

# Villa Avra

Region: Bay of Kotor Sleeps: 7 - 9

## Overview

Arrive in style by speed boat when you vacation at Villa Avra, which takes pride of place in a brand new luxury resort overlooking Boka Bay on the coast of Montenegro. A retreat in Villa Avra comes with all the exceptional benefits this incredible hotel complex offers. Your passport to paradise includes your own private chef and butler, use of the swimming pool, gym, and spa facilities, fine dining in four international restaurants and bars, two kids' clubs, and access to a concierge team who go above and beyond to create holiday memories to last a lifetime. Villa Avra boasts stunning sea and mountain views, its own private jetty and beach, and a superb hydrotherapy swimming pool, all set in lush, green, beautifully-manicured gardens. This four hundred and sixty square metre, two-storey detached villa has three ensuite double bedrooms and a staff bedroom, comfortably accommodating up to seven adults plus two children.

Villa Avra would make the ideal family holiday home or group of friends get-togethers. The villa has secure parking, and air conditioning and Wi-Fi are complimentary throughout. The property has been superbly designed, paying meticulous attention to detail, with arched hallways, cool stone floors, and floor-to-ceiling windows that flood the villa with natural light. The interiors are exquisite, furnished with designer contemporary pieces, state-of-the-art technology, and only the finest linens.

Enter the villa at ground floor level, where you will find a breathtaking sea view and the living space. The sitting room has an L-shaped sofa, matching chair, flat-screen satellite television, and an enclosed wood-burning fire for those cooler months and cosy evenings. A dining room is home to an impressive twelve-seater table, perfect for some splendid indoor dining, especially when the food is prepared by your own private chef and served by your butler. There is also a bar to enjoy an aperitif before dinner and a library to relax in after. There is a study for those who need to work on the holiday, and for those who prefer to relax, there is a private spa room with a sauna for in-villa treatments. All the family can get together and watch their favourite films in the entertainment room, with its super large, flat screen television. On the first floor, you will find three handsomely-appointed ensuite double bedrooms. The master bedroom has a king-size bed, an ensuite bathroom with a double vanity unit, a sea view, a free-standing oval bath, a set overlooking the bay, and floor-to-ceiling glass windows. The second bedroom has a king-size bed, and the third has a queen-size bed. The staff bedroom is also on this floor with



a queen size bed and ensuite bathroom.

Glide onto the decked terrace, where there is a step-entry, twenty-five metre long, centrepiece hydrotherapy swimming pool with six water jets. Deep-cushioned, wood sun loungers, a billowing curtain canopied double day bed, and a swing chair surround the pool. Stroll around the gorgeous green gardens, down to the private jetty and beach, and dip your toes into the crystal-clear waters of the Adriatic Sea. Meet for cocktails and canapes in the sunken soft seating area before dining alfresco with local delicacies freshly prepared by the chef. And when the butler has poured you and your guests a glass of Champagne, raise a toast under the twinkling stars to the most magnificent, memorable holiday in the most beautiful setting.

## Facilities

Resort Villa • Instagrammable • Modern • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Restaurant • Laptop Friendly Workspace • Coffee Machine • Hairdryer • Satellite TV • Spa/Massage • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Seaview • Watersports • Sailing • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Boat Trips • Seafront



# Interior & Grounds

## *Interior*

- Spacious living room
- Library
- Study
- Family room
- Entertainment area
- Spa room
- Dining room
- Bar
  
- Bedroom 1 - Double bed, ensuite his and hers bathroom with bath
- Bedroom 2 - Double bed, ensuite bathroom
- Bedroom 3 - Double bed, ensuite bathroom
- Bedroom 4 - Double bed, ensuite bathroom (nanny room)

## *Exterior*

- Private garden
- Private swimming pool with hydrotherapy (25m)
- Terrace
- Outdoor dining set

## *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- SAT TV
- Hairdryer
- Coffee machine
- 24 hour room service
- Refreshment centre
- Iron
- Butler service





## Location & Local Information

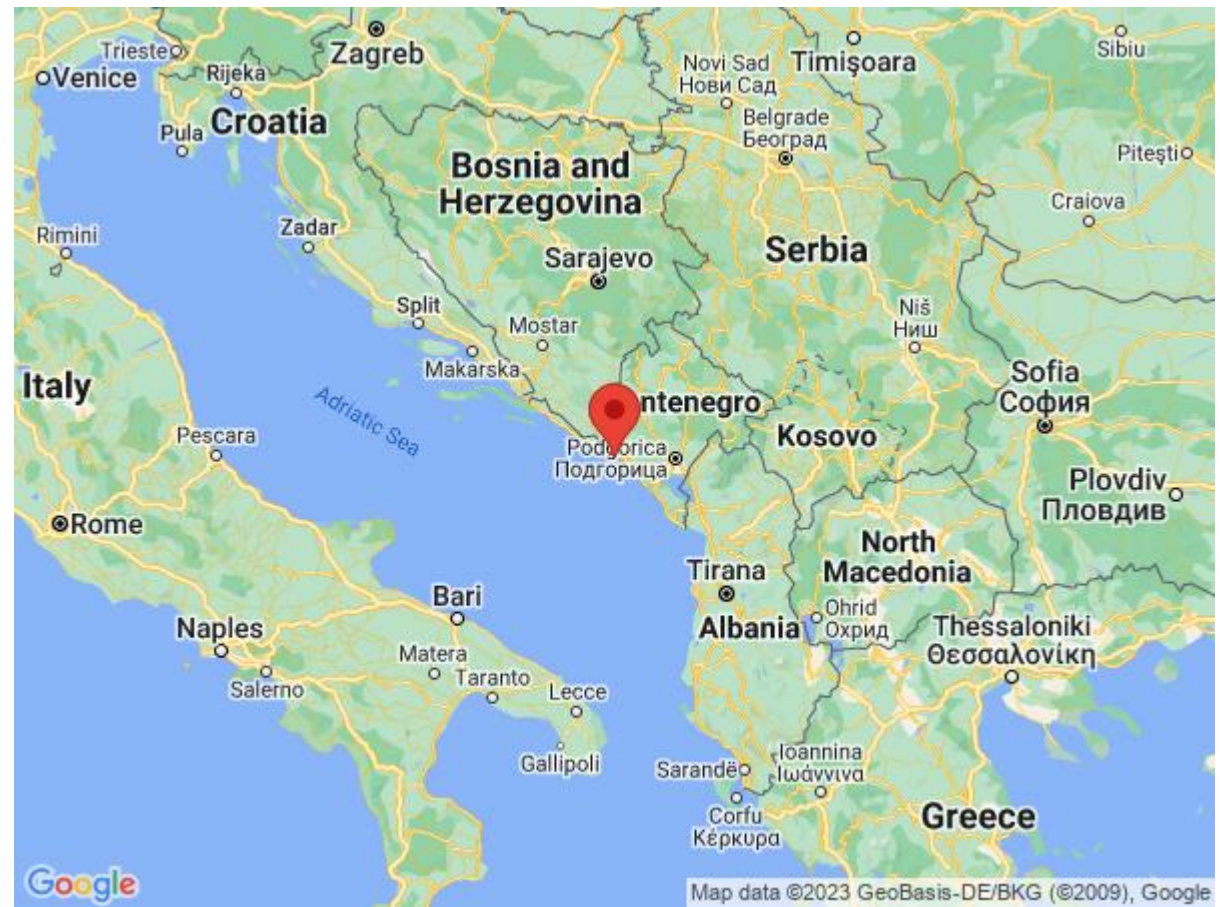
Villa Avra takes pride of place in a luxury resort, overlooking the beautiful Boka Bay on the coast of Montenegro. The villa is a short twelve kilometres from the nearest international airport at Tivat, and the excellent on-site concierge team can arrange car transfers. The villa has a private beach with immediate access to the crystal-clear waters of the Adriatic Sea. There is also a private jetty, where a chartered yacht can sail to your destination or enjoy a day cruising around the bay, sunbathing, swimming, and snorkelling.

Staying at the villa gives you access to four fabulous international restaurants, a private chef to cook you intimate dinners, and a butler to serve them. You can also use the swimming pool, gym, and spa, with optional personal trainers, yoga and Pilates, and beauty treatments. The excellent guest relations team are on-hand to arrange exceptional experiences, from private visits to Marshal Tito's home to vintage car excursions. There are two kids' clubs, one for younger children and one for teens, with supervised activities and babysitting for a romantic night off.

Get active at the Tipsarevic Luxury Tennis Club, or take to the water with a range of adrenalin-inducing water sports. In the nearby authentic village of Kostanjica, you will find cafes, bars, and family-friendly seashore restaurants. Take a two-kilometre drive to Morinj, a picturesque seaside town with verdant mountain views, crystal clear springs and creeks, old watermills, and a pebble beach surrounded by shady forests.

Keep going down the coast until you reach the enchanting old town of Perast, with the islets of St George and the six hundred-year-old, man-made Our Lady of the Rocks, complete with a church. Perast is noted for its historic Venetian Gothic mansions, a seashore promenade, the façade of a monastery with a bell tower, charming streets lined with churches, a few museums, and a beach with a pier. The must-see UNESCO-protected town of Kotor is only twenty-five kilometres from the villa. Wander down this fortified medieval old town's winding streets to discover Venetian influence communal squares, Romanesque churches, Kotor Cathedral, the Maritime Museum, and preserved city walls. Montenegro loves a festival in May to celebrate victory over the Turks at Gadjanje KoKota, with lots of music and dancing. In June, the International Klap Festival showcases traditional folk music, whilst in July, the Fasinada honours the Virgin Mary painting in Perast, with rock throwing at the island of Our Lady of the Rocks.

The Kamenari to Lepetane ferry is three kilometres down the coast and cross the water to get to the Budva Riviera, famous for its soft sandy beaches and lively nightlife. Stroll the narrow streets to the historic old town, a seaside citadel surrounded by stone walls, and home to ninth-century churches. For



some culture, take a tour around the historic palaces of Bujovic, Viskovic, Smekja, and Sestokrilovic. Get back to nature with a walk around the Durmitor National Park and Black Lake. And if you fancy going further afield, you can even have a day trip to the historic city of Dubrovnik.

### Local Amenities

Nearest Airport	<b>Tivat Airport</b> (17.4 km )
Nearest Ferry Port	<b>Ferry Kamenari</b> (10.0 km)
Nearest Town	<b>Portonovi</b> (Walking distance )
Nearest Town/City	<b>Herceg Novi</b> (7.3 km )
Nearest Beach	<b>Portonovi Beach</b> (Walking distance )

## What we love

- We love everything about Villa Avra, but maybe arriving by yacht to your private jetty to be greeted by your personal butler is best.
- The beautifully-manicured grounds and gardens and exquisite interiors are simply superb. The meticulous design and attention to detail are second to none.
- Villa Avra is part of a luxury hotel complex, and having the use of their facilities is excellent, from a private chef and intimate dining to personal training and spa services, not to mention the four international restaurants and bars and the fabulous kid's clubs.
- We love stepping out from Villa Avra onto a private beach with immediate access to the crystal clear waters of the azure Adriatic Sea.

## What you should know...

- Staying at Villa Avra comes with lots of complimentary amenities, but some added-value extras will be subject to charge, such as spa treatments.
- Babysitting can be arranged but must be booked in advance, and is strictly first come, first served, well worth it for a date night.
- The on-site concierge team can't wait to organise exceptional experiences for you to make holiday memories to last a lifetime.
- Please note Villa Avra does not have a kitchen.
- As this property is brand new, the images are still renderings.

# Terms & Conditions

- Security deposit: €200 per day paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 3.00 p.m.
- Departure time: 12.00 p.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.
- Pool towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes, and daily cleaning. 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?: 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: 5 nights in July and August.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Tax: Montenegro Tourist Tax of €1.00 per person per night for over 18's is not included in the rental price and will need to be paid locally in cash on arrival. Children up to 12 years old do not have to pay, young people between 12 and 18 pay €0.50 per day.
- 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.