Villa Lyvia

Region: Montenegro **Sleeps:** 8

Overview

Nestled in the breath-taking Krimovica region of Montenegro, this four-bedroom, five-bathroom villa boasts an impressive array of amenities, offering a perfect escape from the daily grind. Upon arrival, the villa's high ceilings and large windows welcome you with natural light and a sense of space.

Designed with a contemporary aesthetic, the open-plan main entertaining space features floor-to-ceiling glass doors that create a seamless connection to the outdoors. The spacious terrace with breath-taking views provides an extension of the living area, ideal for soaking up the sun and enjoying the outdoors.

The villa's four double bedrooms with en-suite bathrooms are perfect for groups of eight guests seeking both privacy and togetherness. Offering the same contemporary style as the rest of the villa, the bedrooms have a sense of tranquillity and calm that make a good night sleep come easy, perfect for resting after a busy day out exploring the areas beaches!

The impressive swimming pool takes pride of place on the terrace, perfect for a refreshing swim on hot summer days. The villa also features a stunning roof terrace with space for recreation and sunbathing, offering panoramic views of the surrounding area. Whether you're looking for a relaxing spot to catch some sun or take in the views, this area is sure to impress.

Located in the heart of Krimovica, on the Adriatic coast, the villa is only a short drive away from the region's top beaches and tourist attractions. With its luxurious amenities and stunning sea views, this villa is the perfect choice for indulging in Montenegro's best.









As mentioned in...



Facilities

Villa • <1hr to Airport • Ideal for Kids • Private Pool • Air-Con • Chef/Cook Available • Special Offer • Has Offer • Has Discount • Wow Factor • Ideal for Teens • Pets on Request • Beach Nearby • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • 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

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
- 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 Lyvia is situated on the Adriatic coast with magnificent views, close to the charming village of Krimovica. This area, located just a few kilometres west of Budva, is renowned for its breath-taking beaches, clear waters, and picturesque landscapes, making it a popular tourist destination.

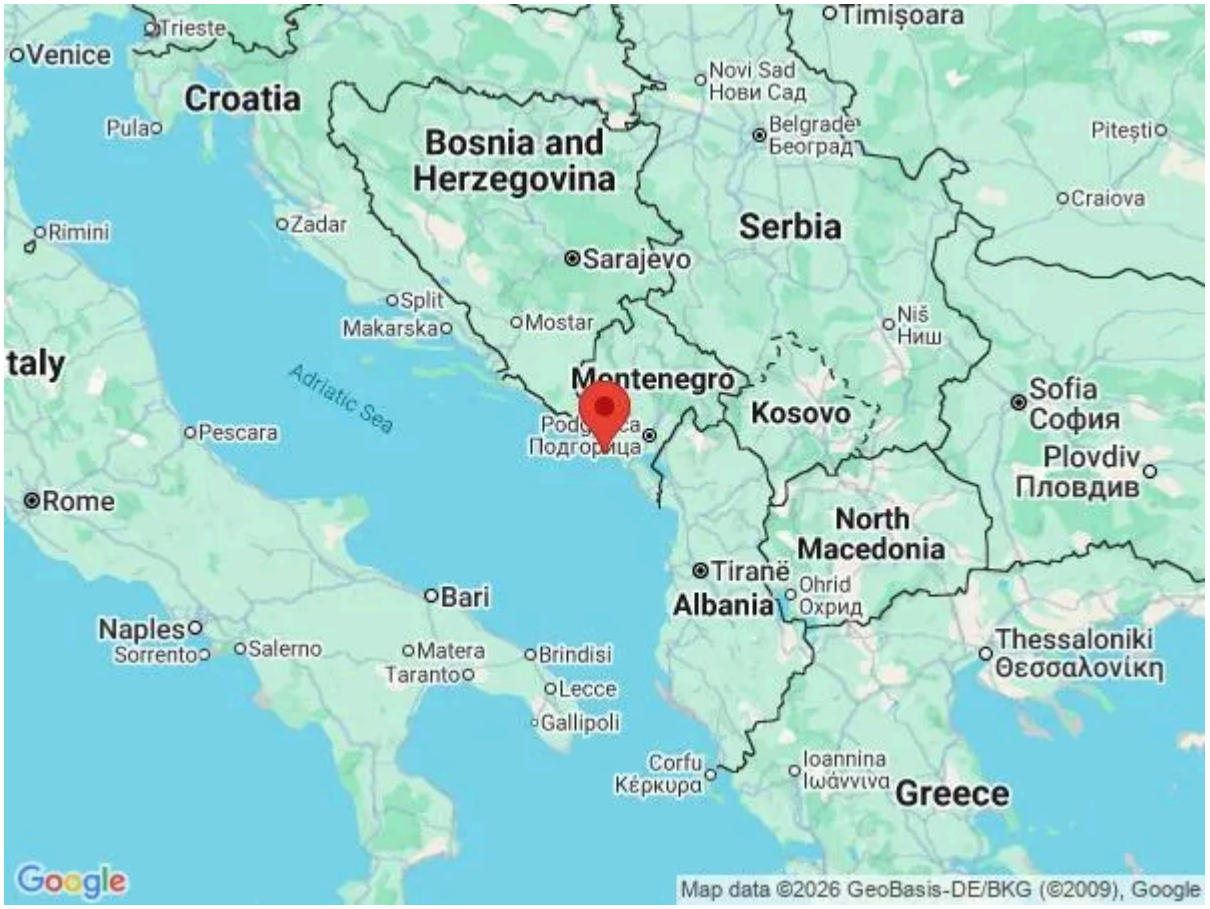
Perched on a hillside overlooking the Adriatic Sea, Krimovica boasts awe-inspiring views of the surrounding area. The region's coastline is marked by rocky cliffs and secluded coves that are perfect for swimming, snorkelling, and sunbathing.

Krimovica is home to several pristine beaches, including Trsteno Beach, which is widely regarded as one of Montenegro's most beautiful beaches. With its crystal-clear waters and fine white sand, Trsteno Beach is a haven for relaxation and sun-worshipping.

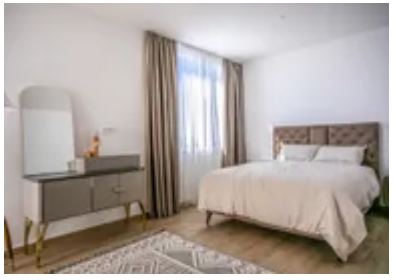
Aside from its natural beauty, the area is also steeped in history and cultural heritage. The village is home to several historical landmarks, such as the 12th-century Church of St. Nicholas, a remarkable example of Byzantine architecture that is worth exploring for anyone fascinated by culture and history.

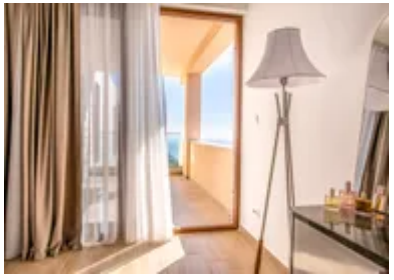
The villa is a brief drive away from the lively town of Budva, known for its vibrant nightlife and cultural offerings. Budva houses numerous museums, galleries, theatres, and an assortment of bars, nightclubs, and restaurants.

All in all, this stunning location is ideal for those seeking to unwind by the seaside and escape the hustle and bustle of city life. Krimovica's breath-taking beaches, rugged coastline, and cultural heritage are sure to captivate and delight 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.
- The private swimming pool is perfect relaxing days!
- 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 three minutes away from the villa you can find a unique ECO-farm, where you can order domestic farm products directly to your table.
- Villa Lyvia sleeps 8 guests across four double bedrooms. An additional guest can be accommodated on an extra bed, on request only 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:** €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** From 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.