Villa Lustica

Region: Montenegro **Sleeps:** 8

Overview

Situated in the peaceful village of Đuraševići, Villa Lustica is ideally located between the historic town of Kotor and vibrant Tivat – ideal for an Adriatic escape. This spacious four-bedroom villa sleeps up to eight guests and is a great base for exploring sights around the Bay of Kotor.

Surrounded by a garden of Mediterranean plants, the villa provides generous outdoor space for enjoying the Montenegrin sunshine. A sun terrace wraps around the private pool, while a vine-covered dining terrace and a shaded games area offer inviting places to relax and socialise. A barbecue zone and hammock add to the villa's laid-back appeal.

Inside, the ground floor features an open-plan living area with tiled floors, cosy sofas around a fireplace, and a dining table for shared meals. The kitchen is fully equipped and leads out to an upper terrace offering an additional outdoor retreat with a dining table and comfortable seating.
Villa Lustica's four bedrooms include one king, one queen, and two twin rooms, all with the use of their own bathroom. The master suite encompasses the top floor, featuring a private sitting area, TV, mini-fridge, and a multiple balcony views.

Tivat's marina, charming Perast, Kotor's Old Town, and Lovćen National Park are all close enough for easy day trips.









Facilities

Ideal for Kids • Padel • Villa • Great Value • Boat Trips • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Air-Con • Golf

Nearby • Recommended • Pets on Request • Ideal for Teens • Cots (Cribs) • All Bedrooms En-Suite • Beach Nearby • Modern • Ground Floor Bed & Bath • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Laptop Friendly Workspace • Dishwasher • Microwave • Satellite TV • Outdoor Games • Heating • Aquarium • Caves/Pre-historic site • Climbing • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Forest park/High-rope course • Children's books • Bathroom Toiletries • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa

Villa Interior:

Ground Floor

- Entrance hall
- Bedroom with king size bed and en-suite bathroom
- 2 x Bedroom with twin beds and en-suite bathroom

First Floor

- Open-plan living and dining area
- Fully equipped kitchen
- Cloakroom
- Terrace with outdoor dining and lounge area
- Bathroom
- WC

Second Floor

- Master bedroom with superking-size bed, en-suite bathroom and seating area

Exterior Grounds

- Private pool
- Full fenced garden
- Barbecue grill
- Outdoor dining area
- Hammock

Additional Facilities

- Wi-Fi
- Air conditioning
- Heating
- Satellite TV
- Children's books and toys
- High chair and baby cot
- Parking spaces x 2









Location & Local Information

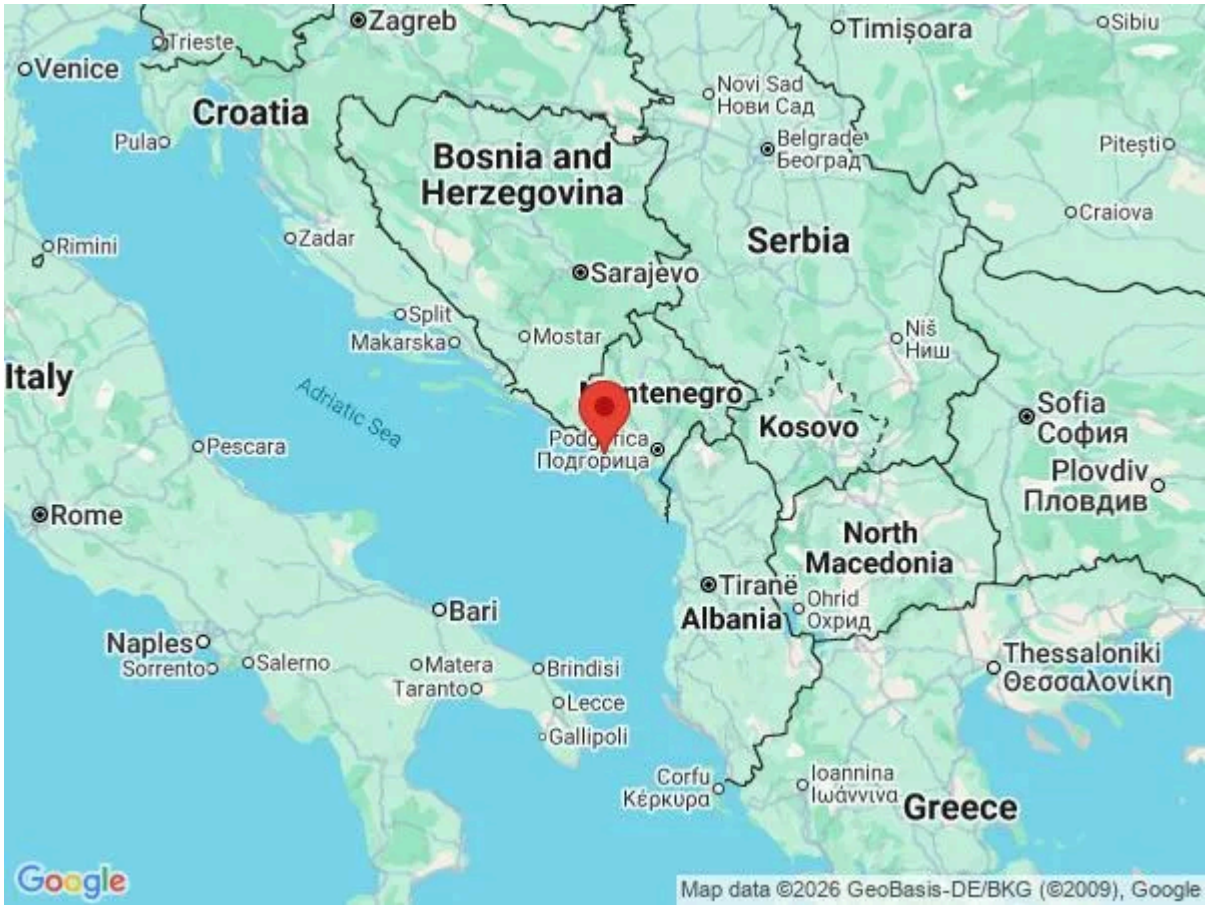
Villa Lustica is set in the village of Đuraševići, just a short drive from both Kotor and Tivat – two of the Bay of Kotor's most distinctive destinations. Kotor's UNESCO-listed Old Town is known for its medieval walls, historic churches, and maze of winding lanes, while nearby Tivat offers a more modern atmosphere, with an upscale marina, stylish shops, and vibrant waterfront dining – ideal for an evening out.

For a quieter experience, the town of Perast provides a slower pace, with grand stone buildings and boat trips to the island chapel of Our Lady of the Rocks. Inland, Lovćen National Park offers sweeping mountain views and hiking trails, and also connects to Cetinje, Montenegro's former royal capital, rich in historic architecture, embassies, and museums.

Further along the coast, Budva brings lively beaches and nightlife, rounding out a region filled with culture, coastal charm, and natural beauty – all easily reached from Villa Lustica.

Local Amenities

Nearest Airport	**Tivat (11.4km)**
Nearest Beach	**Solila Beach (3.1 km)**
Nearest Golf	**Luštica Bay Golf Course (2.9 km)**
Nearest National Park	**Lovcen National Park (31.6 km)**
Nearest Restaurant	**(2 km)**
Nearest Supermarket	**(1.5km)**
Nearest Tennis	**PMYC Sports Club (11.1 km)**









Nearest Town/City	**Kotor (10.8 km)**
Nearest Town/City	**Tivat (11.7 km)**
Nearest Village	**Đuraševići (Walking distance)**
Nearest Village	**Luštica (3.9 km)**

What we love

- Villa Lustica is an ideal base for exploring many of Montenegro's highlights. Kotor, Tivat, Risan and Perast are all within a 40-minute drive, or you can head down to Budva, Cetinje or Sveti Stefan in a similar timeframe.
- The outdoor area is surrounded Mediterranean greenery, and offers a private pool and shaded areas to dine as well as relax.
- There are terraces on each of the three floors of Villa Lustica, including the spacious master bedroom which comes with its own living area and en suite.

What you should know...

- There are various steps around the villa, including internal and external staircases which may not be suitable for those with mobility issues.
- The pool is unfenced, so young children should be supervised at all times.
- A car is recommended in order to explore the area, as public transport in Montenegro is limited.
- The upstairs accommodation is not connected internally to the downstairs, meaning you have to go outside and which may be an issue if you have younger children staying in those bedrooms.

Terms & Conditions

- **Security deposit:** No security deposit is required.

- **Arrival time:** 3pm

- **Departure time:** 10am

- **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:** Standard changeover clean included in the price. 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.

- **Minimum stay:** 5 nights. All other durations on request.

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

- **Pool heating charge?:** Yes, included in the rental price

- **Tax:** Tax is not included. Guests are required to pay this locally at the tourist office, and the approximate amount is €1/adult/day, €0.50/child/day.

- **Internet access?:** Yes, included in the rental price

- **Pool towels included?:** Yes, included in the rental price