# Villa Borea

**Region:** Montenegro **Sleeps:** 5

## Overview

Wake up every morning to stunning sea views when you vacation in Villa Borea, south of Budva, on the beautiful coastline of Montenegro. This modern villa is perched overlooking the azure waters of the Adriatic Sea, and the nearest beach is within walking distance. The two-storey, detached villa has two spacious ensuite double bedrooms and can comfortably accommodate up to five guests, ideal for a small family or couple of couples sharing. The villa is constructed from local stone and classic whitewashed walls, with shuttered windows and wood-timbered ceilings. Villa Borea comes complete with complimentary air conditioning and Wi-Fi throughout, private parking, and a swimming pool, Jacuzzi, and sauna. The interiors are stylish, floor-to-ceiling windows open onto sea view terraces, furnished with contemporary pieces, and decorated in a calming neutral colour scheme of cool earth tones.









Enter Villa Borea to be welcomed by a light and airy open-plan living space, with windows dressed in billowing white curtains that give access to the pool terrace and let in cooling sea breezes. The seating area has a comfy sofa, two armchairs, coffee tables, and a sideboard home to a flat-screen smart television, all housed under a sparkling chandelier. The adjacent kitchen is fully equipped with all the latest appliances, including those must-have morning coffee and juice makers. There is a dining set that is perfect for some informal indoor entertaining. Open the doors onto the terrace, where sun loungers, shady parasols, and an outdoor shower surround a private swimming pool. Turn up the heat and sweat the day in the Finnish sauna.

Take the stairs to the first floor, where two well-appointed double bedrooms are available. Both bedrooms have king-size beds, bedside tables, armchairs, coffee tables, and a

smart TV. The bedrooms have in-room glass-fronted showers, with a double vanity unit and WC. Step outside onto the panoramic sea view balcony, take a dip in the Jacuzzi and enjoy morning coffee or sundowner cocktails overlooking the bay at the inviting soft seating set.

## Facilities

Air-Con • Villa • Canoeing/Kayaking • Watersports • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Private Pool • Fishing • Cots (Cribs) • Special Offer • Has Offer • Has Discount • Ideal for Teens • Walk to Restaurant • Wi-Fi/Internet • Seaview • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Hot Tub • Dishwasher • Microwave • Smart TV • Sauna/Steam • High Chair(s)

# Interior & Grounds

*Interior*

- Fully equipped kitchen
- Living/dining area
- Sauna

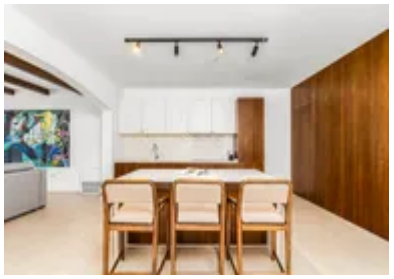
- Bedroom 1 - King size bed, ensuite bathroom with shower, balcony with sea view (first floor)
- Bedroom 2 - King size bed, ensuite bathroom with shower, balcony with sea view (first floor)

*Exterior*

- Private swimming pool
- Sunbeds
- Hot tub
- Terrace with covered dining area
- First floor terrace with seating area
- Outdoor shower

*Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- Smart TV
- Dishwasher
- Coffee machine
- Juicer
- Blender
- Washing machine
- Iron & board
- Hairdryer
- Bathroom starter kit
- Cot (on request)
- Highchair (on request)









# Location & Local Information

Villa Borea can be found perched on a slope in the sleepy village of Blizikuce, south of Budva, on the coast of Montenegro, overlooking the azure waters of the Adriatic Sea. The villa is only twenty-two kilometres from Tivat International Airport, a short drive through the countryside to your holiday home from home. The villa is almost on the seafront, you can hear the waves from your terrace, and the nearest beach and luxury resort of St Stefan is just two kilometres away. The beaches of Budva, Plaza Jaz and Mogren, are all highly recommended, with breath-taking vistas, organised amenities, sandy beaches, easy entry turquoise waters, and a selection of exhilarating watersports.

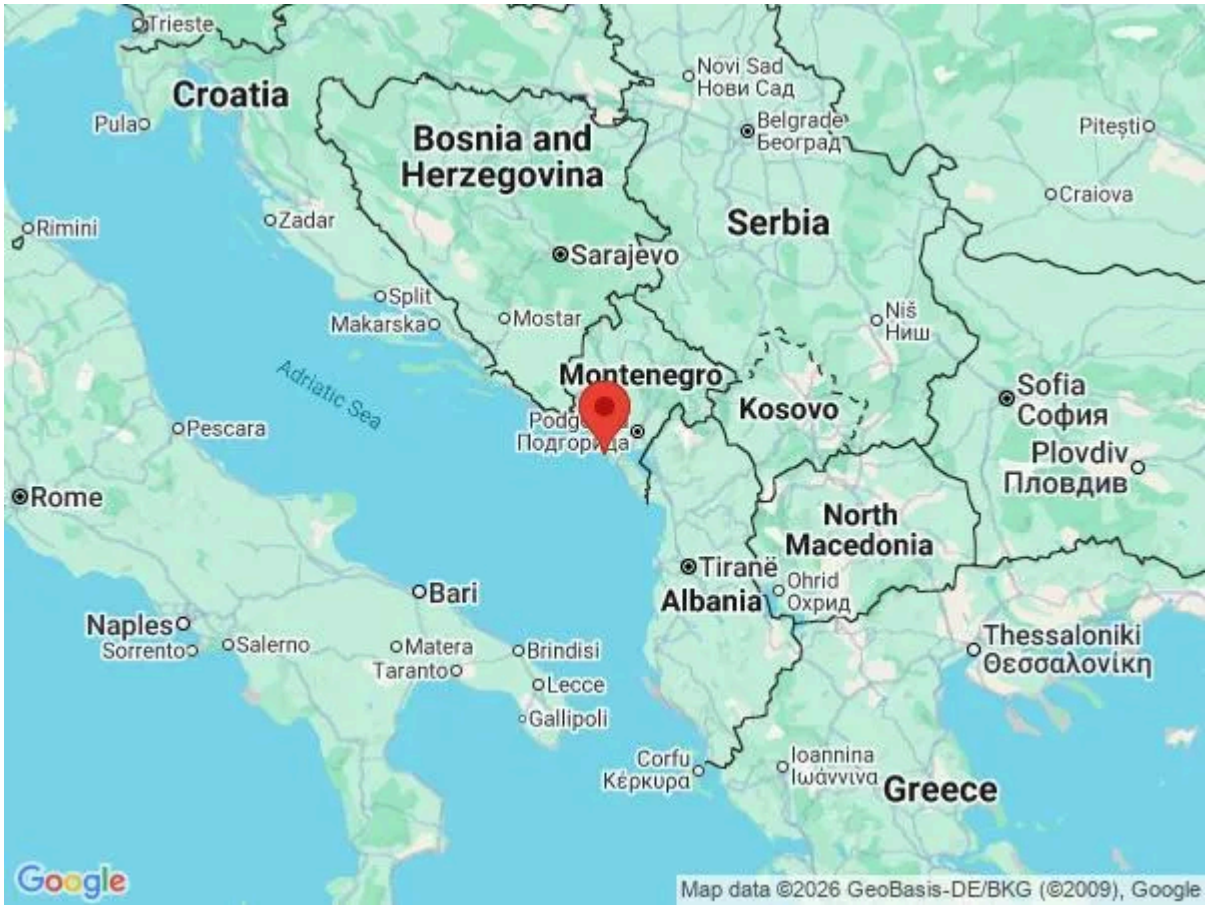
The village of Blizikuce has shops, bars, and cafes to cater for your holiday, and the area is especially known for its fabulous seafront seafood restaurants and lots of local wineries of which you can take a tour.

Your stay at Villa Borea has a mountain backdrop, a hot spot for walking and hiking trails and adrenalin-inducing mountain biking and paragliding. Whilst the sea is fabulous for fishing trips, kayaking, and relaxing boat trips around the bay.

Enjoy a day trip to the UNESCO World Heritage Site of Kotor, with its medieval architecture, famous fortress, beautiful bay, and cobbled streets, which you can wander, shop for souvenirs, and enjoy local delicacies served in a family-run taverna.

Go North to the town of Budva, renowned for its beautiful beaches, historic sites, and lively nightlife. Stroll around the old town with its narrow streets, ancient buildings, and historic fortress, see the Citadel, and sit and admire the picturesque views of the Adriatic Sea. As dusk falls, hit the bars for sundowner cocktails, then dance until dawn at one of the beach clubs with the sand between your toes.

Montenegro loves to host a festival, check out what's on










and where, and take part in cultural celebrations and traditions, live music events, and fine art shows.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Tivat Airport (30.9 km)** |
| Nearest Town | **Sveti Stefan (1.7 km)** |
| Nearest Restaurant | **Paštrovica Dvori (180 m)** |
| Nearest Beach | **Crvena stijena (2.3 km)** |
| Nearest Shop | **Market 2, Stevi Stefan (2.2 km)** |

# What we love

- We love the simply stunning panoramic Adriatic Sea view at Villa Borea, especially enjoyed from the upper terrace.
- We love an alfresco Jacuzzi, there's nothing finer than sipping a cocktail in a sea-view hot tub whilst watching the sunset.
- Villa Borea is sitting on the seafront, and the nearest beach is within walking distance, which we think is a winner.
- Villa Borea is stylishly furnished with contemporary pieces yet has a real holiday home-from-home vibe.

# What you should know...

- Both bedrooms at Villa Borea have king-size beds, no singles, perfect for couples sharing or a small family.
- Villa Borea can comfortably accommodate 4 + 1, the extra guest can sleep on the sofa/bed in the sitting room.
- The plate glass front showers are visible in-room, whilst the loo and hand basin are in a separate enclosed ensuite.
- Please note, we strongly recommend hiring a car to make the most of the surroundings!

# Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you may be liable for the cost.

- **Arrival time:** 3.00 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. Sheets are changed every four days and towels every day.

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

- **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.

- **Other Cleaning:** Daily light housekeeping included

- **Smoking Allowed?:** Smoking & vaping are not permitted.

- **Minimum stay:** 4 nights. All other durations on request.

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

- **Tax:** Montenegro Tourist Tax of €1.00 per person per night for over 18's and €0.50 is not included in the rental price and will need to be paid locally 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.