VILLA 1 – 10 Minutes from Dubrovnik
An Oasis of Extraordinary:
Five Centuries of History Dressed in Smart Luxury!
10 minutes from Dubrovnik, Croatia

Poised in a picturesque bay, just 10 minutes driving from the Pearl of the Adriatic – Dubrovnik, Villa 1 is an exceptional private estate with 6 spacious bedrooms, voluminous living spaces and expansive Mediterranean gardens with an outdoor pool and a private chapel. An ideal choice for families and groups of friends, the Villa can host up to 14 people.

Built back in the 15th century, the Villa was originally envisioned as a summer retreat for aristocrats, a getaway from the heated stone of Dubrovnik’s Old Town and a place to relax, enjoy and entertain friends and family. Vividly illustrating our ancestor’s sophistication in leisure, its striking waterfront location, impressive but unpretentious interiors, tranquil garden ambiance and complete privacy of the enclosed property make it a representative sample of Dubrovnik Renaissance architecture and protected Croatian National Heritage.

The owners Villa 1 were the last family to reside here, in the 19th century. After them, the estate suffered tarnish of abandonment and time, all until the present owner recognized its grandeur and decided to return it to its former glory. Following a substantial investment of several million EUR and a reconstruction of two years conducted in close collaboration with conservation and restoration experts, Villa 1 stands today as a monumental tribute to an excellent vision of its historic ambiance infused with modern comfort and contemporary design.
A Walk Through Villa P

The main entrance to Villa 1 sits at the deep end of a lovely bay, along the waterfront promenade. Stepping into the southern courtyard, its massive stone walls immediately resonate an exclusive experience and true privacy, an atmosphere quite different from newly built villas. Furnished with outdoor sofas, the courtyard is focused around the staircase leading onto a very modern structure, the glass bridge, running over the courtyard in full length and connecting two outdoor terraces on the first floor level. From both the terraces and the bridge, the views of the bay, its marina and crystal clear Adriatic are bound to leave you in awe.

From the courtyard, enter the main house, comprising 580 m² of space spread over two floor levels. Typical local materials such as Croatian stone, tufa and top quality wood, but also glass, dominate in the interior. Its clean and modern design lines successfully bring together contemporary minimalism, homey warmth and original historic details, some dating back to the earliest times, over 500 years ago. The stone staircase in the entrance foyer for example, or intricate stonework of library wall niches. Airy and spacious, the interior of Villa 1 holds many unique corners, making everyone feel very much at home here.

The entrance foyer is the central space of the ground floor and doubles as a welcome area and a lounge. To the right of the foyer, two double rooms with bathrooms each feature unique elements, such as an exit directly to the gardens or the bench placed within an arched niche which was originally an entrance for boats. This area also holds a laundry room with washing machine and dryer.
Turning left from the foyer, pass the **fully-equipped professional kitchen**, a large, open-concept area of tufa ceilings and stone floors and walls features a **modernly equipped bar area**, a cozy **living room space with a fireplace** and an **impressive dining area**, dominated by the massive, one-piece table made of wood and stone, suitable for 16 people.

To get up to the first floor level, take the historic staircase from the entrance foyer. As you admire the perfectly polished surface of stone underneath your footsteps, move to enter the **library**, the central common area of the upper floor.

Formerly a salon, the library is an airy space full of light, with high ceilings, large windows and double doors leading onto one of the **two terraces on the first floor level**. The terraces overlook the bay, its piers and docks, yachts and boats, and are the perfect spot for a sunset glass of wine over idyllic panoramas.

The first floor comprises **4 luxury suites**, each on two floor levels and organized around the same concept: a comfortable lounge and a modern bathroom with walk-in shower and floor heating on the lower level, and a wooden staircase leading up to the gallery with a king size double bed. Satellite TV, safe, and toiletries in each bathroom are standard for each suite.

The true gem of Villa 1 lies behind the main house. Completely secluded by high stone walls, its **terraced Mediterranean gardens** extend at over 1500 m² and are just incredibly fragrant, quiet and private.

Enjoy the scents of typical local sorts like citruses, olives and lavender, as well as picking fresh spices for your meals from the herb garden. Coupled with the **outdoor pool**, an inviting, **shaded lounge area and outdoor grill**, the gardens are certainly the place to spend most of your time at.
A dot on the ‘i’ in idyllic, at the back of the gardens, enjoy a moment of serenity in the chapel of St. Jerome, an integral part of the property.

Typically radiating calmness, the atmosphere at the Villa can be adapted to suit any of your moods or occasions by a simple touch of its main tablet. A completely smart villa, everything from lighting, music to temperature can be regulated this way and a number of preset programs make it easy to experiment and select your perfect setting. Specially designed indoor and outdoor lightning plus SONOS and BOSE sound systems throughout the property create a special atmosphere during the day and turn the villa into a fairy-tale estate at night.

Your Stay

To make your stay at the Villa perfect and your experience of the region complete, our Villa Manager is at your disposal for all information and concierge services.

Well-versed in the Adriatic region, the Villa Manager can assist you with everything from travel arrangements, airport and local transfers, boat trips, day excursions and restaurant reservations, to organizing special get-togethers and celebrations or sourcing additional personnel to assist during your stay, whether it is a butler, a private chef or a maid you are looking for.
GENERAL INFO:
6 double bedrooms
6 bathrooms and 2 powder rooms
12 + 2 persons
Outdoor swimming pool
Garden area
Barbecue area
Terraces overlooking sea

INCLUDES:
Tourist tax and VAT
Butler
Daily cleaning
Full fridge upon arrival in Villa
Swimming pool maintenance
Wi-Fi
House manager at guests disposal
Private Concierge

Please request pricing for Villa 1 (per day/per villa):
July 1 – August 31
June 1 – 30 & September 1 – 30
May 1 – 31 & October 1 – 31
November 1 – April 30

VILLA POLICIES:
Security deposit for damage is amount for one night stay (payable upon arrival and returned upon departure)
Minimum stay 7 days from June – September, other periods minimum stay 5 days
Check-out 10:00 am
Check-in 5:00 pm