



## FACTS

- Sleeps: 8 guests
- Prices: upon request
- Bedrooms: 4

## SERVICES

- All linen and utilities

## VILLA DUBR-3092 DUBROVNIK AREA, CROATIA

### DESCRIPTION

Architectural masterpiece, split levels, great views, private beach

Located in the area of Dubrovnik called Lozica, the luxury villa is a unique, award-winning architectural masterpiece which has the purity and elegance of the Mediterranean Sea in its character. It offers you tranquillity and privacy and at the same time history and culture as it is only three kilometres away from the medieval city of Dubrovnik. Large glass windows facing the sea offers wonderfully, open views from almost every room. Best of all is the fact that the villa has its own private beach connected by a stone staircase to the pool area.

This villa, designed on several levels, is one of the most modern villas in Dubrovnik and in Croatia, incorporated with the landscape and fronting the ocean. The white stone walls, pure lines, floor-to-ceiling window fronts and wooden interiors breathe the spirit of the Mediterranean. The entire living space is full of natural light which deepens the warmth of the wooden interiors. The entrance is on the top floor below the street side parking area, separated by a stone staircase. The living area is arranged into split levels which intersect each other, consisting of an open study area with a TV, the main open-plan living area with glass walls, a sea view and terrace, a lounge, fireplace, dining area seating 10, a breakfast counter and a fully equipped kitchen. On another intermediate level is a TV lounge with pool access and a projector screen. Floor heating is available throughout the complete living area and a "smart home" remote control system for the regulation of the temperature and adjustments of lights.

Four bedrooms can accommodate eight guests. The master bedroom with king size bed, en suite bathroom, TV and dressing room, is located on an intermediate level. The top floor is main sleeping floor with two sea view double bedrooms with en suite bathrooms, TV's and balcony access. The final room on this level has a custom made double bed, wardrobe, TV, and garden access.

The top floor has a large teak wood tiled balcony with a glass balustrade, there is a covered alfresco dining terrace with a custom made teak wood dining table, chairs and outdoor kitchen facilities on a lower level. Various garden terraces leading down to the sea, with lounge areas, relaxation areas, lounge chairs, pillows and casual tables. The outdoor swimming pool is surrounded by high quality sun beds, there is a street side parking area and do not forget the villa's own private beach!



## BEDROOMS

BR1: Double, en suite bathroom

BR2: Double, en suite bathroom

BR3: Double, en suite bathroom

BR4: King size, en suite bathroom

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## FACILITIES

- DVD
- Flatscreen TV
- Satellite TV
- Plasmascreen TV
- Wi-Fi
- Pool
- Parking
- Garden
- Air-conditioning
- Seaview
- Near the sea
- "Smart Home" remote control system

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## LAYOUT

Split levels

### TOP FLOOR:

Entrance hall

BR1: Double bed, wardrobe, TV, en suite bathroom, French doors, balcony access, sea view

BR2: Double bed, wardrobe, TV, en suite bathroom, French doors, balcony access, sea view

BR3: Custom made double bed, wardrobe, TV, en suite bathroom, garden access

### INTERMEDIATE FLOOR:

Open study area: TV, DVD

BR4: Master, king size bed, dressing room, TV, en suite bathroom, large sea view windows, garden access

### LOWER FLOOR:

Open-plan living area, glass walls, sea view, terrace access: lounge, fireplace, dining area (seats 10), breakfast counter, fully equipped kitchen

Laundry/storage room: washing machine, dryer

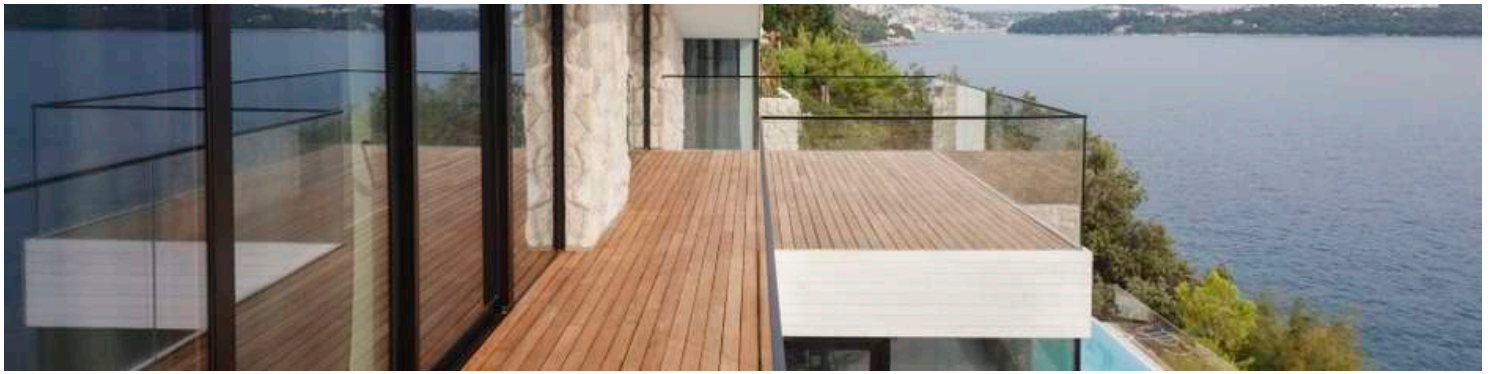
### INTERMEDIATE FLOOR (pool level):

TV lounge, French doors, pool terrace access: projector screen, DVD

### OUTDOORS:

Outdoor swimming pool, high quality sun beds

Large teak wood tiled balcony, glass balustrade (top floor)



Covered alfresco dining terrace: custom made teak wood dining table, chairs, outdoor kitchen facilities (lower floor)  
Various garden terraces leading down to the sea: lounge-, relaxation areas, lounge chairs, pillows, casual tables  
Street side parking area  
Private beach

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## LOCATION

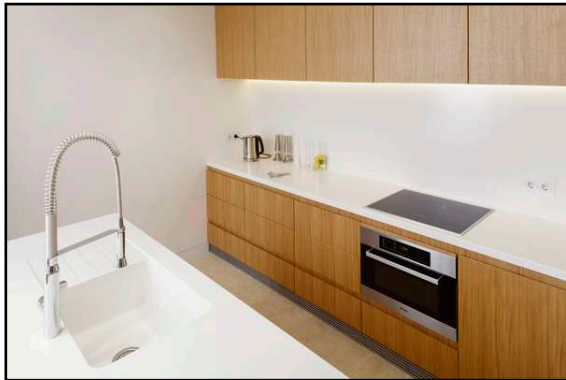
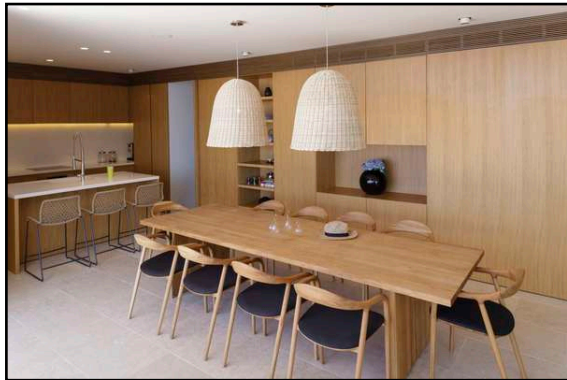
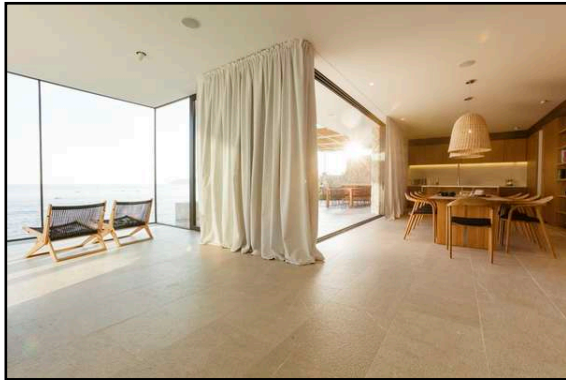
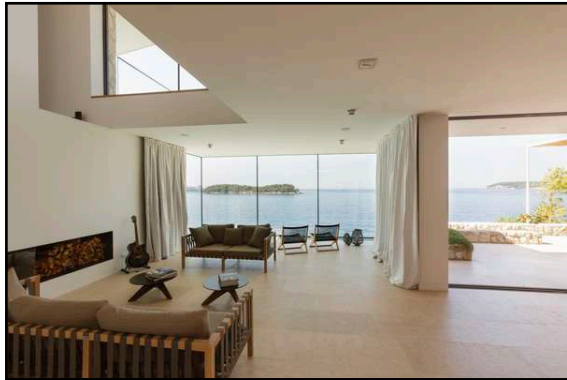
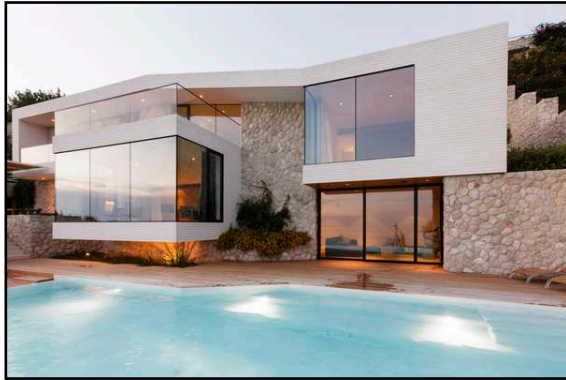
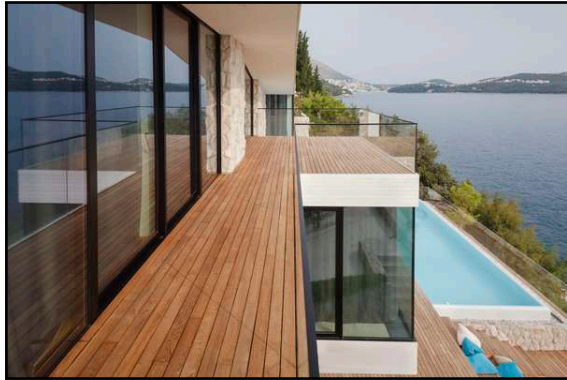
Nearest Airport:	Dubrovnik
Airport:	25 KM
Town:	3 KM
Sea:	10 Metres

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# VILLA DUBR-3092 DUBROVNIK AREA, CROATIA

## PHOTO GALLERY



# VILLA DUBR-3092 DUBROVNIK AREA, CROATIA

## PHOTO GALLERY

