Villa Noelani

Region: Peljesac Peninsula **Sleeps:** 11

Overview

A tiny, beautiful place with a peaceful beach, Brsecine is home to Villa Noelani, an exceptional holiday with panoramic views out to the sea and nearby islands. Consisting of two separate buildings which can accommodate up to twelve guests, this is the perfect choice for a larger group to explore Croatia's coast, around 25km from Dubrovnik.

A courtyard connects the two buildings, and share a lovely 8m x 4.5m outdoor swimming pool, lined with sun loungers which look straight out to the ocean. The pool is easily accessible via Roman steps and has a designated spa section and poolside shower. A children's play area offers young guests a swing, see-saw and sandpit, while older ones can enjoy the sauna, fitness room or billiard table.

Another fine place to relax in the covered seating area which overlooks the pool, one of several terrace areas the property offers. Inside, there's a Mediterranean feel with cooling stone, parquet flooring, pastel hues and wooden beams.

The lower house features two twin bedrooms, each with air-conditioning and en-suite shower. There's a dining room with Juliet balcony on the first floor, along with a kitchen, and a double bedroom with shower room.

The upper house has a slightly different configuration, with a twin, double and single bedroom on the first floor, all of them air-conditioned. The twin has an en-suite bathroom, and there's an additional shower room on this level. Another is found downstairs, along with a kitchenette and a living and dining room with a pool table, television and DVD player. Both buildings are beautifully appointed throughout and enjoy incredible views.









Fewer than 100 people live in Brsecine, and its peaceful beauty made it a favourite with Dubrovnik's nobility many centuries ago. Its most famous building is the historic mansion of poetess Cvijeta Zuzorić, which dates back to the 1500's. Hidden by the surrounding hills, the tranquil beach is a delight few people discover, yet it's easily accessible just off the main route from Dubrovnik to Split.

Facilities

Air-Con • Tennis Nearby • <1hr to Airport • Private Pool • Walk to Village • Ideal for Kids • Special Offer • Has Offer • Has Discount • Ideal for Teens • Ground Floor Bed & Bath • Modern • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Indoor Games • DVD • Gym/Fitness Room • Hot Tub • Satellite TV • Sauna/Steam • Outdoor Games • Heating • Playground • High Chair(s)

Interior & Grounds









The Villa
Villa Noelani is a 6-bedroom villa that can sleep up to 11 guests. The facilities are spread amongst two villas, one just a few steps above the other, where both have access to a private swimming pool. There is also a gym area and sauna on-site, for those wishing to break a sweat whilst on holiday.

Lower House

Ground Floor
- Bedroom with twin beds and en-suite bathroom
- Bedroom with twin beds and en-suite bathroom

First Floor
- Dining & living area
- Fitness area, with sauna
- Fully equipped kitchen
- Bedroom with double bed
- Bathroom with shower
- Terrace, with outdoor dining & furniture

Upper House

Ground Floor
- Dining & living area
- Fully equipped kitchen
- Kitchenette
- Bathroom with shower

First Floor
- Bedroom with twin beds and en-suite bathroom
- Bedroom with double bed
- Bedroom with single bed
- Bathroow with shower
- Terrace, with outdoor dining & furniture

Exterior Grounds
- Private swimming pool, with Roman steps access
- Barbecue grill
- Outdoor dining & furniture
- Parasols
- Pergola
- Poolside shower
- Sun loungers

Additional Facilities
- Wi-Fi
- Air conditioning
- TV
- Cots & highchairs are available upon request at time of booking
- Washing machine
- Hairdryer
- Parking

HR-AB-01-081059344 Anke Frohlich

Location & Local Information

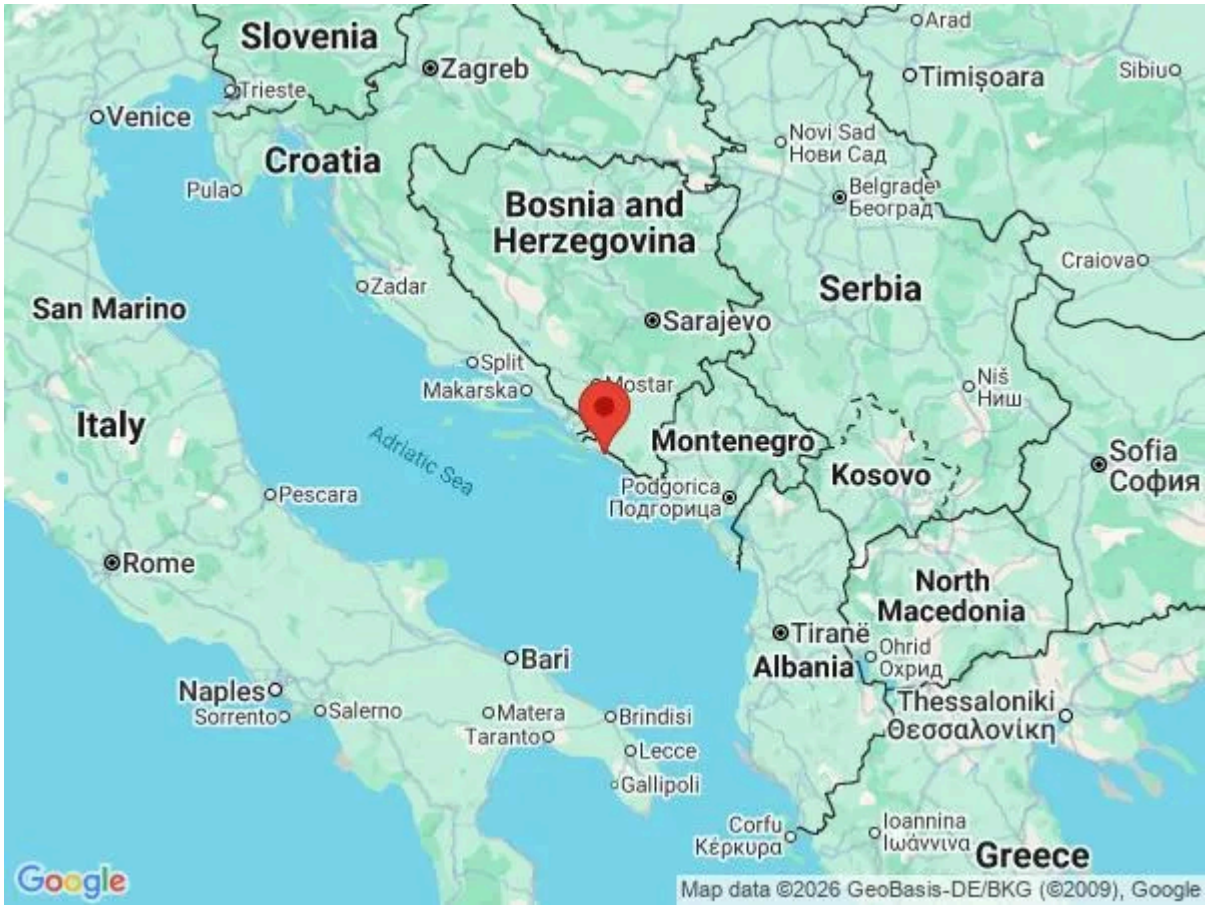
A real hidden gem, Brsečine is small cove in the south of Dalmatia, around 25km from Dubrovnik. Tranquil and charming, its beach is well worth uncovering. Few people know it, and possibly fewer still know that Brsečine is also home of an underwater archaeological site.

It would be easy to overlook the village completely as you speed through from Dubrovnik towards Croatia's second city, Split. Home of around 100 people, it's an unassuming place with a couple of small churches, but what it lacks in facilities it more than makes up for with some beautiful sea views which become all the more apparent as you head further into this village in the hills. Its most famous building is the former home of noted beauty and poetess, Cvijeta Zuzorić, whose work in Italian, Croatian and Latin was highly regarded in the 16th and 17th centuries. In a time of great inequality, she was regarded as one of the first feminists of Dubrovnik, and an art pavilion in Belgrade now bears her name as a tribute.

Another area of great natural beauty lies a little further down the coast in the direction of Dubrovnik, in the form of the Trsteno Arboretum. If it starts to look familiar, it may be because it has been used as a filming location in Game of Thrones, but its real history is just as fascinating anything television could conjure up. Two Oriental Plane trees, believed to be more than 500 years old, stand on the Trsteno marketplace and survived attacks during the Croatian War of Independence in the early 1990s and more recent forest fires. Stretching right down to the edge of the Adriatic, with a stunning view thereof, the arboretum is one not to miss.

Local Amenities

Nearest Airport	**Dubrovnik (40km)**
Nearest Beach	**Beach Karmelska (1.5km)**









Nearest Supermarket	**Market Pemo (0.7km)**
Nearest Tennis	**Tennis Center Dubrovnik (31km)**

What we love

- Looking directly out to sea and the islands of Lopud and Otok Šipan, the outdoor pool is a real star attraction – and especially beautiful at night
- The tiered grounds offer numerous terraces and outdoor areas offering lots of options for chilling out
- This villa is full of extra treats, including the impressive sauna, and the fitness room with multi-gym and exercise bike
- You can enjoy fresh bread every morning, delivered by the local baker – perfect for a leisurely breakfast on the balcony

What you should know...

- Smoking is not permitted at this property
- Children are welcome, and a high chair and cot are available if required
- A refundable security deposit applies to bookings at this villa

Terms & Conditions

- **Security deposit:** €500 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?:** Included in the rental price

- **Linen & towels included?:** Linen & towels included in the rental price

- **Pets welcome?:** Pets are not allowed

- **Changeover day:** Saturday

- **End of stay cleaning:** Standard changeover clean included in the price, applicable for stays 7+ nights. 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.

- **Other Cleaning:** For stays under 7 nights, a cleaning fee of €150 is due, payable locally

- **Smoking Allowed?:** No smoking inside the villa

- **Minimum stay:** 7 nights

- **Tax:** Not included in the rental price

- **Internet access?:** Wi-Fi connection included

- **Pool opening dates?:** The pool is open from mid-April to mid-October. 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.