



WELCOME TO

ISLAND KOLOČEP DUBROVNIK CROATIA

VILLA ELAPHOS

Xtraordinary seafront property in the Dubrovnik island archipelago,
offering the ultimate in privacy.

WELCOME TO VILLA ELAPHOS

By far the most private site in Dubrovnik area

This stylish and ultra-modern residence offers nature paths through a private estate leading to a pristine private beach. Four sea view master suites with design masterpieces all en-suite, offer an unmatched experience. The voluminous living room opens to both the sea and a courtyard with a pool.

1 333 m²*
PROPERTY

309 m²*
RESIDENCE

180°
SEA VIEW

56 m²*
POOLHOUSE

12 m
SWIMMING
POOL

50 m
PRIVATE SEA
FRONT

THE ESTATE

Exclusive Seafront Estate

A gated private driveway meanders through the private and scenic estate, leading to an incredible 2 level 309 m^{2*} modernist turn-key retreat with every amenity for the most discerning buyer.

PRIVATE BEACH
50 m

SWIMMING POOL

MAIN RESIDENCE
309 m^{2*}

POOLHOUSE
56 m^{2*}

GATED ENTRANCE

THE VIEW

Inspired views

The spacious great living room opens to both the sea and pool courtyard.



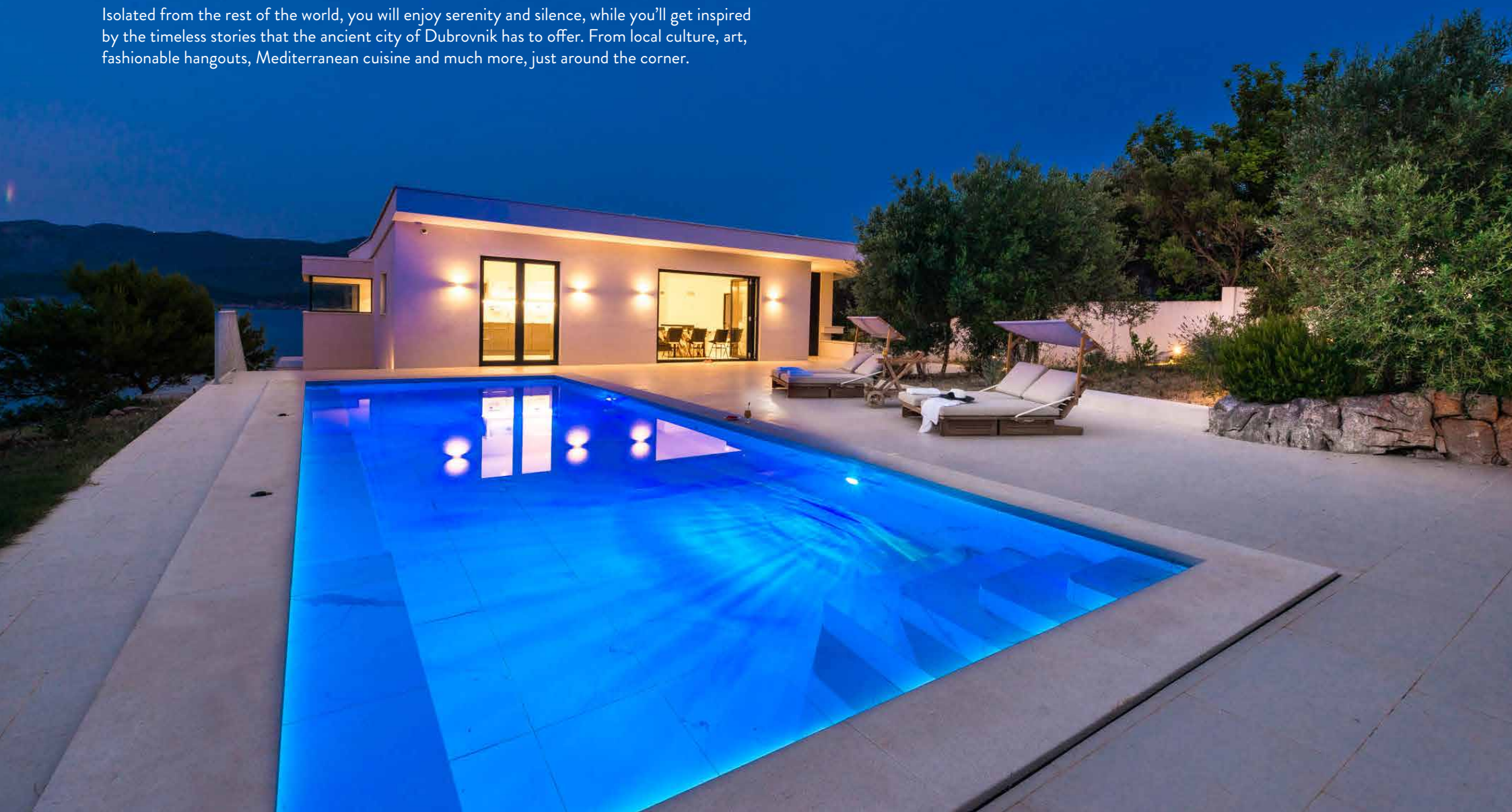
THE PRIVACY

Poolside privacy

No neighbors, no curious looks, just you and your loved ones. The private 12 m pool on the 1333 m²* property is a perfect size for couples, who want a romantic getaway and also just big enough to enjoy it with family and friends.



Isolated from the rest of the world, you will enjoy serenity and silence, while you'll get inspired by the timeless stories that the ancient city of Dubrovnik has to offer. From local culture, art, fashionable hangouts, Mediterranean cuisine and much more, just around the corner.

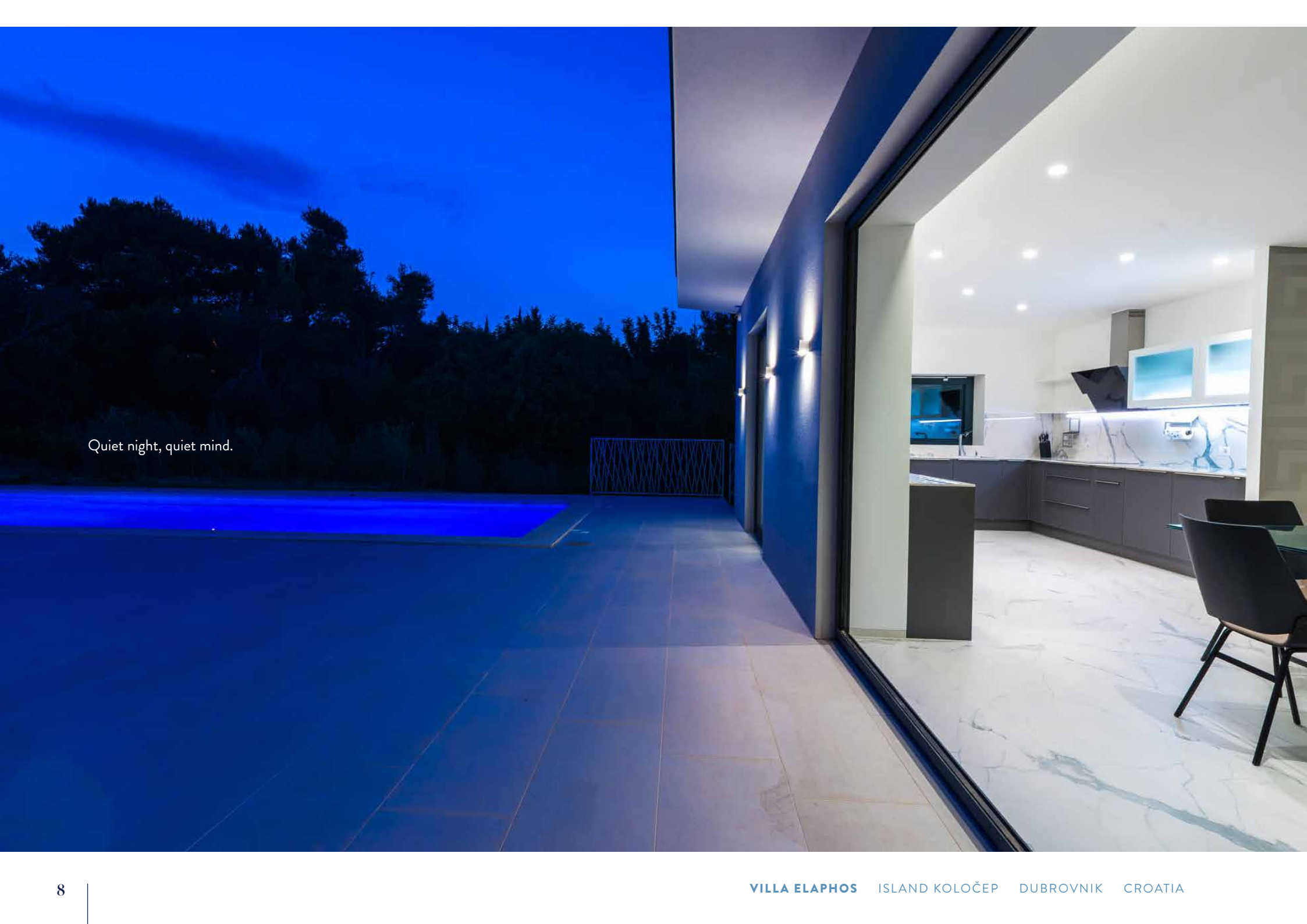


The scenery in this authentic Dalmatian hideaway is nothing short of

spectacular,

giving you a window into the finest landscapes of the Adriatic Sea.



A photograph of a modern villa at night. The scene is split into two main areas. On the left, a swimming pool is illuminated with a vibrant blue light, set against a dark, silhouetted forest under a deep blue twilight sky. On the right, a large glass wall opens up to a brightly lit interior. The interior features a modern kitchen with dark grey cabinetry, a white marble countertop, and a stainless steel range hood. A dining table with black chairs is partially visible in the foreground. The villa's exterior wall is a dark, textured blue, with small, recessed lights providing ambient illumination. The floor is made of large, light-colored tiles.

Quiet night, quiet mind.

An architectural masterpiece,

surrounded by therapeutic lavender, which gives the garden a sweet scent.



Features & Amenities

VILLA ELAPHOS ISLAND KOLOČEP DUBROVNIK CROATIA

Xtraordinary seafront property in the Dubrovnik island archipelago, offering the ultimate in privacy.

Overview

- Seafront
- 50 m of private beach
- Seaview
- 1 333 m²* property
- 309 m²* residence with 75 m²* terrace
- 2 levels
- 2 structures
- 4 bedrooms
- 5 bathrooms
- 56 m²* poolhouse with en suite and 41 m²* terrace
- Gated entry
- Ample Entertaining Space
- Swimming pool
- Private path to the beach
- Private dock

Location

- Adriatic sea
- Mediterranean
- Croatia
- 15 min boat ride to Dubrovnik


Interior

- Ceramic marble tiles throughout
- Seaview from every room in the main house

Exterior

- Seafront
- 50 m of private beach
- Seaview
- Poolhouse
- Gated entry
- Ample Entertaining Space
- Swimming pool
- Outdoor shower
- Outdoor living & dining area
- Private path to the beach
- Private dock

*Experience unrivaled
privacy in this
Mediterranean gem*



Only **15 minutes** by boat from the magical city of Dubrovnik.

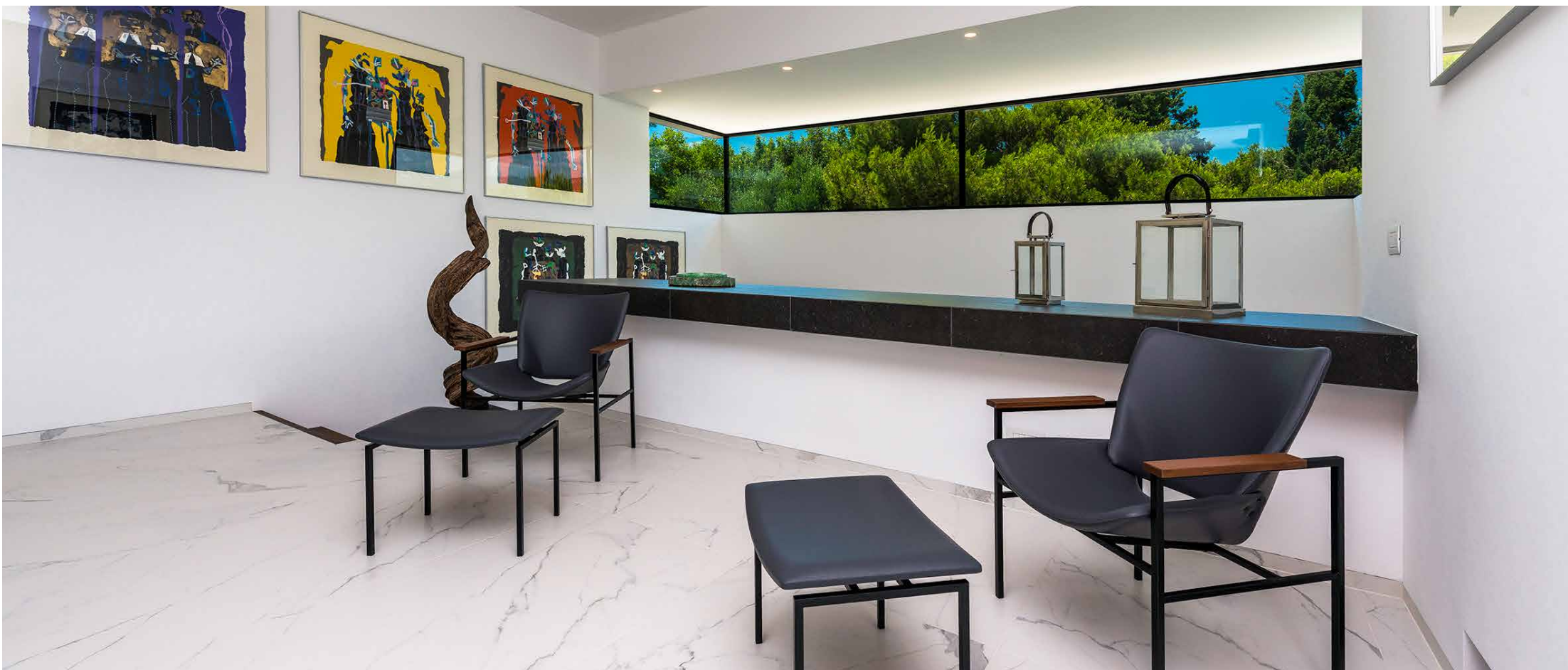


ENJOYING

Impeccable light filled interiors

Living in this house is like living in paradise. This incredible luxurious home offers an open floor plan spanning 309 m²* of living space on two levels, featuring 4 bedrooms and 5 bathrooms. Beautifully furnished, combining high levels of comfort with maximum style and elegance.





Gallery

Take a moment and enjoy the art of Slovene artist Jože Ciuha, who lived and worked on the Elaphite islands.



Kitchen

A highly original kitchen in harmony with the scenery and sea views, combining modern furnishings with finest natural materials and traditional craftsmanship.





LOWER FLOOR

Primary Suite 1

Minimalist and clean design with soft lines and a royal feel.



LOWER FLOOR

Primary Suite 2

Grounding natural colors create a sense of peace.





LOWER FLOOR

VIP Suite 1

LOWER FLOOR

VIP Suite 2

Wake up to the serene silence of nature,
rejoice in the abundance of natural beauty.



Poolhouse Suite

Unique elements in furniture.



The space gets maximum exposure to sunlight.



*Stunning sea
view Lounge &
Entertaining area*

Poolhouse dining area

Welcome to the home of quaint old villages and unspoiled nature.



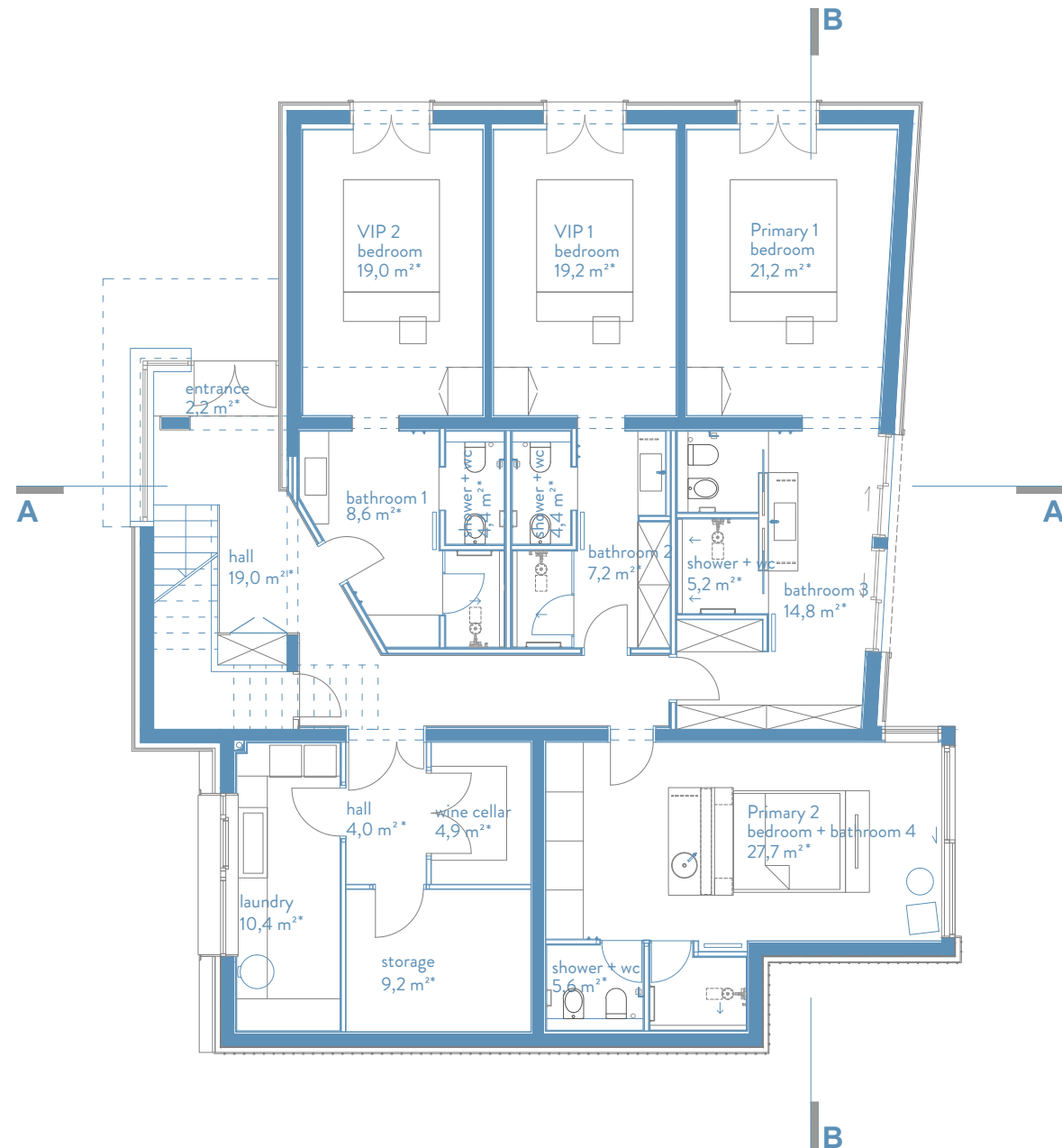


Floorplans

VILLA ELAPHOS
ISLAND KOLOČEP
DUBROVNIK
CROATIA

Lower floor

- Entrance
- Hall
- Seaview
- 4 Bedrooms with en-suite
- Wine cellar
- Laundry
- Storage

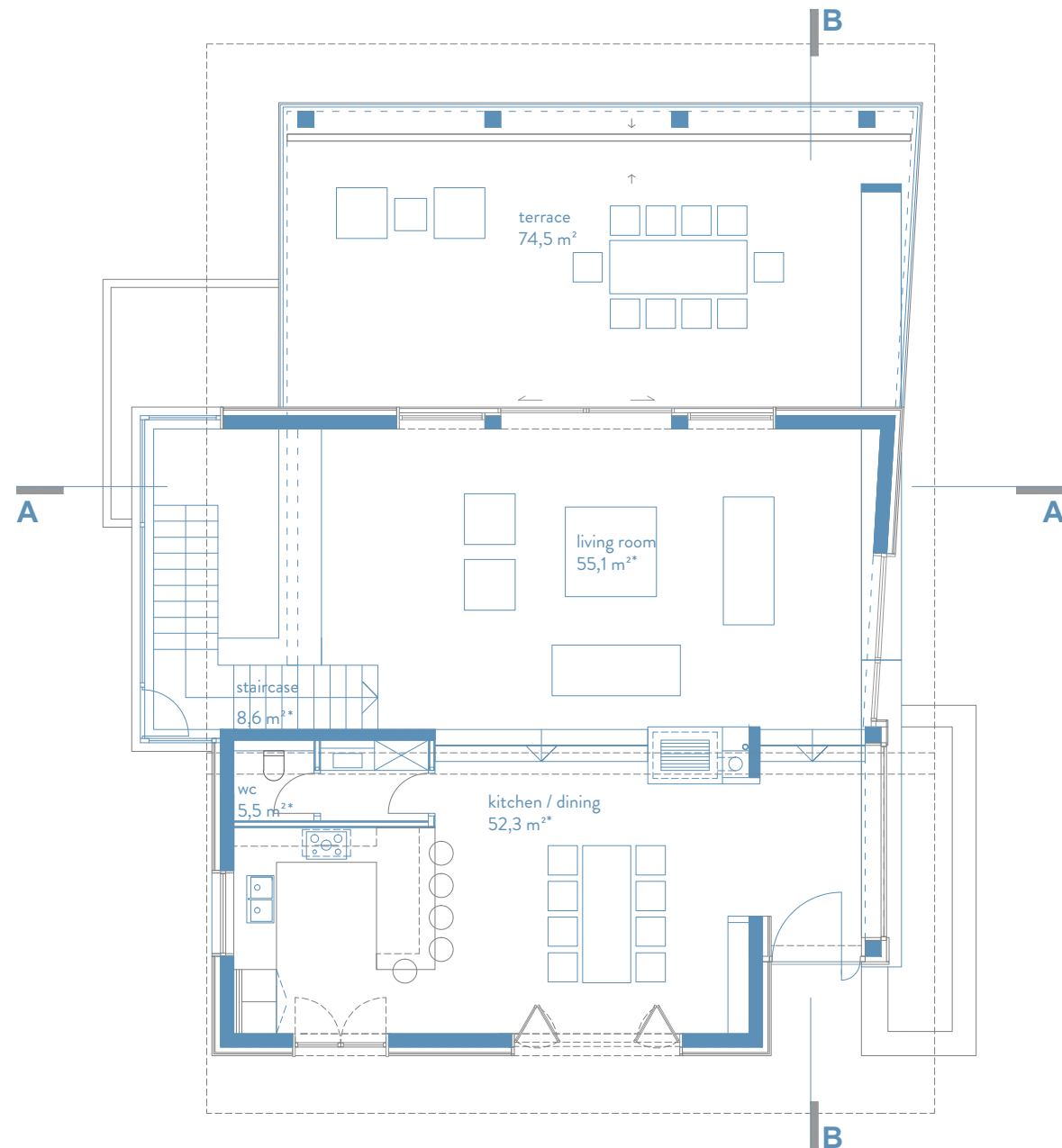


Floorplans

VILLA ELAPHOS
ISLAND KOLOČEP
DUBROVNIK
CROATIA

Upper floor

- Staircase
- Living room
- Kitchen
- Dining room
- WC
- Terrace

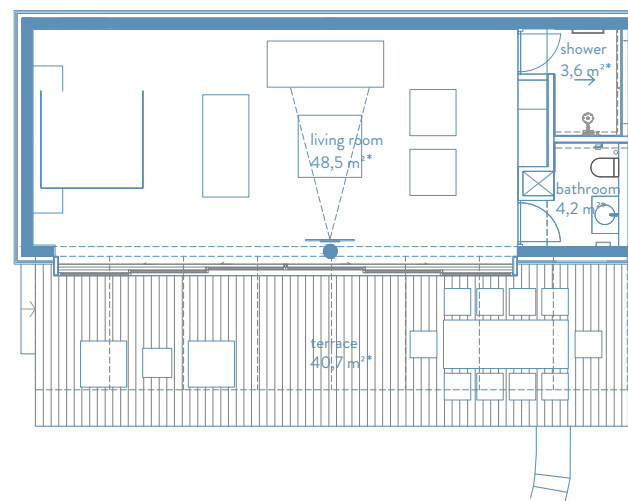


Floorplans

VILLA ELAPHOS
ISLAND KOLOČEP
DUBROVNIK
CROATIA

Pool house

- Living room
- Shower
- Bathroom
- Terrace





Uniquely beautiful region in Croatia

Dalmatia delights you with numerous world-renowned attractions, incredibly beautiful islands and picturesque national parks.



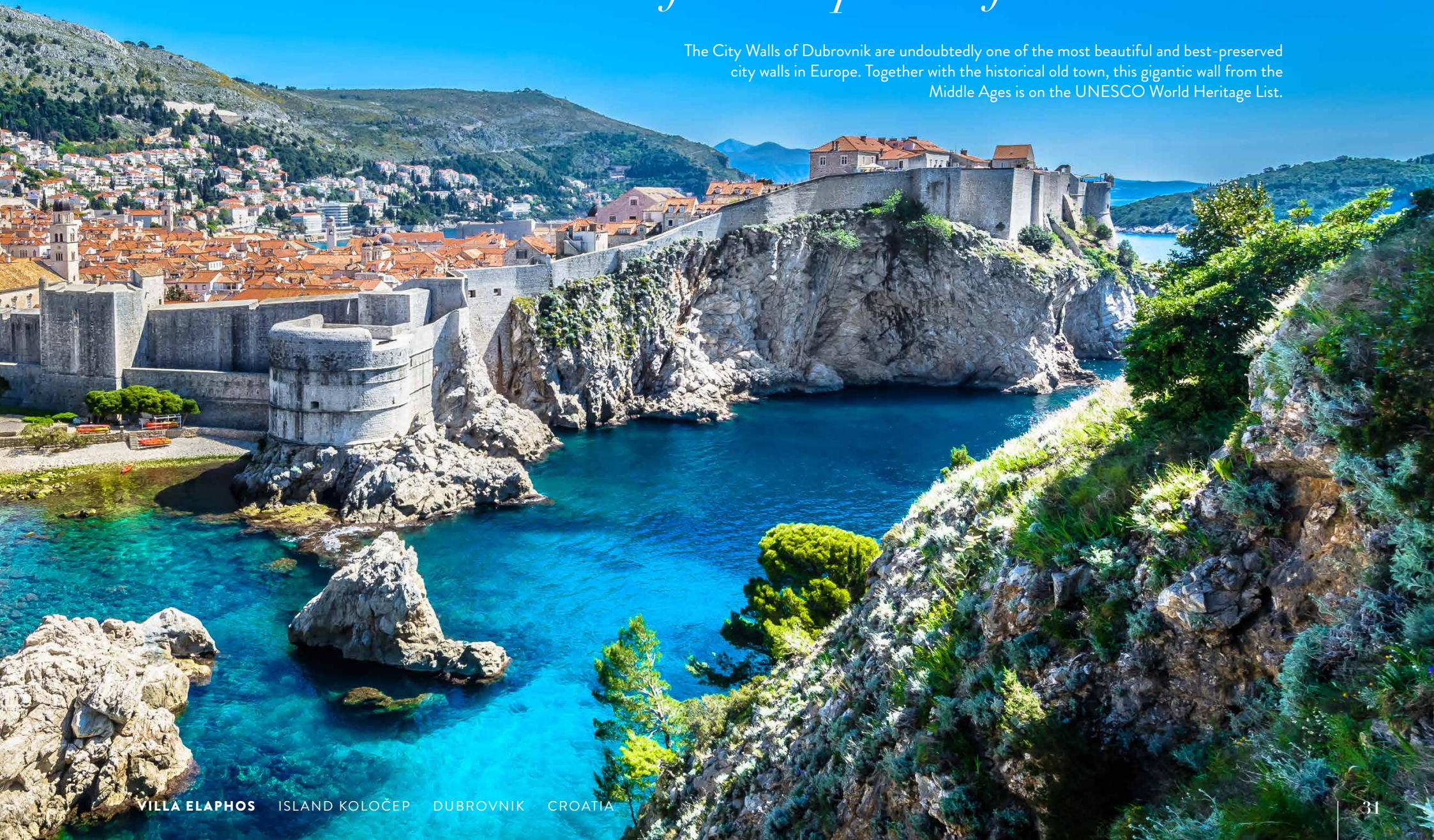
THE LOCATION

Exquisite Elaphiti Islands

Koločep is one of the three main Elaphiti Islands, closest to Dubrovnik. It has a population of around 300 people with two main villages. It's a car-free island with daily ferries, water taxis or private boats that will take you there. Discover the islands' highlight, Blue Cave, a snorkeling paradise, or enjoy the beauty of some of the best-preserved Elaphiti antique churches.

The famous pearl of the Adriatic

The City Walls of Dubrovnik are undoubtedly one of the most beautiful and best-preserved city walls in Europe. Together with the historical old town, this gigantic wall from the Middle Ages is on the UNESCO World Heritage List.





*Your new
neighbour*



Getting to and from

VILLA ELAPHOS ISLAND KOLOČEP DUBROVNIK CROATIA



20 km
ROAD DISTANCE
FROM AIRPORT



15 min
BOAT
RIDE TO
DUBROVNIK



Golf carts
ONLY
TRANSPORT
ON ISLAND



25 min
MULTIPLE DAILY
FERRY RIDES OFF/ON
THE ISLAND

Two EXCELLENT MARINAS CLOSE BY



Exquisite experiences

Dubrovnik Summer Games



Restaurant Bowa



Restaurant 360



Ultra modern residence is perfectly blended in this wild, untouched Mediterranean landscape.