

# Villa Felisa

Region: Dubrovnik Riviera **Sleeps: 11 - 13**

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## Overview

Villa Felisa is a gorgeous, desirable property situated only a 30minute drive from the attractive old town of Dubrovnik. Located at the end of a small road without any neighbours, the villa offers a private and tranquil escape yet within a short distance of Dubrovnik and the beautiful coastline beaches.

The villa provides 5 bedrooms over two floors, with sea facing views available from nearly every little corner of the property. The house is furnished in a modern, contemporary style throughout, making for a relaxed atmosphere so you can settle in as soon as you arrive. The ground floor consists of a spacious open-plan kitchen and dining room, the perfect spot for entertaining. The kitchen is fully equipped for your use, or if you are after a little bit of luxury a chef is available upon request. Also on the ground floor there are 2 double bedrooms and a triple bedroom with 2 bathrooms. As you make your way to the first floor, you will find a comfortable lounge (with sofa bed) and a balcony offering far reaching sea views, a great spot for your morning coffee. There are two further double bedrooms on this floor as well as 2 bathrooms and a separate guest toilet. All the bedrooms are bright and airy, with comfortable furnishings for a good night sleep. There is also a gym, sauna and hot tub for your use, those little luxuries that truly let you relax.

Villa Felisa offers guests fantastic direct access to the beach and its sea facing terrace with an infinity pool. The outdoor space is hard to beat, with wonderful sea views, spectacular sunrise and sunsets, the property feels like its own island, surrounded by the sea. There is a pool table and table tennis, perfect for children, as well as so much space to run around and explore the area. Villa Felisa is the ideal getaway for a large family or group of friends, it will be a holiday you won't forget!



## Facilities

Wow Factor • Modern • Private Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • Walk to Beach • BBQ • Ground Floor Bed & Bath • Cable TV • Sauna/Steam • Gym/Fitness Room • Table Tennis • Pool/Snooker • Waterfront • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Villa Felisa is a 5-bedroom villa sleeping 11 +2 guests, between 5 bedrooms and 5 bathrooms.

### Ground Floor

- Fully equipped open kitchen with dining area
- Bedroom with double bed
- Bedroom with double bed
- Triple bedroom (suitable for children)
- Bathroom
- Bathroom

### First Floor

- Living area (with sofa bed)
- Bedroom with double bed
- Bedroom with double bed
- Bathroom
- Bathroom
- Guest W.C.
- Access to upper balcony

### Exterior Grounds

- Private salt water swimming pool\*
- Jacuzzi
- Outdoor shower
- Terrace
- Outdoor dining area
- Sun loungers
- Barbecue

### Additional Facilities

- Wi-Fi
- Air conditioning
- Television
- Gym
- Sauna
- Pool table
- Table tennis
- SUP
- Kayaks



*\*Pool heating is available at a supplement, see T&Cs.*

HR-AB-01-081059344 Anke Frohlich

## Location & Local Information

Villa Felisa is located nearby the popular location of Dubrovnik, overlooking the desirable blue waters of the Adriatic. Dubrovnik is one of the world's most magnificent walled cities, now listed as a Unesco world heritage site and Croatia's most up-market destination. This is the perfect leisure destination, with its charming pedestrian-only old town, designed with aristocratic palazzi and elegant Baroque churches. There is plenty to do in the area, with beautiful beaches, informal eateries serving fresh seafood and several adventure sports facilities. Dubrovnik and its surrounding area offers something for everyone.

## Local Amenities

Nearest Airport	<b>Dubrovnik Airport (69 km)</b>
Nearest Town/City	<b>Dubrovnik (51 km)</b>
Nearest Village	<b>Slano (17 km)</b>
Nearest Restaurant	<b>Restaurant Ordinacija (16 km)</b>
Nearest Beach	<b>Smokvina Beach (100 m)</b>
Nearest Supermarket	<b>Market Pemo (17 km)</b>
Nearest Ferry Port	<b>Dubrovnik Ferry Por (50 km)</b>



## What Oliver loves...

- Easy access to the beach just a few hundred metres from the villa!
- Located at the end of a small road with no neighbours, it is a truly private villa
- Stunning sea views from inside and outside

## What you should know...

- Due to the private location, we would recommend a car, although it is only a 30-minute drive from Dubrovnik

# Terms & Conditions

- Security deposit: €500 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Included in the rental price
- Linen & towels included?: Linen and bath towels included in the rental price
- Pets welcome?: Pets not allowed
- Changeover day: Saturday
- End of stay cleaning included?: Included in the rental price
- Smoking Allowed?: No smoking inside the villa
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Minimum stay: 7 nights
- Tax: Included in the rental price
- Internet access?: WI-FI connection included in the rental price
- Pool heating charge?: For those that require pool heating there will be an additional charge of €20 per day. 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.