

# Villa Hortus

**Region:** Dubrovnik

**Sleeps:** 14 **Bedrooms:** 7 **Bathrooms:** 7

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## Overview

A stunning situation with panoramic sea views within walking distance from Dubrovnik Old town is only one of the many reasons for choosing this elegant 7-bedroom, stone villa with pool and sauna. .. come and discover the others!

## Description

Dubrovnik Old Town - This stylish stone villa for 14 with pool is perfectly situated to walk to Dubrovnik Old Town centre: an enchanting place from which to start exploring southern Croatia.

Located a short walk from Pile Gate, this 19th-century restored villa is part of Dubrovnik's high-end and private residential area, offers full privacy and a relaxing atmosphere. This property features 7 double bedrooms with en suite bathrooms and can comfortably welcome 14 persons, a few families, or a group of friends looking for spacious accommodation rich in history. This property's fascinating and unusual design features 4 double bedrooms in the main house plus 3 independent accommodation units, a sauna, swimming pool, lounge decks, conference room, private garage, professional kitchen with an open-air barbecue, a boules pitch and a tavern.

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## Layout

### ACCOMMODATION

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

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

Entrance to the villa starts from the private garage and an elevator leads up to the upper ground floor of the villa.

Studio apartment suite: Double bed, bathroom, small kitchen.

Small apartment connected to the studio: Double bedroom, en suite shower room, spacious living room with sofa and dining area with a kitchenette opening to a beautiful, private terrace.

The first floor consists of a separate double bedroom with an en suite bathroom.

#### **Second floor:**

Modern meeting room, equipped with a screen and projector.

On the right side of the residential building, guests can enjoy a sauna that can be accessed from the garden and is equipped with a shower.

#### **Top level:**

Fully equipped professional kitchen and a barbecue area on the residential building's left side, giving its guests the perfect opportunity to taste and enjoy the local cuisine.

### **MAIN HOUSE**

On the last level of the property is a 200-year-old building, recently completely redesigned and renovated. There are a stylish dining room and a fully equipped, modern kitchen on the left and a light and spacious living area on the right within the ground floor.

The main house consists of 4 en suite bedrooms spread over two floors. Bedrooms have double beds easily convertible to twin beds if needed and are enriched with

## More Info

## Features

- Aircon
- WiFi Internet
- Sea View
- Private Pool

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200 years old ceiling drawings.

Beautiful terraces and gardens are the best part of the elegant stone villa with a garden and pool, Dubrovnik, offering wonderful views of the Adriatic sea and the city of Dubrovnik.

## **Grounds:**

Terraced grounds with romantic al fresco dining spot under the palm trees, lawned areas, sunbathing areas, chill-out spots. Private pool area with sunbeds next to and above the pool. Right next to the pool, there is a beautiful garden with homegrown vegetables and a boules pitch, pergola and stone-built BBQ. Parking in garage. Spectacular sea views.

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## Location

### DISTANCES

Airport Distance: 24 km.

Sea Distance: 400 metres.

Closest Shop: 100 metres.

Restaurant: 200 metres.

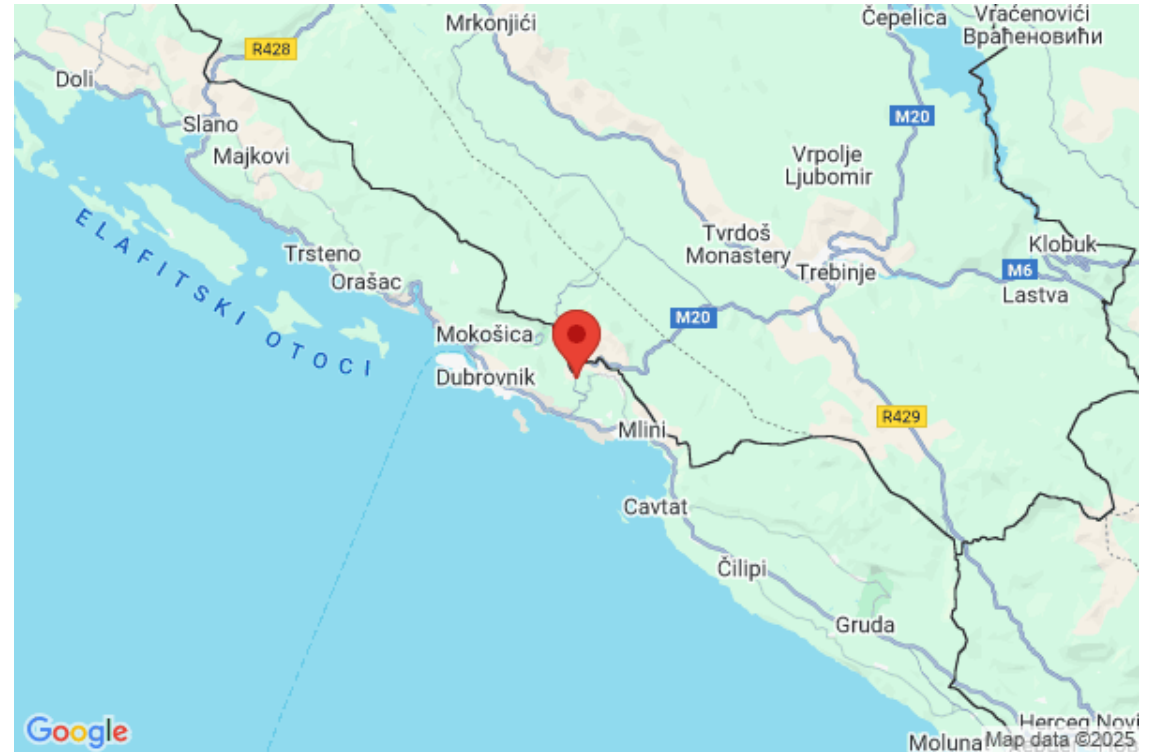
Ferry Distance: 1.5 km.

Closest Beach: 400 metres.

City Center: 500 metres.

Marina Distance: 400 metres.

Tennis Court: 3 km.



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## Photos

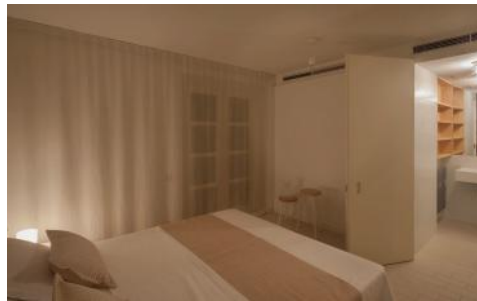


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