Villa Mercia

Region: Montenegro **Sleeps:** 6

Overview



Enjoy the best of both worlds when you stay at the stunning sea and mountain view Villa Mercia, set in a brand new luxury resort overlooking Boka Bay on the coast of Montenegro. This architect-designed, two-storey, detached villa has two ensuite double bedrooms and can comfortably accommodate up to four adult guests and two children. Villa Mercia would be ideal for a small family holiday or two couples sharing. A vacation in Villa Mercia comes with all the added value benefits the resort has to offer, including your own dedicated butler, dining in the four fabulous international restaurants and bars, use of the swimming pool, gym, yoga, spa, and beauty treatments, and two kids' clubs.

The villa also comes with a dedicated concierge team, who can organise exceptional experiences to make holiday memories that will last a lifetime. Villa Mercia boasts a seafront location in its own lush green gardens, with manicured lawns and a centrepiece private swimming pool with an inset Jacuzzi. The property has secure parking, complimentary air conditioning, and Wi-Fi throughout. The interiors are exquisite, floor-to-ceiling picture windows flood the villa with natural light, and the rooms are furnished with contemporary designer pieces and tastefully decorated in a sophisticated colour palette of natural earth tones.







Enter your holiday retreat, where you will be welcomed by a breathtaking, light and airy sea-view living space. The sitting room has a comfy, dove grey, L-shaped sofa with a matching tub chair, a marble and glass coffee table, and a flat-screen television. The adjacent sea-view dining area has an elegant, six-seater round table and chairs, perfect for some impressive indoor entertaining. Retire to the study/library for a little light holiday reading before joining fellow guests at your own well-stocked bar for an aperitif,

and for dinner, choose a bottle or two from the wine vault. A private pantry that gets magically replenished with drinks and snacks completes the ground-floor accommodation. On the first floor are two beautifully-appointed double bedrooms with floor-to-ceiling and glorious sunset-view glass windows. The master bedroom has a king-size bed, an enclosed corner fireplace for those cooler months and cosy evenings, and an ensuite bathroom with a free-standing oval bath and magnificent mountain and uninterrupted sea views. The second sea-view bedroom has a queen size bed, a flat-screen television, and a large ensuite bathroom.

Spend your days on the inviting tiled and decked terrace, plunge into the step-entry nineteen-metre-long hydrotherapy infinity swimming pool, and swim your cares away. Enjoy a pummelling at one of the six hydro-massage stations before wallowing in the seafront, inset Jacuzzi whilst watching the yachts sail by. Relax on the deep-cushioned wooden steamer-style sun loungers and siesta in the afternoon sun under the shade of the double day bed. Stroll around the scented Mediterranean gardens before meeting at dusk for sundowners on the lawn. Dine alfresco under a sparkling sky, and raise a glass to the most memorable holiday in the most excellent setting.

Facilities

Sailing • Tennis Nearby • Watersports • Air-Con • Boat Trips • Ideal for Kids • Private Pool • Wow Factor • Ideal for Teens • Chef/Cook Available • Cots (Cribs) • Walk to Beach • All Bedrooms En-Suite • Beach Nearby • Instagrammable • Modern • Walk to Restaurant • Wi-Fi/Internet • Seaview • Seafront • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Spa/Massage • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Spa Treatments Available • Breakfast Included • Butler Included • High Chair(s)

Interior & Grounds

Interior

- Pantry
- Spacious living room
- Study/library
- Bar
- Dining room

- Bedroom 1 - Double bed, ensuite bathroom
- Bedroom 2 - Double bed, ensuite bathroom

Exterior

- Private garden
- Private hydrotherapy swimming pool (19m)
- Terrace
- Outdoor dining set

Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- SAT TV
- Hairdryer
- Coffee machine
- 24 hour room service
- Refreshment centre
- Iron
- Butler service









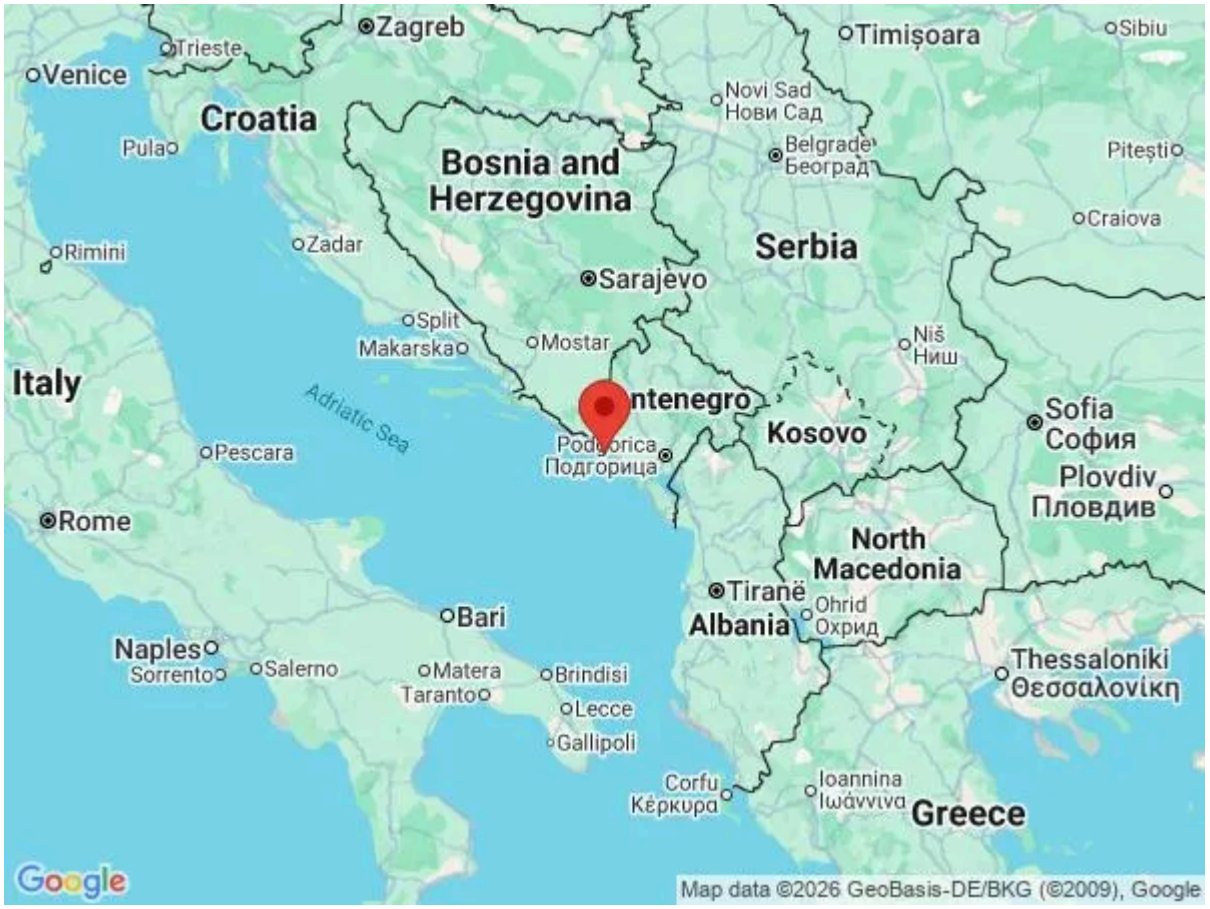
Location & Local Information

The stunning sea view Villa Mercia can be found by the sea shore in a luxury resort, overlooking the beautiful Boka Bay on the coast of Montenegro. The villa is twelve kilometres from the nearest international airport at Tivat, and the excellent on-site concierge team can arrange private car transfers. Vacationing at the villa gives you access to four fabulous international restaurants and bars, use of the swimming pool, gym, and spa, with optional personal trainers, yoga and Pilates, and beauty treatments.

The excellent guest relations team are on-hand to arrange exceptional experiences, from private visits to Marshal Tito's home to vintage car excursions. There are two kids' clubs, one for younger children and one for teens, with supervised activities and babysitting for a romantic night off. Get active at the Tipsarevic Luxury Tennis Club, or take to the water with a range of adrenalin-inducing water sports.

In the nearby authentic village of Kostanjica, you will find cafes, bars, and family-friendly seashore restaurants. Take a two-kilometre drive to Morinj, a picturesque seaside town with verdant mountain views, crystal clear springs and creeks, old watermills, and a pebble beach surrounded by shady forests. Keep going down the coast until you reach the enchanting old town of Perast, with the islets of St George and the six hundred-year-old, man-made Our Lady of the Rocks, complete with a church. Perast is noted for its historic Venetian Gothic mansions, a seashore promenade, the façade of a monastery with a bell tower, charming streets lined with churches, a few museums, and a beach with a pier.

The must-see UNESCO-protected town of Kotor is only twenty-five kilometres from the villa. Wander down this fortified medieval old town's winding streets to discover Venetian influence communal squares, Romanesque churches, Kotor Cathedral, the Maritime Museum, and preserved city walls. Montenegro loves a festival in May to celebrate victory over the Turks at Gadjanje KoKota, with lots of music and dancing. In June, the International Klap









Festival showcases traditional folk music, whilst in July, the Fasinada honours the Virgin Mary painting in Perast, with rock throwing at the island of Our Lady of the Rocks.

The Kamenari to Lepetane ferry is three kilometres down the coast and cross the water to get to the Budva Riviera, famous for its soft sandy beaches and lively nightlife. Stroll the narrow streets to the historic old town, a seaside citadel surrounded by stone walls, and home to ninth-century churches. For some culture, take a tour around the historic palaces of Bujovic, Viskovic, Smekja, and Sestokrilovic. Get back to nature with a walk around the Durmitor National Park and Black Lake. And if you fancy going further afield, you can even have a day trip to the famous walled city of Dubrovnik, only thirty kilometres down the coast.

Local Amenities

Nearest Airport	**Tivat Airport (17.4 km)**
Nearest Ferry Port	**Ferry Kamenari (10.0 km)**
Nearest Town	**Portonovi (Walking distance)**
Nearest Town/City	**Herceg Novi (7.3 km)**
Nearest Beach	**Portonovi Beach (Walking distance)**

What we love

- We love the stunning glass-fronted sea and sunset view bathrooms at Villa Mercia, especially when wallowing in the bath with a glass of Champagne.
- We love the seafront setting of Villa Mercia. Sitting in the Jacuzzi watching the yachts sail by is unutterably magical.
- Who doesn't love a villa with a dedicated butler, not to mention the excellent guest relations team to organise almost anything for you.
- Villa Mercia has the best of both worlds, the seclusion of a private sea-view villa with access to the resort's excellent amenities.

What you should know...

- The villa comes with many complimentary amenities, but some will be subject to charge, please check when booking.
- The resort has a babysitter that must be booked in advance and is strictly allocated on a first-come, first-served basis. Make sure you book for a romantic night out.
- The villa comes with a dedicated concierge team, ask them about the range of exceptional experiences to make holiday memories that will last a lifetime.
- Please note Villa Mercia does not have a kitchen.
- As this property is brand new, the images are still renderings.

Terms & Conditions

- **Security deposit:** €200 per day paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

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

- **Departure time:** 12.00 p.m.

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

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

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** A non-refundable 50% deposit is required to confirm a booking at this property (or full payment if booking within 12 weeks of departure).

- **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 in July and August.

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

- **Tax:** Montenegro Tourist Tax of €1.00 per person per night for over 18's is not included in the rental price and will need to be paid locally in cash on arrival. Children up to 12 years old do not have to pay, young people between 12 and 18 pay €0.50 per day.

- **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.

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