

## “Au Jardin Bleu” Apartment

Kardinala Stepinca 31, Lapad

“Au Jardin Bleu” is a brand new modern two bedroom apartment with terrace, balcony, and garden with magnificent sea views. It is nestled in glorious seclusion amidst the lush greenery of Lapad Peninsula and overlooking the beautiful turquoise waters of the Adriatic Sea. Lapad is one of Dubrovnik’s most popular tourist areas, with delightful beaches, seaside promenades, shops, restaurants and bustling cafés. The Old Town and city walls are only a ten minute drive away. The apartment interior is inviting, spacious and furnishings have been selected with guest comfort in mind. Surrounded by Mediterranean vegetation with ancient pines and cypresses, “Au Jardin Bleu” offers a tranquil and a quiet environment to relax and rejuvenate. And just moments away are the crystal-clear waters of the Adriatic, where you can enjoy a morning swim in peace. “Au Jardin Bleu” apartment is perfect for a group of friends or a family looking for a comfortable place within walking distance to beaches and close to the wonderful attractions of the Adriatic coast.

### Interior

“Au Jardin Bleu” is situated on the 4th floor of a newly constructed luxury residential building with elevator that connects the apartment directly to the sparkling Adriatic Sea that is right in front. It can accommodate up to 4 guests (with possibility of 2 extra guests using the sofa bed in the living area). The light and bright living area is furnished to a high standard and has large windows with sliding doors providing access to the covered outdoor terrace, complete with dining furniture. The charming terrace with its spectacular views is an ideal spot for dining al fresco and is a perfect place to chill out with a glass of wine while enjoying the sunset as the sky becomes a sweeping canvas of vibrant colours. The living room has a large sofa, satellite TV, DVD and CD player. There is a dining area which has a large seating for 6. The kitchen is highly functional with all appliances including fridge/freezer, oven, microwave, dishwasher, kettle, toaster, etc and opens to the terrace. The bedrooms have been decorated in the same style as the rest of the apartment. The main bedroom has a double bed, a large wardrobe, and a desk and comes with en-suite bathroom with a bath. The second bedroom has a double bed and a wardrobe. The two bedrooms have access to a lovely garden with remarkable views on the turquoise waters. This oasis is equipped with lounge chairs and is perfect for relaxation and ideal for a lazy day of reading under the cool shade of the pine trees. The second designed bathroom comes with a shower, hairdryer and wash machine. Also worth noting is that the apartment comes with its own parking space. “Au Jardin Bleu” apartment is both exclusive and relaxing and is a perfect match for those seeking a quality holiday home in Dubrovnik.

### Amenities

**Sleeps: 4+2**  
**95 m<sup>2</sup>**  
**Garden 30m<sup>2</sup>**  
**Bedrooms: 2**  
**Bathroom: 2**  
**Satellite TV**  
**DVD player**  
**WI-FI access**

**Dishwasher**  
**Wash machine**  
**Hairdryer**  
**Iron/Ironing board**  
**Air Conditioning throughout**  
**Heated floor in bathrooms**  
**Oven**  
**Microwave**

**Electric stove**  
**Fridge/freezer**  
**Kettle**  
**Coffee machine**  
**Private Parking**  
**Balcony/terrace**  
**Elevator**  
**Non smoking**

### Location

**Dubrovnik: 3 km**  
**Sea: 10 m**  
**Pebble beach: 250 m**

**Restaurants & bars: 50m**  
**Bus station: 50 m**  
**Grocery shop: 450 m**

**Bank: 300 m**  
**Airport: 23 km**  
**Port: 2 km**

### Butterfly Services notes

This exclusive property offers guests the best of both worlds – privacy and seclusion with a beautiful view in a central location, perfect for relaxing!

### Rate per night

<b>Jan:</b> € 160	<b>Apr:</b> € 160	<b>July:</b> € 240	<b>Oct:</b> € 200
<b>Feb:</b> € 160	<b>May:</b> € 200	<b>Aug:</b> € 240	<b>Nov:</b> € 160
<b>Mar:</b> € 160	<b>June:</b> € 200	<b>Sep:</b> € 200	<b>Dec:</b> € 160

There is a minimum of 7 nights minimum in July and August. Shorter stay accepted at an extra cost.  
3 night minimum for other period

#### Butterfly Services

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