



# VILLA 44

## DUBROVNIK OLD TOWN

This exclusive property located in Dubrovnik Old Town, steps away from main street Stradun, spreads over almost 300 square meters and features four floors of traditional Dubrovnik luxury.

Anciently built, newly renovated, the property retained its charm intact due to many features of the gothic-renaissance and baroque architecture, high ceilings, ionic capitals on pillars and Italian frescoes.



Villa features three bedrooms, a large living room which connects to the kitchen and dining room area, and an office. Designer furniture, art pieces and modern appliances provide all the prerequisites for a luxurious life.

That combined with the stunning views of Stradun is what truly allows for a taste of the original life of Dubrovnik high class.









# VILLA 44 • DUBROVNIK OLD TOWN

- 3 BEDROOMS, 3 BATHROOMS
- 6 GUESTS
- LOCATED IN DUBROVNIK OLD TOWN
- OASIS FOR ART, HISTORY, CULTURE LOVERS
- VIP ACCESS TO FINE DINING RESTAURANT 44

## MAIN HOUSE

### Bedroom 1:

King size bed, En-suite bathroom with stand-alone shower and Bath Tub, Television, Safe, Air conditioning, Views of Stradun

### Bedroom 2:

King size bed, En-suite bathroom with stand-alone shower, Bath Tub, Television, Safe, Air conditioning, Views of Stradun

### Bedroom 3:

King size bed, En-suite bathroom with stand-alone shower, Bath Tub, Television, Safe, Air conditioning

## FEATURES & AMENITIES

Fully equipped kitchen  
Dining area for 6 people  
Large living room  
Office  
Wi-Fi  
Television  
Air conditioning  
Washer/dryer  
Iron/Ironing board  
Kids Chair  
Baby Cot  
Safe

## STAFF AND SERVICES

At extra cost  
(advanced notice may be required):  
Villa pre-stocking  
Private transfer  
Private chef, butler, nanny  
Beauty & Wellness services  
Boat charter, Jet ski, Kayak & Paddle board  
Activities and excursions

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## LOCATION • Points of Interest:

Inside the Dubrovnik Old Town Walls

21 km from Dubrovnik Airport (DBV)

5 km from City Center (Lapad)

700 m from Dubrovnik cable car

350 m from Banje Beach Club beach (5 min walk)

240 m from nearest grocery store (3 min walk)

