

Villa Arjeta

Region: Bay of Kotor Sleeps: 10

Overview

Nestled in the stunning Bay of Kotor in Montenegro, Villa Arjeta is a contemporary beachfront property with five bedrooms for ten guests. This completely-renovated mansion, built in the 17th century, spares no excuse to bring solitude and luxury to your doorstep. Engulfed by a wealth of scenic landscapes, this inviting holiday home is perfect for stolen weekends and peaceful afternoons under the sun. Book a cosy yacht and sail along glistening coastlines. Or, savour evenings of tranquillity on the charming beach located in front of the house.

A private pool sparkles on the outdoor patio, flanked by comfy day chairs and lush foliage. Spend hours under large parasols and dine al-fresco for an especially relaxed time. The interiors are an artistic union of the past and present, old and new. Elegant hues and modern furniture blend tastefully with cobbled stone walls and rustic accents — all offering a welcoming contrast.

The living room is warm and inviting, ideal for a restful time indoors. Curl up in the adjoining, well-stocked library, or gather around the indoor dining table for sumptuous meals. The spacious lounge area brings families together.

The kitchen is airy and open-plan, equipped with sleek countertops and modern, white-washed cabinetry.

This luxury estate has five en-suite bedrooms — four in the basement and one on the third floor. Adorned with soothing grey elements and dewy walls, they promise a goodnight's sleep. While four of them feature king-size beds, one comes with a queen-size bed.

After a long day outdoors, draw yourself a foamy bath in the glossy bathtub. The five bathrooms are decorated in shades of white and grey and have a shower, bathrobes, hair dryers and free toiletries. There is also parking available at the property making your travels more convenient.



Facilities

Modern • Private 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 • Hairdryer • All Bedrooms En-Suite •
Waterfront • Seaview • Outstanding Landscapes • Outdoor Pursuit &
Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

The Villa

Villa Arjeta is a charming five-bedroom villa in the Bay of Kotor, featuring a pool and within walking distance to the nearest beach.

Interior

- Fully equipped kitchen
- Open plan living and dining area
- Four double bedrooms with king-size bed and en-suite bathroom
- One double bedroom with queen-size bed and en-suite bathroom

Exterior Grounds

- Private swimming pool
- Decking with sunloungers and parasols
- Outdoor lounge area
- Sun loungers and umbrellas available on the beach in front of the villa

Additional Facilities

- Air conditioning
- Heating
- Wi-fi
- Hairdryer
- Bathrobes
- Toiletries
- Parking



Location & Local Information

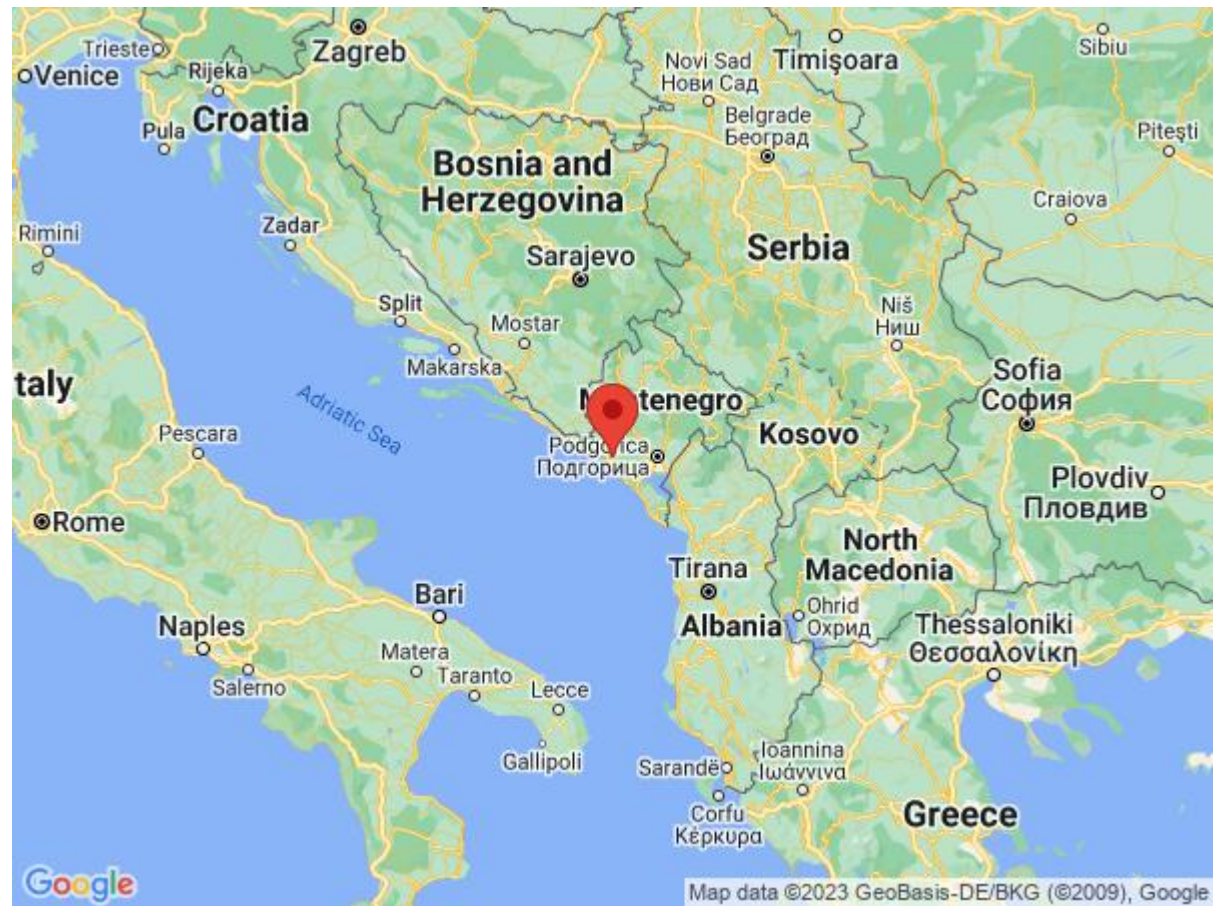
A treasure trove of mediaeval museums, churches, modern cafes and Venetian palaces — the historic area of Kotor has a charm of its own. Cobblestone streets and age-soaked buildings boast an architecture as unique as the land itself.

At night this gorgeous town lights up with vibrant bars and musical performances. You'll find nightclubs built inside majestic, age-old castles. If beaches are your thing, there's no shortage of them. Head to Virtu, a km away from the villa. While the famous beach of Markov Rt (2.3 km) is equally stunning, a trip to Orahovac (2.4 kms) is a no-brainer. The Kotor beach (2.4 km) remains an all-season favourite among partygoers, thanks to its teeming range of hipster bars and lively restaurants.

Hike up to San Giovanni castle for its dramatic views of sky-high mountains. Or, spend hours at the fascinating Kotor Clock Tower (4.7 km). There are several quaint villages scattered across the coastline, bustling with charming stone villas and fishing boats.

Go back in time to St Tryphon's Cathedral, before you head to the open market near Sea Gate. The Galion restaurant is ever-popular among residents and tourists alike. Dig into aromatic seafood at Konoba Lanterna, Cafe Centar Prcanj or Bokeljski Dvori, all within 1 km from the property. Other eateries nearby include Taverna Krokot and Ankora.

The nearest airport to the villa is Tivat International, located 6 km away. The Dubrovnik airport is one of the largest in Croatia, and a drive of 42 km away. Podgorica airport in the capital of Montenegro and at the same distance.



Local Amenities

Nearest Airport	Tivat Airport (6km)
Nearest Airport 2	Podgorica Airport (42km)
Nearest Town/City	Kotor (Walking distance)
Nearest Beach	Virtu (1km)
Nearest Supermarket	?????? (Walking distance)



What we love

- Yacht rentals are available on request. Sail along Montenegro's coastline and spend your evening watching the sun go down.
- Perfect for digital nomads, Villa Arjeta offers a cosy library, workspace and high-speed internet.
- One of the bedrooms offers calming pool views.
- The villa is in an enviable location, with multiple airports and beaches nearby. You're also close to a range of restaurants and eateries.

What you should know...

- Kids should be under parental supervision, especially near the pool and beach.
- Pets are also not allowed in the villa.

Terms & Conditions

- Security deposit: €2500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 2.00 p.m.
- Departure time: 11.00 a.m.
- 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?: Extra €350, paid locally. 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 garbage disposal required will be charged against the security deposit.
- Internet access?: Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- Minimum stay:
- Changeover day:
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & vaping are not permitted.
- Tax: Included in the rental price
- 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: The rate includes a member of staff for 3 hours per day to prepare the outdoor furniture and water the garden.

A cleaner will come to the villa for 3 hours, 3 times per week and will clean bathrooms and Hoover during these times. They will not include cleaning kitchen dishes and general mess in the villa. If they are asked to do additional cleaning, a fee of €20 per hour for additional work requested will be paid post rental at check out.