

# Villa Ponta Melagrana

Region: Sveti Stefan & South Coast **Sleeps: 10 - 22**

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## Overview

Are you seeking sweeping grandeur? Villa Ponta Melagrana, positioned on the small islet on Sveti Stefan in the Budva Riviera, Montenegro, is a bedazzling waterfront property built atop the Pomegranate cliff in the quaint fisherman's village of Pržno. Idyllic and charismatic, the property's twin sweeping staircases lead you into the luxury property that boasts eleven rooms and suites, making it perfect for groups of up to 22 guests.

With three rooms sequestered in a separate annex, Villa Ponta Melagrana can house staff as well as host parties. With four floors, the expansive property promises spaciousness twinned with elegance. Stairs run down to the palm tree paraded pool, with rugged rock walls corralling it for peace and privacy. Beyond the pool, you can look out to the deep azure of the Adriatic Sea for blissful, bountiful views. You'll feel as though the horizon fits in the palm of your hand, as those these exquisite vistas were made just for you. For those seeking something to spot amongst the deep blue sea, you'll have sight of the Sveti Stefan peninsula and Sveti Nikola Island.

Upon entering the property, you'll make your way into the airy lobby and be welcomed by a receptionist. You can opt for an elevator to take you to the upper levels of the villa and begin your explorations.

The two ground floor suites flaunt open-concept bathrooms, which lend a contemporary buzz and lead out into a beautiful terrace. The three first-floor suites allow guests to enjoy en suite bathrooms and peaceful balconies where the magic of the Med can truly be worshipped. With each room being forward-facing, there's no need to argue over who gets which room; each offers the same sublime views.

The property comes with its own private pier and speed boat, allowing you to impulsively explore the numerous sandy beaches nearby, with Miločer being mere minutes away. A home away from home, the villa is kitted out with all the amenities you'll need and allows guests endless opportunities to take permission to pause and drink in the sublime views from one of a host of flower-adorned balconies.

Sublimely stylish and boasting graceful touches, the muted neutral décor allows the vibrancy of the local nature to pop beguilingly. Chandeliers, patterned rugs and opulent windowed wardrobes lend a touch of aristocracy to



this Mediterranean jewel. The stunning gardens surrounding the villa are worth a wander as you soak up the sunshine and a perfect way to lose track of time as you explore its 3000 square meters.

Secure and private, this villa promises relaxation and fun. Allow time to flow with a flute of champagne as you partake in some piano playing, and enjoy the romantic mystique of the comfortable lounge, where you can enjoy a candle-lit dinner and cocktails.

There are plenty of hidey holes, surprising corners and beautiful blends of classic architecture that bring finesse to the property, whether you want to watch TV, read with a view or meander around its 1300 square meters. As one of the most luxurious properties in Montenegro, you can enjoy a feel of elitism and home comforts blended beautifully. Despite the ravishing elegance, there's nothing intimidating about this villa – it's designed with total harmony in mind. There are endless opportunities to sit and unwind on the many plush sofas and armchairs.

Ideal for large parties, there are opportunities to come together and enjoy some time alone. Below the ground floor, you'll locate a Spa where you can truly feel replenished, whether you choose to focus on fitness, enjoy a massage or sit in the sauna. There's also a magnificent dining room and professional kitchen that can ensure your group and small events are well taken of, regardless of requests. Complete with a library, billiard table and a Sony play station lounge, ensure that the fun never finishes.

The opportunities are endless in this villa, whether you're celebrating a special occasion, hosting an event or enjoying cosy moments with loved ones. Bring your wildest dreams – they can come true.

## Facilities

Wow Factor • Modern • Wellness • Private Pool • Indoor Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • All Bedrooms En-Suite • Ideal for Parties • Ground Floor Bed & Bath • Satellite TV • Lift • Spa/Massage • Sauna/Steam • Gym/Fitness Room • Indoor Games • Waterfront • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Villa Ponta Melagrana is an elegant waterfront property overlooking Sveti Stefan peninsula, offering luxury accommodation to up to 22 guests.

### *Main Villa Interior*

- Professional kitchen
- Large dining and living areas
- Library and billiards room
- Two ground floor suites with open-concept bathrooms and terrace access
- Three first-floor suites with ensuite bathrooms and balconies
- Master suite with open-concept bathroom and balcony
- Deluxe suite with open-concept bathroom and balcony
- Spa with indoor swimming pool, Finish sauna, massage room and fitness suite with changing rooms

### *Apartment Interior*

- Ground floor with private terrace
- Double bedroom with king size bed
- Pull out sofa and additional single bed
- Modern bathroom

### *Annexe Interior*

- Two ground floor double bedrooms
- One Upper floor double bedroom
- Modern bathroom

### *Exterior Grounds*

- Terraced Garden
- Infinity swimming pool with sun loungers and parasols
- Sea access via stone staircase
- Private pier

### *Facilities*

- Air conditioning
- WIFI
- Satellite Television
- Laundry facilities
- Parking
- Concierge
- Private security staff

## Location & Local Information

With its promise of sensational seclusion, your luxury villa is poised on the charming islet of Sveti Stefan, in the Budva Riviera. Nestled away in the appealing and tiny fisherman's village of Pržno, this is the perfect place to come to escape the wider world. Harmony, peace and serenity are all possible here. Located atop the Pomegranate cliff, you'll be able to enjoy striking vistas from multiple levels at this forward-facing property. Beyond the blindingly blue waters of the Adriatic Sea, you'll be able to look out upon the Sveti Stefan peninsula and Sveti Nikola Island.

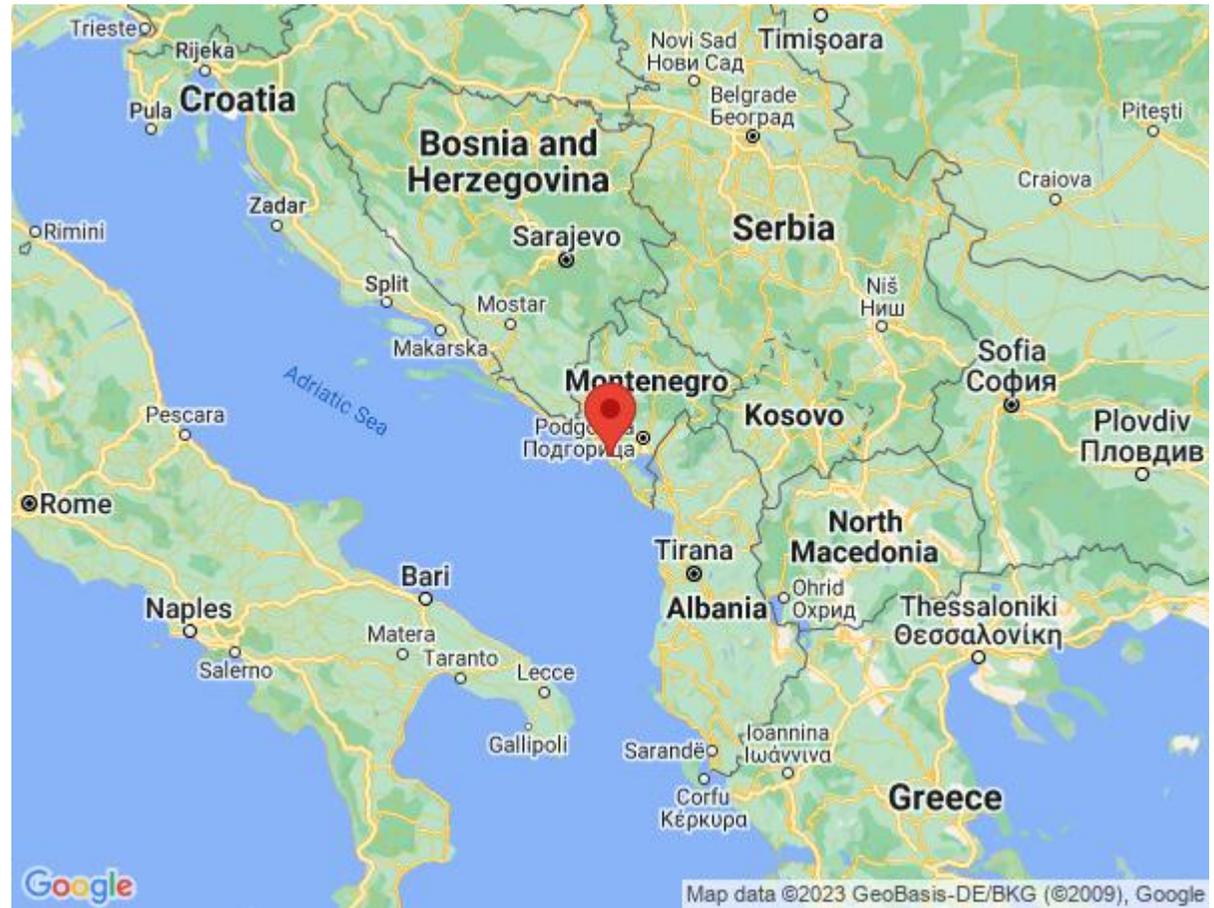
Sveti Stefan itself is one of the most magnificent attractions in Montenegro, peppered with 15th Century buildings with charming terracotta roofs. Barely connected to the mainland via a winding path of sand, and it's possible to walk from Budva to Sveti Stefan, something we'd well recommend.

Budva itself is one of the most popular tourist locations, making it a great place to visit for night-time attractions and endless entertainment. It's a great way to puncture the piece of your time at the villa if you so choose, and there are also many sandy beaches to enjoy; in fact, the beaches are probably the most compelling feature alongside the traditional architecture. Guests can explore Tršteno beach, blessed with the finest sand on the Riviera, the stony beach of Ploce with its crystal clear waters and Jaz Beach, a protected natural heritage site. There's also Mogren with its rock tunnel, named after the Spanish sailor who survived a shipwreck and stumbled upon its sands, Slovenska with great access to nightlife and shopping, the quiet Guvance for those seeking more privacy and Milocer, boasting unusual tree species such as cacti, agavas and mimosas.

There are plenty of delightful and delicious restaurants, local markets, and the beautiful Budva Walls for those who wish to explore its upper echelons. Sveti Stefan itself, where your villa is located, is a rare gem with delicate streets, small churches and narrow spaces. Its old town has remained unspoilt and may feel like venturing back in time. Known as one of the Meds most breathtaking offerings, you may choose to spend all your time here!

### Local Amenities

Nearest Airport	<b>Tivat (26.9km)</b>
Nearest Village	<b>Pržno (0.7km)</b>



Nearest City	<b>Budva (6.6km)</b>
Nearest Beach	<b>Przno beach (0.5km)</b>
Nearest Restaurant	<b>Walking distance</b>

## What we love

- We love the ability for extroverts and introverts alike to enjoy the spacious gardens or the unique hidey-holes (the library is the perfect getaway for those who crave alone time.)
- Breakfast on the balcony – what more can we say?
- For history lovers, the Ruins of Roman-Era Necropolis are only 2.8 miles away.
- You couldn't feel any more like James Bond with your own private speedboat if you tried.

## What you should know...

- Pets are not allowed on the property.
- Some of the rooms contain open plan bathroom areas, so be mindful of privacy.
- There is no smoking throughout the property.
- There is no capacity for cots at the property so please be mindful if travelling with infants.
- The property is happy to accommodate groups, but not hen and stag dos or parties of a similar nature.
- Some local cafes only accept cash, so make sure to keep some on your person when exploring.

# Terms & Conditions

- Security deposit: €6200 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 10am
- Departure time: 5pm
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 5 nights. All other durations on request.
- Changeover day: Flexible
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Should any double rooms be single occupancy, the full occupancy price will be charged. Empty bedrooms will not be available unless charged for.