

Villa Ausha

Region: Dubrovnik Riviera **Sleeps: 10**

Overview

Surrounded by the scenic limestone hills and Mediterranean greenery of Dubrovnik, Villa Ausha is a contemporary five-bedroom property within walking distance of the medieval old town and the sparkling Dalmatian coast. Spread across three floors and boasting a secluded garden, a sun-drenched terrace and a private swimming pool, up to ten guests can relax and unwind in peace whilst soaking up the spectacular natural beauty of the villa's surroundings. With modern facilities and a superb setting, Villa Ausha is the perfect place for a relaxing and rejuvenating retreat in Dubrovnik.

Each morning, bright blue skies and the gentle sea breeze will draw you outside to the villa's private terrace, where you can sip a freshly brewed cup of coffee whilst relaxing in the shaded outdoor lounge area. Enjoy a leisurely dip in the swimming pool as you bask in the morning sunshine, surrounded by leafy trees, before stretching out on a comfortable poolside sun lounger. The heated swimming pool boasts hydro-massage settings, a counter-current stream and a relaxing waterfall feature, while the villa's charming garden features a tranquil pond. Later, everyone can gather to enjoy a delicious barbecue at the covered outdoor dining area, lingering over a glass of wine at sunset.

Stepping inside Villa Ausha's newly renovated interior living space, guests will be delighted to find an airy oasis with a contemporary open-plan layout. The living space features a welcoming lounge area with a large corner sofa and a flatscreen TV, inviting guests to curl up and unwind after a day exploring the coastal wonders of Dubrovnik. Adjacent to the lounge area, a modern dining area flows seamlessly into a sleek, fully equipped kitchen. Complete with ample counter space and a range of modern appliances, the kitchen is a culinary enthusiast's dream! The villa's ground floor also features a convenient laundry room and a WC.

Upstairs, the first floor of Villa Ausha features three bedrooms, each offering relaxed, understated décor and a restful ambience. Each bedroom has a queen-size bed and a modern en-suite bathroom with a walk-in shower. There are two more bright and spacious double bedrooms on the second floor, also featuring queen-size beds and en-suite bathrooms with walk-in showers.

Boasting a fantastic location and plenty of contemporary Mediterranean charm, Villa Ausha provides up to ten guests with the perfect base from which



to explore the treasure trove of coastal gems that Dubrovnik has to offer.

Facilities

Villa/House • Modern • Private Pool • Ideal for Babies & Toddlers • Air-Con • Pets on Request • Walk to Village • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • TV • Heating • Parking Space • Tourist Towns & Villages

Interior & Grounds

Ground floor

- Fully equipped spacious kitchen
- Large open living room with sofa, TV and pool view
- Dining area with 12 seats
- Laundry room with washer and dryer
- Guest toilet

First Floor

- Three bedrooms with queen size beds with private en-suite bathroom with shower

Second Floor

- Two bedrooms with queen size beds with private en-suite bathroom with shower

Exterior Grounds

- Private heated swimming pool*
- Barbecue
- Outside dining area
- Lounge sitting area
- Parking for two vehicles

Additional Facilities

- Air Conditioning (all rooms),
- Wi-fi
- Satellite TV
- DVD player
- Coffee maker
- Washer/dryer,
- Iron & ironing board
- Hairdryer

**The pool temperature is set to 25C/77F and cannot be changed by guests.
The pool heater will not function when air temperature is at or below 15C/59F.*



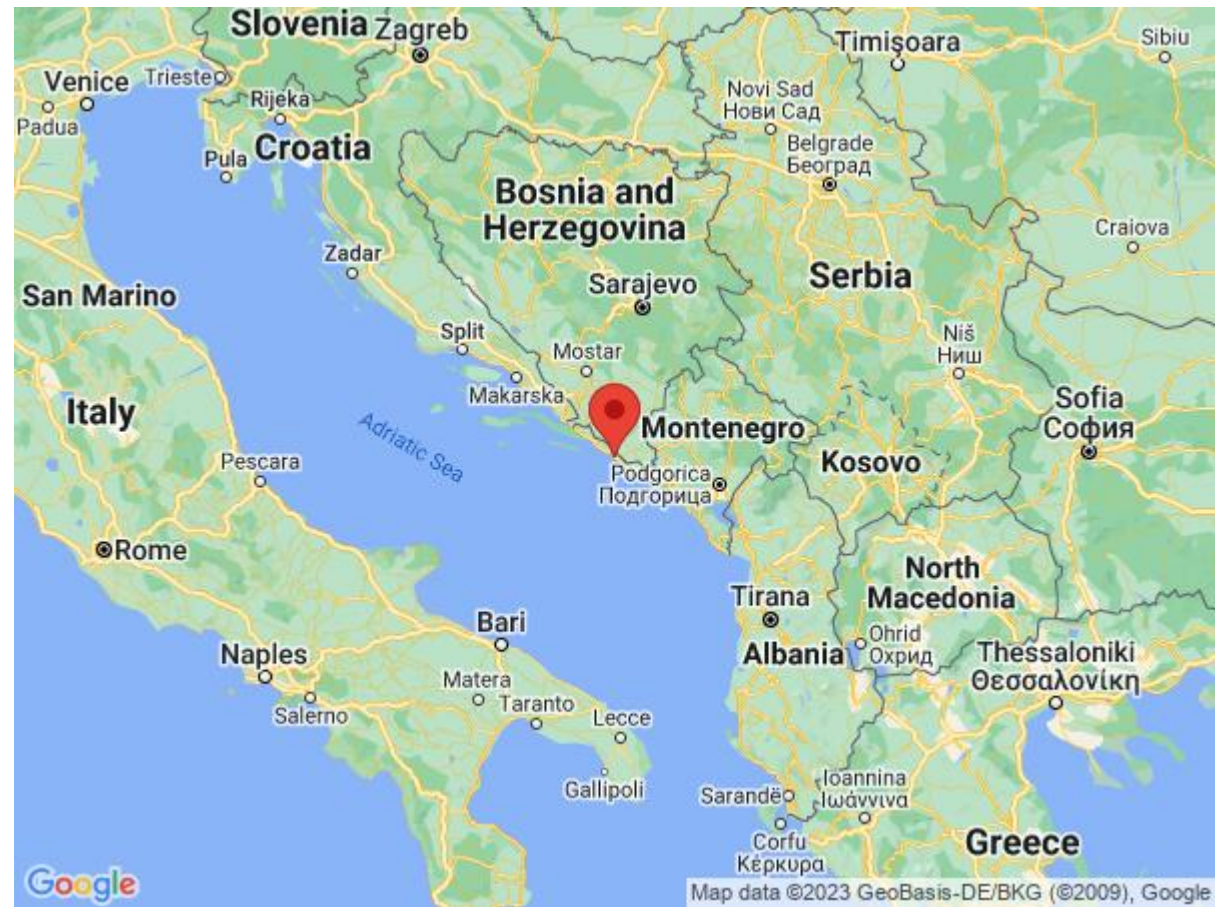
Location & Local Information

The ancient, labyrinthine streets of Dubrovnik offer the perfect excuse to spend the afternoon wandering in the sunshine, taking in the city's wonderful cultural landmarks. A UNESCO World Heritage site, Dubrovnik's medieval old town is home to a magnificent Baroque cathedral, enclosed within imposing fortress walls which offer sweeping views of the city. After a day spent enjoying the city's historic sites and bustling marketplaces, visit a local tavern to sample traditional Dalmatian delicacies such as black squid ink risotto or pašticada, a slow-cooked beef and pasta dish. A sip of rakija, a local brandy made from plums, pomegranate and other fruits, is a tasty way to finish a leisurely meal in Dubrovnik. Meanwhile, intimate wine tours and olive oil tastings are another great way to get to know the city's rich gastronomy.

For a different kind of day out, why not visit Mljet National Park, a stunning nature park located on its own green island? Ferries to the legendary shores of Mljet depart from Gruž harbour, under a ten-minute drive from Villa Ausha. An hour-long journey across the turquoise waters of the Adriatic Sea will take you to the pretty port village of Sobra, where you can rent a bicycle or catch the bus to reach the untouched natural beauty of the national park. Home to hidden beaches, woodland walking trails and beautiful saltwater lakes - including the Great Lake, which features a small island with a twelfth-century monastery - the island is a hiker's paradise. Pack a picnic full of delicious local produce and spend the day here, basking in the sunshine and the unforgettable scenery.

Beyond the city streets of Dubrovnik, the shimmering Adriatic coastline beckons, offering visitors a treasure trove of rugged beaches to explore. Only a ten-minute stroll from the old town, Dan?e Beach is a secluded cove where locals like to take early-morning swims in the crystal-clear water. The nearest beach to the city is pebbly Banje, just a few minutes from Plo?e Gate. The shallow waters of Banje are excellent for family-friendly swimming, while the beach's close proximity to the city makes it a very popular spot during the summer season. Roughly a ten-minute drive from Villa Ausha, on the peninsula of Babin Kuk, Copacabana Beach is ideal for the whole family, with plenty of convenient amenities and water sports facilities. Meanwhile, the spectacular Elaphiti islands of Kolo?ep, Lopud and Šipan offer secret sandy coves, ideal for sea kayaking adventures.

After another exciting day exploring sun-soaked Dalmatia, make your way home to Villa Ausha in time for a sunset swim before relaxing on the terrace as the stars begin to appear.



Local Amenities

Nearest Airport	Dubrovnik Airport (21km)
Nearest City	Dubrovnik (4.8km)
Sightseeing	Dubrovnik Old Town (2.5km)
Nearest Beach	Plaza Bellevue (0.7km)
Nearest Supermarket	Studenac Market (1.7km)

What we love

- We still dream about sipping coffee on the secluded terrace at Villa Ausha, soaking up the morning sunshine and the Mediterranean greenery before taking a dip in the private swimming pool.
- We loved the villa's fabulous setting near the old town of Dubrovnik, where we spent sunny afternoons wandering along the city walls and exploring local marketplaces.
- We adored kayaking around the hidden coves and inlets of the stunning Elaphiti Islands.
- We highly recommend hopping on the ferry to take in the breathtaking saltwater lakes of Mljet National Park.

What you should know...

- For larger groups Villa Jewel is located next door, able to accommodate an additional ten guests.
- Villa Ausha is located roughly 900m away from Dubrovnik's old town. There are steep stairs leading up to the villa and into the town. A local bus service is also available.
- We recommend that young children remain supervised whilst playing near the swimming pool.
- Pets are welcome upon request.

Terms & Conditions

- Arrival time: 17:00 - 23:00
- Departure time: 10:00
- 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.
- 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?: Extra €50, paid to Oliver's Travels. 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 garbage 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: 3 nights. All other durations on request.
- Changeover day: Flexible
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €10 per pet per day will apply (paid locally).
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Tax: Tourist Tax of approximately €2.00 per person per night for over 17's and 50% less for 12-17 year old's is not included in the rental price and will need to be paid locally in cash or by card on arrival.
- 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: Cot and Highchair available on request for 5€ per night each (paid locally).