

Villa Zorka

Region: Bay of Kotor Sleeps: 7

Overview

Ideally situated in the stunning area of Kotor Bay, Villa Zorka is a truly unique property, built on the remains of a traditional family house dating back to the seventeenth century. The stone villa has recently been lovingly renovated, with plenty of charming design touches finished by hand, including bespoke pieces of furniture. Boasting three bedrooms, a sun-soaked terrace and a private swimming pool, Villa Zorka is the perfect place to spend time unwinding in nature with your loved ones, high in the verdant hills overlooking the sparkling waters of the bay.

A refreshing dip in the villa's private pool is the ideal way to begin each day, with spectacular views of the countryside and the soothing sounds of the natural world around you. After your morning swim, take some time to enjoy a cup of coffee or a leisurely breakfast on one of the villa's private balconies, before heading off to explore for the day.

Villa Zorka has been designed to effortlessly blend into the traditional Montenegrin architecture of the area, with rustic stone and wood features. There are antique furnishings dotted around the villa for guests to enjoy. From the delightful front patio, guests enter the first of the villa's cosy, welcoming living spaces, where there is a well-appointed kitchen, a warm stove, a compact dining area and a comfortable sofa. This room features a narrow winding staircase, leading to the first floor. There are two charming bedrooms on the first floor of the villa, each boasting a king-size bed and a compact ensuite bathroom with a walk-in shower. Both bedrooms feature authentic stone walls and understated décor. The master bedroom is spacious, while the smaller bedroom offers access to a private balcony with an outdoor seating area.

The upstairs living space of Villa Zorka is warm and inviting, with a lounge area featuring comfortable sofas, a relaxing stove and a flat-screen TV. Here, you can spend the evening unwinding with a glass of wine, after a day of swimming in the cool waters of Kotor Bay. This space also provides guests with a second kitchen and another dining area, where everyone can gather together to discuss the day's adventures. French doors lead to a sunny balcony outside.

On the villa's second floor, guests will find a bright bedroom with twin beds and a sofa bed. This bedroom features handmade wooden furnishings and exposed brick walls, as well as access to another private balcony with



enchanting views. The villa offers a third living space with a kitchen, a dining area and an ample lounge which benefits from sumptuous sofas, bespoke wooden furniture and a welcoming stove. Here, guests will also find another compact bathroom with a walk-in shower. The warmth of this living space perfectly encapsulates the villa's effortless, rustic ambience.

With organic fruit and vegetables from the slopes of nearby Mount Lovćen, the villa's kind hosts also offer homemade meat and dairy products to guests, as well as help to organise hiking tours and boat trips from secluded beaches. Whether you wish to spend your holiday exploring the natural wonders of Montenegro or sunbathing by the pool on the terrace, Villa Zorka provides guests with the ideal place to escape from the hustle and bustle and make the most of the breathtaking Kotor Bay area.

Facilities

Villa/House • Modern • Self-Catered • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • Hairdryer • TV • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Parking Space • Seaview • Sailing • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

The Villa

Villa Zorka is a 4 bedroom property sleeping up to 7 guests, with private pool

Interior:

- Traditional Montenegrin living room
- Spacious double bedroom with king-size bed
- Cozy double bedroom with king-size bed and balcony access
- Airy twin bedroom with private balcony and sofa bed
- Comfortable living space with sofas, stove, kitchen and dining area
- Living space with ample lounge area, stove, kitchen and dining area
- Three compact bathrooms (two en-suite) with walk-in showers

Outside Grounds:

- Charming, gated patio entrance
- Spacious stone terrace
- Private swimming pool
- Private balconies
- Casual outdoor dining areas
- Romantic balcony seating

Additional Facilities:

- Parking on site
- Smart TV
- Ovens
- Induction hobs
- Luggage storage
- Organic produce
- Airport transfer available upon request
- Boat excursions arranged upon request



Location & Local Information

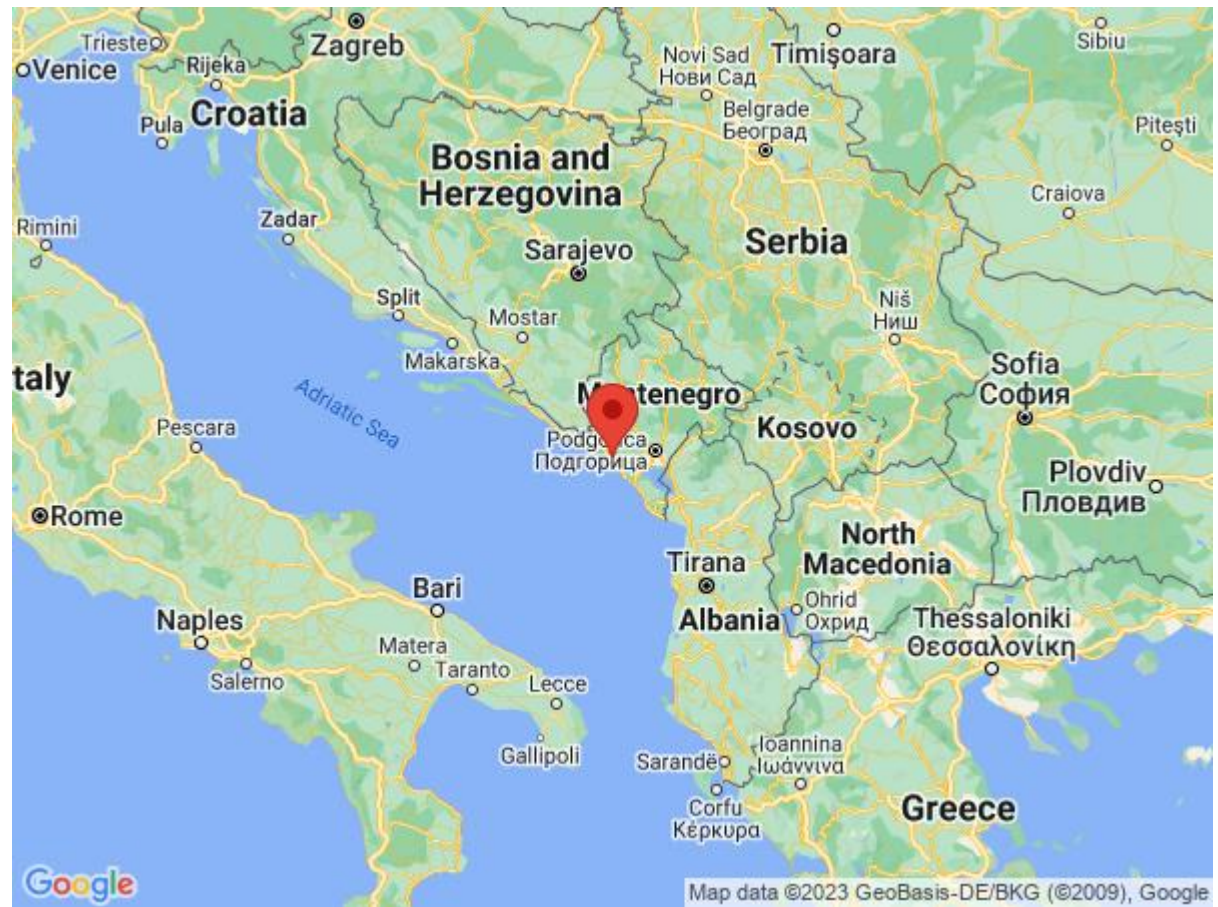
Located on a sparkling bay on Montenegro's Adriatic coastline, Kotor is a UNESCO World Heritage site with breathtaking scenic views. The medieval town is surrounded by stunning mountains and crystal-clear waters, making it the perfect place for those in search of radiant natural beauty as well as a destination with a vibrant cultural heritage. Kotor's rich heritage has been influenced by the warm Mediterranean climate, as well as the historical significance of the Illyrian, Roman, and Ottoman empires, giving visitors the opportunity to experience an intriguing blend of Balkan and Mediterranean culture.

For water sports enthusiasts, the Bay of Kotor offers a treasure trove of coastal adventures, with activities such as paddleboarding, sea kayaking and jet skiing all available. The majestic mountains provide opportunities for hiking and trekking at any time of year, with trails affording sweeping views of the Adriatic Sea. Popular with visitors and locals alike, the steep trail to the Fortress of San Giovanni is a great option for keen hikers. This fourteenth-century castle is perched on a hill overlooking the town. The hike is challenging but highly enjoyable, rewarding visitors with spectacular views of the bay.

After a sunny afternoon hike, make your way towards Kotor's old town for a leisurely evening meal. Montenegro's cuisine combines Mediterranean and Balkan flavours, providing visitors with some exquisite delicacies to sample. There is a focus on regional, seasonal produce here, with seafood, grilled meat and fresh vegetables featured in many of the delicious dishes found along the coast, as well as locally produced cheese and olive oil. Black risotto and Montenegrin buzara are two seafood specialities, while Rakija, a strong fruit brandy, is the country's national drink. Don't forget to sample a glass of excellent Montenegrin wine – there are several wineries in the countryside offering intimate tours and tastings.

Spend a morning wandering the labyrinthine streets of Kotor's old town, where you can admire an impressive mix of Romanesque, Gothic, Renaissance, and Baroque architecture. Traditional Montenegrin houses and historic landmarks are dotted along the narrow cobblestone streets. Walking along the town's walls, constructed during the Venetian period, is a great way to get to know Kotor, before a visit to the iconic St. Tryphon's Cathedral and the old clock tower on the Square of Arms. The town is known for its lively street culture, with small music festivals, parades and art events taking place throughout the year.

Of course, you can always escape to the beach whenever you feel the need for a refreshing swim in the sea or a moment of complete relaxation in the sunshine.



The Bay of Kotor is home to a number of secluded, sandy coves where you can swim in crystal-clear waters whilst admiring the lush green mountains. Bigova Beach is around a twenty-minute drive from Villa Zorka, located next to the charming fishing port of Bigova. Just a few minutes away, Plavi Horizonti is a stunning beach with calm waters, where the scent of the surrounding pine trees lingers in the air. Later, make your way home to the villa in time for a sunset swim in your private pool, before a glass of wine under the stars on the terrace.

Local Amenities

Nearest Airport	Tivat Airport (6 km)
Nearest Town/City	Kotor (10 km)
Nearest Beach	Solila Beach (9 km)
Nearest Supermarket	Svemdi market (0.28 km)

What we love

- The serene location of Villa Zorka makes this the perfect place for a relaxing rural retreat, with a private swimming pool and the stunning Bay of Kotor shimmering in the distance.
- We loved exploring the secluded beaches scattered along the bay! A sunset swim at Plavi Horizonti Beach is a great way to work up an appetite before dinner in picturesque Kotor.
- The charming cobblestone streets of Kotor's old town are made for wandering. Visit the sunny Square of Arms for some delicious burek, a traditional Balkan breakfast, before stopping for coffee under the clock tower.

What you should know...

- We recommend that young children remain supervised on the villa's terrace, balconies and near the swimming pool.
- Airport transfers, vehicle rental and boat excursions can be arranged with Villa Zorka's hosts upon request.
- Organic fruit and vegetables grow on the property. The hosts also provide organic meat and dairy products upon request.
- The villa's hosts have their own farm animals, including horses, goats, geese, pigeons, chickens and dogs.

Terms & Conditions

- Security deposit: There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you will be liable for the cost
- Arrival time: 14.00
- Departure time: 10.00
- Energy costs included?: Yes, included in rental price
- Linen & towels included?: Yes, included in rental price
- Internet access?: Complimentary Wi-Fi internet access included in rental price. It is good to note that the speed is dependent on local provider and technical issues may cause reduced speed or cut of service.
- Minimum stay: 5 nights - Low/mid season 7 nights - High season
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Tourist tax is included in rental price