Villa Abalone

Region: Montenegro **Sleeps:** 8

Overview

You'll be enchanted by scenic island views when you holiday at Villa Abalone, located in the quaint village of Kostanjica, overlooking beautiful Kotor Bay on Montenegro's Adriatic coast. This three hundred square metre villa has three spacious bedrooms and can accommodate up to eight guests, ideal for a family holiday or friends' get-together. The detached modern villa is arranged over three storeys and is set in its own grounds, surrounded by high stone walls for privacy and security. Villa Abalone comes complete with complimentary air conditioning and Wi-Fi throughout, secure garage parking, and a private swimming pool with a Jacuzzi. The best bit is that Villa Abalone boasts the luxury of its own private beach, where you can sunbathe and relax all day. This classic white stone villa has floor-to-ceiling sea view picture windows, which let in lots of natural light, open onto a convivial terrace, and private balconies with panoramic vistas.

The stylish interiors are furnished with a clever combination of contemporary pieces and traditional classics, creative lighting, and decorated in a muted colour palette of subdued earth tones.









Enter the villa at ground floor level, where you will find an impressive bright and breezy open-plan living space with double-height ceilings. The seating area has two comfy forest green sofas, and a matching armchair arranged around wooden coffee and side tables, facing a flat-screen television, and a wood-burning fireplace, for those cooler months and evenings. There is an eight-seater, heavy wood dining table for indoor entertaining. The black and white kitchen is fully equipped with all the latest amenities and gadgets which you will need to cater for your holiday, including a breakfast bar with high stools. A

guest cloakroom completes the ground floor. Take the stairs to the first floor, where a charmingly furnished mezzanine minstrel's gallery overlooks the living space. The master bedroom has a large double bed, a flat-screen television, an ensuite bathroom with a walk-in shower, and a sweeping sea-view balcony. The second floor is home to two further bedrooms, each with double beds and one with a sofa bed to sleep two guests. A shared sea view terrace runs the length of the villa and two further bathrooms with walk-in showers.

Access the outdoor tiled terrace, where you will find a step-entry private swimming pool with a Jacuzzi, surrounded by state-of-the-art sun loungers. A parasol-shaded eight-seater dining set is fabulous for feasting alfresco with freshly grilled barbecue dishes. Keep fit on holiday with the gym equipment before spending the day on your own private beach on the shores of the Adriatic Sea.

Facilities

Air-Con • Villa • Boat Trips • Sailing • Watersports • <1hr to Airport • Ideal for Kids • Working Fireplace/Woodburner • Private Pool • Ideal for Teens • Beach Nearby • Parking Space • Waterfront • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Gym/Fitness Room

Interior & Grounds

Interior

- Fully equipped kitchen
- Living room with sea view
- WC

- Bedroom 1 - Double bed, ensuite bathroom (first floor)
- Bedroom 2 - Double bed, sea view terrace
- Bedroom 3 - Double bed, sea view terrace, sofa bed

Exterior

- Private swimming pool with jacuzzi (50m2)
- Sunbeds
- Dining area

Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- TV
- Fitness equipment
- Parking
- Barbecue







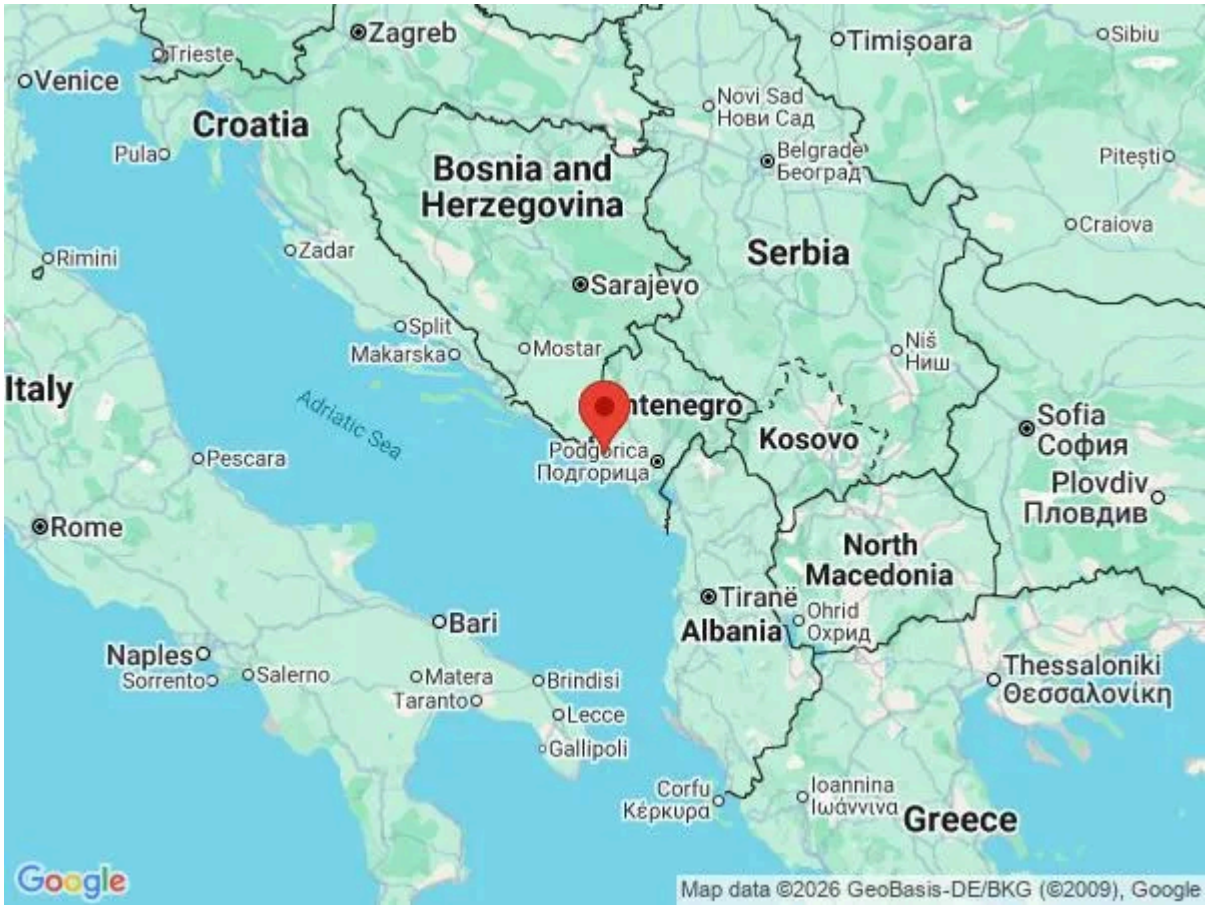


Location & Local Information

Villa Abalone is delightfully situated at the water's edge in the quaint village of Kostanjica, overlooking the beautiful bay of Kotor on Montenegro's Adriatic coast. The villa is a short twelve kilometres from the nearest international airport at Tivat. The manager of Villa Abalone can arrange transfers or hire car for you and indeed book excursions for your stay. In the nearby traditional village of Kostanjica, you will find local stores with provisions to cater for your holidays, cafes and bars, and family-friendly seashore restaurants. The nearest beach is your private one, or 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 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. 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 (11.4 km)**
Nearest Ferry Port	**Ferry Kamenari (2.9 km)**
Nearest Village	**Morinj (2.2 km)**
Nearest Beach	**Private beach (Walking distance)**
Nearest Supermarket	**Idea Kamenari (3.1 km)**

What we love

- We love that Villa Abalone has its very own private beach, that's a real value-added bonus.
- The view from Villa Abalone across to the Lady of Skrpjela and St George islands is simply stunning, especially at the golden hour.
- Villa Abalone boasts a double-height ceiling with a minstrel's gallery mezzanine floor, which gives it a fabulous sense of space and style.
- We love the location of Villa Abalone, nestled in a quaint village near Kotor, Perast, and Croatia, a short drive down the coastline.

What you should know...

- There is an active manager who can help you with organising the villa and excursions.
- The mezzanine on the first floor overlooking the sitting room has a waist-high rail, offering a great view.
- We recommend hiring a car to see all the local sights Montenegro has to offer.

Terms & Conditions

- **Security deposit:** The amount of one night stay is paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 5.00 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:** 5 nights.

- **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.