Hilltop Retreat

Region: Montenegro **Sleeps:** 10

Overview

Perched high on the Lustica Peninsula, Hilltop Retreat is a beautifully restored five-bedroom stone villa with sweeping views across the Bay of Kotor and the surrounding mountains. Once home to a traditional olive mill, this 400-year-old property is now a characterful and comfortable retreat, surrounded by olive groves, historic hamlets and coastal villages. With local beaches just a 15-minute drive away, it offers a peaceful setting for relaxing while staying within easy reach of the sea.

Outside, the sun-drenched terrace and private swimming pool are perfectly positioned to take in the spectacular views. Guests can unwind on loungers, enjoy the shaded pergola or make use of the summer kitchen and barbecue for relaxed alfresco dining. The terraced garden, filled with fragrant Mediterranean herbs, adds to the villa's rustic charm and inviting atmosphere.

Inside, traditional features such as exposed stone walls and wooden beams are paired with modern comforts. The fully equipped kitchen and dining area provide a sociable space for meals, while the living room with wood-burning stove and TV is ideal for quieter moments. Five double bedrooms, each with a king-size bed and en-suite bathroom, offer a restful retreat, some with direct access to the garden.









Facilities

Historical Sites • Air-Con • Watersports • Recommended • Private Pool • Working Fireplace/Woodburner • Boat Trips • Villa • Walking/Hiking Paths • Ideal for Kids • Cycling • Pets on Request • Ideal for Teens • Cots (Cribs) • Maid Service Included • Instagrammable • All Bedrooms En-Suite • Beach Nearby • Saltwater Pool • Heritage Collection • Parking Space • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages •

TV • DVD • Tumble Dryer • Dishwasher • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Interior
- Spacious fully equipped kitchen with island bar
- Large sitting room with wood burning stove
- Dining area for 10 people
- Three double bedrooms with king size bed, en-suite bathroom and doors to garden
- Two double bedrooms with zip-lock super king bed and en-suite bathroom*

Exterior
- Private saltwater swimming pool (10m)
- Terrace with sun loungers and parasols
- First floor veranda with mountain and sea views
- Large outdoor seating areas
- Summer kitchen with fridge and barbecue
- Large private garden

Additional Facilities
- Air conditioning
- Wi-Fi
- HDTV
- DVD Player
- Dishwasher
- Coffee machine
- Washing machine
- Tumble dryer
- Baby cot
- Highchair
- Bramley Toiletries
- Hairdryer in each room
- Safe in each room
- Parking

*Bed can be divided to create single beds









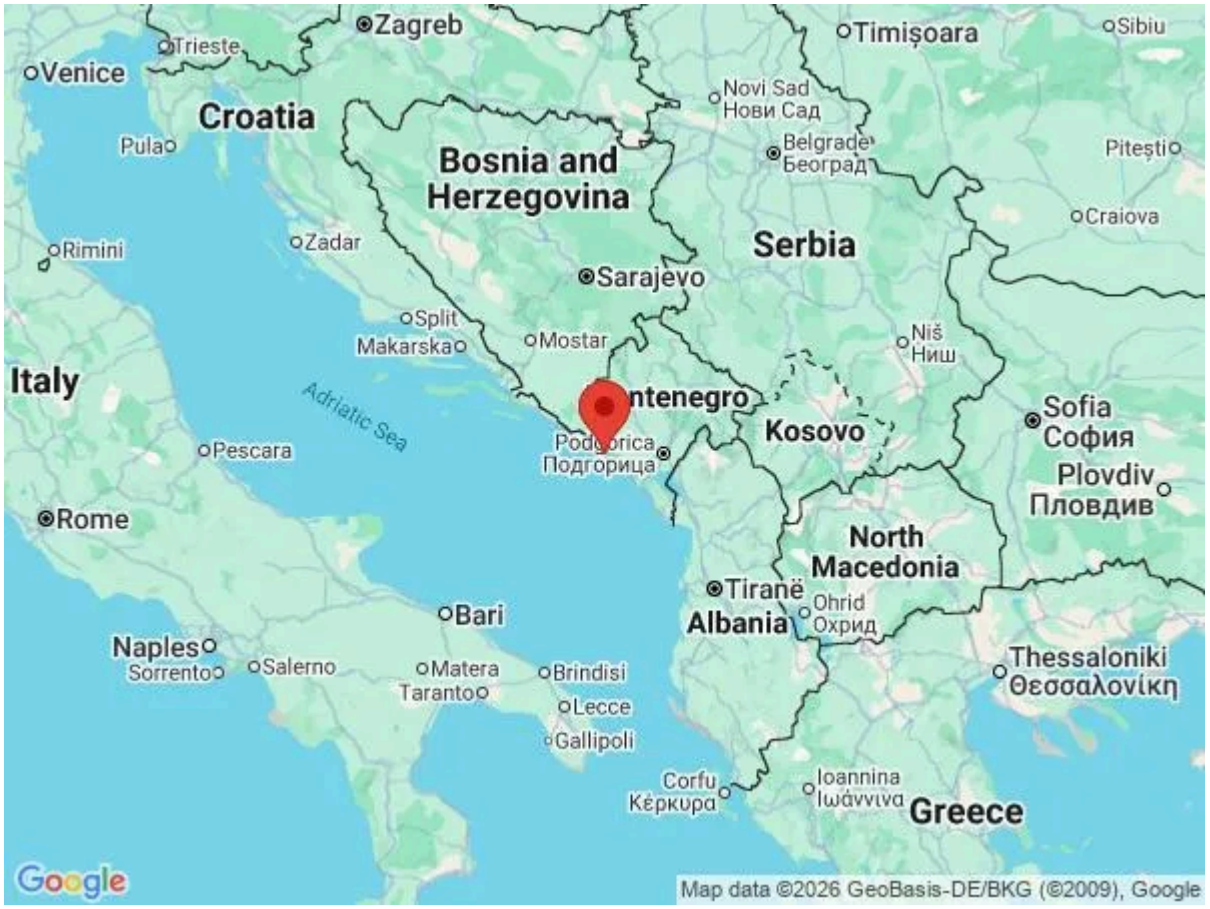
Location & Local Information

Set in the rolling hills of Žabrdje on the beautiful Luštica Peninsula, Hilltop Retreat enjoys a peaceful and scenic position overlooking the Bay of Kotor. Surrounded by olive groves and countryside, it offers a tranquil escape while still being just a 15-minute drive from the coast and local beaches. Nearby, you'll find a handful of restaurants serving fresh seafood and a convenient supermarket for everyday essentials.

The historic town of Kotor, a UNESCO World Heritage site, is within easy reach and well worth exploring. Wander its atmospheric old town streets, visit landmarks such as St. Tryphon's Cathedral or walk the ancient city walls for breathtaking views over the bay. The area also offers plenty of outdoor activities, from paddleboarding and kayaking to hiking in the surrounding mountains. With its blend of natural beauty, culture and coastal charm, this location is ideal for discovering Montenegro at a relaxed pace.

Local Amenities

Nearest Airport	**Tivat Airport (15.5 km)**
Nearest Town	**Krašići (4.0 km)**
Nearest Shop	**Idea, Krašići (4.4 km)**
Nearest Beach	**Plaža Krašići (2.8 km)**
Nearest City	**Tivat (18.7 km)**









What we love

- The villa's spectacular setting makes this the perfect place for a relaxing rural retreat, with a private swimming pool and the stunning Bay of Kotor shimmering in the distance.
- We adore the secluded beaches scattered along the bay! A sunset swim in the pristine waters of the Adriatic Sea is a great way to work up an appetite before dinner at a local seafood restaurant.
- We love the fascinating history of the 400-year-old Hilltop Retreat villa, which used to be a traditional Montenegrin olive mill.
- The cobblestone streets of Kotor's old town are made for wandering. Visit the sunny Square of Arms for delicious burek, a traditional Balkan breakfast, before stopping for coffee under the clock tower.
- Daily housekeeping is included in the rental price meaning you can sit back and relax!

What you should know...

- The Hilltop Retreat villa is half an hour's drive from Tivat Airport.
- A car is essential when reaching the villa and travelling around the Lustica Peninsula.
- We recommend that young children remain supervised whilst playing by the swimming pool.
- There is an adjoining annexe with an outdoor space that is separately owned and located beside the back veranda of the villa. No facilities are shared.
- The villa is not connected to mains water and relies on a water tank, in the unlikely event the property runs out of water the owner will restore this as soon as possible.

Terms & Conditions

- **Security deposit:** £750 charged to client's credit card before 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?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week will apply (paid locally).

- **Other Ts and Cs:** Weddings are permitted with prior agreement and must use a wedding planner. Additional payment for wedding rental and £1,500 security deposit. Must comprise minimum 4 night rental, or 7 nights if June-August.

- **Changeover day:** Sunday in June - August.

- **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.

- **Other 2:** Daily housekeeping included in rental price.

- **Minimum stay:** 7 nights (June-August), 4 nights (Sep-May).

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

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €150 per week (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Tourist tax will be charged according to the local rate upon arrival in cash:
 €1 per adult per day
 Guests aged 12 to 18 years old are to pay 50% of the rate
 Children up to 12 years old are exempt from paying tax.

- **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.