Villa Irnes

Region: Montenegro **Sleeps:** 6

Overview

Nestled within a peaceful complex near the quaint village of Blizikuce, Villa Irnes is a charming three-bedroom property for up to six guests. Perched upon a picturesque hillside, the villa is located a mere five kilometres away from the pristine shores of the Budva Riviera, with communal facilities and panoramic vistas of the majestic mountains and the glistening Adriatic Sea.

The crowning jewel of Villa Irnes is a sun-drenched balcony that beckons you each morning with the promise of azure skies and a gentle Adriatic breeze. Here, you can sip freshly brewed coffee as you bathe in the warm morning sunshine while immersing yourself in the captivating ocean views.

Beyond the balcony lies a communal oasis featuring a sparkling swimming pool and a cute kids' playground. A refreshing respite from the Montenegrin sun, the communal pool is just a quick stroll away from the villa. After your morning dip, a spacious stone terrace offers comfortable sun loungers, inviting you to unwind in style. As the day unfolds, you may wish to spend some time at the outdoor barbecue area, where you can prepare delectable family feasts for everyone to enjoy.

Later on, relax in the privacy of your villa's peaceful balcony, sipping a glass of local wine as you take in the mesmerising sunset. Stepping inside Villa Irnes, guests will find a stylish, open-plan living space on the ground floor. Sunlight streams through patio doors, illuminating a cosy lounge area with a corner sofa and a flatscreen TV – the ideal spot for an evening of relaxation. The adjacent kitchen boasts modern appliances, while the dining area offers a welcoming space where everyone can gather to discuss the day's adventures over a home-cooked meal. A charming ground-floor bedroom with a queen-size bed









and a contemporary en-suite bathroom also opens onto the sunny terrace.

Ascending to the first floor, you will discover two more delightful bedrooms, accompanied by a well-appointed family bathroom featuring a walk-in shower. One of the bedrooms boasts a peaceful ambience with twin beds, while the other, a bright and airy double room, offers access to the villa's balcony—a romantic setting for stargazing with a glass of wine. The villa also boasts access to a communal kids' playground, ensuring that younger guests can revel in the joy of the Montenegrin sunshine. For those seeking an unforgettable family holiday amidst Montenegro's spectacular natural beauty, Villa Irnes awaits.

Facilities

Air-Con • Ideal for Kids • Villa • Walking/Hiking Paths • Special Offer • Has Offer • Has Discount • Ideal for Teens • Shared Pool • Parking Space • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Safety Deposit Box

Interior & Grounds

Interior
- Fully equipped kitchen
- Living room
- Balcony with sea view
- Bedroom 1 - Double bed, ensuite bathroom (ground floor)
- Bedroom 2 - Double bed, ensuite bathroom (first floor)
- Bedroom 3 - 1 double/2 single beds, ensuite bathroom (first floor)

Exterior
- Access to communal pool (13m x 7m)*
- Barbecue area
- Access to communal playground
- Seating area
- Sunbeds

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- Washing machine
- Hairdryer
- Safe
- Iron
- Parking

**Please see T's & C's*









Location & Local Information

Villa Irnes is ideally situated in a private complex in Blizikuce, featuring a collection of exclusive villas with a stunning hillside location that boasts breathtaking views of the Montenegrin coast. With the picturesque beaches of the Budva Riviera only five kilometres away, guests at the villa can enjoy a range of watersports, as well as numerous hiking trails and outdoor adventures. History enthusiasts will be delighted to visit nearby monasteries and churches, while the vibrant town of Budva is only a half-hour drive away.

The picturesque town of Sveti Stefan is known throughout Montenegro and beyond for its stunning natural beauty and iconic islet, connected to the mainland by a stone isthmus. While the islet itself remains closed to the general public, the charming town of Sveti Stefan on the mainland is the perfect place to make the most of the spectacular beaches of the Budva Riviera and the warm, crystal-clear waters of the Adriatic Sea.

The beaches of Sveti Stefan are famous for their unique pink sands, made up of fine pebbles that take on a delicate peachy glow under the Montenegrin sunshine. The town's scenic waterfront walkway offers the ideal setting for a sunset stroll, allowing you to admire the dazzling contrast between the turquoise sea and the terracotta roofs of the nearby islet.

Sveti Stefan Beach is open to the public, offering pebble shores where you can spend sunny afternoons swimming and relaxing. For adventure seekers, water sports activities such as jet skiing, sea kayaking, pedal boating and snorkelling are on offer along the coastline. The enchanting King's Beach lies between Sveti Stefan Beach and the private Queen's Beach. Visitors can also enjoy a boat trip from nearby Budva to the dramatic cliffs of Sveti Nikola. This beautiful, rugged island is affectionately known as 'Montenegrin Hawaii' to locals, thanks to its stunning blue waters.

The cobblestone streets of Budva's charming old town are









roughly a thirty-minute drive away from Villa Irnes. Don't forget to visit the town's famous Ballerina Statue, made even more memorable by its magical backdrop. Work up an appetite by walking the historic walls or make your way up to the Citadel, where you can enjoy a leisurely lunch with panoramic views. For those wishing to experience Budva's atmospheric nightlife, plenty of excellent restaurants and lively bars are dotted around the old town.

Local Amenities

Nearest Airport	**Tivat Airport (33.0 km)**
Nearest Village	**Sveti Stefan (4.3 km)**
Nearest Restaurant	**Paštrovica Dvori (2.6 km)**
Nearest Shop	**Market 2 (4.9 km)**
Nearest Beach	**Crvena Stijena (4.7 km)**

What we love

- We adored the villa's peaceful location, where a dip in the large communal swimming pool was the perfect way to begin each sunny morning.
- We loved the stunning sunset vistas from Villa Irnes' private balcony, where we spent balmy evenings sipping Montenegrin wine and watching the stars appear.
- We still dream about exploring the beautiful beaches of the Budva Riviera and snorkelling in the crystal-clear waters of Sveti Stefan Beach.
- With the vibrant town of Budva only half an hour away from Villa Irnes, we spent relaxing afternoons wandering the cobblestone streets and indulging in local delicacies!

What you should know...

- Villa Irnes is located in a residential complex made up of thirty-six exclusive villas.
- The villa features three bedrooms, accommodating up to six guests in total.
- Villa Irnes features access to shared facilities, including a large communal swimming pool and a kids' playground.

Terms & Conditions

- **Security deposit:** €200 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 3.00 p.m.

- **Departure time:** 11.00 p.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 the communal swimming pool is open from May to end of September.

- **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:** 3 days.

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

- **Tax:** Montenegro Tourist Tax of €1.50 per person per night 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.

- **Pool towels included?:** Yes, included in the rental price.