



VILLA ARIA

DUBROVNIK LAPAD



Situated in Lapad, the green heart of Dubrovnik, beautiful Villa Aria is anciently built but newly renovated. It is located a short ride from Dubrovnik Old Town and surrounded by sea side walking trails, pine forests and public beaches.

This property consists of the main house that features two floors and an attic with a studio apartment, and two adjoining buildings – one bedroom guest house with a kitchen, living room and bathroom and

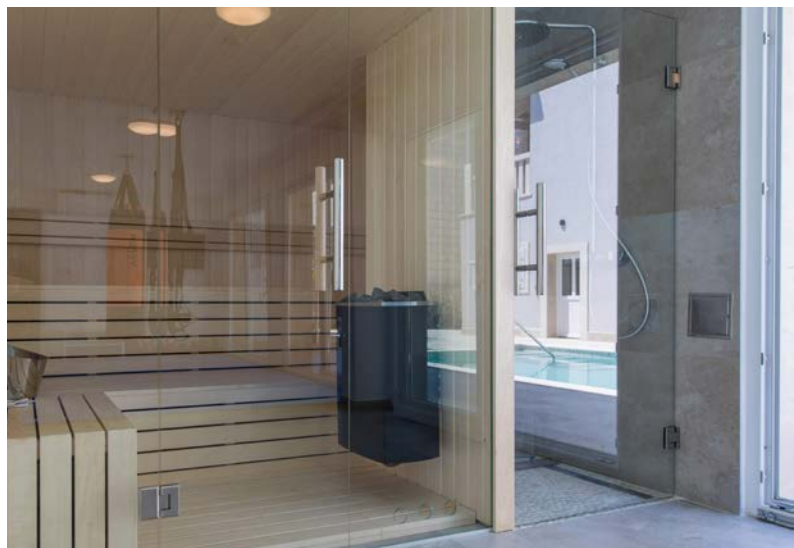
a building with a gym and sauna, as well as a private garage.

There is plenty of garden and terrace space with a pool, sun beds and two showers.

This house was built by father of Dusan Popov who lived here in his early age and was one of the most famous double agents during World War II. He was the original Ian Fleming's inspiration for the James Bond character.



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- **3 BEDROOMS + 1 STUDIO APARTMENT**
 - **GUEST HOUSE**
 - **1 BEDROOM**
 - **SLEEPS 10 + 2 PEOPLE**
 - **POOL, SAUNA, FITNESS**
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MAIN HOUSE

Bedroom 1: King size bed, Ensuite bathroom with stand-alone shower, Television, Air conditioning, Safe

Bedroom 2: King size bed, Ensuite bathroom with stand-alone shower, Television, Air conditioning, Safe

Bedroom 3: King size bed, Ensuite bathroom with stand-alone shower, Television, Air conditioning, Safe

ATTIC

Studio apartment with King size bed, bathroom with stand-alone shower, kitchen and dining area, pull out sofa, Television, Air conditioning, Safe

GUEST HOUSE

One bedroom apartment with king size bed, standalone shower, kitchen and dining area, sofa, Television, Air conditioning, Safe

LOCATION • Points of Interest:

Located in center of Lapad

Old Town - 4000 m

Dubrovnik Airport (DBV) - 23 km

Sunset beach Dubrovnik - 800 m • Mandrac beach 1300 m

Copacabana beach 1400 m • Cava beach 1700 m

FEATURES & AMENITIES

Fully equipped kitchen
Formal dining area with seating for 10
Wi-Fi
Television
Air conditioning
Washer
Iron/Ironing board
Safe

OUTDOOR FEATURES

Swimming pool
Rain shower
Alfresco dining area
Sun loungers
Garden and Terrace space
Barbeque

ADJACENT BUILDING

Sauna
Fitness
Foosball table
Private garage

STAFF AND SERVICES

AT EXTRA COST

(advanced notice may be required):

Airport transfer
Villa pre-stocking
Private chef, butler, nanny
Wellness and beauty services
Luxury boat charters
Activities and excursions

