

Hilltop Retreat

Region: Bay of Kotor **Sleeps:** 10

Overview

Perched high upon the Lustica Peninsula, the luxurious Hilltop Retreat villa is a unique five-bedroom property that boasts stunning views of the Bay of Kotor and the Montenegrin mountains. Surrounded by rolling olive groves, historic hamlets and idyllic fishing villages, the 400-year-old stone villa was once home to a traditional olive mill. Today, the villa has been fully restored and lovingly decorated with plenty of charming design touches, featuring a sun-drenched terrace with a private swimming pool, as well as a fragrant Mediterranean herb garden and a pergola. With local beaches only fifteen minutes away by car, the Hilltop Retreat villa is the perfect place to unwind in nature with your loved ones, high in the verdant hills overlooking the sparkling waters of Kotor.

A refreshing dip in the villa's private pool is the ideal way to begin each day, with spectacular views of the bay and the soothing sounds of the natural world around you. After your morning swim, take a moment to enjoy a freshly brewed cup of coffee or bask in the warm sunshine on a poolside lounger. The pergola on the picturesque stone terrace provides cool shade in the afternoon, offering guests a well-appointed summer kitchen with a fridge and a barbecue area.

The terraced garden gives the outdoor living space a rustic feel, with the scent of Mediterranean herbs like mint, sage and rosemary mingling with the Adriatic breeze. After a day spent exploring the villa's dreamlike surroundings, return to your Hilltop Retreat to prepare a delicious feast using the fresh local produce you have discovered. Gather everyone for a sunset meal on the first-floor veranda, accompanied by a glass of excellent Montenegrin wine and unforgettable ocean vistas.

Inside the villa, guests will be delighted to find a contemporary kitchen fully equipped with a range of modern appliances and a central island. Original stone walls and rustic timber ceiling beams provide a delightful contrast to the kitchen's modern fittings, seamlessly blending the old and the new. Adjacent to the kitchen is a traditional dining table, where everyone can come together to discuss the day's adventures over a leisurely dinner. The Hilltop Retreat also features a large living room with sumptuous sofas, a wood-burning stove and a HD TV, inviting guests to curl up and unwind after a day exploring the Montenegrin coastline.

The villa boasts five delightful double bedrooms, each of which features a king-



size bed and a contemporary en-suite shower room. Located at the front of the villa, the Orla Room, the Herrington Room and the Copper Room each feature authentic brickwork and farmhouse-style doors, which provide direct access to the Hilltop Retreat's private gardens. The Oriental Room and the Oak Room, both of which may also be arranged as twin bedrooms upon request, are situated at the back of the villa. Each Hilltop Retreat bedroom has been carefully designed to offer a restful and rejuvenating ambience.

Whether you wish to spend your holiday exploring the natural wonders of Montenegro or sunbathing by the pool on the terrace, this tranquil heritage hideaway is the perfect place to escape from the hustle and bustle and make the most of the breathtaking Kotor Bay area.

Facilities

Villa/House • Private Pool • Saltwater Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Coffee Machine • All Bedrooms En-Suite • TV • DVD • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Parking Space • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Interior

- Spacious fully equipped kitchen with island bar
- Large sitting room with wood burning stove
- Dining area for 10 people
- Three double bedrooms with king size bed, en-suite bathroom and doors to garden
- Two double bedrooms with zip-lock super king bed and en-suite bathroom*

Exterior

- Private saltwater swimming pool (10m)
- Terrace with sun loungers and parasols
- First floor veranda with mountain and sea views
- Large outdoor seating areas
- Summer kitchen with fridge and barbecue
- Large private garden

Additional Facilities

- Air conditioning
- Wi-Fi
- HDTV
- DVD Player
- Dishwasher
- Coffee machine
- Washing machine
- Tumble dryer
- Baby cot
- Highchair
- Bramley Toiletries
- Hairdryer in each room
- Safe in each room
- Parking

*Bed can be divided to create single beds



Location & Local Information

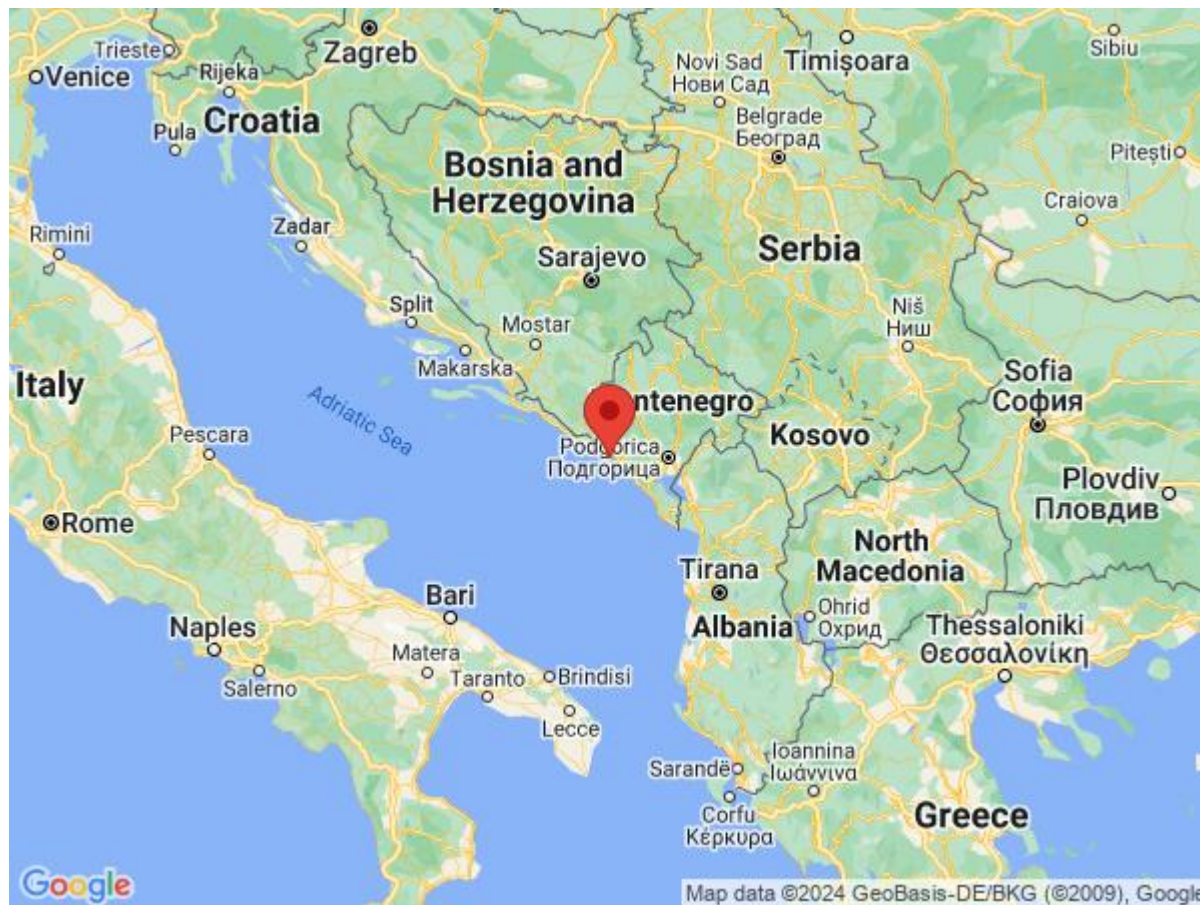
Boasting a superb location on the Bay of Kotor, the Hilltop Retreat villa is situated in the rolling green hills of Zabrdje on the stunning Lustica Peninsula. This enchanting hilltop haven feels like Montenegro's best-kept secret, surrounded by picturesque olive groves and the sparkling waters of the Adriatic Sea. There is an array of local restaurants serving fresh seafood nearby and a convenient supermarket. Meanwhile, the beautiful beaches of Kotor are just a fifteen-minute drive away.

Located on a sparkling bay on Montenegro's Adriatic coastline, Kotor is a UNESCO World Heritage site with seemingly endless scenic views. The medieval town is surrounded by majestic 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 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 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 perched 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. Montenegrin 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 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 – several wineries in the countryside offer 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 need 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. Later, make your way home to your Hilltop Retreat in time for a sunset swim in the pool before sipping a glass of wine under the stars.

Local Amenities

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| Nearest Airport | Tivat Airport (15.5 km) |
| Nearest Town | Krašići (4.0 km) |
| Nearest Shop | Idea, Krašići (4.4 km) |
| Nearest Beach | Plaža Krašići (2.8 km) |
| Nearest City | Tivat (18.7 km) |

What we love

- The villa's spectacular setting 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 adore the secluded beaches scattered along the bay! A sunset swim in the pristine waters of the Adriatic Sea is a great way to work up an appetite before dinner at a local seafood restaurant.
- We love the fascinating history of the 400-year-old Hilltop Retreat villa, which used to be a traditional Montenegrin olive mill.
- The cobblestone streets of Kotor's old town are made for wandering. Visit the sunny Square of Arms for delicious burek, a traditional Balkan breakfast, before stopping for coffee under the clock tower.
- Daily housekeeping is included in the rental price meaning you can sit back and relax!

What you should know...

- The Hilltop Retreat villa is half an hour's drive from Tivat Airport.
- A car is essential when reaching the villa and travelling around the Lustica Peninsula.
- We recommend that young children remain supervised whilst playing by the swimming pool.
- There is an adjoining annexe with an outdoor space that is separately owned and located beside the back veranda of the villa. No facilities are shared.
- The villa is not connected to mains water and relies on a water tank, in the unlikely event the property runs out of water the owner will restore this as soon as possible.

Terms & Conditions

- Security deposit: £750 charged to client's credit card before arrival and refunded two weeks after 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?: 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?: 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: 7 nights (June-August), 4 nights (Sep-May).
- Changeover day: Sunday in June - August.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week will apply (paid locally).
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €150 per week (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Tourist tax will be charged according to the local rate upon arrival in cash:
€1 per adult per day
Guests aged 12 to 18 years old are to pay 50% of the rate
Children up to 12 years old are exempt from paying tax.
- 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: Weddings are permitted with prior agreement and must use a wedding planner. Additional payment for wedding rental and £1,500 security deposit. Must comprise minimum 4 night rental, or 7 nights if June-August.
- Other 2: Daily housekeeping included in rental price.