



VILLA
**AMARI
MONTA**
DUBROVNIK



Welcome to Villa Amari Monta, a stunning new three-story villa offering 251 sqm of elegant indoor space and a 59 sqm rooftop terrace, perfectly positioned in the center of Dubrovnik. This exclusive property combines modern with refined Italian design, creating a peaceful sanctuary just minutes from the city's historic charm.

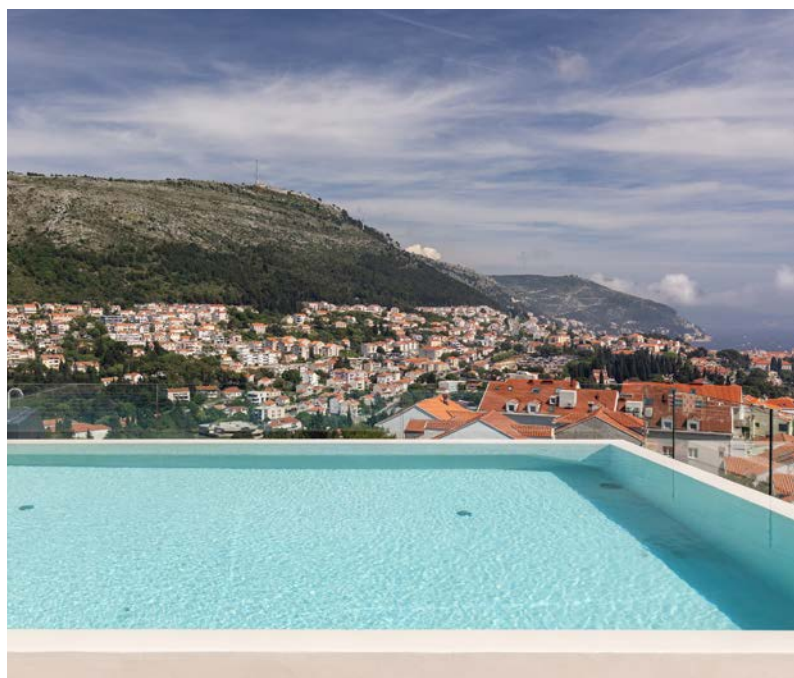
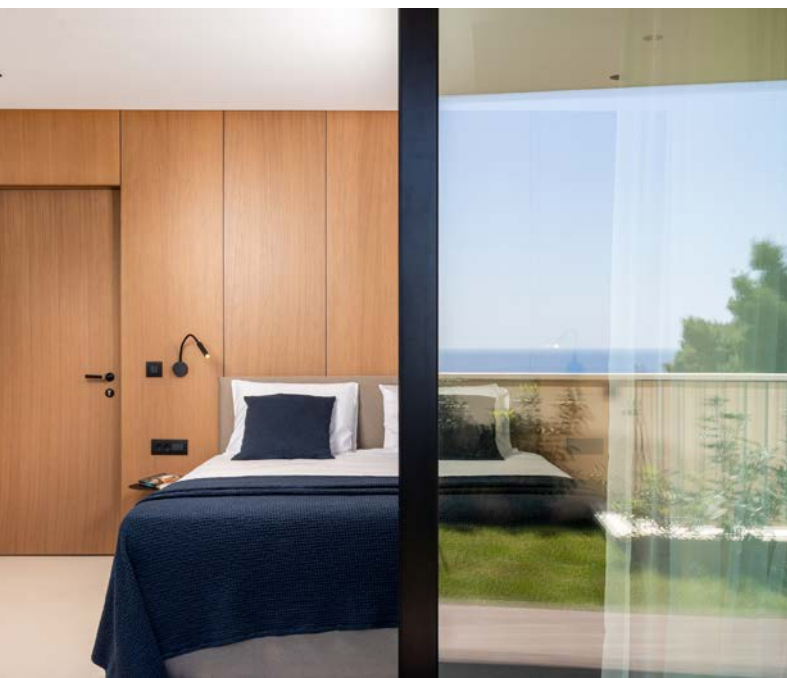
The true highlight of Villa Amari Monta is its spectacular rooftop terrace, featuring a private infinity saltwater pool – the perfect place to cool off on hot summer days or unwind under

the stars with breathtaking views of the Adriatic. Complete with a summer kitchen and dining area for twelve, ideal for alfresco dining.

Inside, the villa offers six spacious bedrooms, each with en-suite bathrooms, air conditioning, and stunning sea views.

- 6 BEDROOMS
- 12 GUESTS
- 6 AND ½ BATHROOMS
- 27m² ROOFTOP INFINITY POOL
- BARBECUE
- SEA VIEW





VILLA AMARI MONTA

DUBROVNIK

High-end finishes, including Ceppo di Gre porcelain in the bathrooms and kitchen, add a touch of elegance to every room.

The open-concept living area boasts floor-to-ceiling glass walls, flooding the space with natural light and showcasing panoramic views from every angle. A modern kitchen with a central island and wine fridge invites social gatherings and gourmet meals.

Within walking distance from the beach and from Dubrovnik's Old Town, Villa Amari Monta offers the perfect balance of tranquillity and accessibility. Ideal for families, couples, or groups of friends, this villa promises a private, stylish, and unforgettable stay in one of Croatia's most iconic destinations.

Bedroom 1: King size bed, En-suite bathroom with stand-alone shower and a rain shower, Television, Safe, Air-conditioning, Soundproof, Black out curtains, Sea view, Terrace, City view

Bedroom 2: King size bed, En-suite bathroom with stand-alone shower and a rain shower, Television, Safe, Writing desk, Air-conditioning, Soundproof, Black out curtains, Sea view, Terrace, City view

Bedroom 3: King size bed (possible twin), En-suite bathroom with stand-alone shower and a rain shower, Television, Safe, Writing desk, Air-conditioning, Soundproof, Black out curtains, Sea view, Terrace, City view

Bedroom 4: King size bed, En-suite bathroom with stand-alone shower and a rain shower, Television, Safe, Air-conditioning, Soundproof, Black out curtains, Sea view, City view, Balcony

Bedroom 5: King size bed, En-suite bathroom with stand-alone shower and a rain shower, Television, Safe, Writing desk, Air-conditioning, Soundproof, Black out curtains, Sea view, City view, Balcony

Bedroom 6: King size bed (possible twin), En-suite bathroom with stand-alone shower and a rain shower, Television, Safe, Writing desk, Air-conditioning, Soundproof, Black out curtains, Sea view, City view, Balcony

LOCATION · Points of Interest:

Public beach: 450 m

Old City of Dubrovnik: 2,2 km

Bus stop: 600 m

Restaurant - bar: 600 m

Grocery store: 400 m

Pharmacy: 600 m

Hospital: 1,6 km

ACI Marina : 2,1 km

Harbour: 1,8 km

Dubrovnik Airport: 21 km

FEATURES & AMENITIES

Fully equipped kitchen
Formal dining area with seating for 12
Coffee machine
Icemaker
Microwave
Juicer
Oven
Wine fridge
Wi-Fi
Television
Air conditioning
Washer
Drier
Floor Heating
Safe
Highchair
Baby cot

OUTDOOR FEATURES

Salt water heated pool
Shower
Rooftop terrace
Sun loungers
Terrace
Balconies
Alfresco dining area for 12
Summer kitchen
Barbecue
Sea view
City view

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

RATE INCLUSIONS

24/7 concierge
VAT and tourist tax
Welcome amenities
Housekeeping service
Pool and garden maintenance
Linen and towel change