

# Villa Olivera

Region: Bay of Kotor Sleeps: 16

## Overview

Nestled within the picturesque village of Ljuta, Villa Olivera is a spacious seven-bedroom property located on the sparkling Adriatic coastline, effortlessly blending old-world Montenegrin charm with exceptional modern facilities. Just a fifteen-minute drive from the medieval town of Kotor, the villa offers up to fourteen guests a relaxing and rejuvenating retreat amidst the spectacular natural beauty of the Bay of Kotor. With a five-bedroom main house and a separate two-bedroom guest house, the property also features a sun-drenched swimming pool, a summer kitchen, spa facilities and a private pier.

Each morning, azure skies and the gentle breeze from the bay will draw you outside to the villa's expansive terrace, where you can enjoy a refreshing dip in the private swimming pool before sipping a cup of freshly brewed coffee on a poolside sun lounger. The opulent entrance to the main house boasts a giant chessboard overlooked by dramatic cliffs, providing you with the perfect excuse for a family tournament in the afternoon sunshine. A gate leads to the private pier, where dreamlike views beckon you to explore the shimmering Bay of Kotor. Later on, gather everyone together for a delicious barbecue at the outdoor dining area under the pergola, prepared in Villa Olivera's charming summer kitchen. Take in the enchanting sunset vistas with a glass of local wine in hand, relaxing on the terrace until the stars begin to appear.

Villa Olivera's main house boasts three floors. The ground floor features a stylish open-plan kitchen and dining space, with patio doors providing direct access to the terrace and offering an abundance of natural light. The contemporary kitchen is fully equipped with a minimalist island and a range of modern appliances, while the elegant dining area is the ideal place for everyone to come together and discuss the day's adventures over a home-cooked feast. A wine room is also located on the ground floor, as well as a convenient pantry, a laundry room and a WC. A delightful double bedroom offers a restful ambience and an en-suite bathroom with a walk-in shower.

On the first floor of the main house, there is a fabulous living room with enchanting sea views, sumptuous sofas and a traditional fireplace, inviting guests to curl up and unwind after a day spent exploring the Montenegrin coast. A large desk in the living room also provides guests with a peaceful workspace. The adjacent spa area features a home gym, with access to the pool and the guest house via an external staircase. The first floor also boasts



a charming double bedroom with an en-suite bathroom that features a shower alongside a large family bathroom and a WC.

There are three bedrooms located on the second floor of the main house. The master bedroom boasts beautiful bay vistas, a private dressing room and a luxurious en-suite bathroom with a walk-in shower and a freestanding bathtub. A gorgeous double bedroom with an en-suite bathroom is also available on the second floor, alongside a lovely twin room with an en-suite, ideal for younger visitors.

The guest house at Villa Olivera offers two floors. The lower floor features a fully equipped kitchen, dining area, laundry room and WC. Upstairs is a bright double bedroom and a comfortable twin room, each boasts an en-suite bathroom with a walk-in shower.

Boasting a timeless Mediterranean feel with stunning seaside surroundings, Villa Olivera is the perfect place to relax and unwind as you soak up the warm Montenegrin sunshine with your loved ones.

## Facilities

Villa/House • Instagrammable • Modern • **Recommended** • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Gym/Fitness Room • Wine Cellar • Outdoor Games • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Waterfront • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## *Main House - Ground Floor*

- Open plan kitchen-dining area
- Double bedroom with en-suite shower room
- Wine room
- Utility rooms: laundry, server room and pantry
- Guest WC

## *Main House - First Floor*

- Living room with a sea view and a fireplace area
- Double bedroom with en-suite shower room
- Guest WC

## *Main House - Second Floor*

- Master bedroom with a sea view, a large bathroom and a dressing room
- Double bedroom with en-suite shower room
- Children's bedroom with two single beds and en-suite shower room

## *Guest House - Ground Floor*

- Well equipped kitchen
- Bathroom
- Laundry room
- Double bedroom with en-suite shower room

## *Guest House - First Floor*

- Twin bedroom with two single beds and en-suite shower room

## *Exterior Grounds*

- Private swimming pool
- Outdoor dining area
- Summer kitchen under a pergola
- Barbecue
- Giant chess
- Parking spaces for four cars
- Private pier

## *Additional Facilities*

- Central air conditioning
- Indoor fireplace
- Central heating
- Gym
- Safe
- Hair dryer
- Washing machine



- Dryer
- Drying rack for clothing
- Iron
- Extra pillows and blankets
- Room darkening shades
- Smoke alarm
- Carbon monoxide alarm
- Fire extinguisher



## Location & Local Information

Villa Olivera is ideally situated in the charming coastal village of Ljuta on the shores of the sparkling Bay of Kotor. The villa is a hidden gem on Montenegro's stunning Adriatic coastline, boasting direct access to the bay's turquoise waters and close proximity to the vibrant town of Kotor whilst retaining the peace and tranquillity of the surrounding countryside.

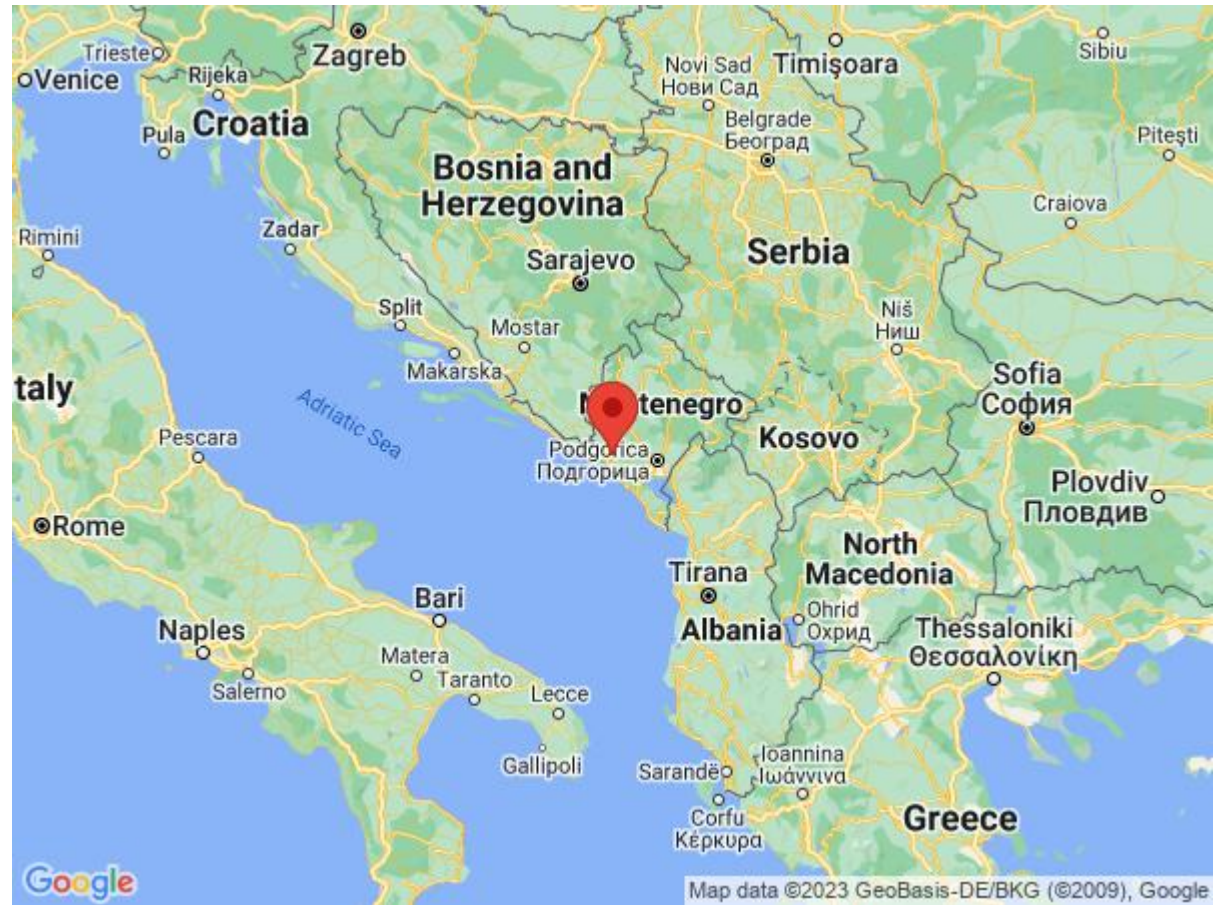
Nearby Kotor is a UNESCO World Heritage site. This medieval town is the perfect place for those in search of radiant natural beauty as well as a destination with a rich cultural identity. Kotor's heritage has been influenced by the warm Mediterranean climate and the historical significance of the Illyrian, Roman, and Ottoman empires, allowing visitors 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 an excellent option for keen hikers. This fourteenth-century castle is located on a hill overlooking the town. The hike is challenging but highly enjoyable, rewarding visitors with spectacular bay views.

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 exquisite delicacies. 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 the traditional Montenegrin houses and historic landmarks dotted along 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. Perast Beach is a pebbly beach with crystalline waters, only a ten-



minute drive from Ljuta. The beach at Kostanjica is roughly twenty minutes away by car, offering secluded shores where the citrusy scent of the surrounding laurel trees lingers in the air. Later, make your way home to Villa Olivera in time for a sunset swim in your private pool before sipping a glass of wine under the stars.

### Local Amenities

Nearest Airport	<b>Tivat Airport (14.6 km )</b>
Nearest Town/City	<b>Kotor (6.9 km )</b>
Nearest Village	<b>Ljuta (Walking distance)</b>
Nearest Shop	<b>City Market (1.2 km )</b>
Nearest Beach	<b>Swim platform (Walking distance )</b>
Nearest Restaurant	<b>Stari Mlini (600 m )</b>

## What we love

- We adore the dreamlike views of the Bay of Kotor from Villa Olivera's private pier!
- Spend balmy evenings on the villa's secluded terrace, enjoying a delicious family feast at sunset.
- 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.
- A boat trip around the bay is the perfect way to spend the day soaking up the Montenegrin sunshine.

## What you should know...

- Villa Olivera features a main house with five bedrooms and a separate guest house with two bedrooms.
- The villa is located in the village of Ljuta, roughly seven kilometres from the medieval town of Kotor.
- Young children should remain supervised while playing on the terrace, near the swimming pool or pier.

# Terms & Conditions

- Security deposit: €3000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 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 70€, 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: 6 nights. All other durations on request.
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Tax: Tourist tax (1€ per person, per day) is not included in the rental price and will be charged in cash on arrival.
- 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.