Villa Nikola

Region: Montenegro **Sleeps:** 6

Overview

Poised on the edge of the Bay of Kotor, Villa Nikola is a superb, modern villa with outstanding views across the dramatic scenery of the Bay. The bright blue waters of the Adriatic stand out vividly against a backdrop of rugged black mountains, with a compelling mix of medieval charm, Venetian architecture, old-town style, local eateries, and pretty water side promenades, making this remarkable area of Montenegro one of our favourite places to visit.

This charming stone villa speaks to traditional Mediterranean style architecture, with modern luxuries embedded into the old style of building. Glass windows and doors have been elegantly slotted into thick stone walls, capturing the beautiful scenery, and drawing that tranquil atmosphere within the villa walls. Located a mere five metres from the seafront, the views are undisturbed, so whether you are gazing through one of the windows, or are outside with the sounds of the water, the sense of freedom and relaxation is amazing.

Tastefully decorated, guests will be instantly impressed by the classy furniture, unique art pieces and carefully thought-out lighting. Each room you wonder into offers a new delight, with three, en-suite bedrooms all designed to offer a view over the bay, so you can wake up, draw open the shutters and immerse yourself in the lovely views. The ground floor bedrooms even offer their own intimate gardens.

There is an open plan kitchen and dining room, with sliding glass doors that guide you out towards the pool and terrace. The living room is unique, with stunning lights suspended from the high ceilings and a modern floating fireplace that feels like a sculpture in the room. Contemporary in its design, there is still an air of home and comfort in this bright room, with large sofas that you can









sink into and picture frame windows reminding you of your setting.

Outside is perhaps the real star feature of Villa Nikola. It's private and secluded swimming pool feels like a refuge from day-to-day life. On hot summer days you can rest by the pool, dangling your legs into the water to keep you cool. A Mediterranean garden grows around the terrace, immaculately maintained throughout the year.

Facilities

Air-Con • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Private Pool • Ideal for Kids • Ideal for Teens • Walk to Beach • Cots (Cribs) • Instagrammable • All Bedrooms En-Suite • Beach Nearby • Beachfront • Modern • Ground Floor Bed & Bath • Walk to Restaurant • Waterfront • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa

Villa Nikola is a beautiful stone villa located in Tivat's most desirable neighbourhood. There are three bedrooms and bathrooms for six guests.

Ground Floor
- Kitchen and dining room
- Living room
- Separate toilet
- Laundry room
- Bedroom with en-suite bathroom and small garden
- Bedroom with en-suite bathroom and small garden

First Floor
- Double bedroom with en-suite bathroom

Exterior Grounds
- Private swimming pool
- Mediterranean garden
- Sun loungers
- Outdoor dining
- Private parking for 2 vehicles

Additional Facilities
- Wi-Fi
- Alarm systems
- Air-conditioning









Location & Local Information

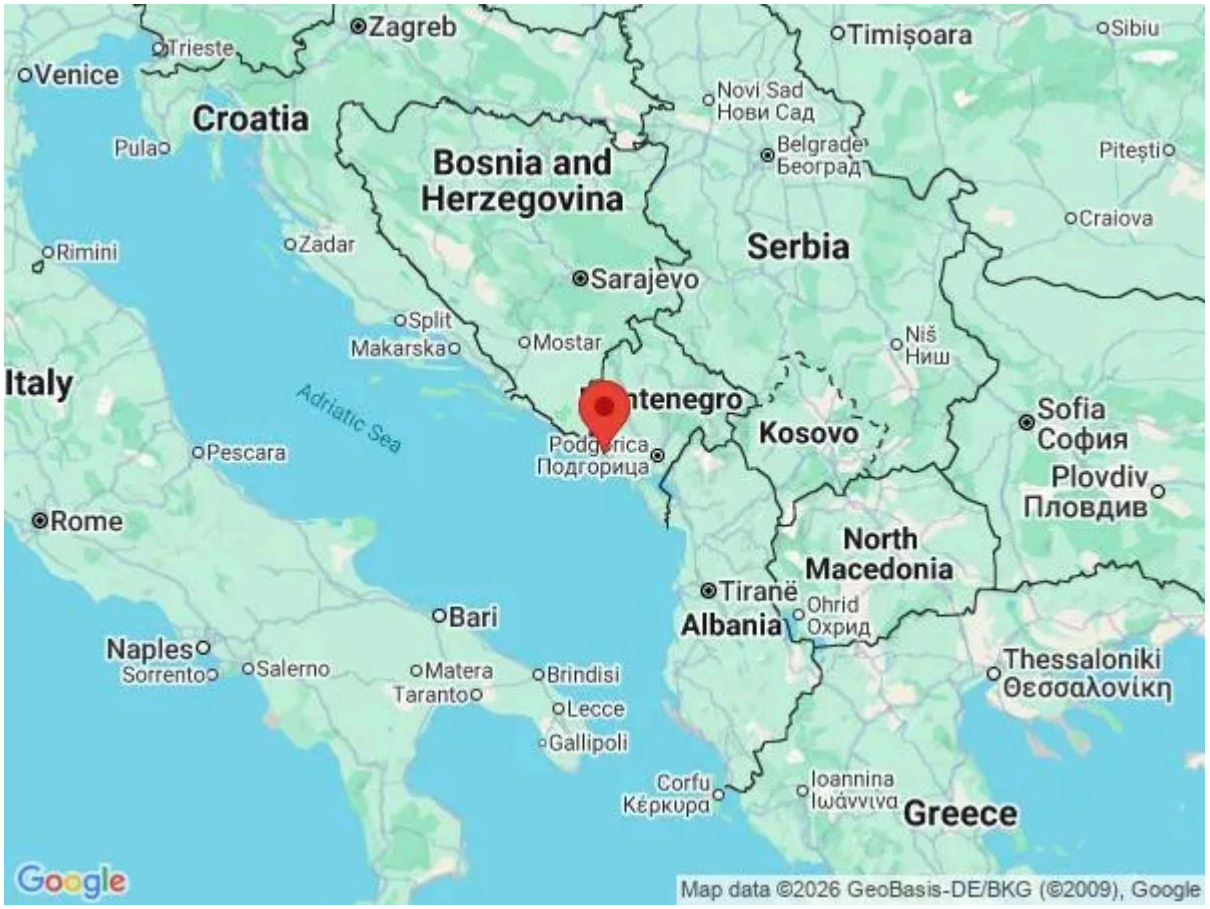
Villa Nikola sits in a privileged location, just five metres from the waterfront in the Bay of Kotor. Located in Tivat's most elite neighbourhood, just a short walk from the renowned resort and yacht port Porto Montenegro, so you can sit out front of the villa watching luxury yachts pass by or walk to the port head out onto the water yourself.

The Bay of Kotor offers a captivating mix of medieval charm, Venetian architecture, old-town style, local eateries, and pretty water side promenades. Steeped with history and old-world charm, you can explore a new place each day, soaking in the remarkable blend of natural wonders and manmade curiosities.

Tivat itself has a modern and glamorous feel to it. You can reach the polished restaurants and high-end shops within a short stroll of Villa Nikola, joining the yachters and other tourists for delicious meals and a cocktail or two in this beautiful town. Some of the Montenegrin classics that we recommend trying are Punjene Paprike - stuffed peppers, or Gulaš - a hearty stew served with mashed potato. Borek, a flaky savory pastry is beloved everyone that tries it and it can be found in the bakeries all over town.

The bright blue water of the Bay sits in contrast to the dramatic scenery of Mount Vrmac that overlooks Tivat. For outdoor lovers, the mountain provides a place for hiking, mountain biking and extreme canyon adventures, with views stretching across the Bay and the land! Sticking closer to the water, one of the top activities in this area is a boat trip to the Blue Cave. This vast rock cave can only be reached by water, with its iridescent blue water making popular for boat tours, kayaking and snorkelling. Mamula, a fortified island is another great stop on a boat trip, famed for its stunning sunsets.

The Bay of Kotor is also home to the town of Kotor itself, which has been awarded UNESCO world heritage status. Reached easily in a twenty-minute drive, the cobblestone streets, historic churches and dramatic fortresses of the Old Town are magical and well worth exploring.









Local Amenities

Nearest Airport	**Tivat Airport (5.3km)**
Nearest Beach	**(Walking Distance)**
Nearest Restaurant	**Ponta by BigBen (Walking Distance)**
Nearest Supermarket	**Supermarket Kiparis Idea (Walking Distance)**
Nearest Town/City	**Tivat (Walking Distance)**

What we love

- Located five metres from the waterfront, the views are stunning!
- You can walk to and from the centre of Tivat, making the most of the glamorous restaurants and polished shops!
- The private swimming pool and Mediterranean garden are immaculately maintained

What you should know...

- It is not allowed to rent to a group of people younger than 25
- Weddings and celebrations are not allowed, without the permission of the owner
- The villa has its own private parking for 2 vehicles

Terms & Conditions

- **Security deposit:** €1000 paid via credit card upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 3.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

 Additional change of bed linen and bath towels on request outside the one included in the price, is charged an additional 100€ per room.

- **Pets welcome?:** On request only, one dog or one cat weighing up to 10 kg and with prior agreement with the owner. If accepted, a pet supplement of €250 per pet per stay will apply (paid locally).

- **Other Ts and Cs:** The use of a fixed telephone in the facility is limited to 30.00 EUR for a period of 7 days. Any phone consumption over this amount will be charged extra.

- **Changeover day:** Monday.

- **End of stay cleaning:** Extra €300, payable locally. 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.

- **Smoking Allowed?:** Smoking & vaping are not permitted inside the villa.

- **Minimum stay:** 7 nights June to September, all other periods 5 nights.

- **Heating costs included?:** Yes, included in the rental price.

- **Tax:** Tourist tax will be charged according to the local rate upon arrival in cash:
 €1.00 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.

- **Internet access?:** Wi-Fi internet access included.

- **Pool opening dates?:** The pool is open from 15th May to 30th September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.