

# Villa Dvorac

**Region:** Dubrovnik

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 4

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## Overview

Strikingly set by the imposing walls of Dubrovnik Old Town, at the eastern gate, this fascinating villa exudes timeless charm combining history with modern features such as a private swimming pool with waterfall, a hot tub and a sauna.

## Description

Dubrovnik - This is a fabulous period villa with pool, a small Spa, a charming al fresco dining terrace overlooking Dubrovnik Old town walls and 4 en suite, modern, luxury bedrooms.

Originally built in the 18th century, this property affords a spectacular vista over the magnificent fortress Revelin - today a museum, concert venue and a popular Night Club. Garden terraces with sun loungers where you can relax and enjoy the beauty of a sunset, an outdoor pool with a waterfall, a large courtyard and a small panorama terrace are just a glimpse of what this amazing villa is offering. Through the main gate, you enter a plot that extends over 700 m<sup>2</sup>. A shaded stone courtyard with a dining table for eight and a lounge corner is ideal for al fresco dining. In the front courtyard's end is a small annex, comprising a gym, hot tub, sauna, and a bathroom.

Right next to the annex, up a few stairs, is one of the most appealing features of this delightful property: the intimate dining terrace, overlooking the fortress, the eastern tip of Lokrum, and the sparkling Adriatic Sea.

The accommodation spreads over two floors and comprises 4 bedrooms, 5 bathrooms, an outdoor pool, hot tub, sauna with a shower and a private gym. It is a perfect vacation villa in Dubrovnik for 8 guests. Set in an attractive location, offering an amazing view of the fortress, the old stone houses, the beautiful island, and the clear blue sea, this gorgeous villa is something special. If you want to experience this beauty for yourself, feel the whiff of history, or unwind only a few minutes from the Old Town of Dubrovnik, this is the place for you. Come and see for yourself!

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## Layout

ACCOMMODATION

(300 sqm)

### Ground Floor

Spacious living room.

Fully equipped kitchen/ island, door to balcony with views.

Separate dining area, table for 8, BBQ.

Living room, exposed wooden beams on the ceiling and the stone walls.

Bedroom 1: Master bedroom, king-size bed, en suite bathroom, LCDC TV.

Bedroom 2: king-size bed, en suite bathroom, LCDC TV.

### First Floor

Bedroom 3: king-size bed, en suite bathroom, LCDC TV, sloping ceiling.

Bedroom 4: king-size bed, en suite bathroom, LCDC TV, sloping ceiling.

## OUTSIDE

## More Info

## Features

- Aircon
- WiFi Internet
- Easy Walk to Beach
- Wellness/Gym facilities
- Sea View
- Private Pool

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Terraced grounds, comprising mature trees and edge-row, a front courtyard, garden annex housing: gym, hot tub, sauna and bathroom. Terrace with al fresco dining facilities. Open terraces with garden furniture, feature columns. Private pool (Roman steps, waterfall feature), sun loungers. Sea views. Private parking.

## LOCAL AREA

Airport: 22 km.

Sea: 300 metres.

Nearest shop: 500 metres.

Restaurant: 80 metres.

Ferry: 1 km.

Nearest Beach: 300 metres.

City centre: 150 metres.

Marina: 9 km.

Tennis court: 3 km.

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## Location



### DISTANCES

Airport (Comiso)60 km.

Airport (Catania)120 km.

Airport (Palermo)300 km.

Airport (Trapani)320 km.

Railway station (Ispica)13 km.

Sandy beach30 metres.

Rocky beach30 metres.

Delicatessen (S. Maria del Focallo)6 km.

Restaurant (Porto Ulisse Beach)1 km.

Shops, banks, restaurants (Pozzallo)12 km.

Saturday weekly market (Modica) 30 km.

Fashion Outlet (Agira)140 km.

Golf (Floridia)60 km.

Tennis court (Ispica)13 km.

Horse-riding13 km.

Diving (Marzamemi)16 km.

Harbour (Pozzallo)16 km.

Vendicari18 km.

Noto30 km.

Ragusa45 km.

Syracuse60 km.

Agrigento165 km.

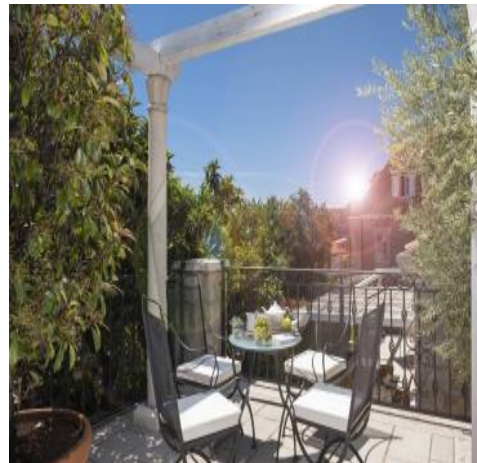
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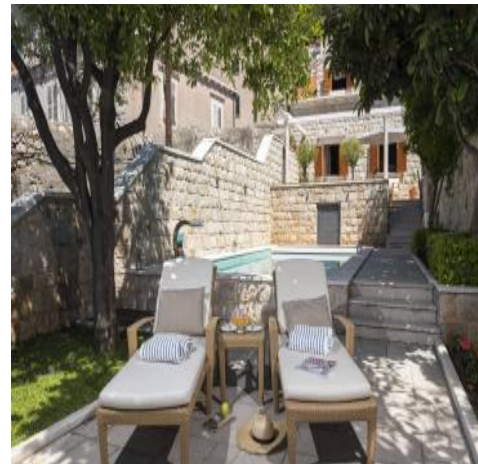
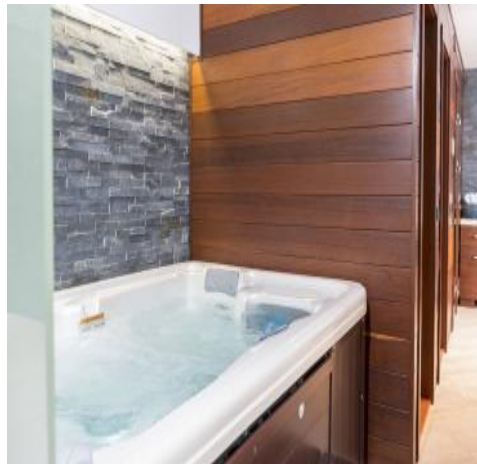
## Photos



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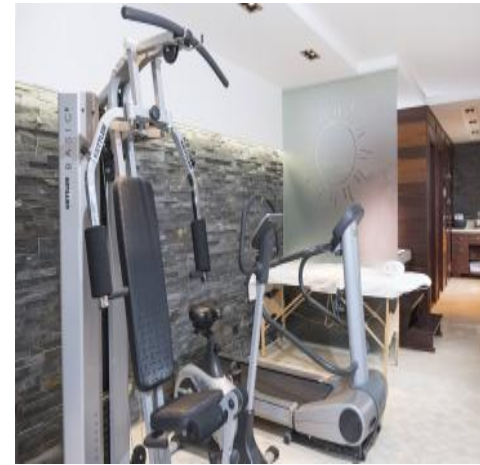
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