

VILLA LOCATION AND SLEEPING CAPACITY

- **Location:** Vitaljina, Konavle - Dubrovnik Riviera
- **Category:** ****
- **Renovated:** 2011
- **Total number of beds:** 8
- **Number of fixed beds:** 8



VILLA FACILITIES

- **4 bedrooms**
- **Kitchen / dining area**
- **2 Sitting areas**
- **3 bathrooms**
- **1 separate WC**
- **Tavern in the basement**
- **Outdoor private pool (fresh water) with counter current swimming**
- **Outdoor hydro massage tub (a part of the swimming pool)**
- **Billiard table / Darts / Table soccer / Chessboard**
- **2 mountain bikes**
- **Terraces**
- **Summer kitchen (outdoor)**
- **Garden**
- **Garden terrace**
- **Private parking (4 spots)**
- **Badminton court**



The villa is located in a place called Vitaljina, in Konavle region, approximately 45 kilometers from the city of Dubrovnik.

The villa is ideal for a larger family, or a group of friends, since it has been equipped with lots of amusement amenities, like large swimming pool, badminton court, pool table, darts, PlayStation3 console, etc. Furthermore, on guest's disposal are two stone fireplaces, one indoor and another one outdoor, as well as a bread oven. The villa can accommodate up to 8 people.

The swimming pool is one of the largest in the area, approximately 45 sq meters (approx. 9 x 5 meters), and it has been equipped with counter current swimming. Additionally, one part of the pool can be used as a hydro massage tub.

The villa comprises of a tavern in the basement, and 4 bedrooms, a kitchen / dining area, 3 bathrooms and 2 sitting areas on the first floor. Please note that the basement and the first floor are connected with outdoor stairs, which are not covered.

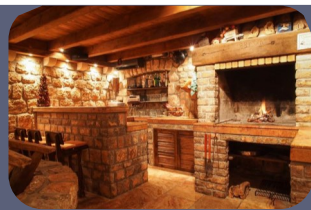
The villa is fully air conditioned. The air conditioning is based on central air conditioning system, divided to three individually regulated zones. First zone regulates kitchen and dining area ; second zone regulates south part of the villa (2 bedrooms and sitting area) ; third zone regulates north part of the villa (2 bedrooms and sitting area). Additionally, bathrooms, kitchen and dining area are equipped with central and floor heating. Tavern in the basement is equipped with two air conditioning units (non inverter type), and with central and floor heating.

The owner compliments you with a welcome pack, which includes smoked ham, cheese, wine, beer, champagne, and more!



Advantages of the location - distances:

Town center:	46 km	Clinic:	14 km
Sea:	5 km	Bureau de change:	14 km
Beach:	5 km	Petrol station:	12 km
Grocery shop:	8 km	Airport:	22 km
Bakery:	8 km	Ferry port:	46 km



Villa details:

Surface area of the villa: 300 m²

Surface area of grounds: 1.700 m²

Pool size: 45 m² (max depth: 1.75 m)

Villa equipment:

Air conditioning in every bedroom and sitting areas, satellite TV (Smart TV) in sitting room, TV in all bedrooms, Hi-Fi system, PlayStation3, DVD player, CD player, hair dryer, iron, ironing board, safe deposit box, Wi-Fi Internet, central heating, floor heating, pool table, darts, table soccer, chessboard, washing machine, outdoor shower, outdoor fireplace + BBQ, garden furniture, 8 sun chairs, parasol, private parking (for 4 vehicles), mountain bikes (2 pcs)

Kitchen equipment:

Stove (4-ring gas hob), oven, 3 fridge 180 l, 2 freezer 60 l, dishwasher, toaster, hood, filter coffee machine, espresso maker, microwave oven, kettle, juicer, mixer

Bedrooms:

Double bedrooms: 4 (3 beds size 180 x 210 cm ; 1 bed size 160 x 210 cm)

Bathrooms:

Bathrooms with shower: 2

Bathrooms with a tub: 1
(hydro massage tub)

Additional WC

Air conditioning details:

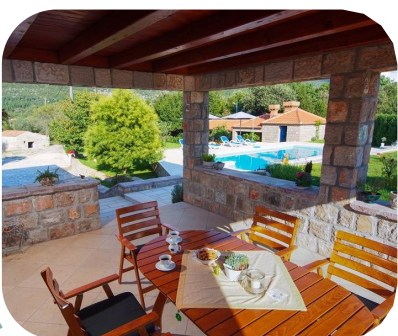
The villa is fully air conditioned. The air conditioning is based on central air conditioning system, divided to three individually regulated zones.

First zone regulates kitchen and dining area ; second zone regulates south part of the villa (2 bedrooms and sitting area) ; third zone regulates north part of the villa (2 bedrooms and sitting area). The central air conditioning system is the inverter type, with cooling and heating capabilities. Additionally, bathrooms, kitchen and dining area are equipped with central and floor heating.

Tavern in the basement is equipped with two air conditioning units (non inverter type), and with central and floor heating.

Price includes:

Daily rent / electricity / water / final cleaning / linen / towels / garden maintenance / pool maintenance



Other information:

Minimum stay: 5 nights , flexible day of arrival

Check in: from 16:00

Check out: by 10:00

Notes: Pets are not allowed.

Smoking is not allowed.

The tavern (basement) and the first floor are connected with outdoor stairs (not covered).