

Villa Lubiana

Region: Montenegro **Sleeps:** 3

Overview

Villa Lubiana boasts the most wonderful blend of modern and traditional design and architecture. With atmospheric, charming ancient stone walls everywhere yet fantastic use of modern glass and comfortable, contemporary furnishings, this villa oozes charm and appeal and is so comfortable. The renovation is beautiful. It's two bedrooms sleep three guests but this villa is not really suitable for very young children.

The villa is located in the wonderful countryside at Durasevici, a quiet rural village close to the charming and exclusive Tivat in Montenegro. Durasevici is on the other side of the Bay of Kotor, 12km from Tivat. It is close to a number of beaches and only 11km from Tivat airport. Tivat, courtesy of a multimillion-dollar major makeover, is now home to a luxury marina brimming with bobbing super yachts, a high-class promenade and swanky accommodation. Guests could be forgiven for thinking that they are in Monaco or Montenegro as it attracts the seriously wealthy in droves. The little town twinkles with luxury. Although much of Tivat is modern and glamorous, there are still traces of interesting history.

It is unusual to have a swimming pool, but Villa Lubiana has a shared one and boasts magnificent countryside and mountainous views from the gorgeous terrace. There is an additional terrace on the floor above where the views are even more special. It is a great place for an early evening drink.

The open-plan living, dining and kitchen space is utterly charming with its stone walls, sloping ceiling and huge glass windows making the most of the villa's location. Although there is a television on the wall, the views are much more likely to catch your eye! The kitchen is modern and the corner sofa is very comfortable. You will feel very



relaxed and cosseted here.

A modern floating staircase leads you upstairs. There are two pretty bedrooms, both with bathrooms. One is a double and the other a single bedroom. The main bathroom is again a fantastic blend of traditional stone walls with modern facilities. It is huge with a bath as well as a wet room shower. The other ensuite is modern.

The villa is a cute retreat in a wonderful area of Montenegro. Although it has its own outdoor private pool, you can also access an indoor pool and sauna.

Facilities

Air-Con • Wow Factor • Tennis Nearby • Romantic • Rural Location • DVD • Shared Pool • Wi-Fi/Internet • Beach Nearby • Ideal for Teens • <1hr to Airport • All Bedrooms En-Suite • Satellite TV • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

The Villa

Villa Lubiana is a beautifully designed villa that sleeps up to 3-guests. Although intimate in size, the quality of the villa's interior and views make this a special little getaway.

Interior

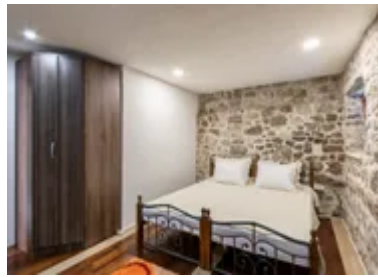
- Double bedroom, with en-suite bathroom
- Single bedroom, with en-suite bathroom
- Dining & living area
- Fully equipped kitchen
- Terrace, with outdoor dining & furniture

Exterior

- Swimming pool, with Roman steps access
- Outdoor dining & furniture
- Private Parking

Additional Facilities

- Air-conditioning
- Television
- Wi-Fi internet



Location & Local Information

Villa Lubiana is 12km from the centre of Tivat, on the the Kotor Bay. The magnificent marina of Tivat will make you feel every bit the A-lister with its shimmering super yachts and high-end designer shopping. The area is known as Porto Montenegro. You can enjoy a picturesque stroll down the promenade taking you past the rich luxury boats to the quaint settlements of Seljanovo and Donja Lasova. With the magnificent mountains in the background, the location is lovely. The Saint Sava Church is one of the youngest churches in Tivat and is found in the very center of town. The Summer House Buca, also in the center of town, belonged to a famous noble family Buca. The Summer House has been turned into a gallery and the garden, a summer stage where various events take place.

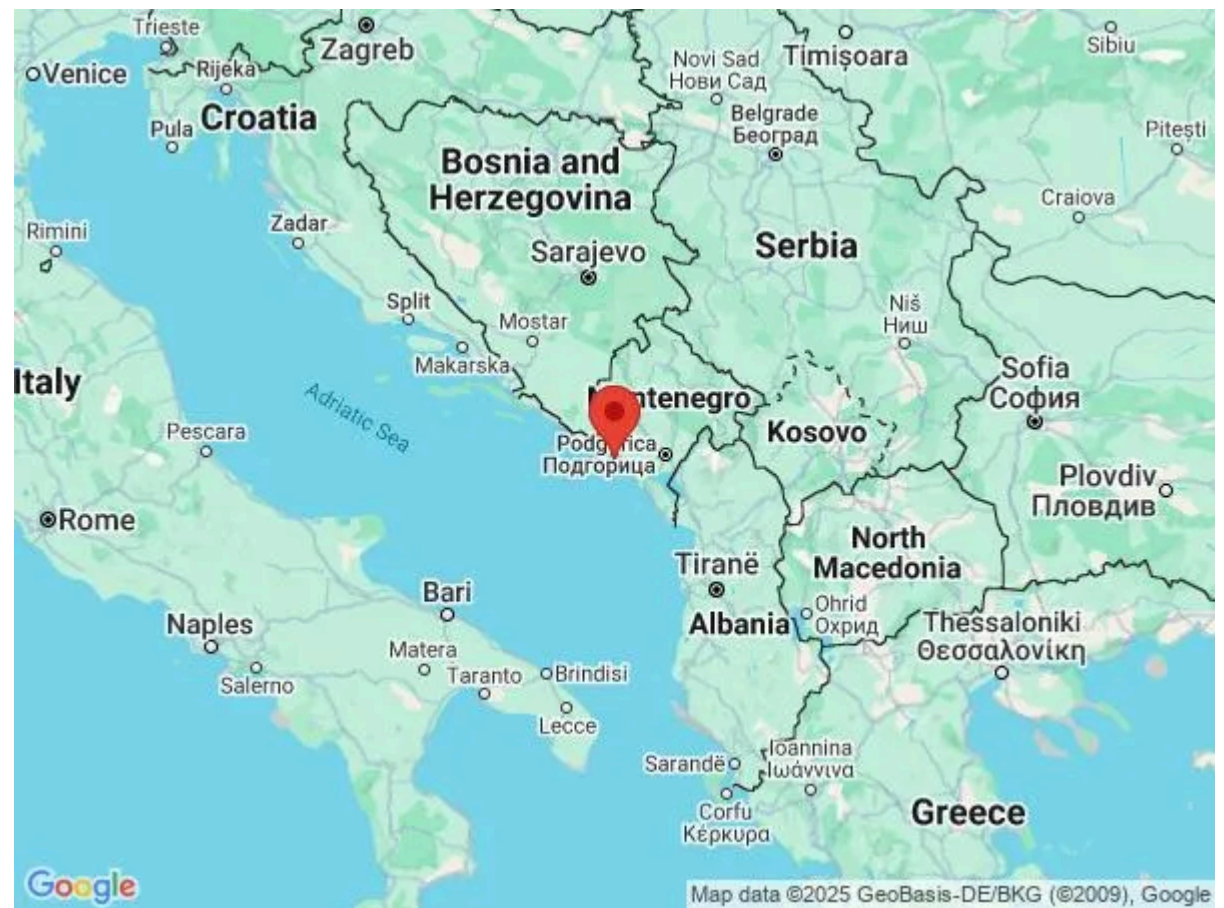
The cuisine in Tivat is delicious, with plenty of seafood offerings of squid, octopus, tuna, shrimp and mussels. Black risotto with cuttlefish is a favourite.

There are seventeen beaches on the Tivat Riviera, some very close to Villa Lubiana. Some of the beaches are Opatovo, Donja Lastva, Belane, Bonici, Kaladrovo, Sveti Marko, Plavi Horizonti, Solila and Krasici. The beach on the Island Sveti Marko is popular. Plavi Horizonti is considered to be one of the most attractive. As well as usual beach equipment there are special plateaus on the rocks.

If you want to explore Montenegro, the Tara River and Canyon which slice through the mountains to the central east districts are spectacular, as are the national parks of Biogradska Gora and Lake Skadar.

Kotor is not far away. Wedged between broody mountains, it is very atmospheric with many museums, churches, delightful squares and Venetian palaces. It has an excellent nightlife with buzzy bars, live music and castle-top clubbing.

Local Amenities



Nearest Airport	Tivat Airport/Podgorica Airport (11.2km/90.4km)
Nearest Town/City	Tivat (10.4km)
Nearest Restaurant	Maestral (3.4km)
Nearest Bar/Pub	The Black Sheep (9.4km)
Nearest Beach	Plavi Horizonti Plaža (3.4km)
Nearest Tennis	Teniski Klub "Teodo" (11.2km)
Nearest Ferry Port	Port of Bar (62km)

What we love

- Villa Lubiana is so charming and atmospheric
- It is wonderful to have your own pool in this location. The terrace enjoys amazing countryside views
- The villa is very close to the amazing, high-class town of Tivat
- Tivat is home to the serious rich so expect to see some exclusive boutiques and bars
- A trip to Kotor is a must!

What you should know...

- With an open floating staircase, this villa would not be suitable for very young children

Terms & Conditions

- **Security deposit:** €500 to be paid in cash upon arrival
- **Arrival time:** 4.00 p.m.
- **Departure time:** 11.00 a.m.
- **Energy costs included?:** Included in the rental price
- **Linen & towels included?:** Included in the rental price
- **Pets welcome?:** Pets are not allowed
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Included in the rental price
- **Smoking Allowed?:** Smoking & Vaping is not permitted inside the villa
- **Minimum stay:** 3 nights
- **Tax:** Included in the rental price
- **Internet access?:** Wi-Fi connection included