

# Villa Nikoah

**Region:** Montenegro **Sleeps:** 6

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## Overview

Welcome to your home away from home in the charming coastal town of Tivat, Montenegro! Nestled amidst the stunning landscapes of the Tivat Riviera, this delightful three-bedroom villa awaits, promising a haven of comfort and relaxation for up to six guests.

As you step through the entrance, you are greeted by a spacious and inviting living area with tasteful furnishings and flooded with natural light streaming in through the large windows. Sink into the plush sofas, unwind with a good book, or gather with your loved ones for a cosy evening by the fireplace, creating memories to cherish for years to come.

Discover the well-equipped kitchen next to the living room, where culinary adventures await. Whether you're a seasoned chef or simply enjoy whipping up a quick snack, you'll find everything you need here to prepare delicious meals using fresh local ingredients sourced from nearby markets.

The villa boasts three beautifully appointed bedrooms, each offering a tranquil retreat for rest and rejuvenation after a day of exploration. The master bedroom features a comfortable double bed, while there are another two bedrooms, one with a double and one with a twin, ensuring a peaceful night's sleep for all.

Step outside onto the private terrace, where breathtaking views of the surrounding mountains and the azure waters of the Adriatic Sea unfold before you. Sip your morning coffee as you bask in the warmth of the Mediterranean sun, or dine al fresco beneath the stars, relishing the serenity of your idyllic surroundings.

For those seeking relaxation and recreation, the villa also



offers a private swimming pool, perfect for a refreshing dip on hot summer days. Alternatively, take a stroll through the landscaped gardens, providing a tranquil oasis for moments of quiet contemplation.

With its perfect blend of comfort, charm, and convenience, this three-bedroom villa in Tivat is the ideal choice for your next holiday retreat, promising an unforgettable experience amidst the beauty of Montenegro's Adriatic coastline.

## Facilities

Air-Con • Washing Machine • Villa • Seaview • Walking/Hiking Paths • Wi-Fi/Internet • Private Pool • Great Value • Rural Location • Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher • Microwave • Satellite TV • Working Fireplace/Woodburner • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior*

- Fully equipped kitchen
- Open plan living and dining area
- Two bedrooms with double bed
- Twin bedroom with two single beds
- Family bathroom

### *Exterior*

- Private swimming pool
- Terrace with sun loungers
- Outdoor dining area
- Barbecue
- Parking for two cars

### *Additional Facilities*

- Air conditioning
- Central heating
- Wood burning stove
- Wi-fi
- Satellite television
- Coffee brewer
- Microwave
- Dishwasher
- Washing machine





# Location & Local Information

Welcome to the picturesque coastal town of Tivat, where the Adriatic Sea's azure waters meet the Montenegrin coastline's rugged beauty. Situated in the heart of the stunning Tivat Riviera, this charming villa offers an unparalleled setting for your holiday escape.

For those seeking sun and sea, the nearby beaches of Plavi Horizonti and Almara Beach Club beckon with their pristine sands and crystal-clear waters, ideal for a day of swimming, sunbathing, and water sports. Embark on a stroll along the Tivat Promenade, lined with charming cafes, restaurants, and boutiques, offering a delightful blend of local flavours and artisanal crafts.

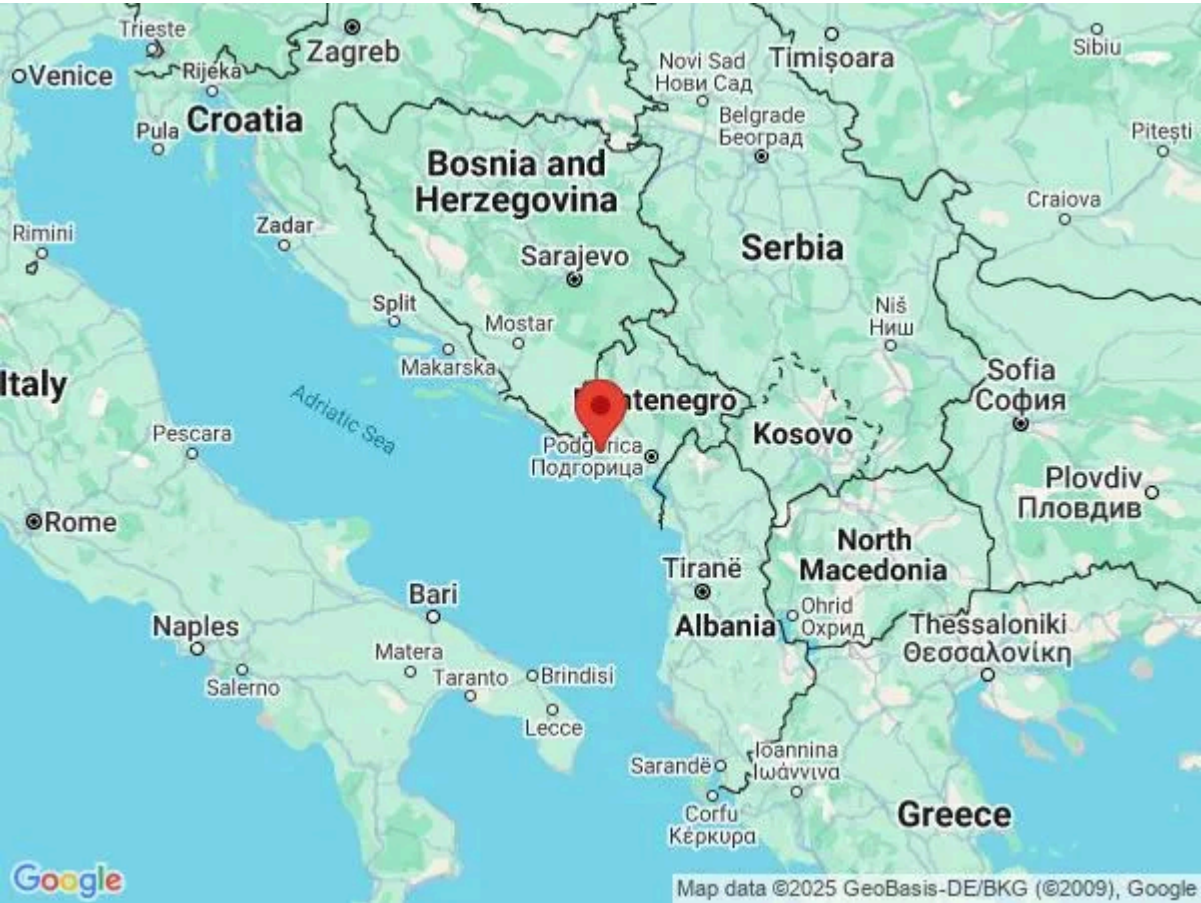
Nature enthusiasts will delight in the scenic beauty of the surrounding landscape, with opportunities for hiking, biking, and exploring the lush greenery of the Vrmac Peninsula Nature Park.

Indulge in the vibrant nightlife of Tivat, with an array of bars, clubs, and entertainment venues to suit every mood. Sample local delicacies and fine wines at waterfront restaurants overlooking the marina or immerse yourself in the lively atmosphere of summer festivals and cultural events that take place throughout the town.

With its prime location amidst the natural beauty and cultural richness of the Tivat Riviera, Villa Nikoah offers the perfect base for exploring this enchanting destination, promising an unforgettable holiday experience for guests of all ages.

## Local Amenities

Nearest Airport	Tivat (8km)
Nearest Beach	Plaza Ponta (4km)



Nearest Supermarket	<b>Supermarket Kiparis Idea (3km)</b>
Nearest Town	<b>Tivat (5km)</b>

## What we love

- We love the prime location of Villa Nikoah, nestled in the heart of the Tivat Riviera.
- From cultural landmarks like the Maritime Heritage Museum to natural wonders such as the Vrmac Peninsula Nature Park, the area surrounding the villa is teeming with attractions to explore.
- We can't get enough of the vibrant lifestyle and entertainment. Tivat boasts a lively atmosphere all year round, with a bustling waterfront promenade, charming cafes, and a vibrant nightlife scene.

## What you should know...

- While the villa offers comfort and convenience, guests should be aware that the proximity to nearby attractions and amenities may result in a lack of complete privacy.
- Although the villa provides easy access to a range of attractions and amenities, guests should note that some destinations may require transportation.
- While Tivat offers a vibrant atmosphere year-round, be mindful of seasonal variations that may affect your experience.

# Terms & Conditions

- **Security deposit:** Credit card details may be required as a guarantee. If any damage or loss is caused by you or your guests during your stay you may be liable for the cost.
- **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.
- **Changeover day:** Saturday. All other changeover days on request.
- **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:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Tourist tax (approx. £0.86 per day/per person) 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?:** The pool is open from May to September. 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.