

# Villa Florijan

Region: Dubrovnik Riviera **Sleeps: 8**

## Overview

Villa Florijan is two story, modern build filled with all the modern luxuries you need for a peaceful holiday. Sleeping eight guests, villa Florijan is situated near the centre of Dubrovnik, and has views of the surrounding landscape and Adriatic Sea.

The villa's first floor has a spacious living area with large leather sofa's gathered around a flat screen TV, surrounded by homey comforts. The surrounding views can be admired from floor to ceiling windows, with double doors with access to the patio near the dining table and kitchen. Eight high back, white dining chairs gather around the dining table, at the centre of the family space. You will love spending quality family time here, hearing everyone's stories from the day and planning the next adventures for tomorrow. The kitchen is tucked in the corner with a door heading out to the patio. A modern space, with black cabinets, white counter tops and a breakfast bar. The kitchen is equipped with all the modern appliances including coffee machine, kettle, oven, and fridge freezer. From here Floor to ceiling doors lead out onto the patio on the first floor which centres around a long heated pool. Sun loungers line the pool and an alfresco dining table seating eight guests sits towards the kitchen door. Above the dining table and sun loungers there is a retractable cover to provide shade when needed, easily pulled out when the sun is at its highest. The patio runs round the villa to make the most of the beautiful view, watching the world go by from above. From the villa you'll have a view of the Gruž Harbor, and the monumental Franjo Tužman Bridge as well as the peaceful mountains.

Four bedrooms are spread out across the ground floor. Two of the bedrooms have double beds with plenty of storage for you to unpack and make yourselves at home. The third and fourth bedroom have two single beds in each. Two double bedrooms have attached ensuites with shower to freshen up from the day to the evening.

The two twin bedrooms share one separate bathroom with a shower.

Villa Florijan is in the district Lapad, in Dubrovnik. Villa Florijan is only 350 metres from the beach, an ideal location for the whole family to enjoy the Adriatic Sea. You will be able to walk into old town from the villa, taking 15 minutes or catch a local bus that run regularly.



## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers •  
Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach  
• Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Hairdryer  
• Satellite TV • DVD • Heating • Cot(s) • Outstanding Landscapes •  
Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Florijan is a modern four bedroom villa located in Lapad, close to Dubrovnik.

### Ground Floor

- Bedroom with double bed with ensuite bathroom and jacuzzi
- Bedroom with double bed with ensuite bathroom
- Two twin bedrooms with two single beds (with one shared separate bathroom)

### First Floor

- Fully equipped kitchen with dining area
- Spacious living room
- Guest toilet

### Exterior Grounds

- Terrace with swimming pool
- Sunloungers
- Outdoor dining area
- Barbecue

### Additional Facilities

- Air conditioning
- Heating
- Safe
- Alarm
- Internet
- Satellite TV
- Stereo
- DVD
- Hairdryer
- Washing machine
- Dryer
- Baby cot (on request)
- Highchair (on request)



## Location & Local Information

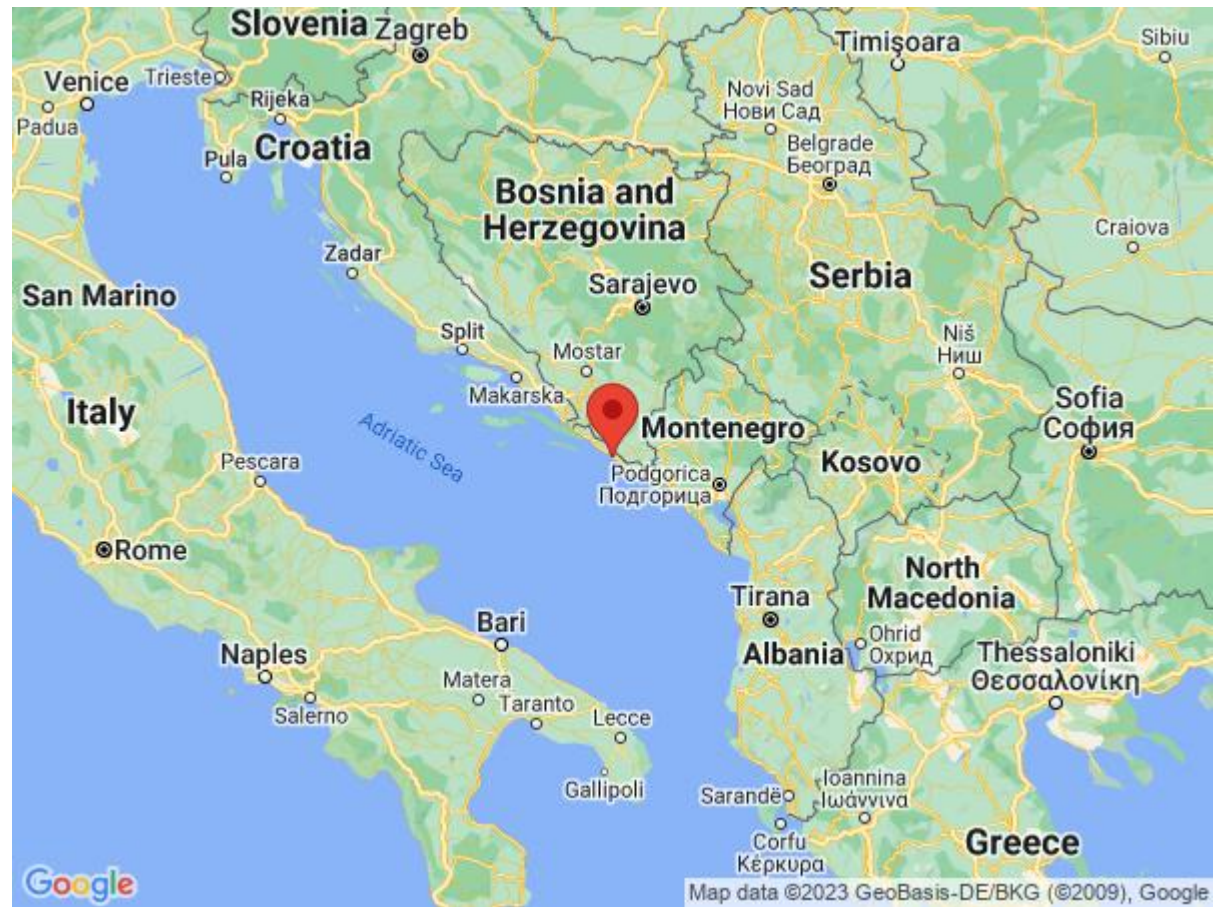
Villa Florijan is a mere fifteen minute walk into the old town of Dubrovnik. Due to its Mediterranean climate, Dubrovnik is guaranteed to have an abundance of sunny days. A maze of terracotta rooftops and narrow streets, Dubrovnik is a tourist hotspot for witnessing the culture and history of this region. The architecture is glorious and filled with sculptures, archways and engravings. Listed as a UNESCO world heritage site, the old town buildings were completed in the 13th century, giving a glimpse into what it looked like all those years ago. The old town was later encircled by a large stone wall which stands today but was completed in the 16th century. The wall runs right up to the shoreline and defines the city's architectural skyline. A popular city walk, the 'walls of Dubrovnik' can easily be self-guided or in a group. The walls of Dubrovnik are 1940 meters long and include an impressive six fortresses. If you wish to explore every inch, it would be wise to plan ahead.

Fortress's are speckled in the Croatian countryside, reflecting on Croatia's historic past. Lovrijenac fortress in Dubrovnik is impressive to visit. Built against a 37 metre rock face, this fortress was built in the 16th century. Today it gives an impressive backdrop to many theatrical performances from local theatres. If you want to see more of the impressive historic walls of the city there are many tours for you to go on.

The architecture of Dubrovnik is rich in history. Rector's Palace is a elegant 14th century palace which is now a museum is an example of how the centuries defined the city. Those who enjoy Game of Thrones will know Dubrovnik was the setting to many scenes in the films, making the most of the historical backdrop for their settings.

Nearby the villa is a beautiful coastline where you can look out over the Adriatic Sea from dramatic cliff ledges. A short walk from the villa is Velik and Mala Petka forest park, a peaceful corner of Dubrovnik filled with trees, hiking trails and views out over the cliffs and sea.

The island Lokrum is a short ferry ride from Dubrovnik and the perfect place to spend an afternoon away from the crowds of the city. The botanical gardens are a beautiful walk while its shores offers quieter coastline to enjoy the calming Adriatic Sea. Families will love hiking through the island to find the Fort Royal at the centre. Offering spectacular views and a glimpse into Croatia's past, children will love envisioning the battles gone by.



## Local Amenities

|                 |                                     |
|-----------------|-------------------------------------|
| Nearest Airport | <b>Dubrovnik Airport<br/>(22km)</b> |
|-----------------|-------------------------------------|

|                     |                                     |
|---------------------|-------------------------------------|
| Nearest City        | <b>Dubrovnik<br/>(1.5km)</b>        |
| Nearest Beach       | <b>Plaza Bellevue<br/>(2.2km)</b>   |
| Nearest Supermarket | <b>Tommy Supermarket<br/>(900m)</b> |

## What we love

- The views from the patio is divine! You are surrounded by mountains the harbours of Dubrovnik and we loved seeing the ships sail in and out of the port.
- Only 15 minute walk into the old town of Dubrovnik, villa Florijan has the perfect location for the whole family to discover the best Croatia has to offer.
- We loved the heated pool, especially with that view!

## What you should know...

- Two of the bedrooms have single beds, great for families with children.
- Dubrovnik is beautiful but can involve a lot of walking if you want to see it all. The streets can be narrow and include a lot of stairs so make sure this is the most suitable terrain for your holiday party.

# Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 3.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes, included in the rental price.
- Heating 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?: Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- Minimum stay: During 01.04.-14.06 & 01.09-30.10 minimum stay 2 nights  
15.06.-10.07 & 20.08.-31.08 minimum stay 3 nights  
11.07.-19.08 minimum stay 7 nights.
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & vaping are not permitted.
- 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.