Villa Olivera

Region: Montenegro **Sleeps:** 14

Overview

Set within the picturesque village of Ljuta, Villa Olivera is a spacious seven-bedroom property located on the sparkling Adriatic coastline, effortlessly blending old-world Montenegrin charm with exceptional modern facilities. Just a fifteen-minute drive from the medieval town of Kotor, the villa offers up to fourteen guests a relaxing retreat amidst the scenic Bay of Kotor. With a five-bedroom main house and a separate two-bedroom guest house, the property also features a private swimming pool, summer kitchen, spa facilities and a pier.

Outside, you can enjoy a refreshing dip in the private swimming pool, or lounge with a drink on the terrace. In the evenings, everyone can gather for a barbecue at the outdoor dining area under the pergola, before partaking in a fun game of giant chess overlooked by the mountains.

The main house is comprised of three levels -- the ground floor features a stylish open-plan kitchen and dining space, with patio doors providing direct access to the terrace and offering an abundance of natural light. Additionally, a wine room, pantry, laundry room and WC provide added convenience, while a double en-suite bedroom offers a restful ambience.

On the first floor of the main house, there is spacious living room with sea views and a traditional fireplace which invites guests to curl up and unwind after a day spent exploring the Montenegrin coast. The adjacent spa area features a home gym, with access to the pool and the guest house via an external staircase. A double bedroom with an en-suite bathroom that features a shower alongside a large family bathroom and a WC is also located on this floor.

Three bedrooms occupy the second floor. The master









bedroom offers bay views, a private dressing room and en-suite bathroom with a walk-in shower and a freestanding bathtub. A gorgeous double bedroom with an en-suite bathroom is also available on the second floor, alongside a lovely twin room with an en-suite, ideal for younger visitors.

The guest house at Villa Olivera is made up of two floors. The lower floor features a fully equipped kitchen, dining area, laundry room and WC. Upstairs is a bright double bedroom and a comfortable twin room, each with an en-suite bathroom and walk-in shower.

Offering a timeless Mediterranean feel with stunning seaside surroundings, Villa Olivera is the perfect place to relax and unwind as you soak up the warm Montenegrin sunshine and explore the coastline.

Facilities

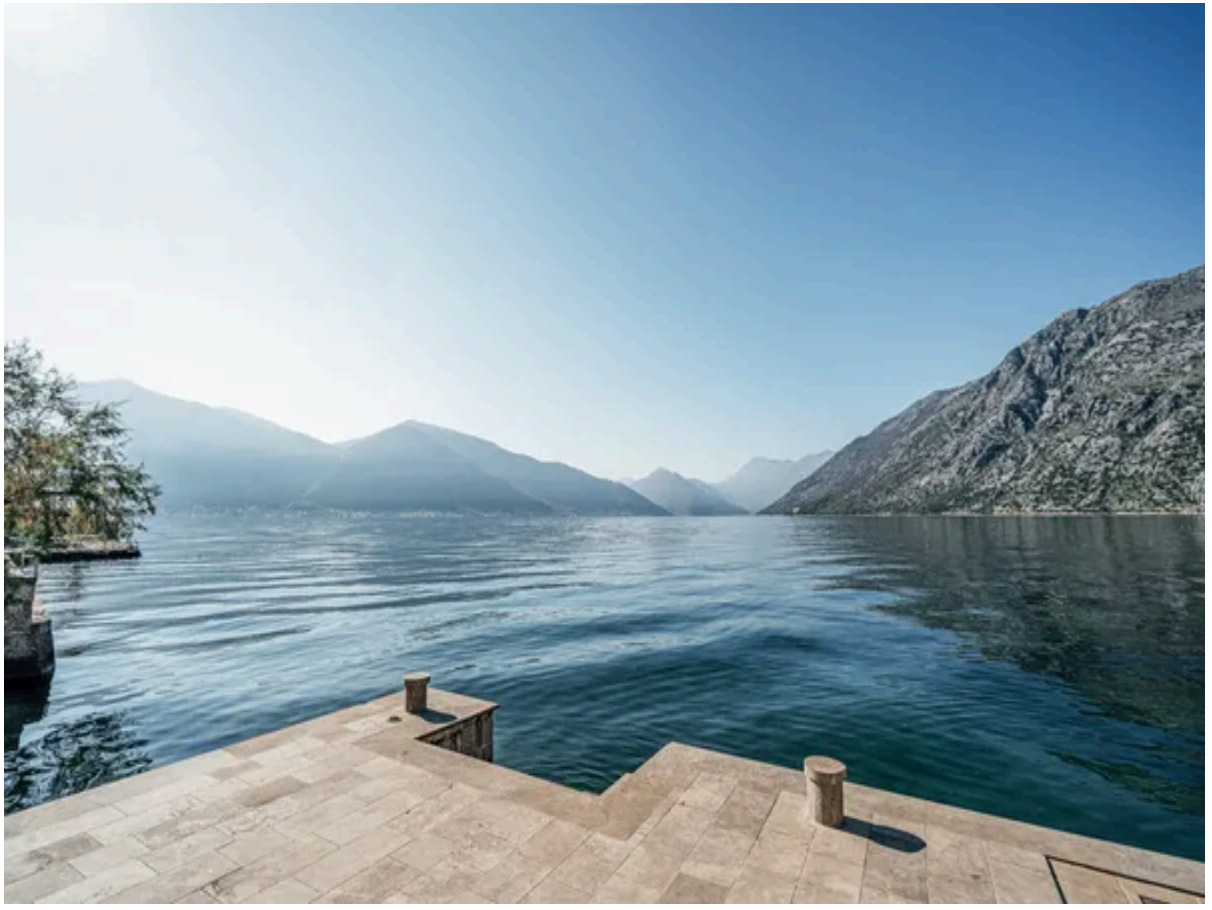
Air-Con • Canoeing/Kayaking • Recommended • Wine Tasting • Walking/Hiking Paths • Private Pool • Historical Sites • Working Fireplace/Woodburner • Villa • Ideal for Kids • Cots (Cribs) • Ideal for Teens • Instagrammable • All Bedrooms En-Suite • Beach Nearby • Modern • Ground Floor Bed & Bath • Parking Space • Waterfront • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • Wine Cellar • Outdoor Games • Heating • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds









Villa Interior

Main House - Ground Floor
- Open plan kitchen-dining area
- Double bedroom with en-suite shower room
- Wine room
- Utility rooms: laundry, server room and pantry
- Guest WC

Main House - First Floor
- Living room with a sea view and a fireplace area
- Double bedroom with en-suite shower room
- Guest WC

Main House - Second Floor
- Master bedroom with a sea view, a large bathroom and a dressing room
- Double bedroom with en-suite shower room
- Children's bedroom with two single beds and en-suite shower room

*Guest House - Ground Floor **on request only*
- Well equipped kitchen
- Bathroom
- Laundry room
- Double bedroom with en-suite shower room

Guest House - First Floor
- Twin bedroom with two single beds and en-suite shower room

Exterior Grounds
- Private swimming pool
- Outdoor dining area
- Summer kitchen under a pergola
- Barbecue
- Giant chess
- Parking spaces for four cars
- Pier access

Additional Facilities
Central air conditioning
- Indoor fireplace
- Central heating
- Gym
- Safe
- Hair dryer
- Washing machine
- Dryer
- Drying rack for clothing
- Iron
- Extra pillows and blankets
- Room darkening shades
- Smoke alarm
- Carbon monoxide alarm
- Fire extinguisher

Location & Local Information

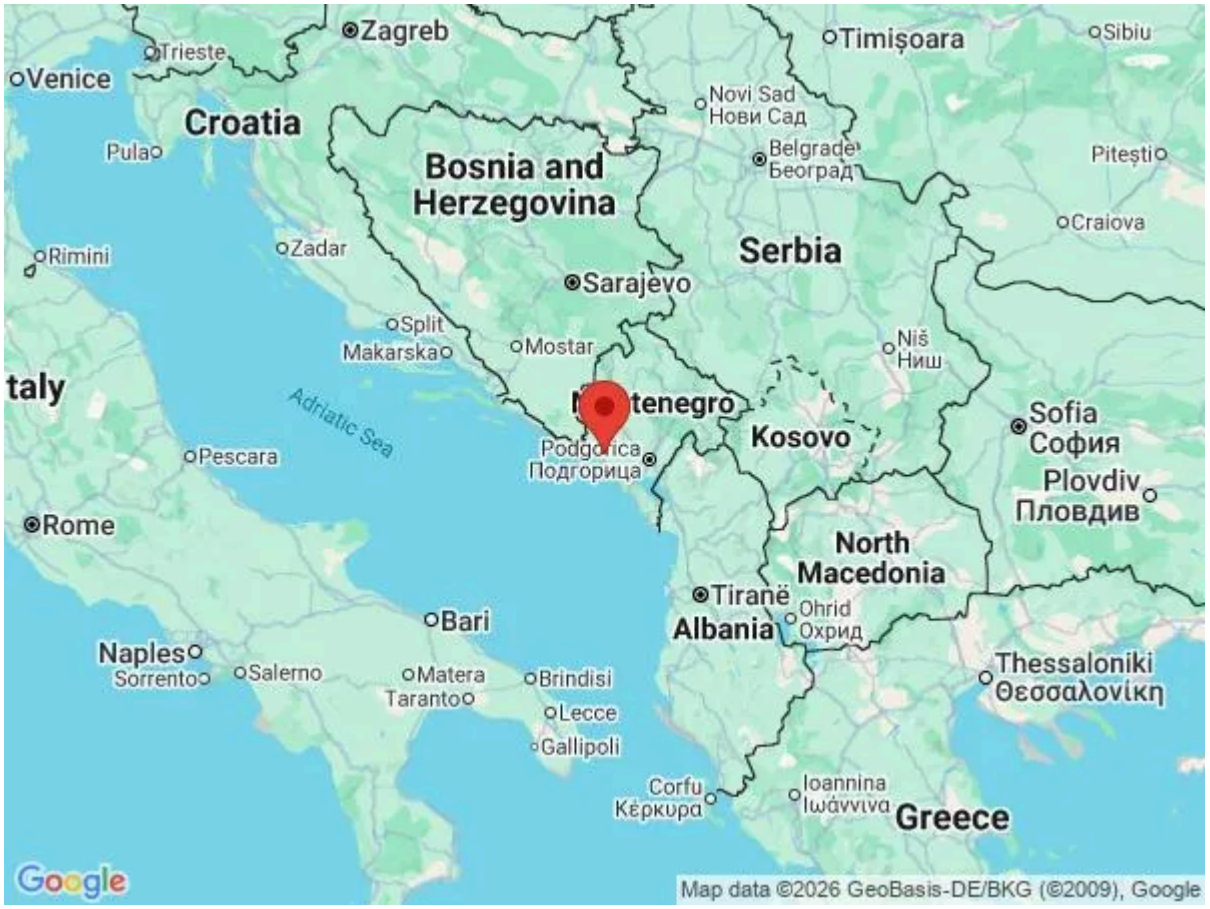
Villa Olivera is ideally situated in the charming coastal village of Ljuta along Montenegro's stunning Adriatic coastline. Near to the medieval town of Kotor and with direct access to the Bay of Kotor's turquoise waters, the villa provides the opportunity to explore while retaining the peace and tranquillity of the surrounding countryside.

Kotor is a UNESCO World Heritage site, and the perfect place for those in search of radiant natural beauty as well as a destination with a rich cultural identity. Kotor's heritage has been influenced by the warm Mediterranean climate and the historical significance of the Illyrian, Roman, and Ottoman empires, allowing visitors to experience an intriguing blend of Balkan and Mediterranean culture.

For water sports enthusiasts, the Bay of Kotor offers coastal adventures, with activities such as paddleboarding, sea kayaking and jet skiing all available while the mountains provide opportunities for hiking and trekking at any time of year. Popular with visitors and locals alike, the challenging but rewarding trail to the14th Century Fortress of San Giovanni is an excellent option for keen hikers.

Following a day of adventure, Montenegro's cuisine combines Mediterranean and Balkan flavours, providing visitors with exquisite delicacies. Black risotto and Montenegrin buzara are two seafood specialities, while Rakija, a strong fruit brandy, is the country's national drink. Don't forget to sample a glass of excellent Montenegrin wine – there are several wineries in the countryside offering intimate tours and tastings.

Spend a morning wandering the labyrinthine streets of Kotor's old town, where you can admire the traditional Montenegrin houses and historic landmarks dotted along narrow cobblestone streets. Walking along the town's walls, constructed during the Venetian period, is a great way to get to know Kotor before a visit to the iconic St. Tryphon's Cathedral and the old clock tower on the









Square of Arms. The town is known for its lively street culture, with small music festivals, parades and art events taking place throughout the year.

Of course, you can always escape to the beach whenever you feel the need for a refreshing swim in the sea or a moment of complete relaxation in the sunshine. The Bay of Kotor is home to a number of secluded, sandy coves where you can swim in crystal-clear waters whilst admiring the lush green mountains. Perast Beach is a pebbly beach with crystalline waters, only a ten-minute drive from Ljuta while the beach at Kostanjica is roughly twenty minutes away by car.

Local Amenities

Nearest Airport	**Tivat Airport (14.6 km)**
Nearest Beach	**Swim platform (Walking distance)**
Nearest Restaurant	**Stari Mlini (600 m)**
Nearest Supermarket	**(750m)**
Nearest Town/City	**Kotor (6.9 km)**
Nearest Village	**Ljuta (Walking distance)**

What we love

- Spectacular views of the Bay of Kotor from Villa Olivera's pier!
- The charming cobblestone streets of Kotor's old town are made for wandering. Visit the sunny Square of Arms for some delicious burek, a traditional Balkan breakfast, before stopping for coffee under the clock tower.
- A boat trip around the bay is the perfect way to take in the stunning landscape.

What you should know...

- Villa Olivera features a main house with five bedrooms and a separate guest house with two bedrooms.
- The villa is located in the village of Ljuta, roughly seven kilometres from the medieval town of Kotor.
- Young children should remain supervised while playing on the terrace, near the swimming pool or pier.
- Please note that while there is an associated Pier, this is not private and may be accessed by the general public.

Terms & Conditions

- **Security deposit:** €3000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after 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:** Please note that the guest apartment is on request only.

- **Changeover day:** Flexible

- **End of stay cleaning:** Extra 300, payable locally. 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:** 6 nights. All other durations on request.

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

- **Tax:** Tourist tax (1€ per person, per day) is not included in the rental price and will be charged in cash on arrival.

- **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 opening dates?:** Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.