

Villa Aviva

Region: Dubrovnik Riviera **Sleeps: 12 - 14**

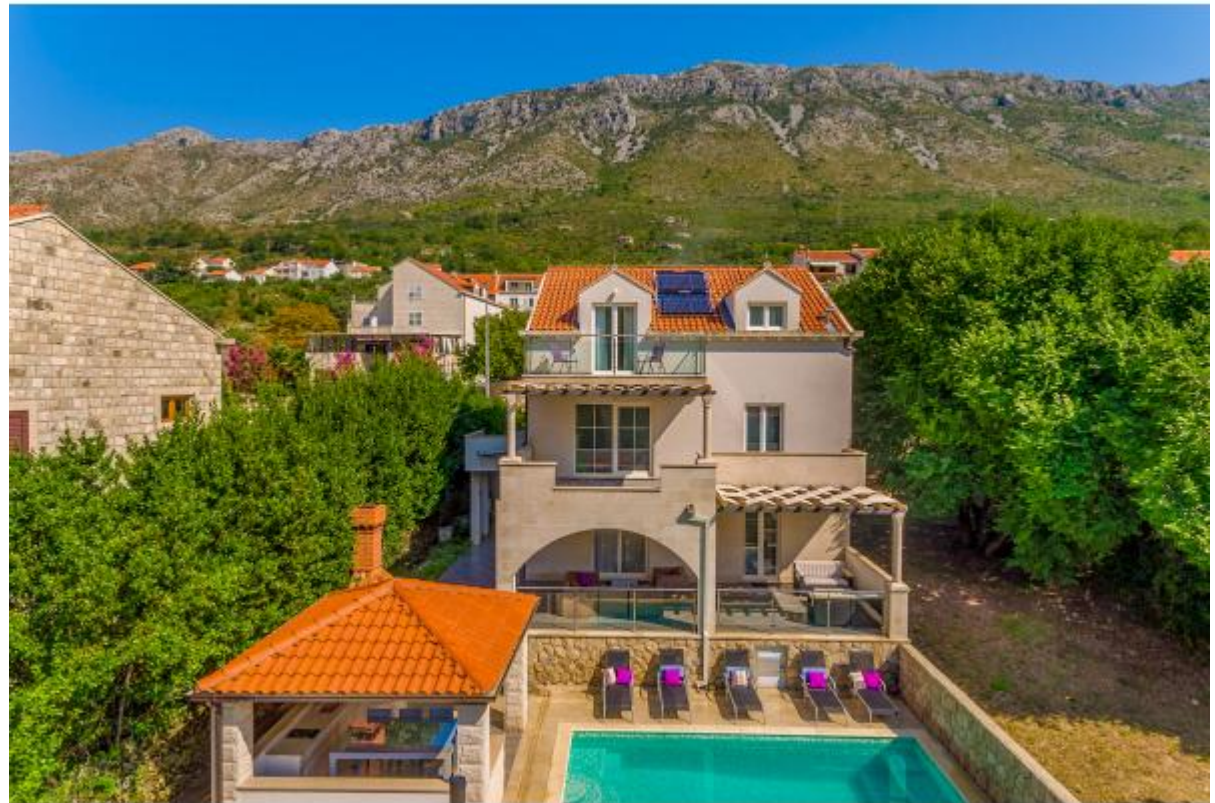
Overview

Surrounded by spectacular natural beauty, Villa Aviva is a fabulous six-bedroom property with modern facilities and enchanting views of the serene River Ombla. Ideally situated in the peaceful suburb of Mokošica, only a twenty-minute drive from the medieval streets of Dubrovnik's old town, the spacious villa features a sun-drenched terrace, a private swimming pool, a summer kitchen, a fitness zone and a relaxing sauna. With the beautiful beaches of the Dubrovnik Riviera within easy reach, Villa Aviva is the perfect place to enjoy a rejuvenating retreat with your loved ones while exploring southern Dalmatia's coastal wonders.

Each morning, bright blue skies and the gentle sea breeze will draw you outside to the villa's split-level terrace, where you can enjoy a refreshing dip in the private swimming pool or sip a freshly brewed cup of coffee in the comfort of the shaded outdoor lounge area. Comfortable poolside sun loungers may tempt you to spend the rest of the morning unwinding in peace before enjoying a family basketball tournament or a game of table tennis in the sunshine. When evening comes, gather everyone to enjoy a delicious barbecue at Villa Aviva's covered outdoor dining area, complete with a summer kitchen and a traditional Dalmatian grill. The terrace is ideal for a sunset feast before you spend the night relaxing with a glass of wine under the stars.

Villa Aviva's interior living spaces are spread across three floors. On the ground floor, there is a bright and airy living space with a contemporary open-plan layout. The living space features a welcoming lounge area with a comfortable corner sofa and a flatscreen TV, inviting guests to curl up and unwind after exploring the labyrinthine streets of Dubrovnik. Adjacent to the lounge is a charming dining area leading into a fully equipped kitchen. Two delightful double bedrooms and two modern family bathrooms are also located on the villa's ground floor.

An external staircase leads up to the first floor of Villa Aviva, where guests will find a spacious home gym and games room with table tennis, darts, fitness equipment and a relaxed seating area. After a refreshing afternoon of island hopping, you can visit the villa's infrared sauna to feel the day's adventures melt away. Also located on the first floor is a bathroom with a walk-in shower and a double bedroom. This room can also be arranged as a twin room upon request.



An internal staircase leads to the villa's second floor, where three double bedrooms offer understated décor and a cool, restful ambience. The spacious master bedroom features a king-size bed and opens onto a private balcony with dreamlike river views. The second bedroom offers a queen-size bed, while the third double bedroom on the upper floor can also be arranged as a twin room. Each of the bedrooms also boasts a modern en-suite bathroom with a shower.

A local shop is just 500m away from Villa Aviva, while a bus stop that provides a frequent summer service to the old town of Dubrovnik is just 50m away. Buses run every fifteen minutes during the summer season, or you can drive for twenty minutes to reach the lively streets of the historic town centre. The nearest beach is roughly two kilometres away, while the Dubrovnik Riviera offers a treasure trove of hidden coves and inlets to explore.

Facilities

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

Interior & Grounds

Ground Floor

- Fully equipped kitchen with large dining table
- Open plan living area
- Two double bedrooms
- Two bathrooms

First Floor

- Game room equipped with gym equipment, ping pong table and darts infrared sauna
- Bathroom with shower
- Bedroom with double bed*

Second Floor

- Bedroom with a king size bed and a private balcony and en-suite bathroom with shower
- Bedroom with a queen size bed en-suite and bathroom with shower
- Bedroom with double bed and en-suite bathroom with shower

Exterior Grounds

- Private swimming pool**
- Terrace with sun loungers
- Covered outdoor dining area
- Barbecue
- Covered lounge area
- Basketball hoop
- 3 private parking places

Additional Facilities

- Air conditioning
- Wi-Fi
- Satellite TV
- Washing machine
- Iron/ironing board
- Hairdryer

*Bedroom can be converted into a twin on request

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



Location & Local Information

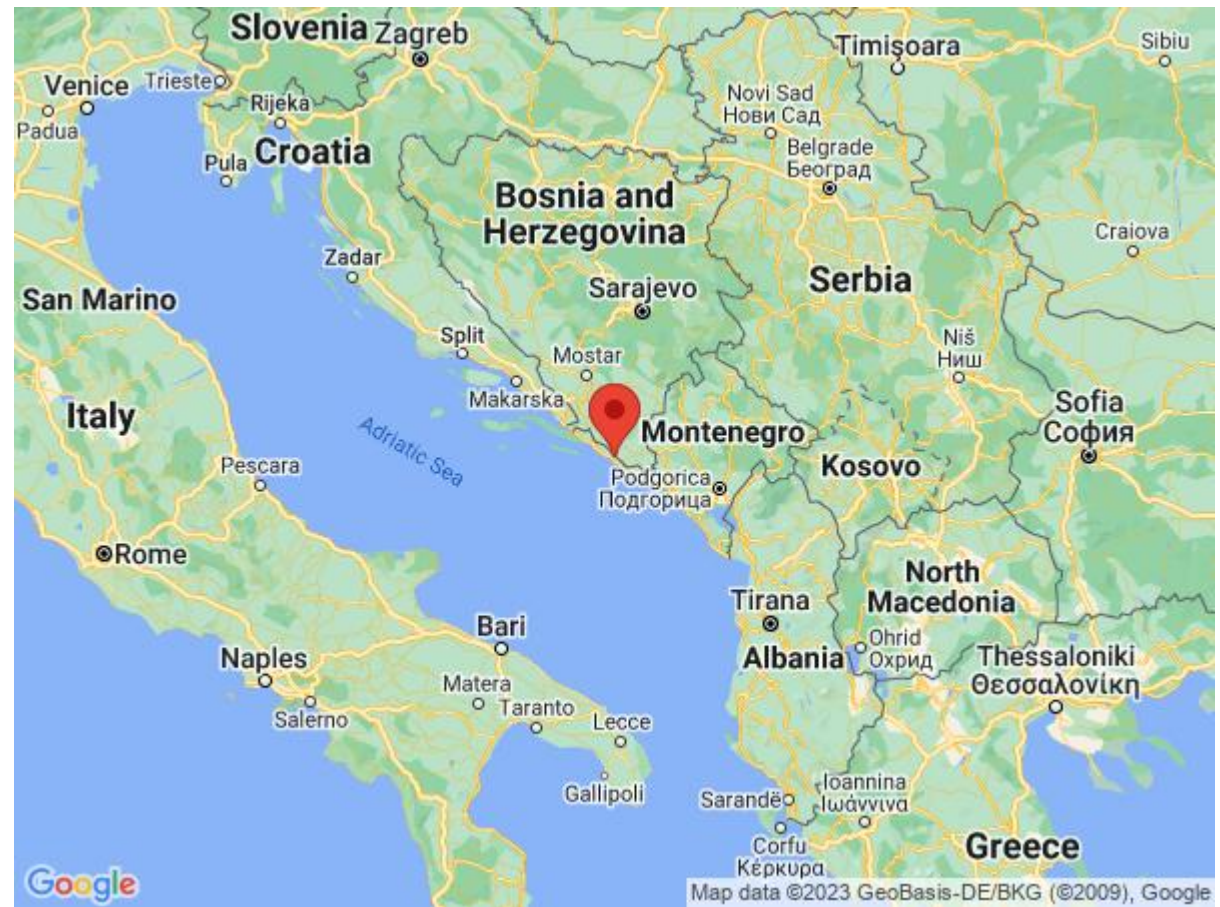
Situated just 80m away from the turquoise waters of the Ombla River, Villa Aviva boasts a scenic location in Mokošica, with the ancient heart of Dubrovnik only a short drive away. The peaceful suburb of Mokošica enjoys a picturesque setting, surrounded by the majestic mountains of Dalmatia. With its spectacular coastline of bays and inlets, Mokošica boasts delightful swimming spots such as Svjetionik Beach and Rijeka Beach, with crystal-clear waters and stunning natural surroundings. The renowned ACI Marina Dubrovnik is located 4.3km away, near the source of the Ombla, and holds Blue Flag recognition.

Only twenty minutes away from Villa Aviva by car, the labyrinthine streets of Dubrovnik offer the perfect excuse to spend the day 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 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 off a leisurely meal in Dubrovnik. 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? 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 lively 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, Danje Beach is a scenic 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 Ploče 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. Meanwhile, the spectacular Elaphiti islands of Koločep, 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 Aviva in time for a sunset swim before a relaxing barbecue on the terrace as the stars begin to appear.

Local Amenities

Nearest Airport	Dubrovnik Airport (25.5km)
Nearest City	Dubrovnik (10km)
Sightseeing	Dubrovnik Old Town (10.5km)
Nearest Beach	Rijeka Beach (1.5km)
Nearest Supermarket	Studenac Market (0.45km)

What we love

- We still dream about spending the evening relaxing on Villa Aviva's secluded terrace, where we enjoyed delicious barbecues at sunset, sipping wine until the stars began to appear.
- We adored the villa's picturesque setting in Mokošica, surrounded by Dalmatia's lush green hills and turquoise waters!
- Mokošica is just a twenty-minute drive from the labyrinthine streets of Dubrovnik's old town! We loved wandering along the city walls and exploring local marketplaces in the sunshine.
- We highly recommend a boat trip to the enchanting natural beauty of the Elaphiti Islands, where we spent an unforgettable afternoon kayaking around secluded coves and inlets.

What you should know...

- Villa Aviva features six bedrooms and a sofa bed in the main living space, accommodating up to fourteen guests.
- Young children should remain supervised while playing near the villa's swimming pool.
- Many of Dubrovnik's beautiful beaches are pebbly – we recommend comfortable aqua shoes!

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 60€, 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 high chair are available on request at an additional price of €5 each per night.
- Other 2: Possibility to accommodate 2 extra persons on the sofa bed in the living room (additional cost).