



VILLA DUBROVNIK  
DUBROVNIK

PREFERRED SUPPLIER OF  
**SIGNATURE**  
TRAVEL NETWORK

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FINE HOTELS  
& RESORTS

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THE LEADING HOTELS  
OF THE WORLD®

  
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THE TRAVEL CLUB FOR HOTEL LOVERS





## Croatian most exclusive and most awarded boutique hotel.

**Introducing an unprecedented level of luxury and style intertwined with contemporary refined elegance to one of the world's most famous cities.**

Prominently positioned on the cliffs above the Dubrovnik's prestigious St. Jacob precinct, Villa Dubrovnik is minutes away from the fortified beauty of the Old City cultural landmarks and few steps to everything that Dubrovnik offers to its guests for centuries.

With spectacular views of the Old City and The Island of Lokrum, unrivaled gastronomy and high-class leisure concept with the utmost privacy, Villa Dubrovnik provides a truly legendary service and a memorable experience.

Nestled among pine, orange and lemon trees and surrounded by gardens of oleander blissful tranquillity, Villa Dubrovnik overlooks the crystal turquoise-blue waters of Adriatic sea and the Old City of Dubrovnik.



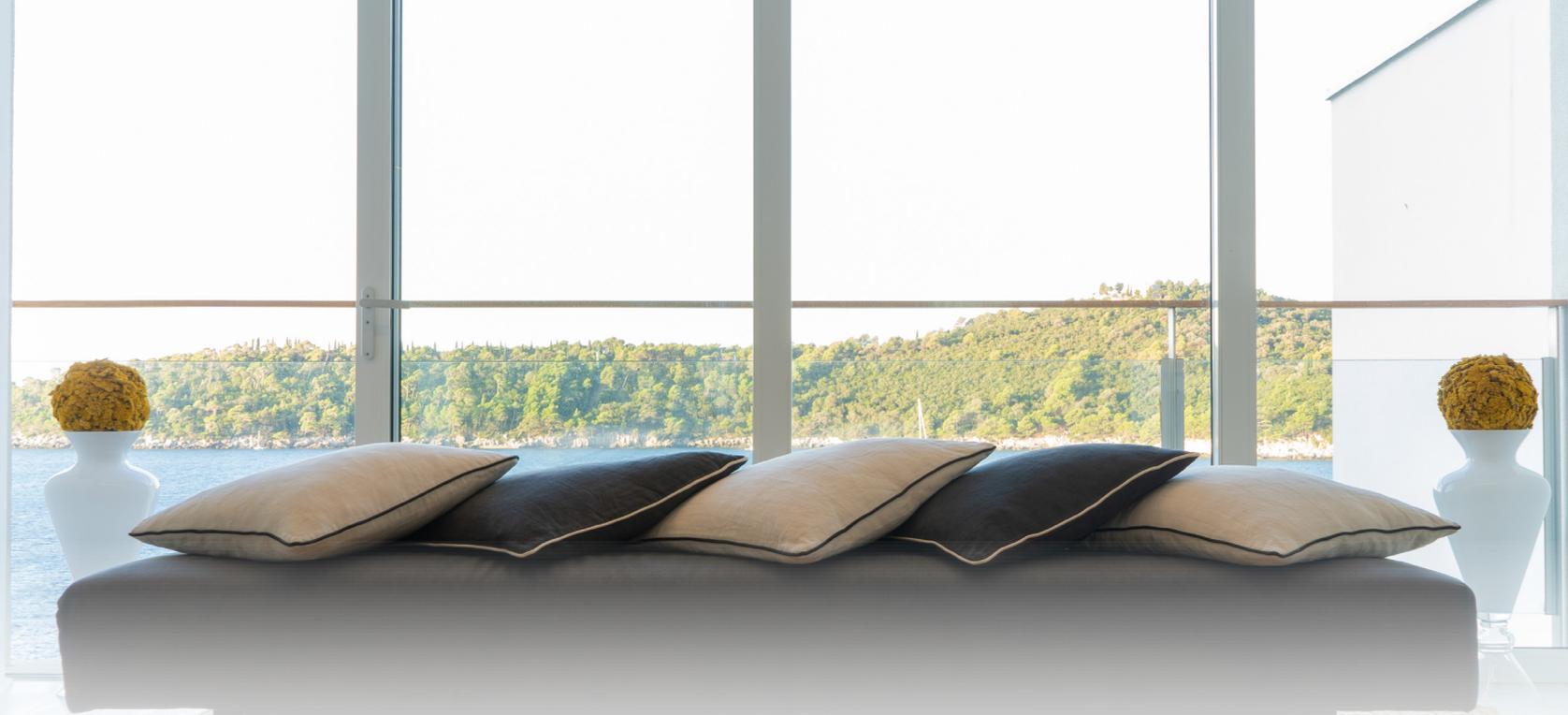
## Discover genuine tailored services and luxurious accommodation of sea view residences.

Enrich your experience with a warm welcome to dive into Mediterranean small bites philosophy of restaurant Pjerin, rare and undiscovered fusions of fresh food in the shades of Al Fresco bar Giardino, and stunning vistas of Dubrovnik aquatorium from Rooftop Prosciutto & Wine Bar.

Make your stay simply unforgettable.

Everything has been meticulously crafted to ensure your privacy and luxury.

Whether you're staying for pleasure, business or pure indulgence in precious moments of life, the Croatian most elegant 5-star hotel invites you to share its unique experience of the Romance Forever.



## Villa Dubrovnik Essentials

**Style & Luxury Boutique Hotel** with 56 Residential units  
**Unforgettable privacy oasis** in the medieval City of Dubrovnik  
**Stunning vista** at the Dubrovnik Old City, The Island of Lokrum and the Adriatic  
**Sea-view Residences** with private balconies/terraces  
**Beach** on the hotel grounds  
**Unique Suite Residences** with contemporary charm and special amenities  
**Villa Kolin** standalone residential-properties  
**Fifteen minutes** walking distance from the East Gate of the Old City  
**VILLA SPA wellness & beauty** with individualized treatments  
**Tailor-made excursions** and sightseeing  
**Exclusive conference & executive** meeting facilities  
**À la Carte Mediterranean** genuine dining in restaurants Pjerin and Al Fresco Bar Giardino  
**Rooftop Prosciutto&Wine Bar** with the most beautiful vistas in Dubrovnik  
**International Health & Safety Guidelines**  
**Green Globe** Sustainable Certificate



## Villa Dubrovnik Services

- 24 hour** Residence and Concierge services
- Quick** Check-in & Check-out, **contact-free** option available
- Morning & evening** Housekeeping
- Luxury** limousine transfers
- Broadband** Wi-Fi internet
- Tailored** Excursions and round-trips
- Integrated** security system
- Luxury** toiletries and cosmetics
- In-room** Pay TV / VDA / music library
- Laundry, dry cleaning and ironing service** with the same day delivery option
- International & domestic** in-room newspaper service
- Car parking** & Valet service
- Contact-free** availability of all menus and information



## Villa Dubrovnik Residences

The comfort and luxury of each one of our fifty six residence units, specially designed for your ultimate pleasure, privacy and relaxation, is enriched with breathtaking views of The Island of Lokrum and the Old City walls.

Six unique suites introduce a new meaning of refined luxury and provide you with even higher level of comfort, giving you everything you could ask from our hotel, but on a greater scale.

If you seek maximum comfort and complete privacy, Villa Dubrovnik will give you even more than that.

We will welcome you at Villa Kolin, standalone Villa located within the same property, with private services, entrances and facilities. You can choose to stay in one of the two Kolin Residences, or even rent a whole estate for yourself.

Make a wish and fall in love.



## Villa Dubrovnik Royal Suite

**Worthy of a high-class royalty.** The Villa Dubrovnik Royal Suite is privileged with the best location within the Villa Dubrovnik, offering a breathtaking view of all the Adriatic Sea shades of blue and the Old City of Dubrovnik, featuring two spectacular bedrooms.

Royal experience is uniquely indulged from astonishing 118 sqm teak wood terrace with private outdoor Jacuzzi for the ultimate relaxation under the open sky.

Spacious interior of the Suite is designed with the special refined luxury elements and exquisite attention to detail, textures and mood.

Contemporary furnishing of the Villa Dubrovnik Royal Suite is provided throughout the residence - spacious living room will provide a touch of the comfort of your home, while two bedrooms and two separate full-size bathrooms provides unmatched serenity during your stay.

**108 sqm Suite**

**Private 118 sqm** teak wood terrace with ambient light and Mediterranean garden

**Two** bedrooms

**Private Jacuzzi** located on the room terrace

**King or Twin** beds

**Two en suite** glass wall bathrooms with full shading possibility

**Shower bathroom** next to the living room

**Bathtub**, shower, double basins and floor heating



## Duke's Suite

### **Experience extraordinare.**

Fabulous 54 sqm terrace with unforgettable vista of the Old City, Lokrum island and Adriatic Sea are just part of the unique experience provided by the Duke's Suite.

Terrace jacuzzi transforms any day into own open-air wellness oasis that can be additionally enriched with private and exclusive in-room luxury treatments.

Duke's Suite can be connected with neighboring Deluxe Room allowing two bedrooms and two separate bathrooms, providing the ultimate comfort during your stay.

### **73 sqm Suite**

**Private 54 sqm** teak wood terrace with ambient light

**Private Jacuzzi** located on the room terrace

**King or Twin** beds

**One en suite** glass wall bathroom with full shading, one shower bathroom in the living room

**Bathtub**, shower, double basins and floor heating



## Romance Suite

### Romance forever.

Experience the true energy of love in the Romance Suite.

Wake up with astonishing view of the Old City and the island of Lokrum, enjoy the day in a secluded cove below your terrace.

Breathtaking sunsets will be even more spectacular from a unique private in-room Jacuzzi.

Discover new definition of ultimate privacy with unique position of the Suite, ensuring nobody can witness your whereabouts.

**80 sqm** Suite size

**28 sqm private teak wood** terrace with ambient light

**Panoramic glass wall** separating the room and the private terrace

**Private Jacuzzi** within the suite living room

**King or Twin** beds

**En suite glass wall bathroom** with full shading option



## Deluxe Suite

The Deluxe Suite provides luxury comfort and exude a Mediterranean ambience of stay, through contemporary design of the residence, and stunning vistas on Old City of Dubrovnik and Lokrum island from your terrace.

Measuring generous 74 sqm the Deluxe Suite provides a separate living and sleeping area and spacious en suite glass wall bathroom with double basins.

The Deluxe Suite can be connected with neighboring Deluxe Room, allowing for two bedrooms and two bathrooms, providing the ultimate comfort during your stay.

**74 sqm** Suite size

**22 sqm private teak wood terrace** with ambient light

**Panoramic glass wall** separating the room and the private terrace

**King or Twin** beds

**En suite glass wall bathroom** with full shading option



## Standard Suite

The Standard Suite welcomes its guests with perfect blend of maximum privacy and luxury comfort through 80 sqm of unique contemporary furnishing and design.

Located on the highest floor of the Villa, the Standard Suite offers spectacular view to Old City of Dubrovnik, The Island of Lokrum and Adriatic Sea from both the living room and the bedroom.

Teak wood terrace carved below cliff is a perfect place for your morning breakfast or a private dinner.  
Indoor jacuzzi offers your own wellness oasis inside the suite.

**80 sqm** Suite size

**17 sqm private teak wood terrace** with ambient light

**40 sqm private garden** in the back of the Suite

**Panoramic glass wall** separating the room and the private terrace

**Private Jacuzzi** within the suite Living Room

**King or Twin** beds

**En suite glass wall bathroom** with full shading option



## Loft Suite

### **Gorgeous vistas.**

The Loft Suite is the perfect place to call home.

Secluded in the most private part of the Villa Dubrovnik, Loft Suite welcomes you with unique experience of in-room jacuzzi inside the very living room salon.

Teak wood terrace offers astonishing view on the Old City, Lokrum island and Adriatic Sea with vistas of pine park and secluded cove below.

**80 sqm** Suite size

**17 sqm private teak wood terrace** with ambient light

**Panoramic glass wall** separating the room and the private terrace

**Private Jacuzzi** within the suite living room

**King or Twin** beds

**En suite glass wall bathroom** with full shading option



## Villa Kolin Residences

**Private hotel inside a hotel.** For those who seek ultimate comfort and complete privacy, Villa Kolin Residences will provide it. These unique apartments within the premises of Villa Dubrovnik are located in the standalone Villa Kolin. They offer private access separated from Villa Dubrovnik entrance, through small pine forest and shaded stone staircase connected with private parking.

Each of the Villa Kolin Residence spreads through 3 floors with 3 bedrooms no sea view, 4 bathrooms and grand living room, 132 sqm in total.  
Terraces with jacuzzi bath makes them for a perfect residential private wellness treatments.

**Situated in a separated** standalone Villa within the gardens of Villa Dubrovnik

**Full private** entrance

**Private terraces** and gardens

**132 sqm three-floor penthouse** with 3 bedrooms and a living room

**12 sqm teak wood private terrace** with ambient light and outdoor jacuzzi

**Two King and Twin** beds

**Each bedroom** has a private bathroom plus a bathroom located on the living room floor

**Bathrooms equipped** with walk-in showers or bathtubs, double basins and floor heating

Partial **sea and Old Town view** from the living room



## Executive Room

Welcome to the ultimate experience of privacy and luxury in the Villa Dubrovnik. Fitted with the private Jacuzzi on the terrace, the Executive Rooms provide both the indoor and outdoor private wellness experience thanks to a special glass door that opens a magnificent view of the Lokrum island and sea.

Enriched with the same contemporary luxurious elements and attention to detail as all our Residences, the 37 sqm Executive Rooms successfully bring desired feeling of comfort to a whole new level.

**37 sqm** Residential size

**Private teak wood terrace** with ambient light

**Panoramic glass wall** separating the room and the private terrace

**Outdoor Jacuzzi** on the terrace

**King or Twin** beds

**En suite glass wall bathroom** with full shading option



## Deluxe Room

The Deluxe Room provides its guests with extra comfort throughout the 35 sqm residence. Finest cotton covered beds and en-suite glass wall bathroom with full shading possibility will deliver unforgettable feel of luxury with recognizable details of sensual toiletries, fluffy bathrobes and softest imaginable towels.

Your stay will be enriched with the unique terrace balcony vistas overlooking Adriatic Sea, The Island of Lokrum and in some rooms the view of the Old City.

**35 sqm** Residential size

**Private teak wood terrace** with ambient light

**Panoramic glass wall** separating the room and the private terrace

**King or Twin** beds

**En suite glass wall bathroom** with full shading option



## Premium Room

Being the only Residence oriented inward the Villa Dubrovnik, the Premium Room offers unique feel of privacy and serenity. It has been imagined as an oasis within the Villa, where you can experience the sentiment of disconnection from everyday hotel buzz, while having all the services and amenities available at your discretion.

Spacious and uniquely furnished room provides special atmosphere, with comfort daily quarters and beautiful spacious bathroom. For those relaxing moments, enjoy your own secluded terrace and the outdoor private Jacuzzi, inviting you to embrace the open sky.

- The only unit** oriented inward Villa Dubrovnik with no sea view
- 56 sqm** residential size
- Private teak wood terrace** with ambient light
- Panoramic glass wall** separating the room and the terrace
- Outdoor Jacuzzi** on the terrace
- King or Twin** beds
- En suite glass wall bathroom** with full shading option
- Adequate** for physically challenged travelers



## Superior Room

The Superior Room offers great comfort and beautiful tranquility throughout its contemporary style. The experience is enhanced with an amazing view from the teak wood terrace balcony overlooking Adriatic Sea, Lokrum island and in some rooms the view of the Old City.

King size beds covered with the finest cotton will provide you with the most beautiful sleep time.

**30 sqm** Residential size

**Private teak wood terrace** with ambient light

**King or Twin** beds

**En suite glass wall bathroom** with full shading option



## Villa Gastronomy

**Remarkable cuisine from the award winning restaurant Pjerin, will feed all your senses.  
Restaurant Pjerin and Al Fresco Bar Giardino both serve haute Mediterranean cuisine worthy of a high-class royalty.**

### **Fine Dining restaurant Pjerin**

Prepare your taste buds for an epic journey to the idyllic setting of our iconic restaurant located on the cliffs overlooking the sea with the spectacular views of the Old City, and indulge your senses in the flavors and aromas of our Mediterranean cuisine, and the rich bouquet of carefully selected wines, all while being pampered by our professional and discreet staff.  
Michelin recommended.

### **Al Fresco Bar Giardino**

Spend your casual and relaxing moments in the nonchalant, lush, and natural setting of our Al Fresco bar designed for enjoying light lunches with fresh organic ingredients, or enjoying tastes of your favorite coffee blends and fine teas, in a secluded garden overlooking the beach.

### **Room service**

Enjoy your dinner with the magnificent views from the very comfort of your private terrace.



## Villa Lounges

### **Prosciutto&Wine Bar**

Words can hardly describe the experience of the Prosciutto & Wine Bar located on the rooftop of Villa Dubrovnik. Let the most beautiful sunrise or the most unforgettable sunset over the Old City of Dubrovnik become the most vivid memory of your stay.

Witness the unrivaled stunning views of the Island of Lokrum and the Old City of Dubrovnik, and enjoy the selection of state-of-the-art cocktails, martinis and a variety of prosciuttos, along with a glass of exquisite wines.

### **Library Lounge**

The secluded corner for relaxation and refreshment. Spend a few moments browsing the intriguing and carefully selected library books, or simply enjoy a revitalizing cup of tea from our wide selection of fresh teas in the contemporary atmosphere of the Lounge.



## VILLA SPA & Wellness

VILLA SPA invites you to celebrate the beauty of life in its unique comfort and modern Mediterranean atmosphere.

Located within the three floors in the very heart of Villa Dubrovnik, VILLA SPA allows you to delight your senses and soothe your soul with innovative and exclusive face and body treatments, alongside classical enjoyment in saunas or massages.

VILLA SPA welcomes you to feel that traditional touch of unprecedented hospitality within the state-of-the-art setting of our spa facilities.



## VILLA SPA & Wellness

### **Individual Treatments**

Indulge yourself in the harmonies of facial and body care, VILLA SPA signature massages, luxury treatments, manicures and pedicures, all with the use of high-end organic quality products of world-famous brands.

### **Fitness**

Movement, form, breathing, relaxing and shaping your body will awaken the desire within you for physical activities. Exercise with a group or through an individual program, combine the chosen spa treatments with movement of your body.



## Executive & Conference Room

If you are looking for the perfect setting of your Board Meeting or the place to host your exclusive group of guests, Villa Dubrovnik is the address for you.

Our dedicated conference & event room is equipped with a state-of-the-art technical equipment your event may require.  
Room easily provides you the privacy for your business meetings or small conference for up to 80 participants.

Room can be transformed into a dedicated event hall in no time, providing you the greatest private party you can ask for - such as a special birthday or some other celebration.

Exclusive booking of the entire Villa Dubrovnik hotel is also welcomed.

**Daylight and/or artificial** lightning

**Conference Room** setups:

- > Theatre style up to 80 pax
- > Classroom style up to 50 pax
- > U-shape style up to 25 pax



## Exclusive Transfers

For the special feeling of privilege, Villa Dubrovnik offers you the luxury shuttle services between the Villa and the Old City, or other destination of your choice.

Even a simple experience like an airport transfer must provide the exclusive feeling of being the guest of the Villa.

We will welcome you with a luxury sedan or a luxury minivan.



## Tailor-made excursions

Beyond the hotel there are gorgeous sights and activities to keep guests entertained.

Our team is on hand to tailor a sightseeing tour to fit your interests and schedule.

Option for a boat to nearby Lokrum Island to admire the fortress and botanical gardens or go for a private walking tour – either by day or night – of Dubrovnik's Old Town and sample the local cuisine.

For a day's outing, there are gourmet excursions to the sun-drenched vineyards of the Pelješac Peninsula to try wines and visit the region's oyster farms or opt for a romantic evening sea cruise up the Dalmatian Coast.

Further afield, there is the pristine beauty of Boka Bay and its fjord-like scenery in neighboring Montenegro.

For active types, the hotel is able to arrange horse-riding or mountain biking trips in Konavle through quaint villages, orchards and vineyards or a sea-kayaking journey to explore the coastal sights.

**GDS/IDS property codes:**

Amadeus (1A) – DBV154  
Sabre (AA) - 28939  
Galileo/Apollo (UA) - 26111  
Worldspan (1P) - 3154  
Pegs ADS (WB) – LW3154  
Travelweb (HD) –LW3154

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