Villa Zoah

Region: Montenegro **Sleeps:** 8

Overview

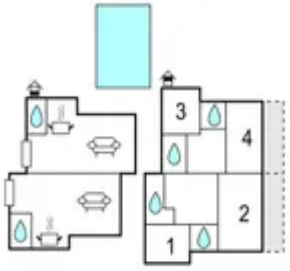
Set above the Bay of Kotor in the quiet hillside village of Sasovići, Villa Zoah offers a practical and well-designed base for discovering Montenegro's coastline. Just a short drive from Herceg Novi, this modern holiday home is made up of two identical, self-contained units – ideal for two families or a group looking to holiday together while enjoying their own space.

Each unit features a bright open-plan layout with a fully equipped kitchen, dining area, and lounge, along with two comfortable bedrooms and a modern bathroom. With four bedrooms and two bathrooms in total, Villa Zoah provides enough space for up to eight guests without feeling crowded. Large windows throughout the property frame hillside views and glimpses of the bay beyond, bringing natural light and a sense of calm into the interiors.

Outside, guests can relax on the sun terrace, take a dip in the private swimming pool, or dine alfresco using the outdoor barbecue area. With off-street parking, Wi-Fi, and air conditioning, the villa is set up for a relaxed and flexible stay.

Villa Zoah's location places you within easy reach of beaches, local cafés, and the historic streets of Herceg Novi – perfect for a varied Montenegrin break.









Facilities

<1hr to Airport • Padel • Villa • Great Value • Boat Trips • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Air-Con • Ideal for Teens • Pets on Request • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Satellite TV •

Animal farm • Heating • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Fenced Grounds

Interior & Grounds

The Villa

Villa Interior:

Interior (Unit one)

- Well equipped kitchen with dining area
- Spacious living room with wood burner and SAT TV
- 2 x Double bedrooms
- 3 x Bathrooms

Interior (Unit two)

- Well equipped kitchen with dining area
- Spacious living room with wood burner and SAT TV
- 2 x Double bedrooms
- 3 x Bathrooms

Villa Exterior:

- Private swimming pool (32m²)
- Terrace with sun loungers (6) and parasols
- Shared terrace/balcony
- Outdoor dining area
- Barbecue

Additional Facilities:

- Air-conditioning
- Wi-Fi
- Heating
- Underfloor heating
- SAT Television
- Dishwasher
- Washing machine
- Sofa bed (Sleeps 2)
- Parking spaces x 4









Location & Local Information

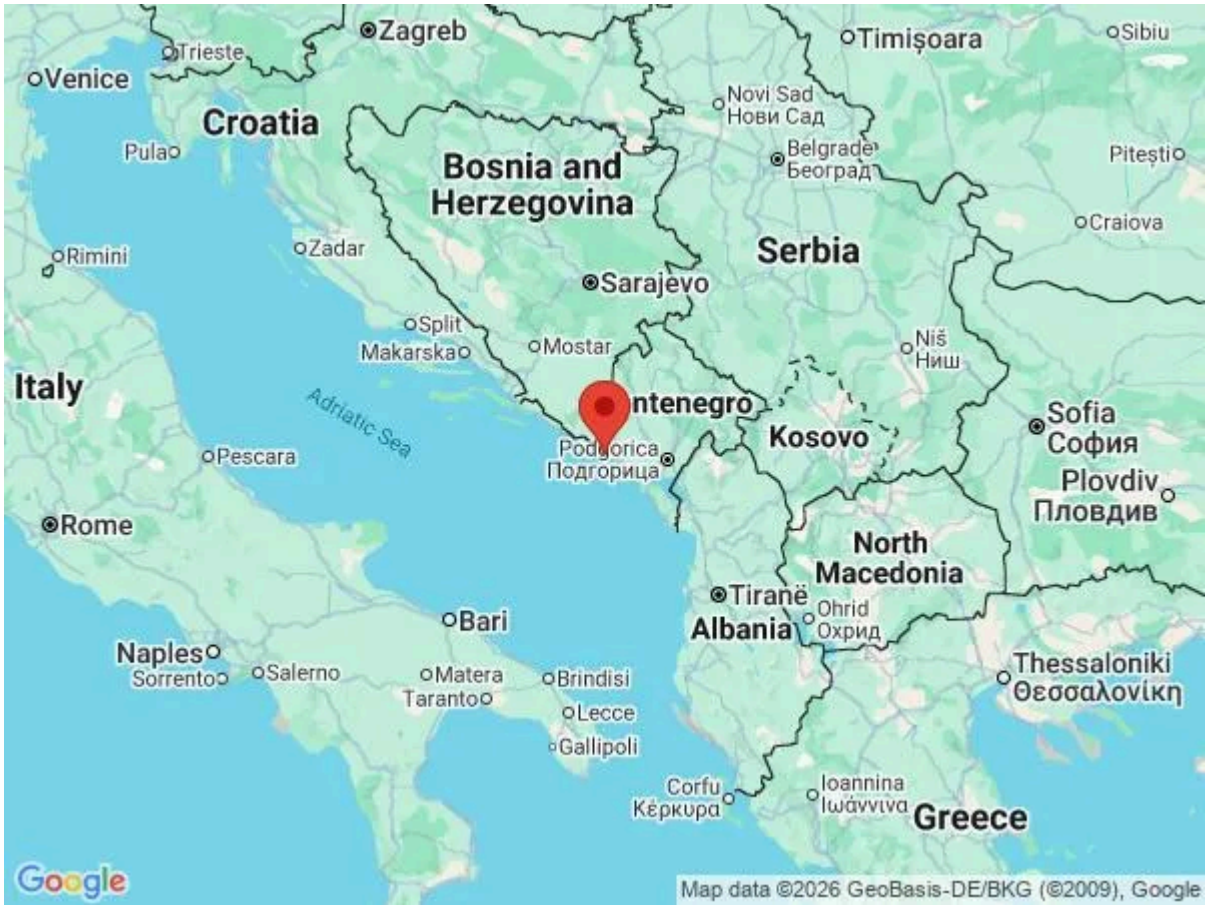
Villa Zoah is located in Sasovići, a peaceful hillside village just outside Herceg Novi, offering guests a quiet base with views over the Bay of Kotor. Herceg Novi, a short drive away, combines coastal charm with centuries of history – its Old Town is a maze of stone alleys, churches, and fortresses like Kanli Kula, which offers sweeping views of the Adriatic.

The area is ideal for both relaxed and active holidays. Nearby beaches and hidden coves provide opportunities to swim, sunbathe, or explore by kayak, while the town's promenade is lined with cafés and local restaurants serving classic Montenegrin dishes.

Villa Zoah also offers convenient access to wider attractions. The UNESCO-listed Bay of Kotor is just an hour's drive away, and boat trips along the coast are easy to arrange. Whether you're looking to unwind or explore, this location strikes a balance between seclusion and discovery.

Local Amenities

Nearest Airport	**Tivat Airport (31.3 km)**
Nearest Beach	**Beach Lazerat (5.6 km)**
Nearest Restaurant	**(3.3 km)**
Nearest Supermarket	**(3 km)**
Nearest Tennis	**Tennis Novi, Coaching and Sparing (8.8 km)**
Nearest Town	**Herceg Novi (7.9 km)**









What we love

- The generous layout of this four-bedroom villa, which offers plenty of space and privacy for groups to relax and unwind in comfort.
- The private pool and surrounding terrace are perfect for soaking up the sun while enjoying panoramic views of the Montenegrin hills.
- Herceg Novi's atmospheric Old Town is just a short drive away, with winding cobblestone streets and centuries of history to explore.

What you should know...

- The nearest beach is around 6km away and has a pebbly shoreline, so beach shoes may come in handy.
- A car is recommended, as shops, restaurants, and attractions in town require a short drive.
- The villa provides private parking for up to four cars, offering added convenience for groups travelling together.
- The pool is unfenced, so young children should be supervised at all times.
- The various levels of the villa including stairs and steps may not be suitable for those with mobility issues.
- There is a sofa bed/mattress which can sleep an additional two guests - most suited to children.

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?:** On request only and with prior agreement with the owner. Maximum two pets, charges may apply.

- **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:** 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 mid May to mid October. 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.