Villa Anjeza

Region: Montenegro **Sleeps:** 10

Overview

Located in the stunning Krimovica area of Montenegro with stunning views over the Adriatic, this five-bedroom, six-bathroom villa boasts an array of fantastic amenities, making it the perfect place to escape and unwind. As you enter the villa, you'll immediately be struck by the sense of space and light, with high ceilings and large windows allowing for plenty of natural light to flood in.

The main entertaining space is open plan, designed with a contemporary aesthetic and floor-to-ceiling glass doors that create a constant connection to the outdoors. The terrace simply extends the living space out into the sunshine, with stunning views that you can never turn away from! There are five double bedrooms, all with en-suite bathrooms, perfect for a large group of ten guests that want to spread out and relax, enjoying moments of privacy as well as plenty of time together a group.

One of the standout features of this villa is the stunning wine cellar, perfect for those who love to indulge in a glass of fine wine. The cellar is beautifully designed, with ample space for an impressive wine collection. Another feature that sets this villa apart is the home cinema theatre, complete with comfortable seating and state-of-the-art sound and lighting systems. This makes it the perfect place to relax and unwind after a long day of exploring the surrounding area.

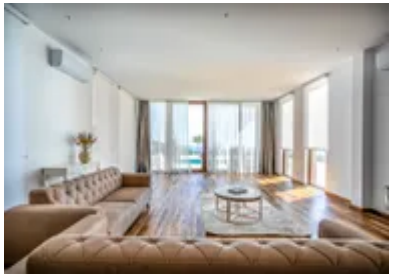
For those who love to stay active, the villa also features a well-equipped gym, complete with cardio and strength-training equipment. Whether you're a fitness enthusiast or just looking to stay in shape, this gym has everything you need to achieve your fitness goals.

Outside, the villa features an enviable roof terrace with places for recreation and sunbathing, offering stunning









views of the surrounding area. Whether you're looking to soak up the sun or simply enjoy the views, this area is the perfect place to relax and unwind.

Situated on the outskirts of Krimovica on the edge of the Adriatic Sea, just a short drive from some of the area's best beaches and tourist attractions. With its luxurious amenities and stunning sea views, this villa is the perfect place to escape and indulge in the best that Montenegro has to offer.

Facilities

Villa • <1hr to Airport • Ideal for Kids • Private Pool • Air-Con • Chef/Cook Available • Special Offer • Has Offer • Has Discount • Ideal for Teens • Beach Nearby • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Seaview • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Gym/Fitness Room • Wine Cellar • Home Cinema • Pre-Stocked Fridge Available • Yoga Classes Available • Spa Treatments Available • Transfers Available • On-Site Concierge • Breakfast Included • Butler Available • Meal delivery service • Ideal for Babies & Toddlers

Interior & Grounds

The Villa

Lower Ground floor
- Home cinema
- Wine cellar
- Gym
- Bedroom with double bed
- Bathroom

Ground Floor
- Fully equipped kitchen
- Open plan living and dining room
- Children's corner with toys
- Bedroom with a double bed and built-in closet
- Bathroom
- Utility room

First Floor
- Master bedroom with double bed and private bathroom
- Two double bedrooms
- Two bathrooms

Second Floor
- Study area with a comfortable sofa
- Bathroom

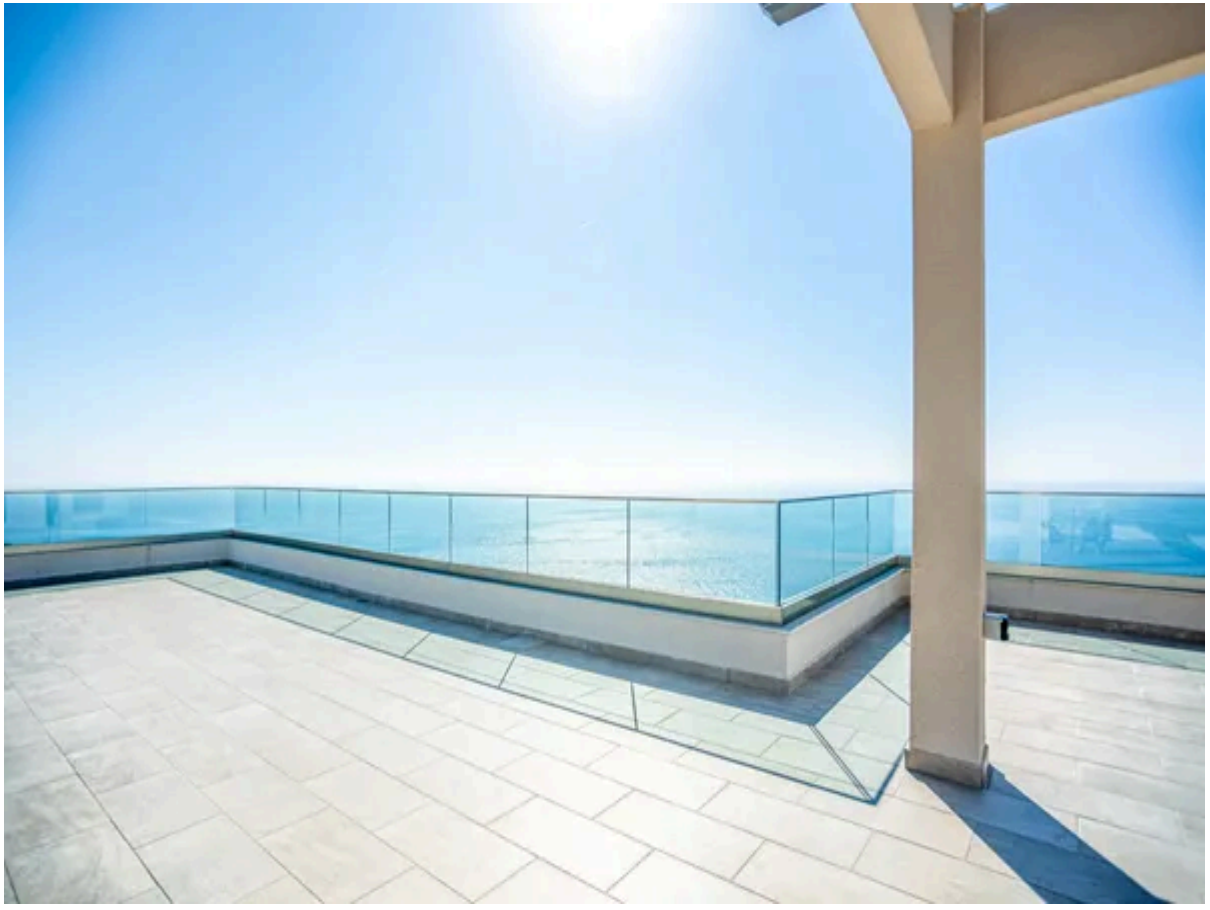
Outside Grounds
- Private swimming pool
- Terrace with sun loungers
- Patio with a fire pit (can be used as barbecue)
- Children's playground

Additional Facilities
- Air conditioning
- Wi-fi
- Television
- Xbox game console
- Coffee maker
- Washing machine
- Dryer
- Private parking
- Helipad









Location & Local Information

Villa Anjeza is located on the edge of the Adriatic coast with stunning views, nearby the small village of Krimovica. Just a few kilometers west of the town of Budva, the area is known for its stunning beaches, crystal-clear waters, and scenic landscapes, Krimovica is a popular destination for tourists from all over the world.

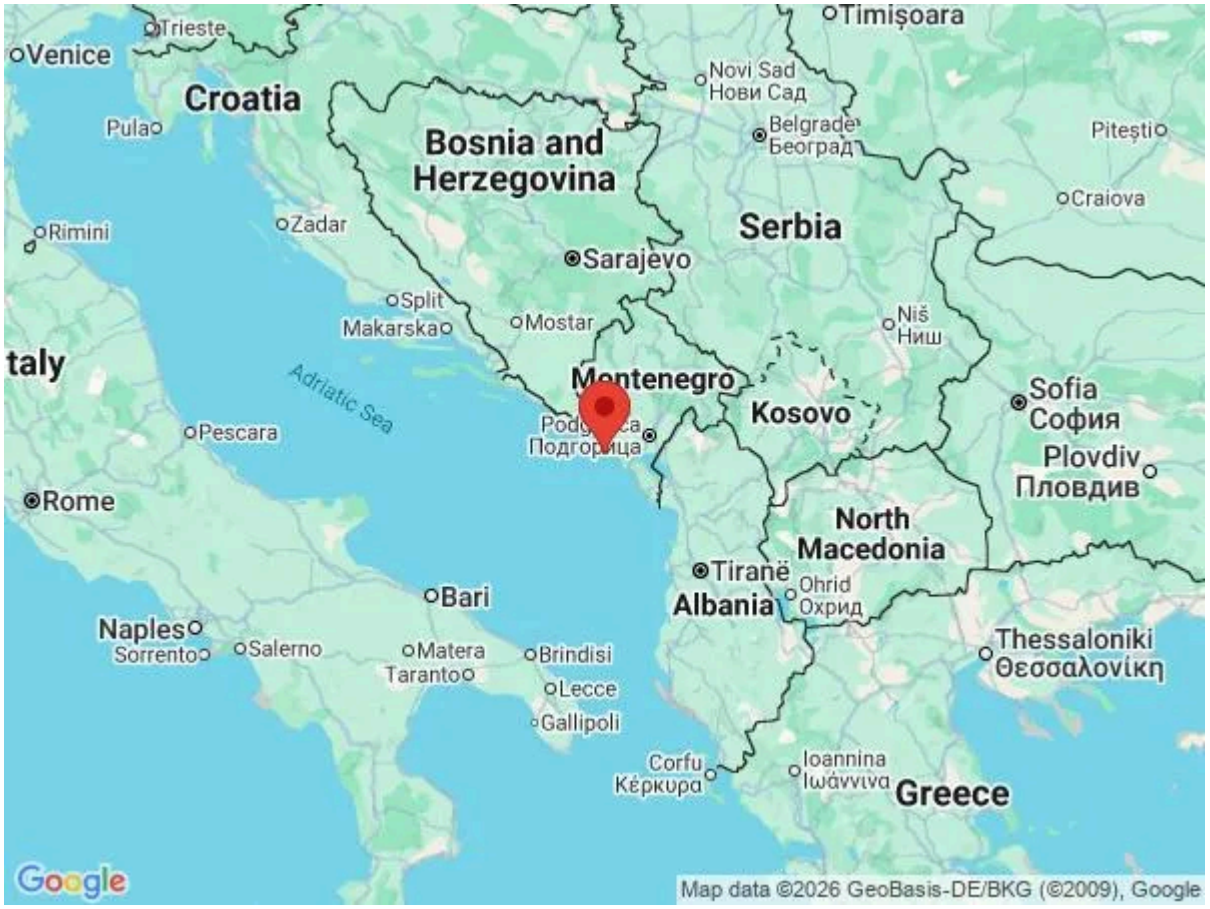
The village is located on a hillside that overlooks the Adriatic Sea, offering breath-taking views of the surrounding area. The area is characterised by its rugged coastline, with rocky cliffs and secluded coves that are perfect for swimming, snorkelling, and sunbathing.

Krimovica is also home to several pristine beaches, including Trsteno Beach, which is widely regarded as one of the most beautiful beaches in Montenegro. With its crystal-clear waters and fine white sand, Trsteno Beach is the perfect place to relax and soak up the sun.

In addition to its natural beauty, Krimovica is also known for its rich history and cultural heritage. The village is home to several historic landmarks, including the Church of St. Nicholas, which dates back to the 12th century. This beautiful church is a fine example of Byzantine architecture and is well worth a visit for anyone interested in history and culture.

The village is also located just a short drive from the town of Budva, which is known for its vibrant nightlife and rich cultural scene. Budva is home to several museums, galleries, and theatres, as well as a wide range of bars, nightclubs, and restaurants.

This stunning location is perfect for anyone looking to escape the hustle and bustle of city life and enjoy a relaxing vacation near the sea. With its stunning beaches, rugged coastline, and rich cultural heritage, Krimovica is a destination that is sure to delight and inspire visitors from all over the world.









Local Amenities

Nearest Airport	**Tivat (21.5km)**
Nearest Airport 2	**Podgorica Airport (76.5km)**
Nearest Beach	**Ploce beach (4km)**
Nearest City	**Budva (10.5km)**

What we love

- One of the standout features of this property is its stunning sea views.
- This property boasts an array of luxurious amenities, including a private pool, a fully equipped gym, a wine cellar, and a home cinema theatre!
- The property is just a short drive from some of Montenegro's best beaches and tourist attractions!

What you should know...

- Each villa has two allocated parking slots.
- Just five minutes by car you can find a unique ECO-farm, where you can order domestic farm products directly to your table.
- Villa Anjeza sleeps 10 guests across 5 double bedrooms. An additional guest can be accommodated on an extra bed, available on request and subject to an extra cost. Please enquire for more information.
- The approach to the villa is via a steep hill and may not be suitable for nervous drivers, we would recommend a transfer in this instance.

Terms & Conditions

- **Security deposit:** €700 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m. - Early check-in between 12:00 and 16:00 will incur an additional charge of 25% of the room rate, subject to availability. - Early check-in between 09:00 and 12:00 will incur a 50% surcharge, subject to availability. - Early check-in before 09:00 a.m. surcharge is 100% of room rate subject to availability.

- **Departure time:** 11.00 a.m. - Late check-out between 11:00 a.m. and 3:00 p.m. will incur an additional charge of 25% of the room rate, subject to availability. - Late check-out between 3:00 p.m. and 6:00 p.m. will incur a 50% surcharge, subject to availability. - Late check-out after 18:00 will incur a surcharge of 100% of the room rate, subject to availability.

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

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

- **Pets welcome?:** Dogs & cats under 10 kg on request only and with prior agreement with the owner. If accepted, a pet supplement of €55 per pet per day will apply (paid locally).

- **Other Ts and Cs:** Daily breakfast is included in the rental rate.

- **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, there will be a charge of 2000€ if guests are found smoking.

- **Other 2:** If the standard occupancy is exceeded, an extra person fee 150.00 euro per person applies.

- **Minimum stay:** 2 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:
 1.50€ per adult per day
 1€ for guests aged 12 to 18 years old
 0.50€ for children under 12 years old.

- **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.