



Villa Vita Adele

DUBROVNIK

Croatia

Sotheby's

INTERNATIONAL REALTY

Villa Vita Adele



LIVING AREA
480 m²



PLOT SIZE
450 m²



PRICE
4.850.000 €



BATHROOMS
6



ROOMS
5

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Built in timeless elegance, located in the center of Dubrovnik, only 400 m away from the Pile area, this unique stone villa offers a sensational view of the sea and the old town. Villa Vita Adele is a luxury five-storey villa with a total of 480 m² of living space. Due to its carefully planned floor plan, the villa offers maximum space utilization and functionality, ensuring perfect indoor and outdoor space connection. Mediterranean vegetation, pine trees, and olive trees surround the villa providing privacy and an intimate atmosphere in the city center while only a 5-minute leisurely walk from the famous city beach Danče. The villa comprises two spacious living rooms, two dining rooms, an equipped kitchen and a bar, four en-suite bedrooms, and a study. Villa Vita Adele also has a relaxation and recreation area with a hot tub, sauna, and gym, an ideal spot for complete enjoyment of modern facilities in the glamorous ambiance of this exceptional villa. The perfect combination of traditional and modern elements offers first-class accommodation and luxury amenities in the city's heart. The exquisite design of the villa captures attention with its clean lines providing a lot of natural light. Villa stands out with its unique location and offers an open view at the famous Dubrovnik walls, on one side towards the northern tower Minčeta and on the other side to the fortress Lovrijenac. In addition to the spectacular view of the sea and the Dubrovnik archipelago, dining rooms, loggias, and an outdoor pool are ideal for enjoying unforgettable moments with family and friends. An additional highlight of the villa is the roof terrace with the hot tub and an invaluable view. The basement includes a wine cellar, a storage room, and an apartment (one bedroom and bathroom) for personnel. There is a garage in proximity to the villa with annual prepaid parking. The stairs next to the villa lead to the city's center where you can enjoy magnificent sightseeing of the city rich in history and culture, which is on UNESCO's World Heritage list since 1979. The perfect combination of prestigious location, elegance, modern equipment, and luxurious amenities are just some of the advantages of the villa that make her a unique investment opportunity.

AMENITIES

Balcony ✓ Fitness area ✓ Furnished ✓ Parking ✓ Pool ✓ Sauna ✓ Seaview ✓ Terrace ✓

