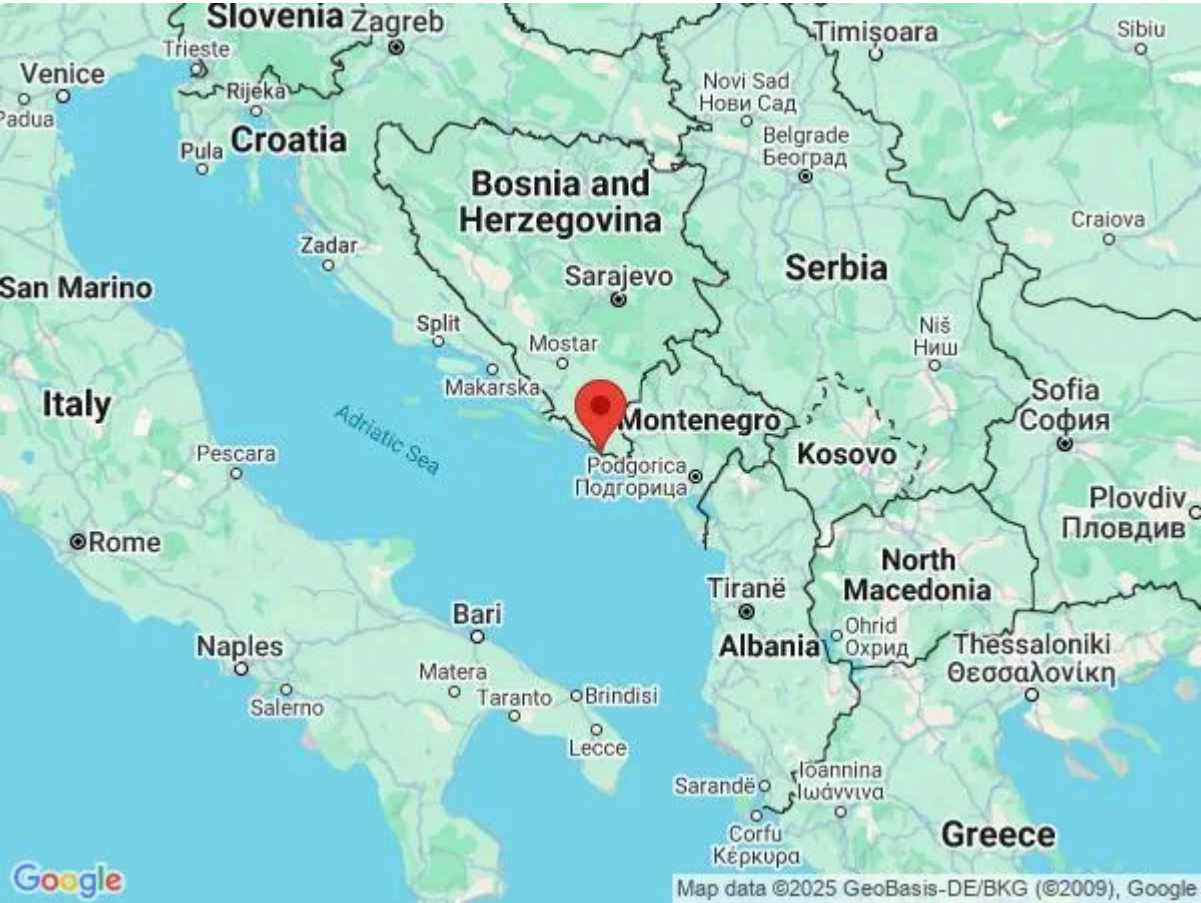
Located in the Dubrovnik region of Croatia, which is often referred to as “The Pearl of the Adriatic” there is plenty of culture and sights to be explored in this area.

The villa is situated in a beautiful, private location just 5km outside the historic centre of Dubrovnik. There is a lovely, sandy beach just 800 meters from the property, ideal for early morning swims in the sea! This exclusive location, is ideal for those looking to escape the hustle and bustle, whilst remaining nearby the popular tourist areas, with restaurants and shops just a short drive away. With absolute privacy, guests can relax with ease, soaking in the sunshine by the private pool and dining al-fresco on the terrace. This quiet location makes an ideal base for long evening outside, watching the famous Croatian sunsets over idyllic surroundings.

The walled old city of Dubrovnik has more than enough to keep your party entertained, regardless of age. There are a multitude of shops, restaurants and as well as the various historic sights, there’s the picturesque Marina and Port, and Banje Pebble Beach too. Famed for its beauty, Dubrovnik is a must visit during your stay. Now listed as a Unesco world heritage site and Croatia’s most up-market destination. This is the perfect leisure destination, with its charming pedestrian-only old town, designed with aristocratic palazzi and elegant Baroque churches. There is plenty to do in the area, with beautiful beaches, informal eateries serving fresh seafood and several adventure sports facilities.

## Local Amenities

Nearest Airport	Dubrovnik Airport (9km)
Nearest Beach	(Walking Distance)
Nearest Town/City	(Walking Distance)



Nearest Ferry Port	Jadrolinija (12km)
Nearest Restaurant	(Walking Distance)
Nearest Supermarket	Lidl (4.7km)
Nearest Tennis	Tennis Center Dubrovnik (11.3km)
Nearest Golf	Golf Park Dubrovnik (9.9km)

## What we love

- Located only 5km from the stunning town of Dubrovnik, this is the perfect location for exploring this beautiful area of Croatia!
- There is a beautiful, sandy beach just 800 meters from your front door!
- The interiors of the villa offer an elegant atmosphere with a unique blend of character and modern styles
- The fabulous outdoor terrace offers space to dine al-fresco whilst enjoying the famous Croatian sunsets in spectacular surroundings

## What you should know...

- We would recommend a car with this property to make the most of the amazing surrounding areas
- Make sure you visit the old town of Dubrovnik during your stay, a UNESCO world heritage site, this is the perfect place to stroll around, enjoying the beautiful streets, restaurants and shops
- On site you will also find Our Lady's Annunciation chapel

# 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 pm
- **Departure time:** 10.00 am
- **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:** Cot & High Chair available on request
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes. However, 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:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Internet access?:** Wi-Fi internet access included.