

# Villa Nikole

Region: Dubrovnik Riviera **Sleeps: 12 - 16**

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## Overview

Set in the stunningly beautiful Konavle Valley, yet only 40km from the exquisite city of Dubrovnik, six bedroomed Villa Nikole, with its private pool, offers the best of both worlds.

The villa is home from home with every comfort you may need and has a warm, inviting ambience. The cosy living-dining room on the first floor is perfect for cooler evenings snuggled up in front of a DVD whilst younger guests will love the games room on the ground floor with a pool table and its own sitting area. The six bedrooms are spread over the ground and first floors, there is an external staircase between the two levels. They have been comfortable and lovingly furnished, some of them offer ensuite facilities and they have been decorated in warm, homely colours.

The heated swimming pool outside is available for all to enjoy or you may prefer to sit poolside with a good book or glass of local wine enjoying the stunning mountain views around you. There is a play area for younger ones and a sauna / fitness room for guests to use.

Whether you are a group of friends or family, the large covered terrace on the first floor, with built in barbecue, will be a perfect place to gather at the end of the day as you share stories of your adventures. The well equipped kitchen has everything you may need to cook a wonderful feast or why not hire a private chef for a special occasion or part of your stay.

Villa Nikole is located in the sleepy village of Dubravka, about 5km from Gruda where you will find your nearest shops and restaurants, some specialising in authentic Dalmatian cuisine. The area, well known for its outstanding beautiful steeped in tradition and old customs, offers walking trails and horse-riding for the more active or there are plenty of villages and tiny hamlets to explore by car. There are rustic restaurants dotted around where you can experience the traditional 'Peka'; meat or fish and vegetables slow cooked in the embers of a fire, or discover some of the local wines in the nearby vineyards. The villa also has four bikes for guests to use in the surrounding countryside.

There is a choice of beaches in the area including the pretty Pasjaca Beach, hidden below the rocks in Popovici. The charming town of Cavtat further south also has pretty secluded coves and bays surrounding it as well as an old harbour and palm lined promenade to enjoy.



It is hard to believe that the bustling city of Dubrovnik is just 40km away. Dubrovnik is known to be one of the most beautiful cities in the world and is a UNESCO World Heritage site with good reason. Walk around the city's medieval walls dating back to the 13th century, discover the Baroque churches and palazzi in the pedestrianised city centre and dine well in one of the many upmarket restaurants specialising in local seafood. The cable car up to the top of Mount Srdj offers stunning views of the city, sea and islands and keen hikers can walk back down! From Dubrovnik port you can also discover one of the other islands in the Adriatic with a wide choice of boat excursions on offer.

## Facilities

Great Value • Private Pool • Heated Pool • Wi-Fi/Internet • Air-Con • Hot Tub • <1hr to Airport • BBQ • TV • Bicycles Provided • Sauna/Steam • Games Room • Indoor Games • Table Tennis • Pool/Snooker • DVD • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Wine Tasting • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## The Villa

Villa Nikole is a 6-bedroom villa sleeping up to a 12 guests, located in the peaceful village of Dubravka. A maximum of an additional 4 guests can be accommodated on extra sofa-beds, however these are likely to be best suited to children.

### *Ground Floor*

- Bedroom with double bed
- Bedroom with double bed
- Bedroom with twin beds
- Games room with pool table and living-kitchen area, TV

### *First Floor*

- Large covered dining terrace with dining table and chairs
- Open plan living & dining area
- Fully-equipped kitchen (dishwasher, oven, hob, toaster, microwave, coffee maker, fridge-freezer)
- Bedroom with double bed
- Bedroom with double bed
- Bedroom with double bed

*\*NB there are five bathrooms in the house – four with a shower and one with a bath.*

### *Exterior Grounds*

- Private swimming pool\* (9m x 5m)
- Hot tub
- Garden area with play equipment (climbing frame, slide, swing)
- Table tennis
- Sauna and shower room, fitness room
- 4 bikes available for guests use

### *Additional Facilities*

- Wi-Fi
- Air conditioning
- Washing machine
- Iron & board
- Cots & highchairs can be provided on request at time of booking
- Parking

*\*Pool heating included upon request, see T&Cs*

HR-AB-01-081059344 Anke Frohlich

## Location & Local Information

Located in a peaceful village called Dubravka in the Konavle valley, this area is ideal for those looking for a tranquil relaxing holiday yet within driving distance to stunning Dubrovnik, a UNESCO World Heritage site.

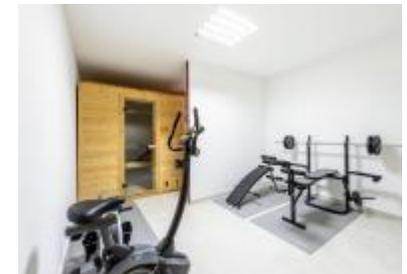
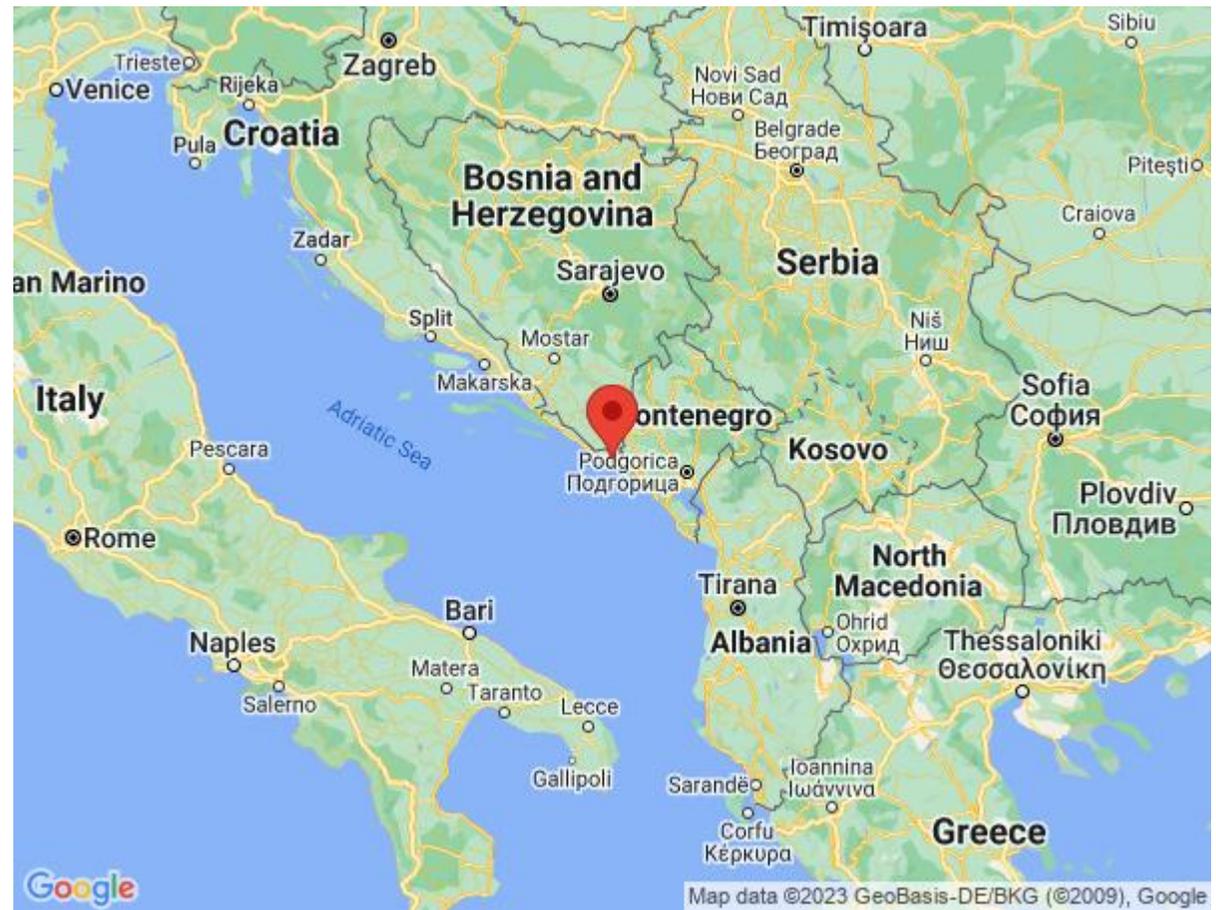
Just over one kilometre away is a post office and café but the best facilities can be found in the nearby village of Gruda, 5km away, where you will find a mini-market, butchers, bakery and a selection of restaurants serving excellent local cuisine and wines.

The Konavle valley is simply beautiful, you are surrounded by forests of pines and cypresses, vineyards, olive groves and fruit orchards. There are small villages and tiny hamlets dotted around the region and two rivers, the Ljuta and Konavocica plus historically important watermills that have been preserved and are now open to visitors. It is an area that has retained its old traditions and customs, one example is 'peka' where locals slow cook meat or fish and vegetables in a large pot in the embers of the fire. You will be able to find rustic restaurants across the region serving this Dalmatian delight. Look out for the local tippale made from herbs, honey and figs too.

The area is wonderful for walkers with many trails and horse-riding is possible both in the countryside and along coastal paths. The villa has four bicycles for guests to use in the stunning valley.

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## Local Amenities

Nearest Airport	<b>Dubrovnik (14km)</b>
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Nearest Village	<b>Gruda (5km)</b>
Nearest Restaurant	<b>Gruda (5km)</b>
Nearest Supermarket	<b>Mini-market in Gruda (5km)</b>
Nearest Beach	<b>Pasjaca and area (14km)</b>
Nearest Town/City	<b>Dubrovnik (37km)</b>

## What we love

- Swimming pool, pool table, sauna, fitness area, bikes and mini playground - there are activities here to suit all ages
- The large covered outdoor terrace is the perfect spot to gather with family and friends
- The Konavle Valley is simply beautiful and has retained many traditions and customs such as cooking 'peka' style. Try the local wines too in one of the many vineyards

## What you should know...

- There is an external staircase linking the two floors of the villa
- The beautiful city of Dubrovnik can be especially busy during the months of July and August, you will appreciate returning to your rural retreat after a day exploring

# Terms & Conditions

- Security deposit: €400 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- Pets welcome?: On request
- Changeover day: Please note that bookings must begin on Saturdays
- End of stay cleaning included?: Yes
- Smoking Allowed?: Non smoking property
- Minimum stay: Please note that there is a 7-night minimum stay across peak Summer dates, this may be reduced to 5-nights in lower season
- Internet access?: Yes, Wi-Fi included in the rental price
- Pool heating charge?: Pool heating is available upon request at time of booking and is included in the rental price. Pool heating is not available from June to September. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.