

# Villa Zvezdana

Region: Dubrovnik Riviera **Sleeps: 14**

## Overview

Boasting spectacular views and an abundance of rustic charm, Villa Zvezdana is a unique property encompassing three separate residences for up to fourteen guests to enjoy. With a private swimming pool, a jacuzzi and a wellness area, the villa is the perfect place to soak up the warm Croatian sunshine whilst exploring the coastal wonders of Dalmatia with your loved ones.

Begin each day with a refreshing dip in the cool waters of Villa Zvezdana's private swimming pool, located upon a secluded stone terrace overlooking the verdant countryside below. Here, the soothing sounds of the natural world will accompany you as you enjoy a leisurely breakfast in the sunshine of the villa's outdoor seating area. Spend the rest of the day lounging by the pool with a book or take off to explore the beautiful Pelješac Peninsula, before returning to the villa in time to enjoy a sunset visit to the relaxing waters of the handmade stone jacuzzi, where enchanting views of the Adriatic Sea await you.

Two of Villa Zvezdana's residences are traditional Dalmatian houses which have been lovingly renovated, while the third house is new. This residence has been built to echo the authentic architecture of the region, with charming green shutters which open onto views of the swimming pool. The villa also features a delightful outdoor playground space where children can gather together for fun in the fresh air.

The first of Villa Zvezdana's renovated stone houses offers guests one delightful double bedroom and one twin bedroom on the ground floor, as well as a well-appointed kitchen with a dining area and a comfortable lounge with a flatscreen TV. The bathroom is located in a separate building beside the house, in keeping with the villa's traditional feel. This residence also features a self-contained attic suite with an en-suite bathroom, perfect for anyone in search of a little extra privacy during their stay.

Located next door, the villa's second residence offers a fully equipped kitchen, a lounge area, an entertainment room with a games console and a bathroom on the ground floor. Upstairs, there are two double bedrooms with characterful stone walls and exposed wooden beams, creating a restful, welcoming ambience. Behind the house, a separate unit is home to a private home gym.

Villa Zvezdana's new residence also boasts two double bedrooms, as well as



a charming kitchen, a cosy living room and a modern bathroom. With fabulous outdoor dining and lounge areas overhung with lush foliage or bathed in sunshine, as well as plenty of quiet nooks and crannies to enjoy, this sprawling stone villa is the perfect place to escape from it all and immerse yourself in the stunning natural beauty of the Dalmatian coastline.

## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • BBQ • Hairdryer • TV • Gym/Fitness Room • Games Room • Cot(s) • High Chair(s) • Walking/Hiking Paths • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Villa Zvezdana is a collection of three old Dalmatian houses, renovated with a mix of modern and old styles.

### *House One*

- Kitchen and living room
- Two bedrooms on the ground floor
- Attic with one-bedroom
- Family bathroom

### *House Two*

- Kitchen and living room
- Two bedrooms
- Gaming room with a PlayStation
- Family bathroom

### *House Three*

- Kitchen with a living room
- Two bedrooms
- Bathroom

### *Outside Grounds*

- Private swimming pool
- Handmade stone jacuzzi
- Terrace with sun loungers and parasols
- Outdoor dining area
- Covered lounge area
- Barbecue
- Small gym
- Children's playground

### *Additional Facilities*

- Air conditioning
- Wi-fi
- Television
- Hairdye
- Iron & ironing board
- Washing machine
- Baby cot
- Highchair

## Location & Local Information

Ideally situated towards the tip of the idyllic Pelješac Peninsula, the pretty port town of Orebi? is located opposite the island of Kor?ula, with seemingly endless views of the sparkling turquoise waters of the Adriatic Sea. While the town was once famous for its bustling maritime industry, today it is home to some of the most picturesque beaches along the Dalmatian coastline.

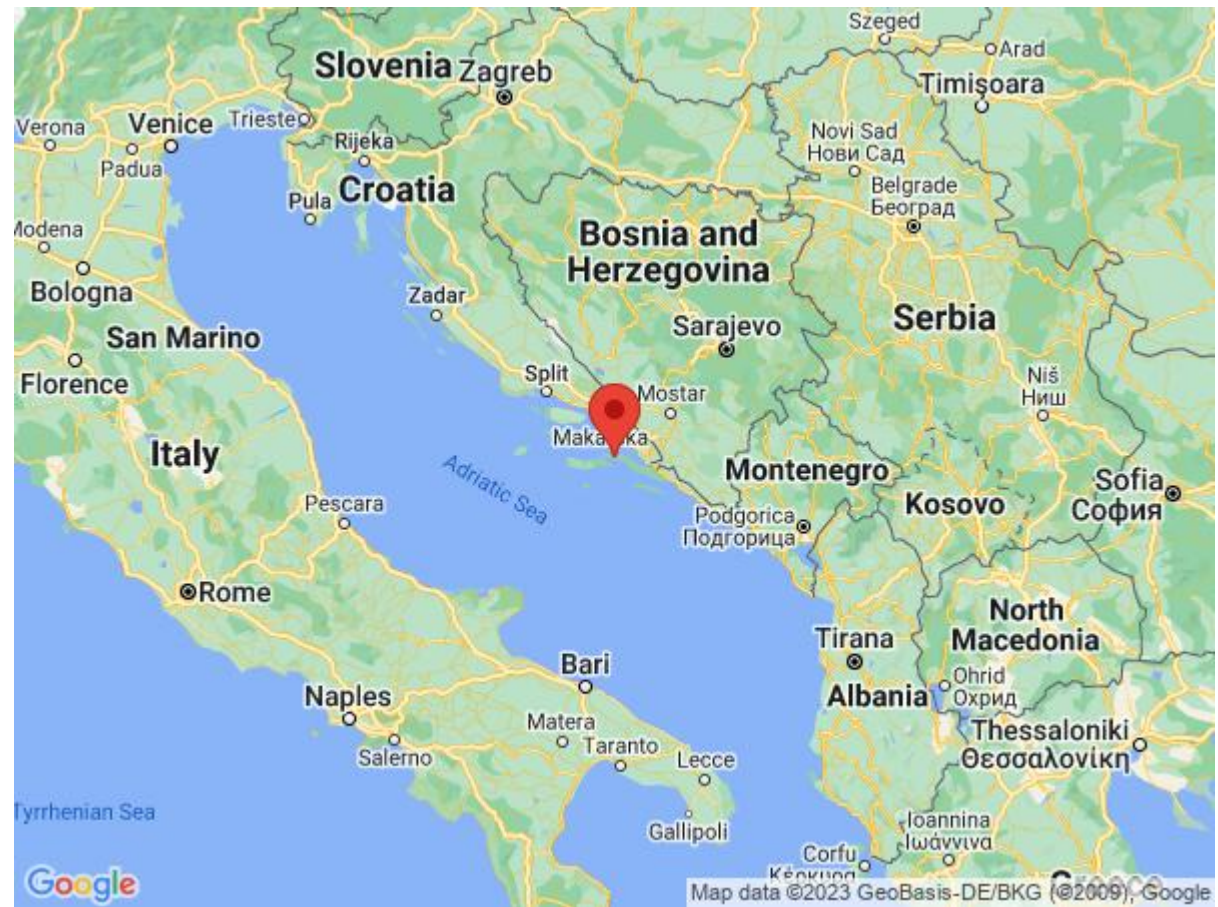
Villa Zvezdana is overlooked by the majestic limestone peak of Sveti Ilija, one of Croatia's most famous hiking destinations, popular with locals and visitors alike. A trekking trail from Orebi? to the tranquil countryside village of Viganj offers nature lovers a great way to spend a sunny afternoon, with sweeping views of the coastline. The route is roughly seven kilometres in total, passing through the peaceful hamlet of Bilopolje and along the secluded beaches of Viganj, where you can stop for a refreshing dip in the crystal-clear waters of the ocean.

Closer to home, the popular Trstenica Beach offers more stunning swimming spots, as well as a long stretch of sand and plenty of opportunities for watersports. Here, visitors can enjoy jet skiing, sea kayaking and snorkelling, as well as a wide range of other aquatic adventures. After a day spent splashing in the crystalline waters or lounging on the sand, make your way to the promenade for a leisurely lunch in the sunshine.

A boat trip to the beautiful island of Kor?ula takes approximately fifteen minutes from the port at Orebi?, offering visitors the chance to explore an enchanting medieval town that is known for being the birthplace of Marco Polo. With the labyrinthine cobbled streets and charming bars and restaurants of the old town of Kor?ula, as well as a treasure trove of hidden beaches and endless rolling olive groves, the island perfectly encapsulates the scenic beauty that Croatia's coastline has to offer. Here, visitors can also enjoy winery tours, with intimate wine tastings in historic cellars offering a fascinating glimpse into this region's ancient connection with its land.

Back on the shores of Orebi?, bikes can be rented for those who wish to spend the day cycling in the sunshine. Pack a picnic and cycle to the Franciscan monastery of Our Lady of Angels, perched on a hilltop to the west of town. Constructed in the fifteenth century, the monastery offers spectacular views of the Adriatic Sea. In times gone by, weary sailors would raise their sirens in gratitude upon spotting the monastery in the distance. Today, the monastery is still home to the religious icon Our Lady of Angels, which was once claimed to protect travelling sea captains.

After another day of exploring the coastal gems of the Pelješac Peninsula, make your way home to Zvezdana in time for a delicious sunset dinner and a



glass of local wine on the stone terrace. Later on, visit the villa's handmade jacuzzi and feel the day's adventures melt away as the stars begin to appear.

## Local Amenities

Nearest Airport	<b>Dubrovnik Airport (128km)</b>
Nearest Town	<b>Orebi? (2.3km)</b>
Nearest Beach	<b>Trstenica Beach (1km)</b>
Nearest Supermarket	<b>Ribola Orebi? (0.9km)</b>

## What we love

- Relax on Villa Zvezdana's beautiful stone terrace, where the views of the Adriatic Sea from the jacuzzi at sunset are truly unforgettable.
- The Pelješac Peninsula is a feast for all the senses – from the taste of locally produced olive oil to the scent of the pine trees along secluded beaches, with stunning views of the Dalmatian Islands in the distance.
- We highly recommend a visit to the enchanting island of Korčula, where we wandered the cobblestone streets of the old town before indulging in an intimate tasting at a local wine cellar.

## What you should know...

- Villa Zvezdana encompasses three separate residences with seven bedrooms in total. The villa can accommodate up to fourteen guests.
- We recommend that children remain supervised whilst playing by the villa's swimming pool.
- Take care on the steps of the villa's stone terrace, which may be uneven in some places.

# Terms & Conditions

- Security deposit: €300 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 2.00 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: 7 nights. All other durations on request.
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & vaping are not permitted.
- Tax: Included in the rental rate.
- 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.