

Villa Ivan

Region: Cavtat **Sleeps:** 6

Overview

Tucked between forested hills and sweeping vineyards in peaceful Dubravka, Villa Ivan is a charming, traditional retreat in Croatia's southernmost region. Set on the upper floor of a rustic stone house, the villa combines authentic character with comfort, offering a welcoming living space featuring two sofas, a flat-screen satellite TV, a DVD player, a stereo system, and two dining areas—one situated beside a log-burner. The kitchen is well-equipped for preparing local dishes, and the air-conditioned lounge ensures a cool escape from the summer sun.

Three comfortable bedrooms accommodate up to six guests: two with king-size beds and one twin room. One of the double rooms benefits from an en-suite, while the remaining rooms share a family bathroom, both featuring spacious showers. A balcony overlooks the lush, enclosed garden, home to a large private pool, sun loungers, and a built-in barbecue with alfresco dining.

Just under an hour from Dubrovnik and a short drive from the Montenegrin and Bosnian borders, Villa Ivan offers a secluded, nature-rich base for exploring the region, with Cavtat's coastal charm and access to boats.

Facilities

Wi-Fi/Internet • Air-Con • Private Pool • DVD • Ideal for Babies & Toddlers
• Ideal for Kids • Ideal for Teens • <1hr to Airport • Satellite TV • Working
Fireplace/Woodburner • Heating • High Chair(s) • Outstanding Landscapes
• Outdoor Pursuit & Activities • Tourist Towns & Villages



Interior & Grounds

The Villa

Interior Grounds (First floor)

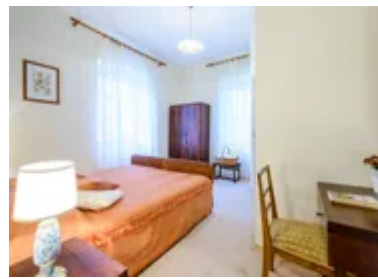
- Living area with Satellite TV, Stereo System, DVD Player
- Fully equipped kitchen
- Bedroom 1 - King-size bed and en-suite bathroom
- Bedroom 2 - Double-size bed
- Bedroom 3 - 2 single beds
- Bathroom with shower

Exterior Grounds

- Private pool
- Barbecue
- Alfresco dining
- Parasols and sun loungers

Additional Facilities

- Wi-Fi
- Satellite TV
- Air conditioning (living area only)
- Linen and towels
- Iron
- Washing machine
- Dishwasher
- Refrigerator
- Oven
- Bathroom essentials
- Smoke alarm
- Fire extinguisher
- First aid kit
- Private parking



Location & Local Information

Villa Ivan enjoys a peaceful setting in the rural village of Dubravka, surrounded by forests, olive groves and vineyards. Ideally positioned for exploring southern Croatia, the villa is within an hour's drive of Dubrovnik - a UNESCO-listed gem renowned for its historic walled Old Town, striking architecture, and vibrant café culture.

Wander the cobbled streets of Dubrovnik to discover the Baroque St. Blaise Church, Renaissance Sponza Palace and the Gothic Rector's Palace, or walk the 16th-century city walls for panoramic views of terracotta rooftops and the shimmering Adriatic Sea. Cavtat, with its coastal promenade and boat links to Dubrovnik, lies even closer.

The region is a haven for outdoor enthusiasts, offering a range of activities including hiking, cycling, scuba diving, and coastal walks. Food lovers will also find much to enjoy, from local seafood and olive oil to wines from the nearby vineyards. For a broader adventure, both Montenegro and Bosnia are within a short drive, making day trips across the border easily accessible. Dubrovnik International Airport is conveniently located for arrivals and departures.

Local Amenities

Nearest Airport	Dubrovnik (21km)
Nearest Beach	Pasjača (15km)
Nearest Ferry Port	Dubrovnik Ferry Port (38km)
Nearest Supermarket	Tommy (11km)
Nearest Town/City	Dubrovnik (39km)
Nearest Village	Dubravka (Walking distance)



What we love

- There's so much to explore in neighbouring Montenegro and Bosnia, and you couldn't be better placed for it – less than 10 minutes from the border!
- Peace and tranquillity await you in this magnificent location at the southern tip of Croatia – and with a fabulously forested garden you have the dream natural environment to enjoy it in!
- Villa Ivan enjoys magnificent mountain views from throughout the home – and spectacular views from your first-floor balcony, stretching across your enchanting private garden!

What you should know...

- You're right on the borders with Montenegro and Bosnia– great for visiting another fabulous country on your trip, just make sure you have the right documentation if you're wishing to cross the border!
- A sofa bed in the living room provides space for an additional guest
- Due to the limited public transport in Croatia, we recommend hiring a car throughout your stay

Terms & Conditions

- **Security deposit:** €300 to be paid in cash upon arrival
- **Arrival time:** 4 pm
- **Departure time:** 10 am
- **Energy costs included?:** Included in rental price
- **Linen & towels included?:** Linen and bath towels included in rental price
- **Pets welcome?:** Not allowed.
- **Changeover day:** Flexible.
- **Smoking Allowed?:** No smoking inside the villa
- **Minimum stay:** 7-nights across peak dates, 5-nights in lower season
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Included in the rental price
- **Internet access?:** WI-Fi connection included