

# Villa Kraljica II

**Region:** Dubrovnik

**Sleeps:** 10 **Bedrooms:** 5 **Bathrooms:** 5

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## Overview

Set among olive groves and vineyardsthis attractive modern villa with heatable infinity pool and finnish sauna is a gem of luxury and refinement along the Dalmatian coast near Dubrovnik.

## Description

Facing the magnificent Adriatic sea and its islands just off the Dubrovnik coast, this luxury villa with private pool and Finnish sauna is ideal for a Croatian holiday in a dramatic setting.

The dramatic situation of this luxury modern villa on a cliffside in the pretty coastal town of Orasac means guests can wake up every day to a breath-taking vista and enjoy the most striking sunsets over the Adriatic Sea. Orasac is just 15 minutes' drive away from Dubrovnik and features wonderful natural surroundings and stunning views across the sea out to the famous Elafiti Islands. Only five minutes away from the beach and the restaurants, but located in complete privacy, this villa is ideal for relaxing and unwinding to the fullest. Finnish sauna and a Jacuzzi are available as well to ensure complete relaxation. Traditional stone and modern glass surfaces blend in perfectly with the Mediterranean surroundings.

Larger parties may wish to rent this villa together with the villa next door - Villa Kraljica I - for a total capacity of 20 guests.

### Ground floor:

Open plan living area, sofas, TV, door to terrace, sea views.

Fully equipped modern kitchen/ breakfast bar, door to covered terrace, outdoor dining facilities.

Dining area, door to terrace.

2 guest WCs.

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## **First floor (entry level):**

5 Double bedrooms, en suite shower rooms, flat-screen TV, door to balcony with sea views.

## **Grounds:**

Terraced grounds comprising multiple terraces furnished for outdoor living and dining in style. Marvellous sea views. Pool terrace with large infinity, heated swimming pool (ladder), sunbathing area, with sun loungers, outdoor shower, summer kitchen, Finnish sauna and Jacuzzi. Table football. Al fresco dining area with a barbecue. Private parking.

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## Layout

### ACCOMMODATION

(411 m<sup>2</sup>)

#### **Ground floor:**

Entrance hall.

Open plan living area Smart TV, Netflix, sofa, games table, mini-bar equipped with a fridge-freezer, door to covered terrace with outdoor furniture and garden.

Dining area, square table for 8 people.

Kitchen/ breakfast area, ceramic hob, oven, microwave, dishwasher, kettle, toaster, Nespresso coffee machine, combined fridge, hand blender, wine cellar, door to garden.

Guest WC.

Bedroom 1: Double size bed, built-in wardrobe, air conditioning, view and direct access to the pool area, private shower room, WC, hairdryer.

Bedroom 2: Double size bed, built-in wardrobe, air conditioning, view and direct access to the pool area, private shower room, WC, hairdryer.

Bedroom 3: Double size bed, built-in wardrobe, air conditioning, view and direct access to the pool area, private shower room, WC, hairdryer.

#### **Lower ground floor (entrance level):**

Games room, TV, sofa, mini bar/ kitchenette, air conditioning.

Bedroom 4: Twin beds/ double bed, fitted wardrobes, air conditioning, private shower room, WC.

Bedroom 5: Double size bed, fitted wardrobes, air conditioning, private shower room, WC.

Additional bedroom with twin beds (can be joined) available on request for two people, private shower room, WC, air conditioning.

#### **Top floor:**

## More Info

## Features

- Aircon
- WiFi Internet
- Easy Walk to Beach
- Heatable Pool
- Sea View
- Private Pool

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Huge rooftop terrace overlooking the pool. 4 sun loungers, armchairs, side table and two suspended swings.

## **Grounds:**

Landscaped gardens with ample lawn areas, mature plants and hedgerows. Large salt-water, heatable swimming pool (Roman steps, monitor water quality), poolside shower, 8 sun loungers. Covered patio with a set of sofas, dining table for 10 people and charcoal BBQ. Jacuzzi, waterfall. Central alarm system inside, electric shutters and solar panels. 3 uncovered parking spaces available within the lot and accessed by electric gates.

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## Location

DISTANCES:

Beach: 1 km.

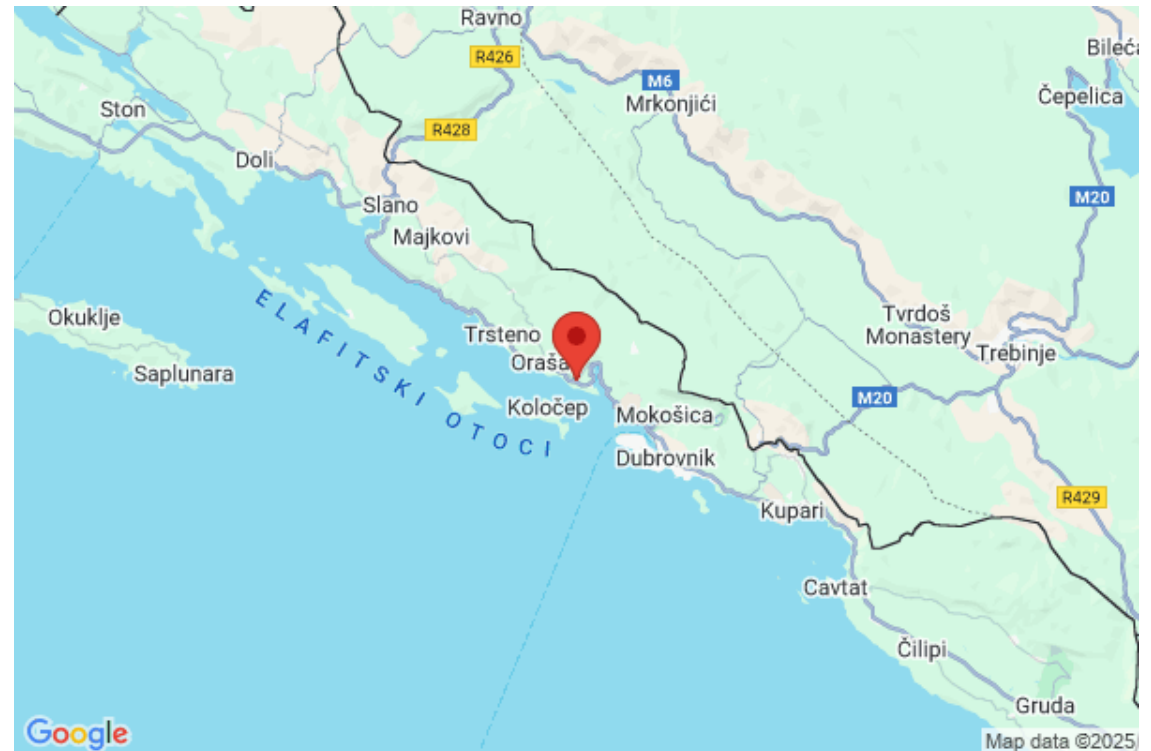
Restaurant: 2 km.

Shop: 4 km.

Ferry port: 15 km Gruz.

Dubrovnik town centre: 15 km.

Dubrovnik airport: 30 km.

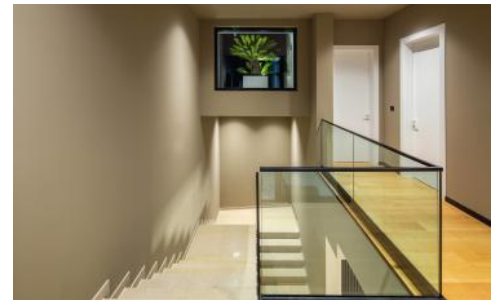


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## Photos



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