Villa Orahovac

Region: Montenegro **Sleeps:** 8

Overview

Villa Orahovac is a spectacular property boasting luxurious facilities and breathtaking views of the turquoise Adriatic Sea. This contemporary villa has been thoughtfully designed to encapsulate the majesty of the mountains and the tranquillity of the ocean, providing up to eight guests with a restful and rejuvenating holiday experience like no other. Perched on a verdant hillside, with four beautiful bedrooms, an infinity-edged swimming pool and a spacious split-level terrace, Villa Orahovac is the perfect place to soak up the sunshine along the idyllic Montenegrin coastline.

Each morning, the gentle sea breeze and stunning mountain views will draw you outside to the villa's split-level terrace, where the private infinity pool is located. Villa Orahovac's striking exterior features a playful juxtaposition of textures and colours, with a tiled façade that contrasts beautifully with the clean lines of the infinity pool. Here, you can spend the morning dipping in and out of the pool's refreshing waters, or sunbathing on the terrace in the company of a good book. There is a seating area where you can enjoy a leisurely lunch in the sun, as well as an outdoor lounge with a fireplace, a dreamlike place to share a bottle of excellent Montenegrin wine once the stars have appeared.

Inside the villa, the enchanting views of the Bay of Kotor continue, with bright and airy spaces that reflect the natural beauty of the surrounding area. On Villa Orahovac's ground floor, guests will discover four elegant bedrooms with unforgettable ocean vistas and modern en-suite bathrooms featuring walk-in showers. The villa also boasts a fully equipped gym and a luxurious spa. After a day spent exploring Kotor or hiking in the nearby hills, you will feel the day's adventures slowly melt away during a visit to the Finnish-style sauna.

On the first floor, Villa Orahovac's open-plan living space features stunning contemporary design elements and an abundance of natural light, with tall glass doors providing direct access to the terrace and panoramic views of the sparkling sea. Eclectic designer furniture provides a delightful contrast to the villa's streamlined surfaces, with a long, sumptuous sofa and a flatscreen TV providing the ideal lounge area for a cosy night in. A comfortable corner sofa by a sleek, marble-tiled fireplace creates a second space for complete relaxation, while the villa's charming, understated dining area flows seamlessly into a spacious minimalist kitchen, with modern appliances and everything you might need to prepare a wonderful meal at home. The ground floor also features a stylish bathroom.

Ideally situated in the idyllic village of Orahovac, the villa offers a sublimely tranquil location with unparalleled views of Kotor Bay and the lush mountains, only nine kilometres away from the lively medieval town of Kotor.









Facilities

Air-Con • Historical Sites • <1hr to Airport • Walk to Village • Romantic • Working Fireplace/Woodburner • Private Pool • Pets on Request • Wow Factor • Cots (Cribs) • Walk to Beach • Heated Pool • All Bedrooms En-Suite • Beach Nearby • Instagrammable • Modern • Walk to Restaurant • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Hairdryer • Tourist Towns & Villages • Gym/Fitness Room • Safety Deposit Box • Sauna/Steam • High Chair(s)

Interior & Grounds

Interior
- Spacious, fully equipped kitchen
- Expansive open-plan living space
- Lounge area with sumptuous sofa and flat screen TV
- Lounge area with corner sofa and marble-tiled fireplace
- Bright and airy dining area
- Stylish ground-floor bathroom
- Well-appointed home gym
- Luxurious sauna
- 2 x twin bedrooms with en-suite shower rooms and sea views
- King-sized bedroom with en-suite bathroom and sea view
- King-sized bedroom with en-suite shower room and sea view
- Four modern en-suite bathrooms with walk-in showers
- Private garage space

Outside Grounds
- Sun-soaked, split-level terrace
- Infinity-edged private, heated swimming pool (14 x 6.5m)
- Casual poolside seating area
- Outdoor lounge with comfortable sofas and fireplace
- Sun loungers and umbrellas

Additional Facilities
- WiFi
- Air conditioning
- Smart TV
- Dishwasher
- Microwave
- Coffee machine
- Hairdryer
- Laundry facilities
- Ironing facilities
- Spa facilities
- Parking









Location & Local Information

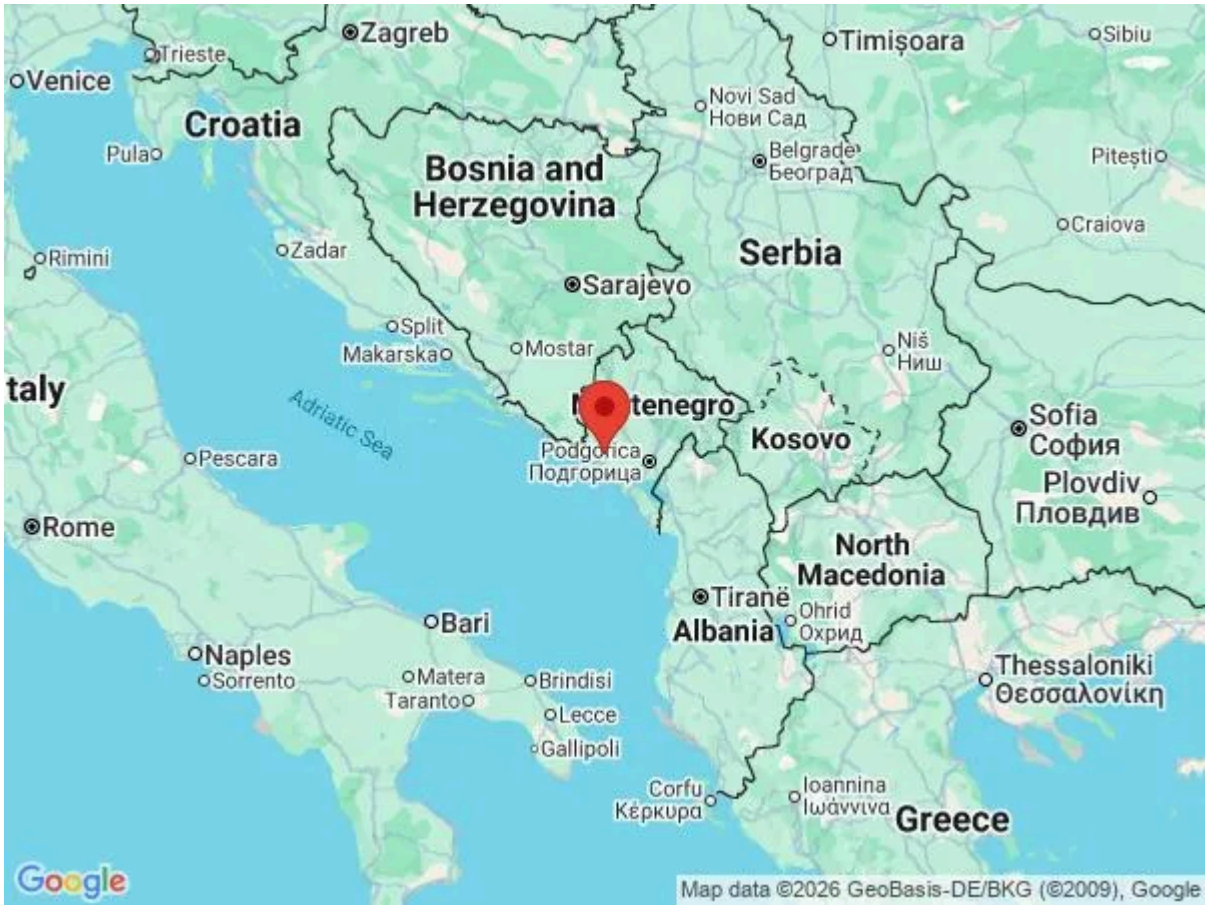
Villa Orahovac is named after the charming fishing village in which it is located, on the north of the sparkling Bay of Kotor, separated from the town of Dobrota by the flowing waters of the River Ljuta. The villa is a hidden gem on Montenegro's stunning Adriatic coastline, boasting close proximity to the vibrant town of Kotor whilst retaining the peace and tranquility 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, 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 located 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. Black risotto and Montenegrin buzara are two seafood specialties, 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 five-minute drive from Orahovac. The beach at Kostanjica is roughly twenty minutes away by car, offering secluded shores, where the citrussy scent of the surrounding laurel 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.

Local Amenities

Nearest Airport	**Tivat Airport (15.6km)**
Nearest Beach	**(Walking distance)**
Nearest City	**Budva (30.6km)**
Nearest Restaurant	**Stari Mlini (0.2km)**
Nearest Town	**Kotor (7.8km)**

What we love

- Villa Orahovac is a truly unique place to experience the wonders of Montenegro's sparkling coastline! We adored the private infinity pool and panoramic views of the Bay of 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.
- We loved spending our evenings on the villa's terrace, where we enjoyed dreamlike sunset views of the Adriatic Sea from the comfort of the villa's outdoor lounge area. The warmth of the fireplace made each starry night more beautiful than the last.
- A boat tour around Kotor Bay is the perfect way to spend a day soaking up the Montenegrin sunshine.

What you should know...

- Young children should remain supervised whilst playing on the terrace, near the swimming pool or by the ocean.
- Airport transfer and a private concierge service may be arranged upon request.
- Please note that staff accommodation is available: 1 separate bedroom with double bed, private bathroom and kitchenette.

Terms & Conditions

- **Security deposit:** €1,000 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 15.00
- **Departure time:** 10.00
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Changeover day:** Flexible
- **End of stay cleaning:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Smoking Allowed?:** Smoking & vaping are not permitted.
- **Minimum stay:** 7 nights during July & August. 5 nights during all other periods.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Included in the rental price
- **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