

Villa Nevia

Region: Montenegro **Sleeps:** 6

Overview

Ideally situated in a tranquil complex near the village of Blizikuce, Villa Nevia is an enchanting three-bedroom retreat designed to accommodate up to six guests. Perched upon a picturesque hillside, the villa enjoys an idyllic location roughly five kilometres away from the pristine shores of the Budva Riviera. With access to communal facilities, including a large swimming pool and panoramic vistas of the majestic mountains and the sparkling Adriatic Sea, Villa Nevia promises a Montenegrin escape like no other.

Begin each morning on the villa's private balcony, where you can bask in the warm sunshine and the gentle Adriatic breeze. Here, you can savour a freshly brewed cup of coffee, bathed in the warm morning sunlight, while immersing yourself in the mesmerising views of your natural surroundings.

Venturing beyond the villa, a communal oasis featuring a glistening swimming pool and an adorable children's playground awaits. A welcome respite from the Montenegrin sun, the communal pool is just a leisurely stroll from the villa. Post-morning dip, a spacious stone terrace offers comfortable sun loungers, beckoning you to unwind in style. As the day unfolds, you might find yourself drawn to the outdoor barbecue area, ideal for preparing delectable family feasts to enjoy together. Later on, retreat to your villa's peaceful balcony, where you can sip local wine in privacy while watching the enchanting sunset paint the sky.

Stepping inside Villa Nevia, guests are welcomed into a stylish, open-plan living space on the ground floor. Sunlight pours through the patio doors, illuminating a cosy lounge area that features a corner sofa and a flatscreen TV, offering the ideal setting for an evening's relaxation.



The adjacent kitchen boasts modern appliances, while the dining area offers a warm space for everyone to share stories of 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, guests will discover two more delightful bedrooms, accompanied by a well-appointed family bathroom featuring a walk-in shower. One of the first-floor bedrooms exudes peacefulness with its twin beds, while the other, a bright and airy double room, provides access to the villa's balcony—a romantic setting for stargazing.

The villa also provides guests access to a communal children's playground, ensuring that younger guests can make the most of the Montenegrin sunshine. For those in pursuit of an unforgettable family holiday amidst Montenegro's breathtaking natural beauty, Villa Nevja lies ready to welcome you.

Facilities

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

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)

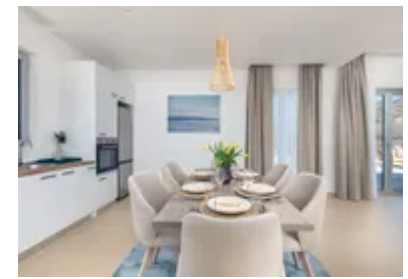
Exterior

- 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

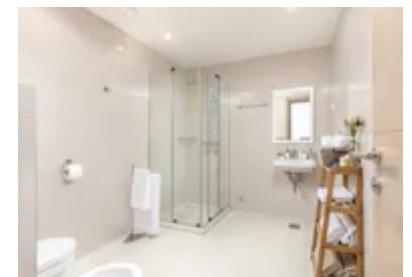
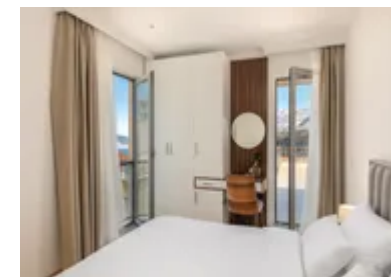
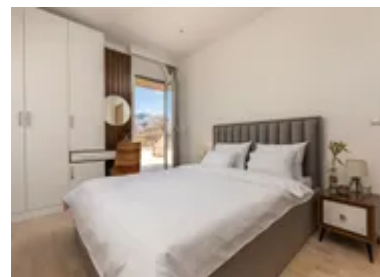
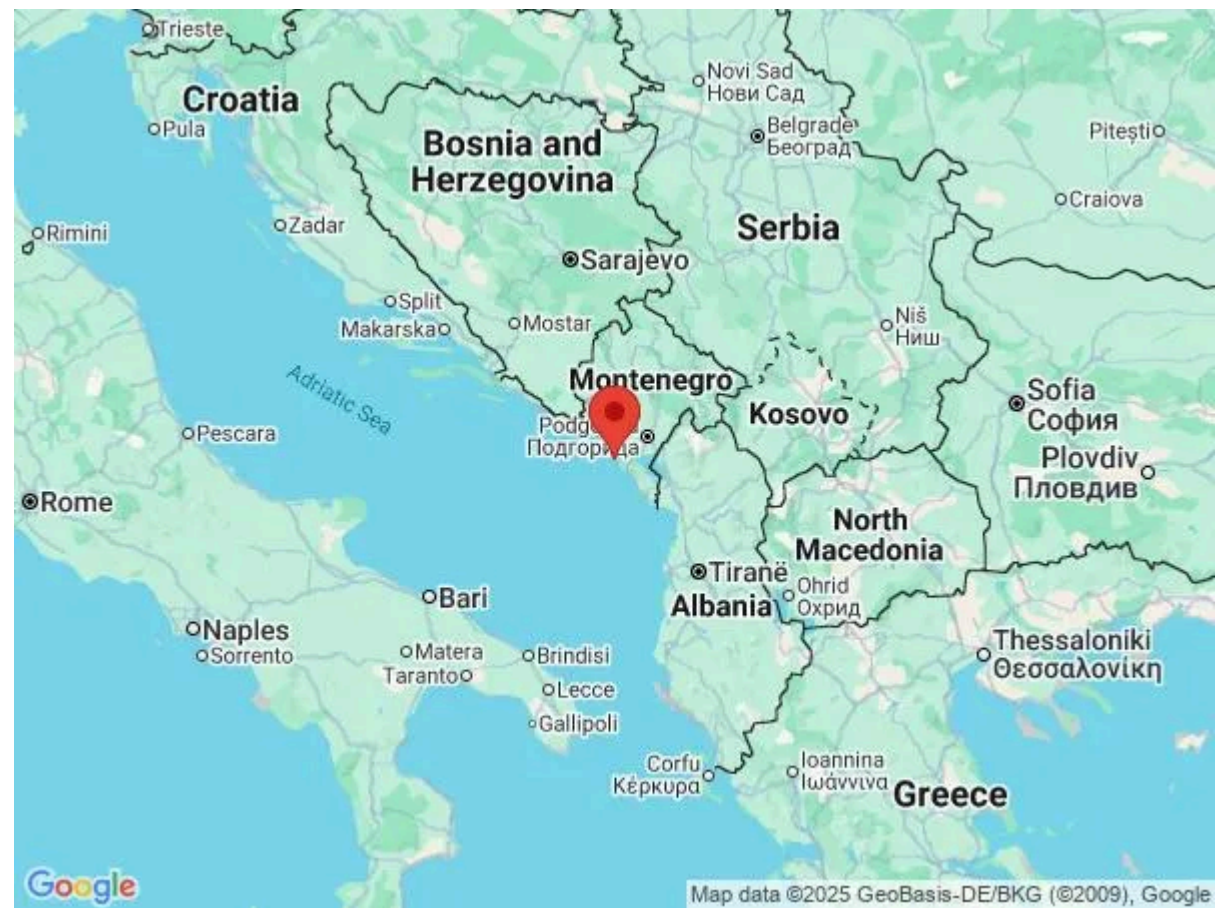
Villa Nevia is ideally situated in a private complex in Blizikuće featuring a collection of exclusive villas with a stunning hillside location that boasts breathtaking views of the Montenegrin coast. With the picturesque beaches of the Budva Riviera only five kilometres away, guests at the villa can enjoy a range of watersports and 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 thirty minutes from the complex. Don't forget to



visit Budva'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 who wish to experience the atmospheric nightlife of Budva, there are plenty of excellent restaurants and lively bars 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

- The sunset views from Villa Nevia are truly breathtaking!
- 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 highly recommend exploring the beautiful beaches of the Budva Riviera – we loved relaxing on the shores of Sveti Stefan Beach.
- With the charming old town of Budva only half an hour away, we spent leisurely afternoons wandering the cobblestone streets and indulging in delicious local delicacies!

What you should know...

- Villa Nevia 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 Nevia 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 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 the communal swimming pool is open from May to end of September.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. However, 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.