



VILLA LA ROSE

DUBROVNIK



Villa La Rose, a protected cultural treasure of the Republic of Croatia and a property of profound historical significance.

The meticulously preserved estate, with its intricately landscaped gardens, encompasses both residential and commercial sections, granting this establishment the distinguished ambiance of a representative suburban construction from the 18th century.

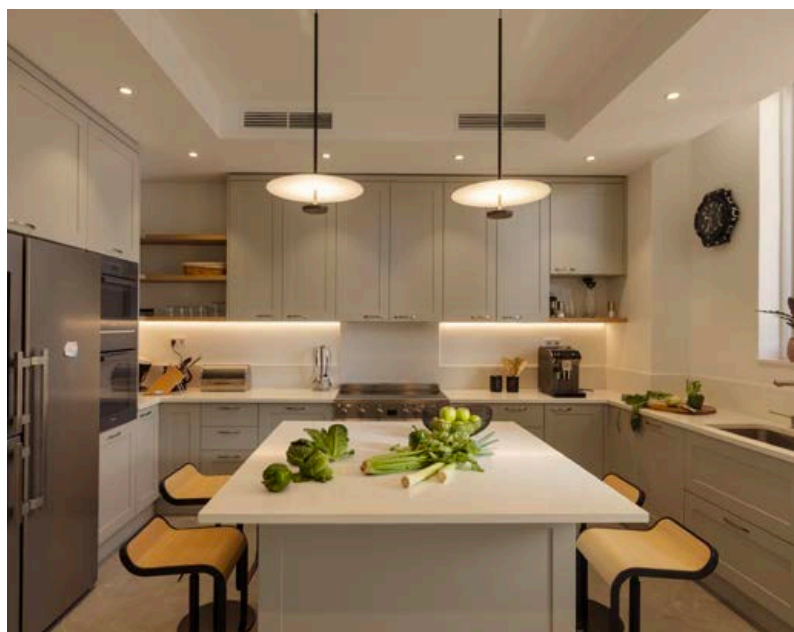
Regrettably, the property endured significant destruction during the Russian-Montenegrin devastation of 1806, but it was subsequently reconstructed in the mid-19th century. In 1933, it was acquired by Dubrovnik merchant and entrepreneur Marko Rusk.

In 1934, the Villa underwent a comprehensive reconstruction and expansion based on the

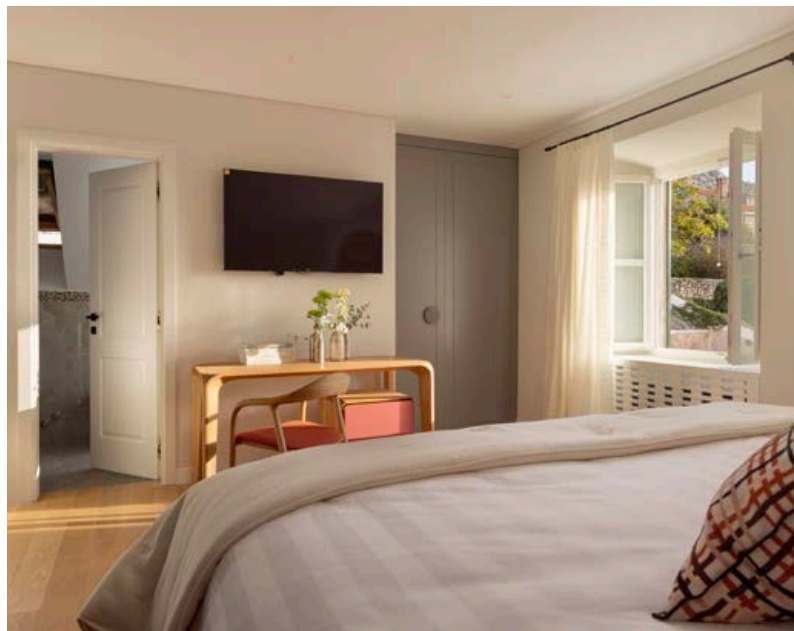
architectural designs of Mladen Kauzlarić and Stjepan Gomboš, who were students of the renowned Le Corbusier.

The most recent renovation and reconstruction project for Villa Rusko was executed with thorough attention to professional standards and in full compliance with the intricate legal procedures involved.

- 4 + 2 BEDROOMS + 1 ANNEX WITH BEDROOM, BATHROOM, AND LIVING ROOM WITH KITCHEN
- 7 EN-SUITE BATHROOMS
- 14 PEOPLE
- HEATED POOL
- GYM, SAUNA, JACUZZI
- IN-HOUSE CONCIERGE ON DISPOSAL
- DAILY HOUSEKEEPING SERVICE



VILLA LA ROSE • DUBROVNIK







VILLA LA ROSE • DUBROVNIK

The collaboration with conservation experts remained constant, characterized by its intensity and exceptional quality, serving as a pivotal factor for the successful restoration efforts spanning over nine years. The project engaged a total of twenty architects and engineers, with equal emphasis placed on the aesthetics and design of external areas, including terraces, gardens, walkways, pathways, as well as the architectural features of the house and auxiliary structures.

Numerous distinctive elements contribute to making this villa an impressive edifice in the present day. Villa La Rose is a vast estate, featuring 2500 m² of exquisite gardens and terraces, with the main house spanning about 800 m². The principal building encompasses 4 + 2 spacious en-suite bedrooms, along with an additional apartment boasting 1 bedroom, a bathroom, and a living room with a kitchen in the adjoining annex.

Undoubtedly, the villa's prime allure is its proximity to the Old Town, complemented by its expansive outdoor spaces and meticulously landscaped terraced docks adorned with indigenous flora, some of which is preserved while others are newly introduced.

MAIN HOUSE

1st Floor

Bedroom 1: King size bed, En-suite bathroom with walk in shower, TV, AC

Bedroom 2 : Pull out couch (2 people), TV, AC, Access to Fitness Bathroom, Access to bedrooms 1 & 3

Bedroom 3: King size bed, En-suite bathroom with walk in shower, TV, AC

2nd Floor

Bedroom 4: King size bed, En-suite bathroom with walk in shower, TV, AC

Bedroom 5: Pull out couch (2 people), TV, AC, Access to Fitness Bathroom, Access to bedrooms 4 & 6

Bedroom 6: King size bed, En-suite bathroom with walk in shower, TV, AC

ANNEX

Separate building attached to the main building

1 Bedroom: King size bed, En-suite bathroom with walk in shower, TV, AC

Living room with kitchen

FEATURES & AMENITIES

Fully equipped kitchen

Dining Room

Living room area

Finish Sauna § GYM

Kids Chair § Baby Cot

Wi-Fi

Television

Air conditioning

Laundry Room

Iron/Ironing board

Safe

OUTDOOR FEATURES

Large swimming pool

Sun loungers

Shower

Multiple lounge areas

Jacuzzi

Summer kitchen

Alfresco dining area

Barbeque

Gardens

STAFF AND SERVICES

At extra cost

(advanced notice may be required):

Villa pre-stocking

Airport transfer

Private chef, butler, nanny

Beauty & Wellness services

Boat charter, Jet ski, Kayak & Paddle board

Activities and excursions

LOCATION • Points of Interest:

4 minutes walk to the City walls of Dubrovnik

21 km from Dubrovnik Airport (DBV)

