Villa Nikoah

Region: Montenegro **Sleeps:** 6

Overview

Villa Nikoah is a characterful three-bedroom retreat located in a peaceful residential corner of Tivat, just minutes from the vibrant marina at Porto Montenegro. Ideal for up to six guests, the villa offers a welcoming base for exploring the Adriatic coast while enjoying all the comforts of home.

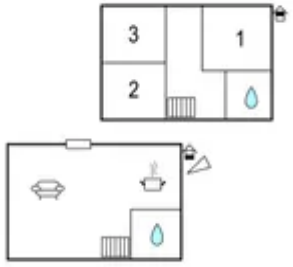
Inside, the open-plan living area is designed for relaxed evenings, with comfortable seating, a wall-mounted TV, and warm wooden ceilings. Exposed brick walls give the space a rustic, characterful feel, while soft lighting adds to the cosy, intimate atmosphere – ideal for unwinding after a day out. Adjacent to the lounge area is a fully equipped kitchen and dining area for sociable mealtimes.

Upstairs, two double bedrooms and a twin bedroom are located, along with a bathroom for added convenience – ideal for families or small groups.

Outside, the villa's stone terrace offers undisturbed views of the sea and surrounding landscape, while the private swimming pool provides a refreshing escape during warmer months.

With beaches, cafés, and Tivat's lively town centre close by, Villa Nikoah blends comfort, simplicity, and coastal charm in equal measure.









Facilities

Walking/Hiking Paths • Padel • Villa • Great Value • Boat Trips • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • <1hr to Airport • Ideal for Kids • Working Fireplace/Woodburner • Air-Con • Private Pool • Ideal for Teens • Beach Nearby • Parking Space • Wi-Fi/Internet • Seaview • Lakes and Mountains • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher •

Microwave • Satellite TV • Heating • Zoo • Aquarium • Caves/Pre-historic site • Ruins • Climbing • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Forest park/High-rope course

Interior & Grounds

The Villa

Villa Interior:

Ground Floor

- Open plan living and dining area
- Fully equipped kitchen
- Bathroom

First Floor

- 2 x Double bedrooms
- Twin bedroom with two single beds
- Bathroom

Exterior Grounds:

- Private swimming pool (45m²) with step access
- Terrace
- Sun loungers x 4
- Outdoor dining area with sea view
- Barbecue

Additional Facilities:

- Air-conditioning
- Wi-Fi
- TV
- Woodburning-stove
- Dishwasher
- Washing machine
- Parking spaces x 2









Location & Local Information

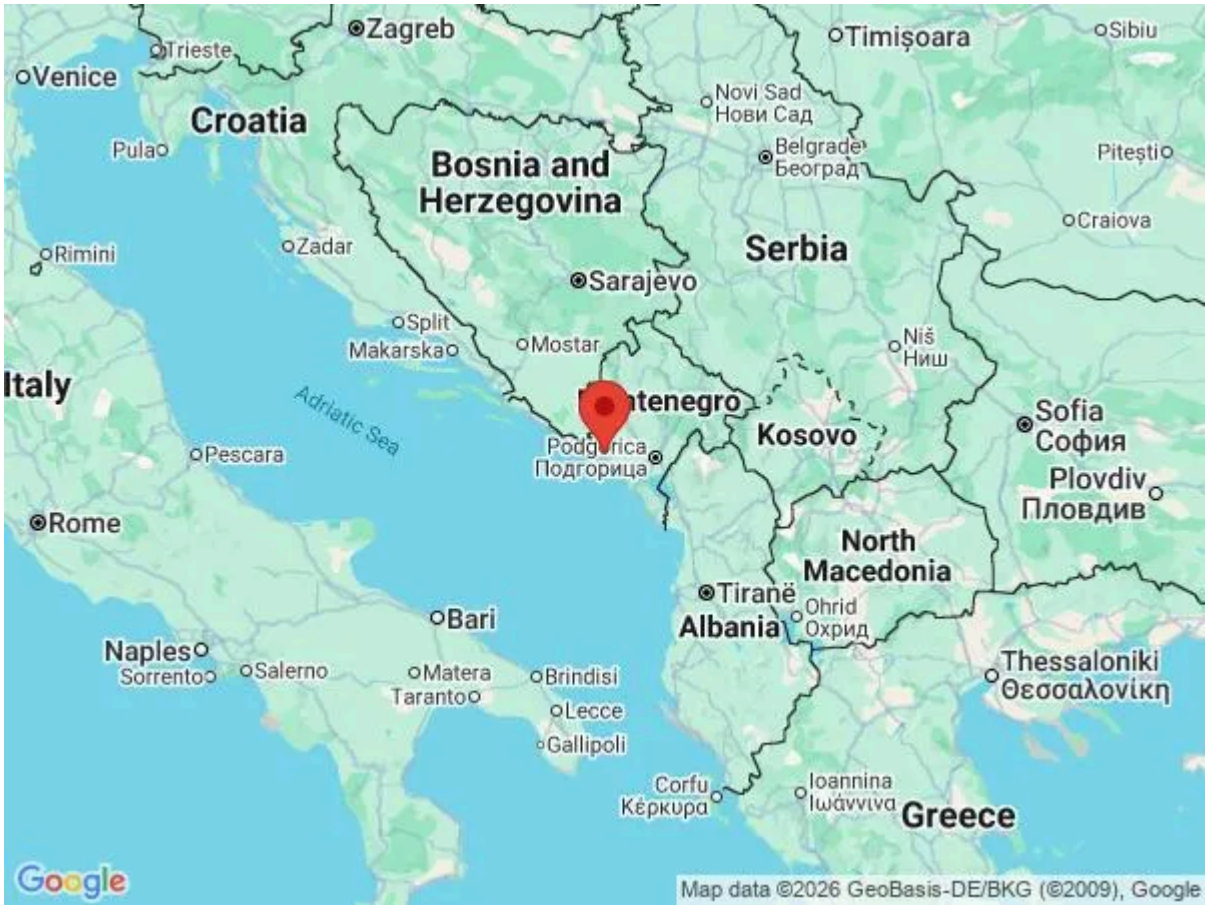
Villa Nikoah sits in a calm residential area of Tivat, placing you close to the best of Montenegro's Adriatic coast. Tivat itself offers plenty to see and do, whether you want to relax on popular beaches like Plavi Horizonti, wander along the Tivat Promenade with its cafés and waterfront views, or visit Porto Montenegro's marina for some local cuisine. For outdoor lovers, Big City Park and the Vrmac Peninsula offer walking and cycling opportunities.

Just a short drive from Tivat, the UNESCO-listed town of Kotor – with its ancient Old Town, winding cobblestone streets, and historic architecture – is well worth a visit. You can explore its medieval walls, climb the fortress for sweeping views of the bay, or take a boat trip to nearby highlights like Our Lady of the Rocks or the Blue Cave.

Whether you're after sea, culture, or scenic exploration, this coastal location brings the highlights of the Bay of Kotor within easy reach.

Local Amenities

Nearest Airport	**Tivat (12.9 km)**
Nearest Beach	**Plaža Ponta (4km)**
Nearest Golf	**Luštica Bay Golf Course (19.2 km)**
Nearest National Park	**Vrmac (6 km)**
Nearest Restaurant	**(3.4 km)**
Nearest Supermarket	**(3km)**
Nearest Tennis	**PMYC Sports Club (4 km)**
Nearest Town	**Tivat (5km)**









What we love

- Villa Nikoah has a prime location, set in the heart of the Tivat Riviera with easy access to both coast and countryside and sweeping views of the Bay or Kotor.
- The surrounding area is rich with things to explore – from the Maritime Heritage Museum to the walking trails of Vrmac Peninsula Nature Park.
- The UNESCO-listed town of Kotor is only a 30 minute drive away, with medieval architecture, local cuisine and shops to exlore!

What you should know...

- A car is recommended in order to explore the surrounding area and for visiting nearby shops and restaurants.
- The pool is unfenced so young children should be supervised at all times.
- All bedrooms are upstairs, and the exterior grounds are built across different levels, which may not be suitable for those with mobility issues.
- 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:** 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:** 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.