# Villa Hortus

**Region:** Dubrovnik
**Sleeps:** 14 **Bedrooms:** 7 **Bathrooms:** 7



## Overview

A stunning location with panoramic sea views within walking distance from Dubrovnik Old town is only oneof the many reasons for choosing this elegant 7-bedroom,stone villa with pool and sauna. .. come and discover the others!

## Description

Dubrovnik Old Town - This stylish stone villa for 14 with pool is perfectly situated to walk to Dubrovnik Old Town centre: an enchanting place from which to start exploring southern Croatia.

Located a short walk from Pile Gate, this 19th-century restored villa is part of Dubrovnik's high-end and private residential area, offers full privacy and a relaxing atmosphere. This property features 7 double bedrooms with en suite bathrooms and can comfortably welcome 14 persons, a few families, or a group of friends looking for spacious accommodation rich in history. This property's fascinating and unusual design features 4 double bedrooms in the main house house plus 3 independent accommodation units, a sauna, swimming pool, lounge decks, conference room, private garage, professional kitchen with an open-air barbecue, a boules pitch and a tavern.

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## Layout

ACCOMMODATION
(500 sqm)
**Lower Ground Floor**
Garage Level with elevator to ground floor

**Ground Floor (Entrance Level)**
Entrance to the villa starts from the private garage and an elevator leads up to the upper ground floor of the villa.
Studio apartment suite: Double bed, bathroom, small kitchen.
Small apartment connected to the studio: Double bedroom, en suite shower room, spacious living room with sofa and dining area with a kitchenette opening to a beautiful, private terrace.
The first floor consists of a separate double bedroom with an en suite bathroom.

**First Floor**
Modern meeting room, equipped with a screen and projector.
On the right side of the residential building, guests can enjoy a sauna that can be accessed from the garden and is equipped with a shower.

**Second Floor**
Fully equipped professional kitchen and a barbecue area on the residential building's left side, giving its guests the perfect opportunity to taste and enjoy the local cuisine.

**Main House**
On the top level of the property is a 200-year-old building, completely redesigned and renovated.
There are a stylish dining room and a fully equipped,

## More Info

## Features

- Aircon
- WiFi Internet
- Sea View
- Private Pool

modern kitchen on the left and a light and spacious living area on the right within the ground floor. The main house consists of 4 ensuite bedrooms spread over two floors. Bedrooms have double beds easily convertible to twin beds if needed and are enriched with 200 years old ceiling drawings. Beautiful terraces and gardens are the best part of the elegant stone villa with a garden and pool, Dubrovnik, offering wonderful views of the Adriatic sea and the city of Dubrovnik.

**OUTSIDE**

Terraced grounds with romantic al fresco dining spot under the palm trees, lawned areas, sunbathing areas, chill-out spots. Private pool area with sunbeds next to and above the pool. Right next to the pool, there is a beautiful garden with homegrown vegetables and a boules pitch, pergola and stone-built BBQ. Parking in garage. Spectacular sea views.

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## Location

LOCAL AREA
Airport Distance: 24 km.
Sea Distance: 400 metres.
Closest Shop: 100 metres.
Restaurant: 200 metres.
Ferry Distance: 1. 5 km.
Closest Beach: 400 metres.
City Center: 500 metres.
Marina Distance: 400 metres.
Tennis Court: 3 km.

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## Photos










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