Villa Conch

Region: Montenegro **Sleeps:** 10

Overview

Stay by the edge of the seafront when you holiday in charming Villa Conch, overlooking the beautiful Boka Bay on the coast of Montenegro near the historic town of Kotor. Villa Conch can be found in the small seaside resort of Kostanjica, with direct access to the azure waters of the Adriatic Sea. This three-storey, detached villa has five spacious double bedrooms and can comfortably accommodate up to ten guests, ideal for a large family holiday or a group of friends going away together. The villa is set in its own verdant grounds and gardens, surrounded by sea on three sides, giving it a sense of seclusion and privacy. Villa Conch is constructed out of classic local stone bricks, with green shuttered windows and timbered ceilings, and comes with two garage parking spaces. The interiors are exquisite, tastefully furnished in a luxury country cottage style, and decorated in a calming, sophisticated colour palette of soft, muted earth tones.









Enter the villa at ground floor level, where you will be welcomed into a light, open-plan living space. The sitting room has a comfy cream sofa, a formal armchair, an antique trunk coffee table, and a wood-burning fireplace for those cooler months and evenings. The stone-arched dining room has an eight to ten-seater wooden table with smart dove grey chairs and would be a splendid spot for some impressive indoor entertaining. The library is excellent for relaxing and catching up with some holiday reading. The wood and white farmhouse style kitchen, with a double sink, is fully equipped with all the appliances that you will need to cater for your stay. A guest WC, bathroom, and laundry room complete the ground floor accommodation.

On the first and second floors are five beautifully-appointed double bedrooms and two modern tiled bathrooms with walk-in showers. Under the second floor's

eaves is a fun and fabulous painted children's playroom. Villa Conch is surrounded by a delightful well-maintained garden, populated by tall shady trees and a manicured lawn. Strategically positioned sun loungers enjoy sea views, and soft seating spots are perfect for meeting for a morning coffee. Children can amuse themselves in the dedicated playground. Open the garden gate and take the ladder steps into the crystal clear waters of the Adriatic Sea, and if you are feeling adventurous, a speedboat can be arranged to take you and your guests on private excursions around the bay. As dusk falls, gather at the alfresco dining set, feast on local delicacies freshly grilled on the barbecue, and raise a toast to the most magical holiday.

Facilities

Air-Con • Villa • Boat Trips • Sailing • <1hr to Airport • Ideal for Kids • Cots (Cribs) • Ideal for Teens • Beach Nearby • Parking Space • Waterfront • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • TV • High Chair(s)

Interior & Grounds

Interior

- Equipped kitchen
- Dining room
- Living room
- Library
- Laundry room
- Kids play room

- Bedroom 1 - Double bed, views of the bay
- Bedroom 2 - Double bed
- Bedroom 3 - Double bed
- Bedroom 4 - Double bed
- Bedroom 5 - Double bed

- Bathroom 1
- Bathroom 2
- Bathroom 3

Exterior

- Sunbeds
- Parasol
- Private access to Kotor Bay
- Play area for kids
- Terrace
- Dining area

Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- TV
- Barbecue
- Parking
- Cot (on request)
- Highchair (on request)
- Villa manager on disposal







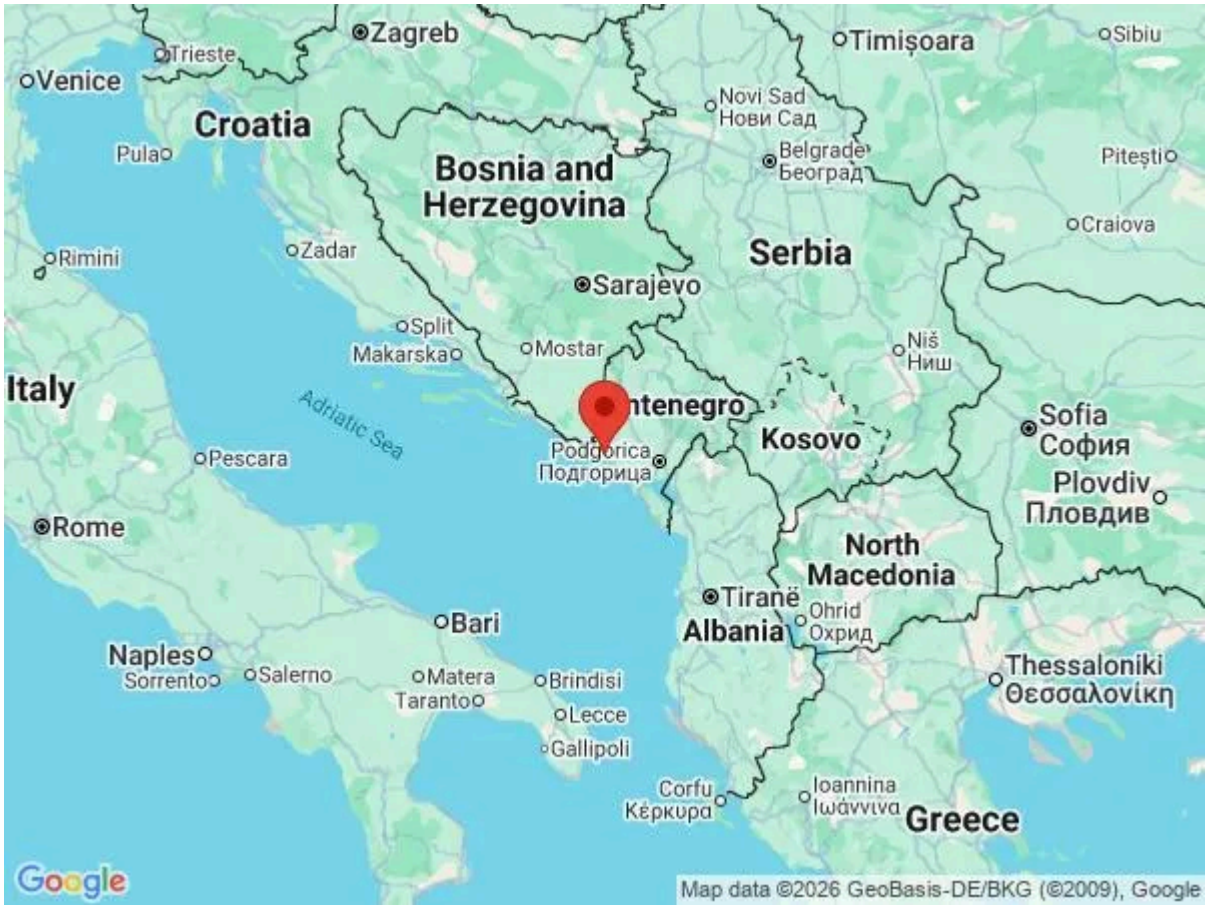


Location & Local Information

Villa Conch is situated at the seafront water's edge in the charming village of Kostanjica, overlooking the beautiful Boka Bay on Montenegro's Adriatic coast. The villa is a short twelve kilometres from the nearest international airport at Tivat, the manager of Villa Conch can arrange transfers or hire car for you and book excursions for your stay, including speed boat hire from the villa.

In the nearby authentic village of Kostanjica, you will find local stores with provisions to cater for your holidays, cafes and bars, and family-friendly seashore restaurants. Step into the Adriatic Sea from the grounds of your villa, a ladder will lead you into the crystal clear waters where you can swim and snorkel all day. 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.

Bajova Kula is the best beach in the vicinity, with a restaurant and bar, and much quieter than its neighbour. 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 social 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 those who fancy something more active, you can try white water rafting down the Tara River, speed boating, and jet skiing on the sea. 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 Dubrovnik.

Local Amenities

Nearest Airport	**Tivat Airport (12.1 km)**
Nearest Ferry Port	**Ferry Kamenari (8.6 km)**
Nearest Village	**Morinj (1.5 km)**
Nearest Beach	**Morinjska plaža (1.3 km)**
Nearest Supermarket	**Idea Kamenari (3.9 km)**

What we love

- Who doesn't love a villa with direct sea access, simply walk to the garden gate and take the plunge into the cool, calm waters of the Adriatic Sea.
- Villa Conch enjoys superb sea views on the seafront in the beautiful Boka Bay.
- We love the contemporary country cottage chic interiors at Villa Conch, a delicious eye for design.
- We love the master bedroom, and the big, built-in, handcrafted wooden bed looks so comfy and could sleep a small family.

What you should know...

- Villa Conch has five double bedrooms and three shared bathrooms.
- Longer-term rentals are available at Villa Conch if you would like an extended stay.
- The villa comes with a manager who will meet and greet you and organise transfers and excursions by arrangement.
- We recommend hiring a car to see all the sights there is to see.

Terms & Conditions

- **Security deposit:** €3000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 4.00 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.

- **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:** 2 weeks from June to September.
 1 week all other dates.

- **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.