



HERITAGE VILLA BAKOVIĆ

LAPAD • DUBROVNIK



Heritage Villa Baković is a centuries-old stone residence situated in the peaceful Lapad district of Dubrovnik. Surrounded by a lush Mediterranean garden and overlooking Gruž Bay, the villa offers a rare sense of privacy and tranquillity, while remaining only a short drive from Dubrovnik's historic Old Town, marina and main attractions.

The estate combines authentic Dubrovnik heritage with the comfort of a private contemporary stay. Original artwork, restored antiques, family heirlooms and traditional architectural details create an atmosphere that feels deeply personal and genuinely connected to the city.

Designed for families and groups of friends, Heritage Villa Baković provides generous indoor and outdoor spaces for gathering, relaxing and enjoying the slower rhythm of Mediterranean life.

Guests can spend their days beside the private heated swimming pool, enjoy alfresco meals in the charming stone garden gazebo or discover quiet corners among citrus trees, olive trees, lavender and rosemary.

- 4 BEDROOMS | ACCOMODATES UP TO 8 GUESTS
- 3 BATHROOMS
- APPROX. 400 m²
- PRIVATE HEATED SWIMMING POOL
- PRIVATE PARKING



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Heritage Villa Baković is located in Lapad, one of Dubrovnik's most desirable residential areas. Set on the gentle hills overlooking Gruž Bay, the property enjoys a peaceful setting within easy reach of Dubrovnik's Old Town, marina, restaurants, beaches and main city attractions.

Its location makes the villa particularly suitable for guests who want privacy and space without being removed from the cultural and social life of Dubrovnik. The villa features four bedrooms arranged across the main residence and a separate ground-floor apartment. The separate apartment includes a double bedroom, an en-suite bathroom and a fully equipped kitchen, making it suitable for guests seeking additional privacy or for accompanying staff.

FEATURES & AMENITIES

Fully equipped kitchen
Separate private apartment
Open-plan living and dining area
Indoor dining table for eight guests
Private heated swimming pool
Pool heated up to approximately 25°C
Mediterranean garden
Outdoor lounge areas
Covered outdoor dining area
Stone garden gazebo
Barbeque
Furnished terraces
Harbour and garden views
Private parking
Air conditioning
Bed linen and towels
Office and reading area
Original artwork and family antiques

INCLUDED VILLA SERVICES

Welcome reception
Final cleaning
Daily maid service
Bed linen
Towels
Private parking
Use of the swimming pool and outdoor areas

ADDITIONAL SERVICES

At extra cost (advanced notice required):

Airport and private transfers
Villa pre-stocking
Private chef and in-villa dining
Butler and additional housekeeping services
Breakfast service
Beauty, massage and wellness treatments
Private yoga sessions
Personal trainer
Private boat and yacht charters
Guided Old Town and cultural tours
Restaurant reservations
Wine tasting and culinary experiences
Childcare services
Private security
Celebration and event planning
Tailor-made Dubrovnik itineraries

