

# Adriatic Beach House

Region: Dubrovnik Riviera **Sleeps: 10**

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## Overview

Live the life of luxury in this stunning contemporary villa on the waterfront in an upmarket neighbourhood just ten minutes from one of the most beautiful cities in the world, Dubrovnik.

As you step into the villa you will immediately experience the light that surrounds you. The generous living space has stylish sofas, a state-of-the-art Arital kitchen and a refined dining table, all with superb vistas of the sea. Open the wide doors that lead to the terraces with beautiful B&B Italia outdoor furnishings and the inviting infinity pool or seek shade in the adjacent al-fresco dining area. The perfect place to sip champagne as you gaze at the Adriatic and distant Daksa Islands.

From the terrace you can take the stone stairs down to the water's edge where you will find a pier with sun-loungers, a wonderful place for tranquillity by the turquoise sea and the perfect spot for mooring your yacht.

The Master bedroom will impress you with works of art by some of Europe's greatest artists and an amazing en-suite bathroom with a Jacuzzi overlooking the clear blue sea. There are four further double bedrooms, each featuring Croatian oak flooring and each with their own bath or shower room featuring marble from across the world.

With luxury features such as Persian rugs, Swarovski chandeliers and cool Travertino marbled floors across the living space, the villa has a sophisticated yet homely feel and you will be made to feel warm and welcome. The Villa Manager is at your disposal and many services can be arranged from private chefs to limousine hire.

Lozica is one of the most beautiful parts of this coastline, with rocky beaches, swimming platforms and restaurants all within each reach. The UNESCO World Heritage site city of Dubrovnik is just ten minutes by boat or car or head west to pretty villages of the Dubrovnik Riviera where you can find fine beaches backed with pine forests and olive groves.

For those looking for luxury, sophistication and a prime waterfront location, Adriatic Beach House is sure to exceed your expectations in every way.



## Facilities

Wow Factor • Modern • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • All Bedrooms En-Suite • Satellite TV • Gym/Fitness Room • DVD • Heating • Cot(s) • High Chair(s) • Waterfront • Watersports • Canoeing/Kayaking • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic

# Interior & Grounds

## The Villa

Adriatic Beach House is a 5-bedroom villa on the Dubrovnik coastline that screams Opulence. If you and your guests are in search of a really special villa with a considered interior and spectacular views, Adriatic Beach House may well be for you!

### Ground Floor

- Entrance hall
- Fitness area
- Fully equipped kitchen
- Open plan living area & dining area
- Bathroom

### First Floor

- Office area
- Master bedroom, with en-suite bathroom & Jacuzzi tub
- Bedroom with double bed, en-suite bathroom & Jacuzzi tub
- Bedroom with double bed and en-suite shower room
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### Exterior Grounds

- Private infinity swimming pool
- Outdoor dining & furniture
- Stone stairs down leading to Jetty & stone-lined pier with lounge chairs
- Sun loungers

### Additional Facilities

- Wi-Fi
- TV
- Washing machine
- Iron
- Hairdryer
- Private parking



## Location & Local Information

Aristocrats built their summer residences and Renaissance palaces along this part of the coast in Lozica, one of the most beautiful areas around Dubrovnik. You'll find rocky beaches and concrete swimming areas on the coastline, it's an ideal place for a tranquil holiday in an upmarket location. There are restaurants and bars within walking distance or a further choice a short drive or taxi ride away.

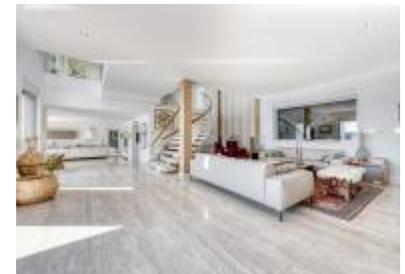
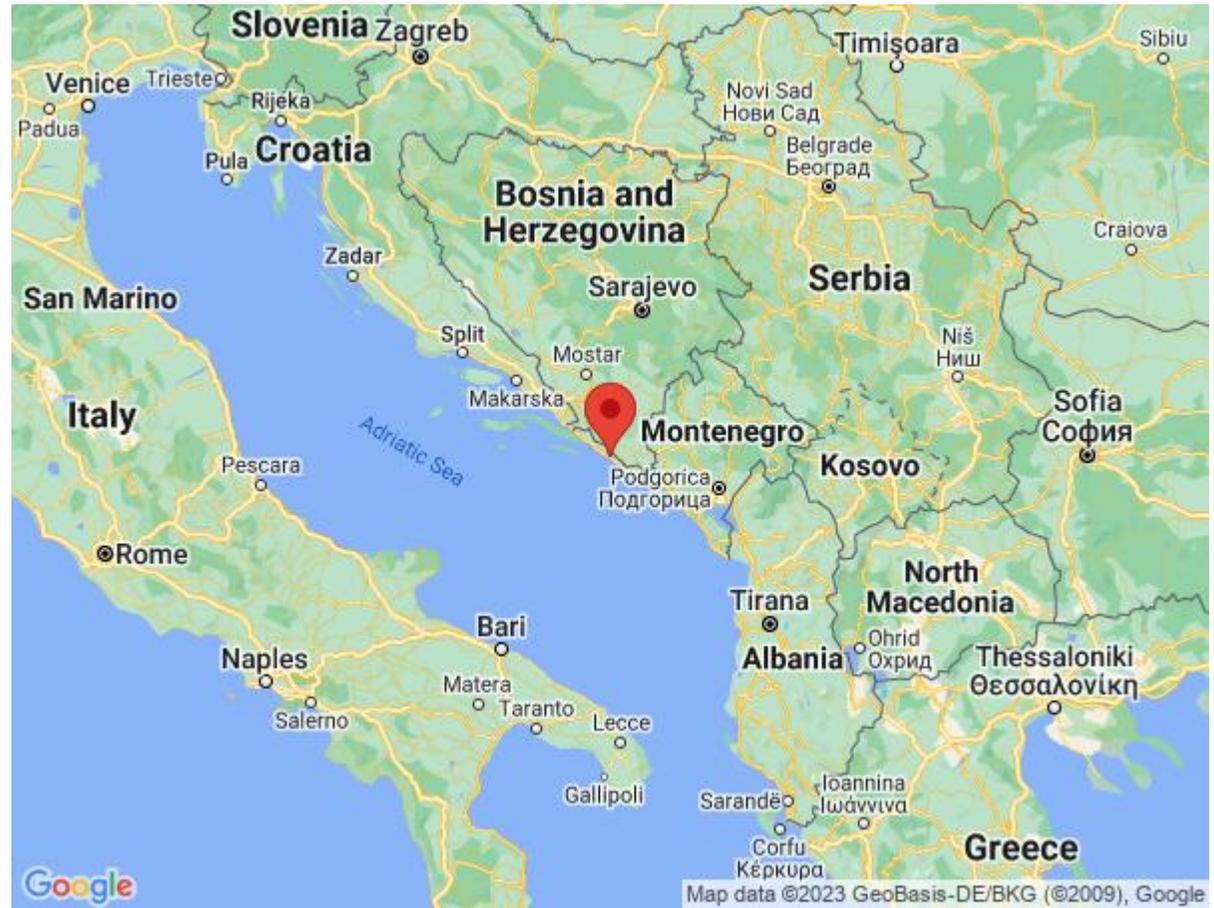
Yet, Dubrovnik is only 10 minutes drive away. Known to be one of the most beautiful cities in the world, Dubrovnik is now a UNESCO World Heritage site with good reason. Walk around the city's medieval walls dating back to the 13th century, discover the Baroque churches and palazzi in the pedestrianised 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.

The rocky beaches of Lozica may appeal to those looking to bathe in the sun in a spectacular setting but younger families only need to take a short drive to longer stretches of beach with a mixture of sand and pebbles, such as Banje Beach just east of Dubrovnik or Uvala beach on Lapad, a stunning area of Mediterranean landscapes and pretty swimming spots and beaches.

There is a wealth of pretty villages and settlements to discover heading west along the Dubrovnik area. Walk along the sea-front promenade in Zaton (6km) and stop in a little restaurant to admire the view with a glass of chilled wine or head a little further to the ancient olive groves and picturesque beach at Orasac (9km). Trsteno (12km) has a natural beauty and a long tradition of culture with many artists and poets living there or drive up the coast to Slano (27km) with its gentle bay backed by pine trees and olive groves.

Being so close to Dubrovnik means you have so many activities on offer with a wide range of watersports nearby such as jet ski, kayaking and parasailing plus boat rental and fishing.

You can also drive inland for further activities in the beautiful Konavle valley (around 40km) where you can explore an area that has retained its old traditions and customs. It's an area wonderful for walkers with many trails and horse-riding is possible in the countryside and remote coastal paths of the region.



# Local Amenities

Nearest Airport	<b>Dubrovnik Airport (25km)</b>
Nearest Village	<b>(Walking Distance)</b>
Nearest Town/City	<b>Dubrovnik (7km)</b>
Nearest Beach	<b>Private plateau beach (Walking Distance)</b>
Nearest Bar/Pub	<b>(Walking Distance)</b>
Nearest Restaurant	<b>(Walking Distance)</b>
Nearest Shop	<b>(Walking Distance)</b>
Nearest Supermarket	<b>Plus Market (3km)</b>
Nearest Tennis	<b>Tennis Center Dubrovnik (8km)</b>

## What we love

- It's all about high-end luxury here with sophisticated furnishings, works of art and sculpture, Persian rugs and Swarovski chandeliers
- Stone stairs lead from the terrace down to the waterfront where you have your own pier with sun-loungers and a jetty for your yacht
- The Villa Manager is at your service for anything you may need to create the most unique and memorable stay for you - from limousine hire to private chefs and more
- It's only 10 minutes from Dubrovnik, known to be one of the most beautiful cities in the world

## What you should know...

- It's quite a number of steps down to the water's edge - not suitable for those with walking difficulties
- Two of the beautiful bedrooms are separate units on the east side of the villa and would be ideal for older teenagers, friends or staff
- The beaches in Lozica are rocky with swimming platforms but there are longer stretches of fine beaches within a few minutes drive
- Dubrovnik in the day can be especially busy during the months of July and August, so may be best enjoyed in the evening

# Terms & Conditions

- Security deposit: €2,000 to be paid in cash upon arrival and to be refunded in full subject to a damage inspection on departure
- Arrival time: 5pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 nights between July - September, otherwise 5 nights.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Tax: Tourist tax included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Cots & Highchairs are on request and may be subject to a fee, please enquire.