



Exceptional Views & Location

Stunning Off Market
Dubrovnik Villa



IBISCUS
VILLA

HANDOUT

VILLA IBISCUS

Location

Villa Ibiscus is located in Dubrovnik, one of the most beautiful small cities in Europe, rich in historical and cultural heritage. The villa was built in a stunning part of the city, which exudes extraordinary harmony and aesthetics, in the same area where the most alluring Dubrovnik hotels and many luxury villas are situated.

It is located on the edge of a natural amphitheatre, and only a twenty-minute walk away from the Old City of Dubrovnik, and yet sufficiently detached from the hustle and bustle of the city. It is immersed in lush Mediterranean greenery dominated by dense pines, cypresses, olive trees and fragrant local plants.

Magnificent views are offered from every part of the villa: panoramas of Dubrovnik's Old City, the iconic walls and the old port bathed in the azure glow of the Adriatic Sea, while directly ahead the view draws you to the romantic island of Lokrum and beyond to the open horizon.

Just below the villa are the remains of an ancient caravan route dating back to the 12th century which at the time was the safest European trade route to Constantinople, and today an excellent choice for pleasant walks.

The vista from the villa includes the beautiful Gothic-Renaissance church of St. James and the Benedictine monastery originally built in the 13th century as a Romanesque church. Immediately behind the church, a path leads via a hundred steps to Dubrovnik's St. Jacob's Beach, which has been ranked countless times by world-famous travel magazines as one of the most beautiful European beaches. This gorgeous pebble beach with a wonderful seascape of the island of Lokrum and the old part of Dubrovnik is only 150 metres from the villa.

Ibiscus

Villa Ibiscus is named after a flower that has deep symbolism, brings strength, shows respect, is a sign of hospitality and encourages to seize the day, that is, to enjoy every moment of life, or "carpe diem".

Comfort of living was the overriding motivation for the architecture of the villa, which spreads over 700+ m² (including terraces) divided over three floors and is built using the finest selected materials and equipped with today's most sophisticated tech equipment, including central cooling and heating units, smart TVs and much more.

The villa is built in a Mediterranean style, decorated with blue shutters that blend with the colour of the sea, and terracotta tiles and chimneys at the top of the villa that follow the views of the old town of Dubrovnik and fit perfectly into the surrounding lush Mediterranean greenery.

It is characterised by its extraordinary location and the view of the city and its walls, the island of Lokrum and the turquoise sea, and this magnificent, wraparound view extends from all the spaces and terraces of the villa.

Villa

On the road leading directly to the centre of Dubrovnik are two private parking spaces that belong to the villa. Next to the parking spaces are stairs as well as a glass outdoor elevator which descend to the terrace of the villa where visitors are greeted by the intoxicating glorious scent of jasmine. The main entrance to the villa is located at the highest point



of the terrain. Entering the villa on the first floor you are greeted by unparalleled open views of the blue Adriatic, the magical island of Lokrum and the roofs of the church of St. James through large, glazed areas.

As soon as you enter, you realise this is a Mediterranean villa of modern design and strong character with a pleasant ambience. On this floor there is an elegant interior glass elevator, which leads to the base of the villa and the south entrance, where you also find a toilet, a modern separate kitchen with a view, a dining room for eight people and a spacious living room.

The timeless ambience of the villa is captivating and is especially impressive in the central part of the villa, the living room, an ideal place for socialising and relaxation. The excellent design is a harmonious combination between the traditional and the modern, with visible beams on the ceiling, decorative shutters and a fireplace in the corner which gives a special charm to this villa.

The timeless design is dominated by mild, light shades of comfortable sofas for relaxation and nothing competes with the surrounding nature. Everything is focused on the magnificent views.

The living room is dominated by a painting by the famous Croatian contemporary artist Dubravka Lošić, Lapad IV, a triptych, made of pastel, acrylic paint and rubber on metal, which depicts cypresses, the symbol of eternity.

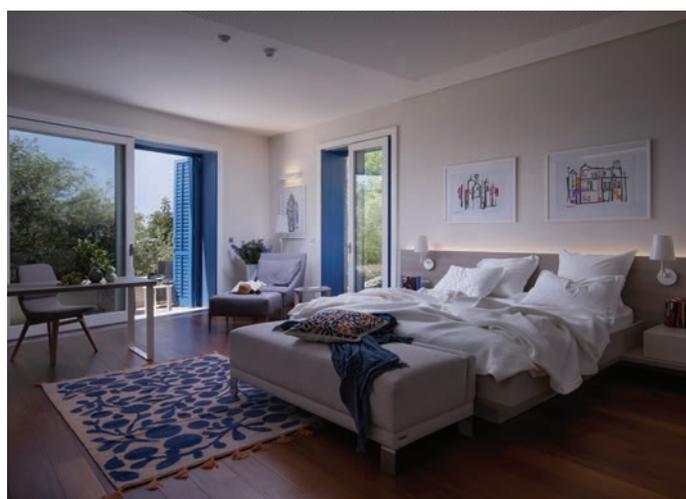
If you compare the view from the living room to the island of Lokrum or to the area of St. James, dominated by strong, green cypresses that have been there for decades, one gets the impression that these same cypresses are reflected in the painting intertwining natural beauty with artistic beauty.

This part of the villa is surrounded by four terraces on each side and Mediterranean gardens full of endemic plants, which cascade down to the foot of the villa. On the right side next to the main entrance is a terrace with comfortable garden furniture, a wooden pergola and stunning views of the Old City of Dubrovnik and the island of Lokrum.

On this terrace, the sunsets in Dubrovnik are the most beautiful, and the colours of the sunsets alter with the seasons. On the terrace, which is combined with the living room, there is a dining table for eight people under a wooden pergola, near the summer kitchen and barbecue, forming a compact spacious area. This is the most beautiful part of the villa during the summer months, ideal for relaxing with friends.

Below part of the terrace is an infinity pool overlooking the blue expanse and centuries-old pines and cypresses and the island of Lokrum and is truly a dream place for refreshment on those warm summer days.

Next to the pool is a sun deck with sun loungers for pleasant summer laziness. The rectangular pool of the villa offers unique views with the added bonus of special hues of light during summer evenings. On this side, too, the villa is surrounded by small Mediterranean gardens, connected by promenades and meditation corners.



Luxury rooms

The villa has four spacious luxury rooms for two, accommodating a total of eight people, dominated by soft and pleasant colours. On the central ground floor of the villa are three spacious luxury double bedrooms with en-suite bathrooms of refined design.

The master bedroom, which is adorned with an unusual design, certainly stands out. The room is dominated by a glass clothes stand that looks more like an unusual art installation. It also has wardrobes, a lounge area, a work area, a flat-screen TV and a comfortable double bed with a view.

The spacious bathroom has a shower and the perfect bathtub with a view, designed to enjoy baths with Mediterranean herbs. The bathroom and the room are connected by a balcony in an ideal position for that first morning cup of coffee. The special feature of this luxury room are the beautiful views from every part of it, whether from the room or the bathroom, to the blue sea and greenery.

Next to the master bedroom is a small luxury double room with an en-suite bathroom with a bathtub and a terrace with views. On this floor is another luxury double room with an en-suite bathroom and shower and a terrace with a view. A special feature of this room is the direct exit to one of the Mediterranean gardens that surround the villa. Both rooms contain spacious double beds, wardrobes, work areas, flat screen TVs and are decorated with works of art by contemporary Dubrovnik artist Romana Milutin Fabris, who in her works of art depicts Dubrovnik in unusual colours.

The fourth luxury room is located on the lowest floor of the villa. The room consists of a comfortable lounge area, a work area and a spacious double bed, and an en-suite bathroom with a bathtub.

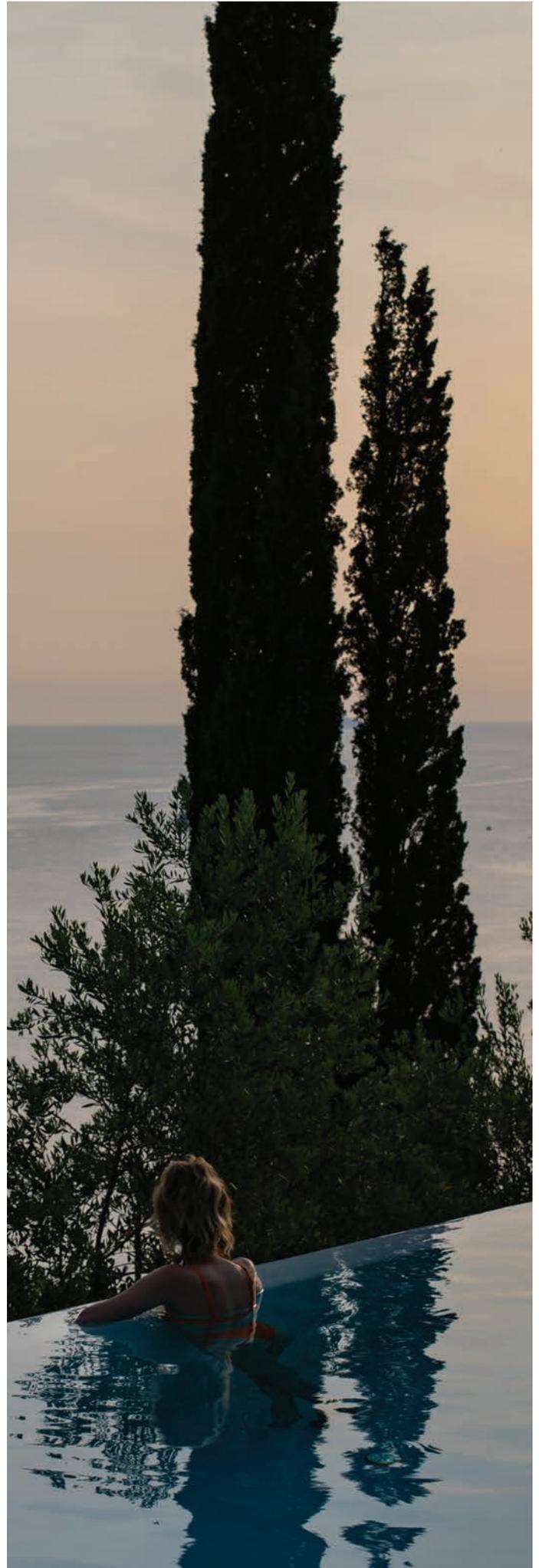
The room has its own terrace overlooking the sea and direct access to a Mediterranean garden. The specialty of this room is the surrounding greenery which gives the room a special relaxing note because the Mediterranean scents of orange, rosemary and olives are sensed in every corner bringing relaxation and peace.

A special feature of this villa is a relaxing room with a sauna and massage table located on the lowest floor of the villa. A Finnish sauna is the ideal place for relaxation, and it is also known as the best natural remedy for relaxing the mind and body and creating a fine balance.

After the sauna, the perfect choice is an outdoor massage on the terrace surrounded by gardens full of herbs from which the scents of the Mediterranean are joined with a view of the blue depths of the sea.

The wine cellar and the perfect selection of wines from the area around Dubrovnik, which for centuries has been recognised for producing the finest textures and flavours of this divine drink, is another attraction of the villa and is located on the lowest floor.

In this part is also the southern entrance of the villa bordering the remains of an ancient caravan road. This entrance is used for running or long walks in this beautiful neighbourhood or on one of the most beautiful beaches in Dubrovnik, St. Jacob, which is only 150 metres from the villa.



The gardens and Mediterranean plants

Villa Ibiscus is surrounded by lush Mediterranean vegetation, and its additional charm is complemented by small terraced gardens that cascade to the foot of the villa with designed paths and promenades.

There are also several intimate meditation corners, which are the perfect place to achieve the ideal balance of mind and body. These hidden oases of peace and quiet offer an enchanting place to start the day with morning yoga while inhaling the scents of Mediterranean herbs.

Olive trees, pomegranates, figs, fragrant laurels, jasmine, rosemary and lavender further enrich the terraces and gardens of the villa, turning them into fragrant and relaxing zones. All the greenery is self-irrigated by sophisticated technology. The strategic position of the villa, below the Srđ Hill, is very significant: a pleasant microclimate prevails with a large number of sunny hours during the year, making it extremely conducive to lush vegetation. The greenery of the villa fits perfectly into the environment of this beautiful urban area dominated by Mediterranean pines and cypresses.

Villa Ibiscus is a work of architectural art

Villa Ibiscus, development name Villa D2, was showcased at the annual Exhibition of Croatian Architects in 2016 and at the Exhibition celebrating the achievements of Dubrovnik architects between 2012-2016.

Dinko Peračić, award-winning architect and critic, wrote the forewords to the aforementioned exhibitions: the themes explored by Marija Kojaković and her team tackled many highly specialized questions.

From her work, you can observe the discovery of balance between tradition, history and modernity. The questions of structure or ambience, the urban landscape or one home. In the details, the poetry is clear. It describes the Mediterranean way of life, which is most noticeable in the design of the outdoor space.

The landscape upon which it was built required devotion to make it into a cultivated setting. The materials used are discreet and refined. The creators were successful in achieving the harmonious balance described.

In addition to Marija Kojaković, the team included co-architect Sanela Budalica Meco and the Slovenian interior designer Nives Kos.

Inquiries and Information

For the complete information regarding the sale of Villa Ibiscus priced at **Price on Request** please get in touch with:

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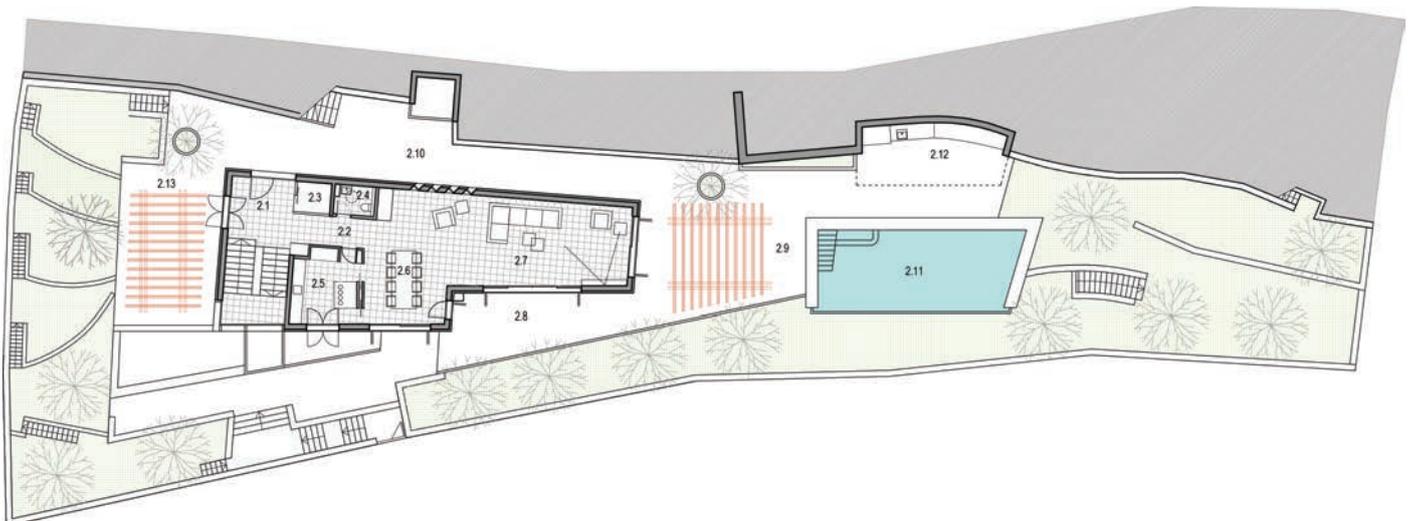
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Floorplan

FIRST FLOOR LAYOUT

2.1	entrance hall	22.20 m ²
2.2	hall	6.10 m ²
2.3	elevator	2.80 m ²
2.4	toilet	3.00 m ²
2.5	kitchen	9.50 m ²
2.6	dining room	16.00 m ²
2.7	living room	48.70 m ²
2.8	terrace	26.40 m ²
2.9	terrace	68.00 m ²
2.10	terrace	78.00 m ²
2.11	pool	36.90 m ²
2.12	porch	20.00 m ²
2.14	terrace	40.70 m ²

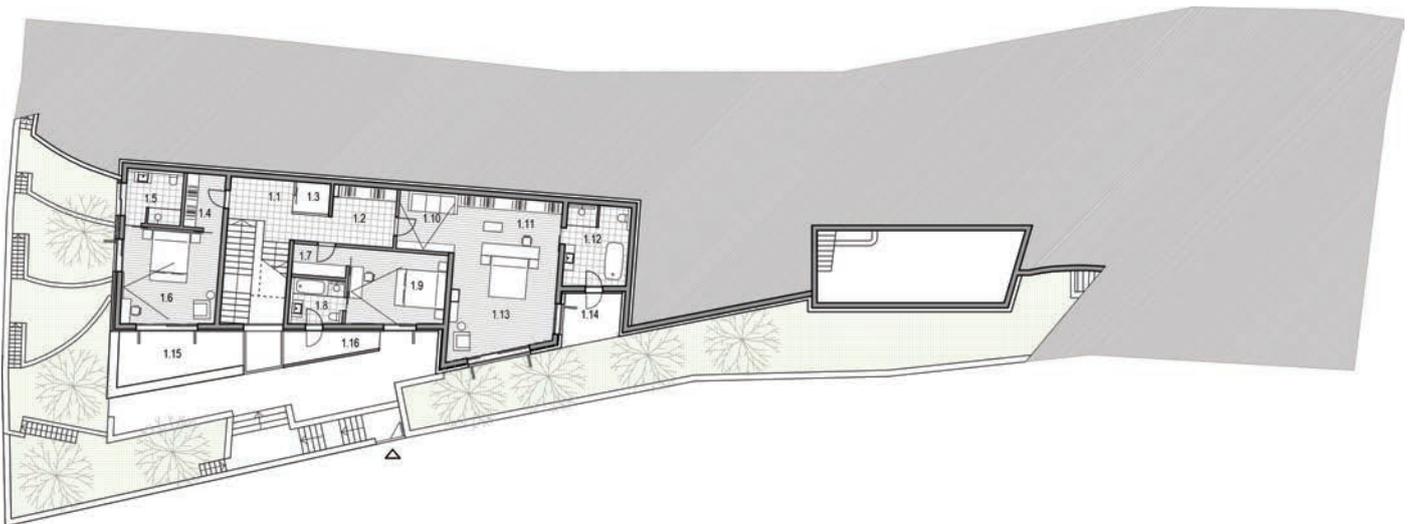
The kitchen, dining room, living room and a lavatory are located next to the hallway and the lift. This floor occupies an area of more than 108 square metres. Multiple sliding patio doors on the south side and the west side connect the inside to the spacious terraces around the villa – the living space flows seamlessly from indoors to outdoors and vice versa.



INTERMEDIATE FLOOR LAYOUT

1.1	entrance hall	22.20 m ²
1.2	wardrobe	11.40 m ²
1.3	elevator	2.10 m ²
1.4	wardrobe 1	5.40 m ²
1.5	bathroom 1	7.00 m ²
1.6	bedroom 1	22.00 m ²
1.7	wardrobe 2	4.00 m ²
1.8	bathroom 2	5.90 m ²
1.9	bedroom 2	17.00 m ²
1.10	bedroom hall	8.40 m ²
1.11	wardrobe 3	14.80 m ²
1.12	bathroom 3	12.00 m ²
1.13	bedroom 3	23.40 m ²
1.14	bedroom 3	6.80 m ²
1.15	terrace	14.30 m ²
1.16	terrace	9.50 m ²

The intermediate floor of 155 square metres houses two superior bedrooms, besides the master bedroom measuring 50 square metres. All rooms have their own bathroom, smart TV and private terrace.

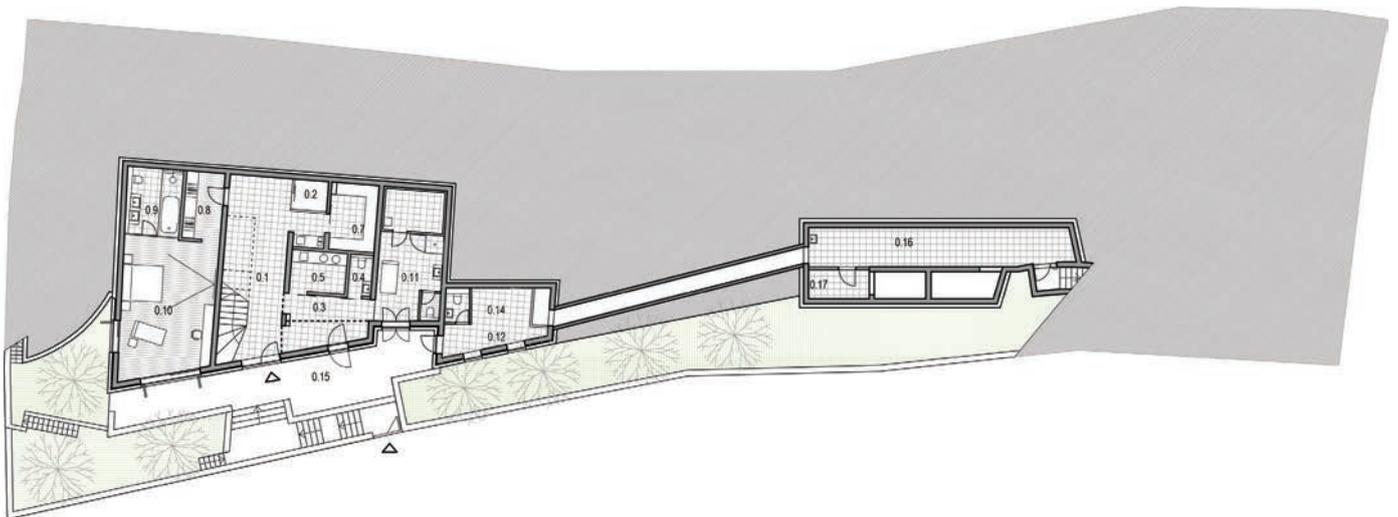


INTERMEDIATE FLOOR LAYOUT

0.1	entrance hall	28.10 m ²
0.2	elevator	2.80 m ²
0.3	hall	10.50 m ²
0.4	toilet	2.50 m ²
0.5	utility room	6.00 m ²
0.6	kitchenette	2.80 m ²
0.7	wine cellar	7.90 m ²
0.8	wardrobe 4	6.00 m ²
0.9	bathroom 4	8.80 m ²
0.10	bedroom 4	31.50 m ²
0.11	relax room and sauna	20.40 m ²
0.12	garden storage	4.00 m ²
0.13	toilet	1.80 m ²
0.14	engine room	8.40 m ²
0.15	terrace	34.30 m ²
0.16	pool engine room	40.00 m ²
0.17	pool storage	4.20 m ²

Besides a spacious superior bedroom, a massage area with sauna, steam bath and lavatory is located on the ground floor (125 square metres). This floor also houses an open wine storage, a basic kitchen and working space for the caretaker.

First-class materials and state-of-the-art installations were used for the construction of the villa, which guarantee an enjoyable and extremely comfortable stay.



INTERESTING FACTS

The history of Dubrovnik

Dubrovnik, one of the most beautiful small Mediterranean cities, has adorned numerous travel magazine covers in the past few decades with the recommendation that this is a place that must be visited and experienced at least once in a lifetime.

Every encounter with Dubrovnik, a city of unique cultural and historical heritage, arouses astonishment with its beauty, architecture and harmony. It is a city within stone walls jutting out of the sparkling turquoise Adriatic Sea and the terracotta roofs in the old town complementing the blue sky to create a unique harmony of colours. Dubrovnik, with its exceptional beauty, simply conquers and leaves you breathless.

According to archaeological research, Dubrovnik is believed to have originated in a settlement dating back to the 6th century. In the 12th and 13th century it became one of the most important ports and maritime trade centres of the Mediterranean due to its strategic position between East and West.

During the 15th and 16th century, which is also called the golden age of the Republic of Dubrovnik, it had complete independence and an influential state position in the Mediterranean.

The city independently chose a Rector, according to the aristocratic system, and the city had its own mint and a state flag with the image of the patron saint, St. Blaise. Although it was a small state in terms of territory, peace was ensured by an extremely skilled diplomatic service. It reached its economic peak during the 16th century when it had a strong merchant navy combined with a strong maritime trading business.

The people of the Republic of Dubrovnik valued freedom and peace most of all, and freedom was considered the greatest value of life. In addition, the Republic of Dubrovnik was among the first countries in the world to ban the slave trade based on a law passed in 1418.

The Golden Age of Dubrovnik gave birth to many creative artists such as scientist Ruđer Bošković and poets such as Marin Držić and Ivan Gundulić, amongst many others.

Attractions of Dubrovnik

In 1979, UNESCO included the historical core of the Old City of Dubrovnik on the World Cultural and Natural Heritage List. For 43 years, Dubrovnik has been part of the world's cultural and historical heritage scene and a special place that welcomes its visitors. The following attractions of Dubrovnik are simply a must visit:

Stradun, the centre of the Old City, surrounded by steep narrow streets and decorated with antique lamps, is a place of meeting and socializing. It is also the starting point in the exploration of Dubrovnik.

A walk through Dubrovnik's city walls, which encompass the city and stretch for 1,940 metres, including five fortresses, sixteen towers and bastions, brings a completely new dimension to the experience of old Dubrovnik and is an ideal position for creating unforgettable photos and memories. At every step there are small charming churches, the baroque church of St. Blaise, the patron saint of the city of Dubrovnik from the 18th century, built on the site of an old Romanesque church and the Dubrovnik Cathedral, the



church of the Assumption of Mary.

The Franciscan monastery houses one of the oldest pharmacies in Europe where you can find natural face creams made from lavender, rosemary and roses that are produced according to ancient recipes from the 13th century. Minčeta, St. John, Bokar, Revelin and Lovrjenac are fortresses that have defended this unique city for centuries.

These distinctive fortresses, bays, squares and cobbled streets become the unique scenery of the Dubrovnik Summer Festival, a 73-year-old summer festival that includes numerous drama performances and concerts of classical music.

The Lovrjenac Fortress stands out as an ideal place for performing Shakespeare's timeless works, and is a firm favourite for holding performances of Hamlet. In the early 1990s Daniel Day Lewis played Hamlet on this very fortress.

The quarantines, located near the Old City, are one of the oldest quarantines in the world. They were used in the time of the Republic of Dubrovnik to isolate newcomers to the city due to the high risk of plague in the 14th century, and today represent a modern complex for many events.

Dubrovnik's old port, which in the past housed a large and small arsenal for the building and repairing of ships and boats, is always the right choice for a short walk and a place to go to the magical island of Lokrum, which is only ten minutes away by a pleasant boat ride.

It is a natural oasis near the Old City, much loved by the inhabitants and visitors of Dubrovnik. Above the Old City of Dubrovnik rises the Srđ Hill, which visitors can get to by cable car to enjoy the most unforgettable sunsets.

The island of Lokrum

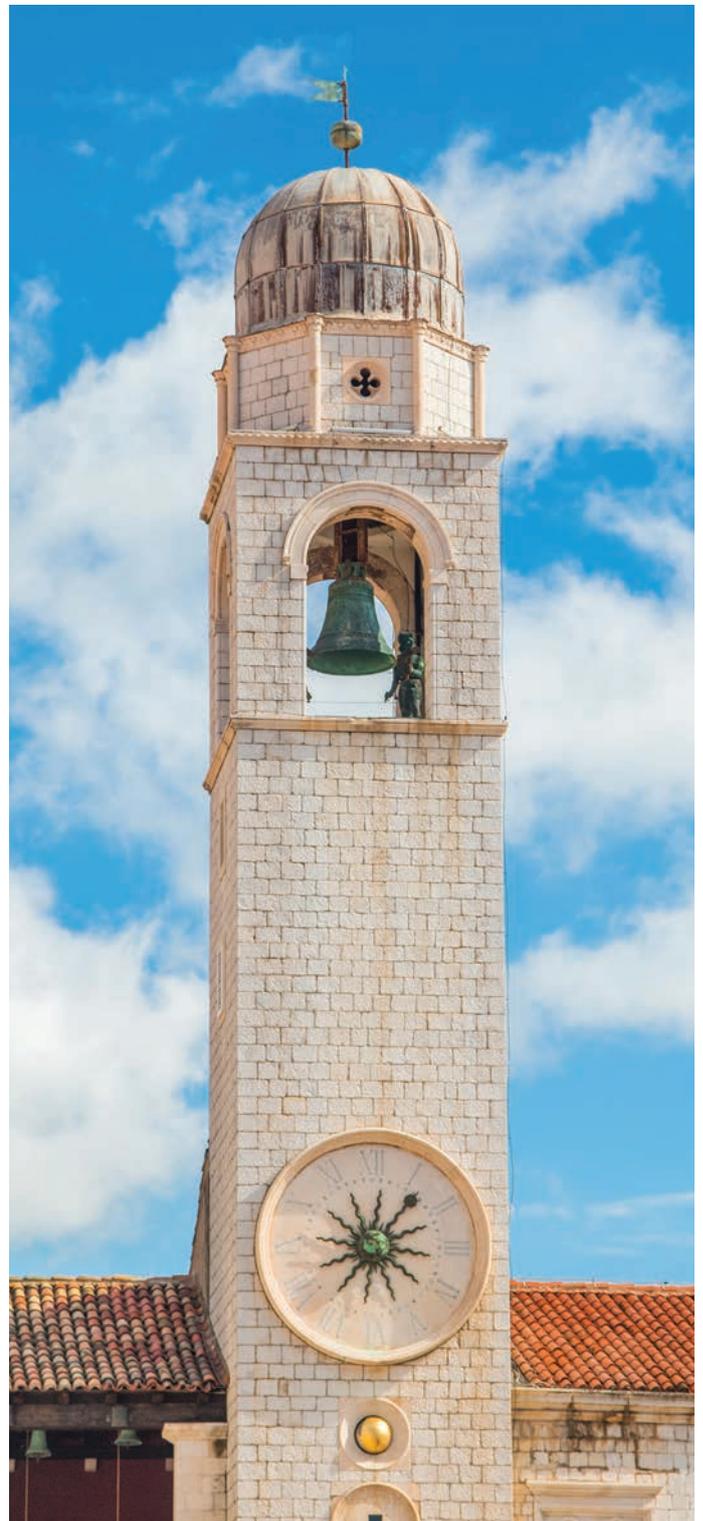
The island of Lokrum, a nature reserve, is a green island that stretches out in front of the Old City. It is considered as one of the most romantic places in Dubrovnik. A favourite destination and green oasis much loved by citizens and tourists, it is an ideal day trip destination, only ten minutes away by boat from the old port.

Lokrum is mentioned in a legend dating from 1192 when Richard the Lionheart's ship, returning from the Crusades was caught in a raging storm. He vowed to build a church wherever he touched land if he survived.

Eventually the ship found a safe harbour in Lokrum bay. He honoured his vow and donated money to construct one of the most beautiful basilicas in the region in Dubrovnik. Unfortunately, it was destroyed in the great earthquake of 1667. The Dubrovnik Cathedral was built in its place in the 18th century.

In the 19th century, Lokrum was owned by Maximilian of Habsburg, who built a summer house, beautiful gardens and paths on the ruins of a Benedictine monastery from 1023, which gave rise to today's botanical garden adorned with exotic plants.

On the island, where no one has lived for centuries, there is an unusual natural attraction, the Dead Sea, a lake connected to the open sea, and numerous caves and rocky beaches. There is also a small museum on the island dedicated to the Games of Thrones series with an actual throne. A pleasant walk to the Fort Royal, built in the early 19th century, leads to the highest point of the island from where beautiful views of the old stone city open up.



Game of Thrones & Dubrovnik

Game of Thrones, an ultra-popular HBO television series watched around the world by millions, was filmed in Dubrovnik from 2011 to 2018, from the second to the eighth season, and parts of Dubrovnik's Old City represented King's Landing, the capital of the Seven Kingdoms. These are the unique locations of King's Landing:

Fortress Lovrijenac, or the Red Keep, is located on a cliff, 37 metres above sea level; the tower of the Minčeta fortress, or the House of the Undying, a recognizable symbol of Dubrovnik; a beautiful baroque staircase not far from the Church of St. Ignatius where the famous Walk of Shame scene was filmed; the ruins of the former magnificent Hotel Belvedere, located just 350 metres from Villa Ibiscus; the beautiful Gradac park; Trsteno Arboretum, or The Gardens of the Red Keep, which is one of the oldest monuments of garden architecture with a summer house and numerous seedlings of exotic plants brought by sailors from their voyages; the island of Lokrum, or the city of Qarth, a fascinating place that contributed to the mystery of the series, and the squares and spaces inside and outside the Old City.

Game of Thrones, brought incredible additional popularity to the destination and presented Dubrovnik to a completely new and indeed younger population.

Dubrovnik, a magical film backdrop

In the last two decades, Dubrovnik has established itself as an excellent film backdrop for many films of high-budget film productions, precisely because of its rich historical heritage, natural beauty and photogenic locations.

These are just some of the films and series that have been shot in Dubrovnik over the past two decades: "The Unbearable Weight of Massive Talent" starring Nicholas Cage; "Star Wars: Episode VIII - The Last Jedi"; "Knightfall" where Dubrovnik was the scene of the Knights Templar's battles, and in "Robin Hood" it featured as the English town of Nottingham starring Taron Egerton and Jamie Fox.

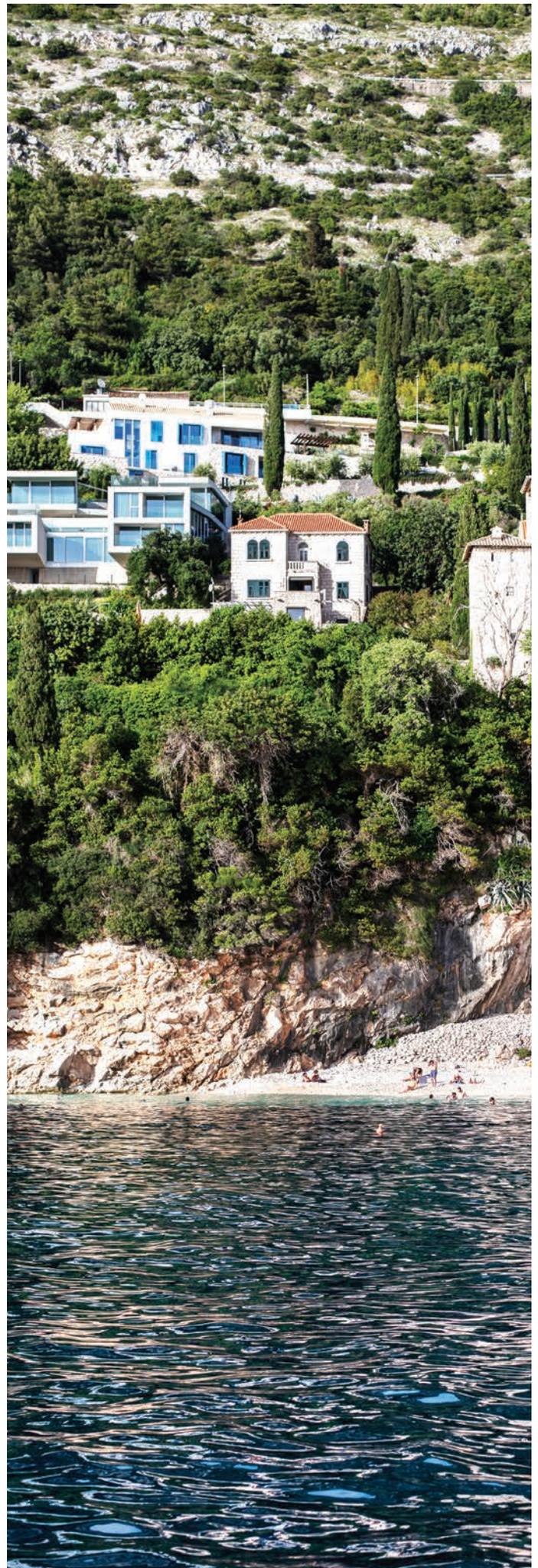
The fourth season of Amazon's Tom Clancy's "Jack Ryan" series, starring John Krasinski was also filmed here. Dubrovnik has also been the star of high-budget Bollywood film productions.

Famous visitors to Dubrovnik

The elegance and luxury of the destination, natural beauty and excellent gourmet offer have firmly placed Dubrovnik on the radar for celebrities. In fact they have been enjoying the city for decades.

Whether staying in the most beautiful luxury Dubrovnik hotels and villas or relaxing on exclusive, extravagant yachts, which are often anchored in front of the island of Lokrum, enjoying the same magnificent view as from Villa Ibiscus. Back in 1971, the well-known couple, Elizabeth Taylor and Richard Burton stayed in Dubrovnik. Another world diva, Sophia Loren, chose Dubrovnik as her holiday destination in the past, as did Wallis Simpson and Prince Edward.

Luxury Dubrovnik hotels located in the elegant area where Villa Ibiscus is located as well can boast long lists of movie stars who have stayed with them: the famous Hollywood actor couple Goldie Hawn and Kurt Russell, Oscar winner Kevin Spacey, Nick Nolte, Mickey Rourke, Morgan Freeman, cult film director Francis Ford Coppola, Sir Roger Moore, John Malkovich, Dakota Johnson, Demi Moore, Michael Douglas and Catharine Zeta Jones, Richard Gere, Tom Cruise, Beyoncé Knowles and Jay Z, Emily Blunt, Owen Wilson and many, many others.



Dubrovnik is an interesting destination for the world's monarchy, and also for Bill Gates, Bernie Ecclestone and world-famous athletes.

The basketball players Magic Johnson and Russel D'Angelo, and Cristiano Ronaldo and his fiancée Georgina could not resist a trip to the far south of Croatia.

Croatian sport stars, such as the extremely popular football player Luka Modrić or former tennis player Goran Ivanišević are often seen in Dubrovnik.

The Dubrovnik culinary scene

Dubrovnik is also an interesting gourmet destination with a very developed and vibrant restaurant scene.

In recent years many Dubrovnik restaurants have gained international recognition. In 2018, Dubrovnik gained its first Michelin-star restaurant "Restaurant 360", and several excellent gourmet eateries in prime city locations are certainly worth exploring.

The Dubrovnik Riviera

Although it is most recognizable for its Old City, the surroundings of Dubrovnik offer hidden corners that should be explored. The Elaphite Islands, which consist of Kalamota, Lopud and Šipán, are an ideal escape from the hustle and bustle of the city, especially in the summer months.

Numerous churches and summer villas can be found on the islands, where Dubrovnik nobles used to unwind during the summer months. Ston is known for its 5.5 km long walls, which include the attractive walls of Ston and Mali Ston with fortresses and castles that protected the Ston salt works, which still produce salt in the traditional way.

Today, Ston is a gourmet destination with several excellent restaurants offering fresh fish, shellfish and oysters grown in the sea in front of the restaurant.

Cavtat is a small tourist destination, located near Dubrovnik Airport, which is dominated by the mausoleum of the Račić family, the work of the famous Croatian sculptor Ivan Meštrović from 1922. Known for its many quality restaurants and cafés, it is an ideal choice for a holiday with beautiful views of the waterfront in front of which sway yachts in the shade of elegant Mediterranean palm trees.

Cavtat is the centre of the region of Konavle, which is considered to be one of the most beautiful parts of the Dubrovnik area, and is often called the Croatian Provence. It is known for its ancient customs and traditions that the inhabitants cherish, as well as excellent farms and indigenous restaurants.

Dubrovnik - General information

- Area: 143,35 km²
- Population: 47,000
- Croatia, European Union
- CET AND CEST time zone
- Currency: Croatian Kuna
- Language: Croatian
- Area code +385

Climatic characteristics

- Average annual temperature: 16.6 C
- Mean temperature of the coldest month (January): 9 C
- Mean value of the warmest month (August): 26 C
- Sea salinity is 38%
- Average sea temperature (August): 23.3 C
- Average number of sunny hours: 2,600
- Average annual number of rainy days: 109 (of which 14 days in summer)
- Climate: mild and humid winters and hot and steamy summers
- Winds: Bora and Jugo during winter and mild Mistral during summer

Dubrovnik Airport

Dubrovnik Airport is connected to 80 world destinations across Europe and the world through 48 foreign and domestic airlines during the summer flight schedule, which starts at the end of March and lasts until the end of October or the beginning of November.

There are excellent air connections with Croatian cities: Osijek, Rijeka, Split and several daily connections with Zagreb. At least once or more a day it is connected with the largest European and world airports and hubs such as London, Paris, Frankfurt, Munich, Rome, Vienna, Amsterdam, Zurich, Rotterdam, Madrid, Istanbul, and weekly with New York and the like. During the winter months, it is connected several times a week with London, Frankfurt, Rome, Istanbul and twice a day with Zagreb, which is well connected with European airports.



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