Sponza House

Region: Montenegro **Sleeps:** 7

Overview

Nestled in the charming town of Orahovac, Sponza House offers a unique blend of historic elegance and contemporary living. This beautifully refurbished 19th-century property provides the perfect setting for a relaxing getaway, with direct access to the crystal-clear waters of the Adriatic Sea and a private swim platform.

The house spans three floors, each thoughtfully designed to cater to modern lifestyles while maintaining its original character. On the ground floor, you'll find a fully equipped kitchen with a dining area, ideal for preparing and enjoying meals with family and friends. The cosy living area invites relaxation, and a convenient WC completes this level. From here, step outside to the swim platform, where you can dive straight into the sea.

On the first floor, two well-appointed bedrooms await. One features a king-size bed, while the other offers a comfortable double. A lounge area provides a quiet space to unwind, and a bathroom and laundry room add to the home's convenience.

The second floor is home to another living area and a final double bedroom, complete with its own bathroom. Whether you're enjoying the spacious interiors or soaking up the sun on the exterior terrace with sunbeds, parasols, and an outdoor shower, Sponza House promises an unforgettable stay.

With its perfect blend of history, style, and sea views, Sponza House is the ideal retreat for those seeking both tranquillity and adventure in Orahovac.









Facilities

Air-Con • <1hr to Airport • Walk to Village • Villa • Ideal for Teens • Walk to Beach • Cots (Cribs) • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • Seafront • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • High Chair(s)

Interior & Grounds

The Villa

Interior - Ground floor
- Open plan kitchen, dining area
- Fully equipped kitchen
- Living area with sofa bed
- WC
- Sea access

Interior - First floor
- Bedroom 1 - King-size bed
- Bedroom 2 - Double bed
- Family bathroom
- Lounge
- Laundry room

Interior - Second floor
- Sitting room
- Bedroom 3 - Double bed
- Bathroom

Exterior
- Seating area
- Shower
- Parasols
- Sunbeds
- Sea access

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- Dishwasher
- Washing machine
- Iron
- Hairdryer
- Cot
- Highchair









Location & Local Information

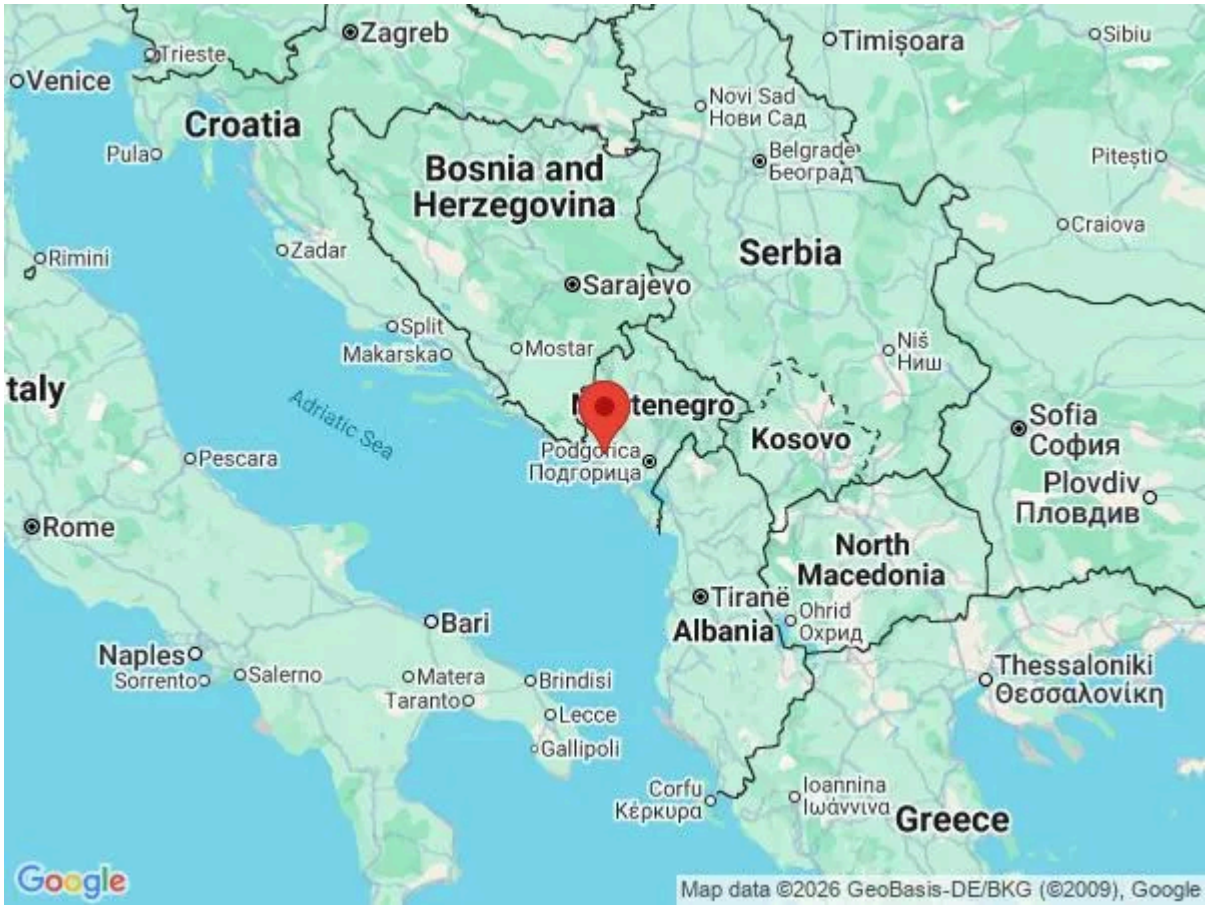
Sponza House boasts a spectacular location right on the seafront of the stunning Bay of Kotor, in the peaceful town of Orahovac. This idyllic setting offers direct access to the crystal-clear waters, with picturesque views of the bay and surrounding mountains. The area is a haven for those looking to relax by the sea, with a couple of local restaurants and beaches just a short stroll away, providing the perfect spot to unwind and savour the local cuisine.

For a wider range of dining and shopping options, the nearby town of Dobrota, just three kilometres away, offers additional restaurants and a larger supermarket, ensuring all your needs are met. The UNESCO-listed town of Kotor is also within easy reach, where you can explore its charming medieval streets, visit the ancient city walls, or take a boat trip around the bay.

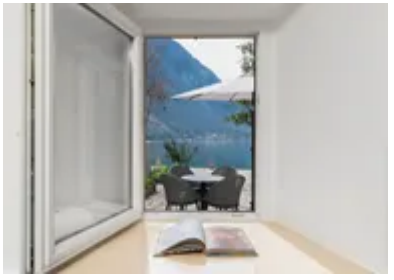
Outdoor enthusiasts can enjoy hiking in the nearby mountains or exploring the beautiful coastal paths. The Bay of Kotor offers endless opportunities for water sports, such as kayaking, sailing, or swimming, making it an ideal destination for both relaxation and adventure.

Local Amenities

Nearest Airport	**Tivat Airport (20km)**
Nearest Town	**Dobrota (7km)**
Nearest Village	**Orahovac (Walking distance)**
Nearest Beach	**Swim platform (Walking distance)**
Nearest Supermarket	**City (3km)**









What we love

- Sponza House offers stunning sea views, direct access to the water, and a private swim platform.
- Enjoy modern comforts in a beautifully restored 19th-century home, blending history and contemporary style.
- The peaceful location in Orahovac provides tranquillity, local beaches, and nearby restaurants for your convenience.

What you should know...

- We recommend hiring a car in order to make the most of the surroundings.
- There is no fence between the seafront and house, so please be mindful of children playing.

Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you may be liable for the cost.

- **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. Changed every four days.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **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:** 6 nights during July & August.
 4 nights all other dates.

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

- **Tax:** Tourist Tax of circa €1 per person per night is not included in the rental price and will need to be paid locally in cash/card 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.