

# Villa Ruina

**Region:** Zaton **Sleeps:** 7

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## Overview

Villa Ruina, nestled just a ten-minute drive from Dubrovnik on the picturesque Adriatic coast, is a true gem of luxurious coastal living. This two-storey, detached, stone-built villa boasts 200 square meters of ultra-luxury living space, featuring a classic nautically themed interior throughout. The villa's prime location offers breathtaking sea views and immediate access to the beach, making it a dream destination for those seeking the ultimate coastal retreat.

The ground floor of Villa Ruina has an inviting open-plan living space, where sliding doors lead to a sea-view patio terrace. The nautical theme is evident throughout, with navy and white hues dominating the decor. A spacious seating area beckons, complete with a built-in corner navy and white sofa, matching armchair and footstool, a white coffee table, and a sideboard housing a flat-screen satellite TV. A six-seat dining set provides a perfect spot for shared meals, and a fully-equipped modern kitchen with a coffee counter featuring a Nespresso coffee maker ensures that culinary needs are well catered to. The villa is also adorned with art by Mersed Berber, adding a touch of artistic elegance to the interior.

Upstairs, Villa Ruina offers four stylishly furnished bedrooms. The master bedroom boasts a king-size bed, an ensuite bathroom, and a sea view balcony, making it a serene sanctuary. Two additional bedrooms feature king-size beds and equally mesmerising sea views, while a fourth bedroom offers a single bed with equally captivating vistas. A shared bathroom on this floor completes the accommodation facilities, equipped with a bath, hand basin, and WC.

The exterior of Villa Ruina is as exquisite as its interior. The sea-view terrace and Mediterranean gardens continue the nautical navy and white theme, creating a harmonious outdoor living space. An inviting infinity swimming pool is perfect for a refreshing dip, surrounded by sun loungers, parasols, and an outdoor shower for convenience. A curtained pergola and two circular navy and white sea-view sofas provide comfortable spots for relaxation. There's also a soft seating set, an eight-seat dining set, a barbecue, and a summer kitchen for al fresco dining. For those looking to stay active, fitness equipment and table tennis are available, and beachfront access is just steps away.

Villa Ruina offers modern amenities for a seamless stay, including air



conditioning, Wi-Fi, satellite channels, cable TV, a safety deposit box, and a fully-equipped kitchen with a dishwasher, oven and hob, fridge, Nespresso coffee maker, juicer, blender, and washing machine. With parking available on-site, Villa Ruina ensures a comfortable and luxurious experience for up to seven guests seeking an idyllic coastal retreat on the Adriatic coast.

Facilities

Villa/House • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Beach • <1hr to Airport • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • TV • Table Tennis • Cot(s) • High Chair(s) • Parking Space • Seaview • Watersports • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips • Seafront

# Interior & Grounds

## *Interior*

- Fully equipped kitchen
- Open plan living, dining area
- Bedroom 1 - 1 single bed, shared bathroom, sea view
- Bedroom 2 - King-size bed, shared bathroom, sea view
- Bedroom 3 - King-size bed, shared bathroom, sea view
- Bedroom 4 - King-size bed, en-suite bathroom, sea view

## *Exterior*

- Private infinity swimming pool
- Covered seating area
- Covered dining area
- Sunbeds
- Access to sea
- Summer kitchen

## *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- TV
- Dishwasher
- Microwave
- Coffee machine
- Blender
- Juicer
- Washing machine
- Iron & board
- Drying rack for clothes
- Safe
- Hairdryer
- Cot (on request)
- Highchair (on request)
- Fitness equipment
- Table tennis
- Parking
- Barbecue





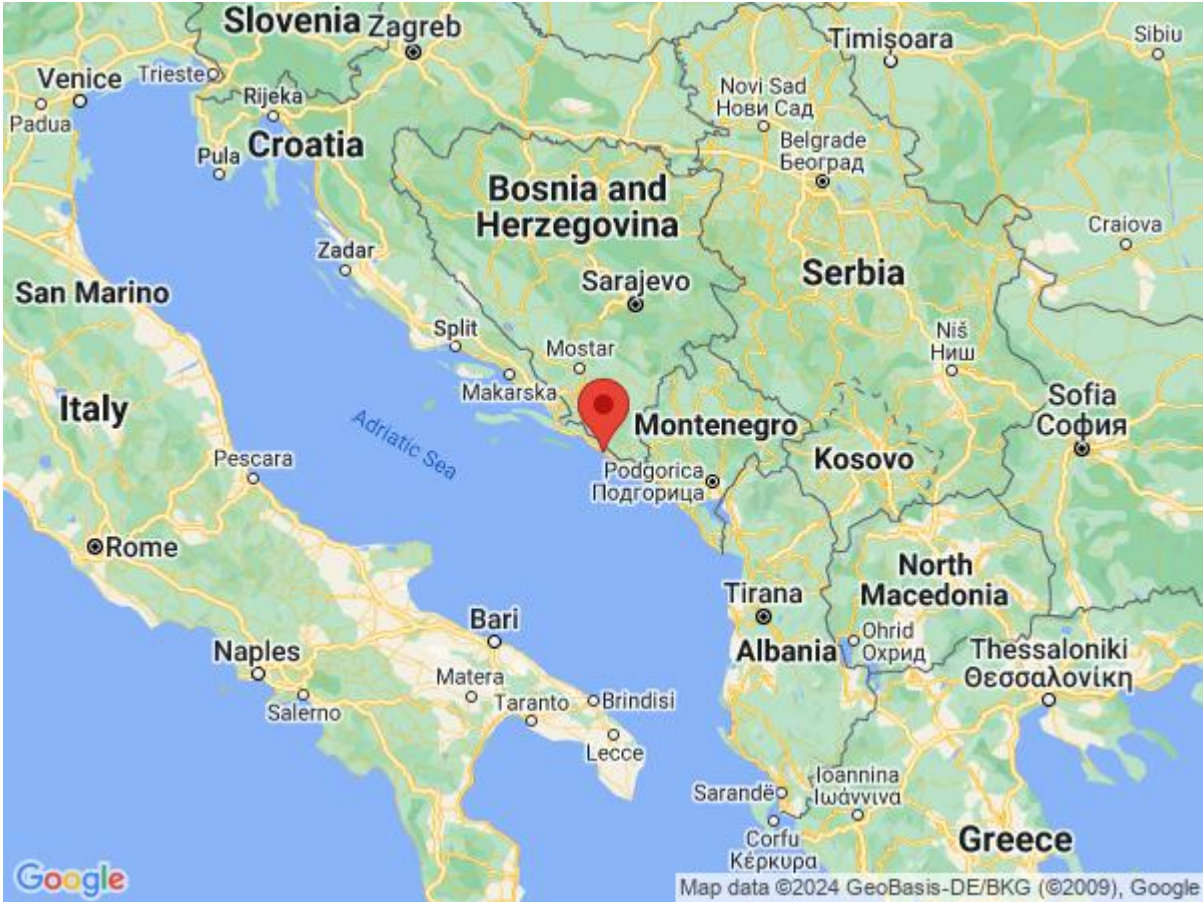
## Location & Local Information

Villa Ruina offers a luxurious escape on the stunning Croatian coastline, providing an idyllic retreat for those seeking a perfect blend of relaxation and adventure. This sea-view beachfront villa, boasting a private infinity pool and a meticulously maintained Mediterranean garden, promises an unforgettable experience just ten minutes from the historic city of Dubrovnik. Travel convenience is ensured by the proximity of Dubrovnik International Airport, located a scenic 20-minute drive away.

For beach lovers, the villa has immediate seafront access and is surrounded by some of the region's finest shores, with Banje Beach and Sveti Jakov Beach being notable options. Water sports enthusiasts will find a variety of activities, such as snorkelling, kayaking, and jet-skiing readily available.

Sports enthusiasts can explore hiking and biking trails, while the villa's location also opens doors to boat trips to nearby islands and coastal adventures. History buffs can take the short trip to Dubrovnik's iconic Old Town, a UNESCO World Heritage site, to explore its historical sights and immerse themselves in the local culture.

Evenings at Villa Ruina are equally enchanting, with the villa itself offering a serene ambience for relaxation. For those seeking dining options, Dubrovnik's vibrant culinary scene awaits, offering many dining choices, from traditional Croatian cuisine to international delights. With its prime location and luxurious amenities, this exquisite villa truly epitomizes the charm of coastal living in Croatia.



## Local Amenities

Nearest Airport	Dubrovnik Airport (25 km)
Nearest Ferry Port	Dubrovnik Port (5.8 km )
Nearest Town	Mokošica (2.9 km )
Nearest City	Dubrovnik (7 km )
Nearest Shop	Plus Market (2.6 km )



Nearest Beach

Swim platform  
(Walking distance)

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## What we love

- We love everything about Villa Ruina, especially the seafront access to the azure waters of the Adriatic Sea.
- We couldn't get enough of those mesmerising sea views, from sunrise on the balcony to sunset cocktails on the terrace, watching the yachts sail by.
- The interior décor at Villa Ruina is exquisite, original art complements the navy and white nautical theme throughout for an impressive effect.
- The exterior living space at Villa Ruina is out of this world, billowing curtained pergolas home to soft seating and an infinity swimming pool is a little bit of heaven.
- Dining alfresco at the eight-seater dining set with family and friends under a twinkling sky is what holiday memories are made of.

## What you should know...

- Only the master bedroom is ensuite, the other bedrooms share a family-style bathroom with a bathtub.
- The sunbathing platform is not enclosed, please make sure your younger ones are always accompanied.

# Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 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: 3 nights.
- Changeover day: Flexible.
- Pets welcome?: On request only and with prior agreement with the owner. Charges may apply.
- 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.