

# Villa Dinarica

**Region:** Montenegro **Sleeps:** 12

## Overview

Set high above the shoreline of Dobrota, Villa Dinarica offers a smartly designed retreat with commanding views across the Bay of Kotor. This five-bedroom contemporary villa seamlessly blends relaxed luxury with practical amenities, catering to both adults and children. Inside, the living spaces are generous and well-considered: a spacious open-plan area flows from the fully equipped kitchen through to the sitting room and dining zone, while a dedicated office, gym, and sauna add to the sense of thoughtful comfort. The first floor offers a range of sleeping arrangements, perfect for families or groups, including twin and king-size rooms with en-suite bathrooms and access to a sleek family bathroom.

Outside, the villa opens onto a large terrace featuring a 17-metre saltwater pool, dining and seating areas, and a peaceful pond surrounded by lush mountain greenery. For younger guests, there's a trampoline, slide, and toys to keep them entertained while the adults unwind. The villa also includes Wi-Fi, air conditioning, a barbecue and a private garage, ensuring all the essentials are covered. Whether you're looking to stay active or completely unplug, Villa Dinarica delivers both flexibility and calm, just a short drive from Kotor's historic charm.

## Facilities

Chef/Cook Available • Garage • Wi-Fi/Internet • Air-Con • Villa • Saltwater Pool • Walk to Beach • Private Pool • Gym/Fitness Room • Laptop Friendly Workspace • Pre-Stocked Fridge Available • Transfers Available • Babysitting Available • <1hr to Airport • Dishwasher • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Smart TV • Sauna/Steam • Heating • Caretaker/Owner on Site • Parking Space • On-Street Parking • Seaview • Sailing • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Boat Trips



# Interior & Grounds

## The Villa

### *Interior - Ground floor*

- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Gym
- Sauna
- Office with sofa bed for two
- Laundry room
- Bedroom 1 - Double bed, en-suite bathroom

### *Interior - First floor*

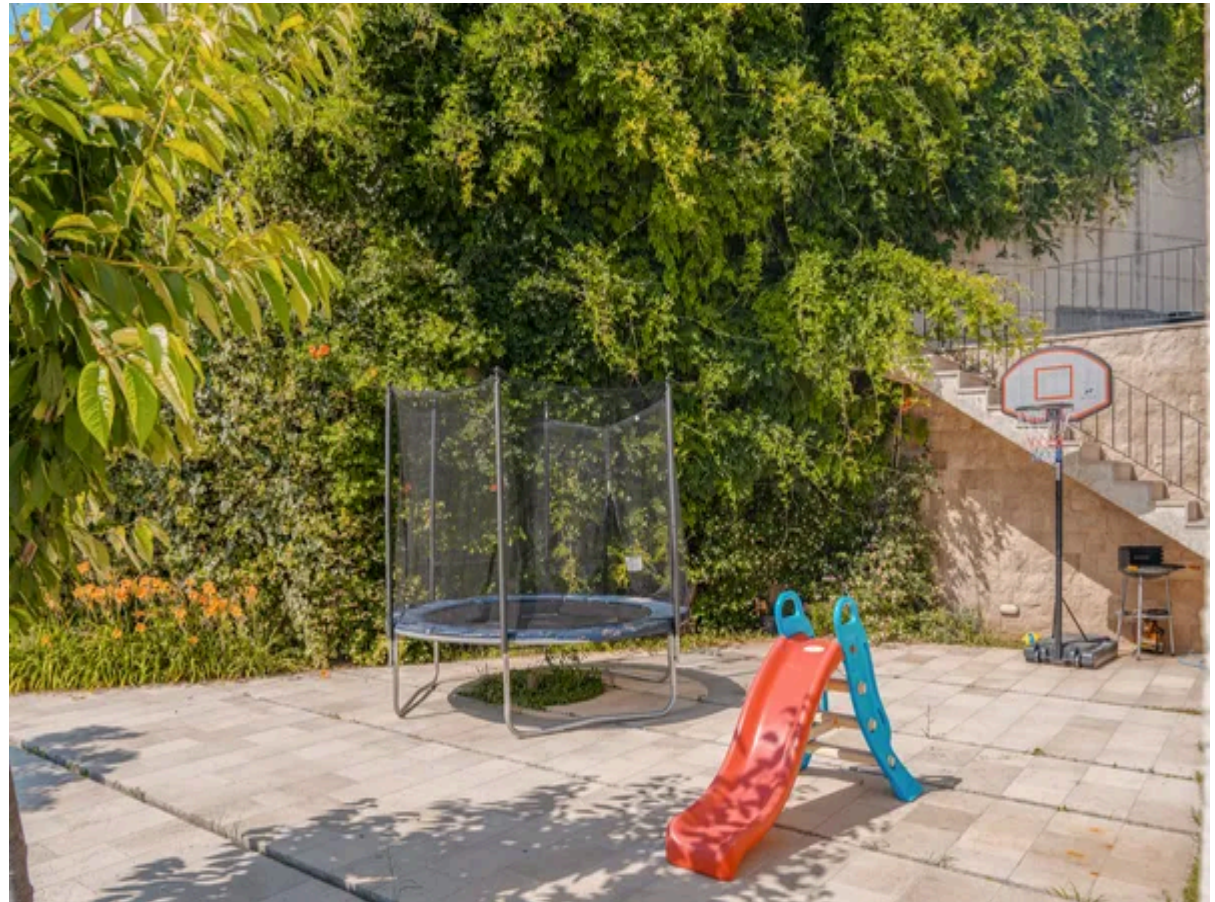
- Bedroom 2 - King-size bed, wardrobe, en-suite bathroom
- Bedroom 3 - Twin beds
- Bedroom 4 - King-size bed
- Bedroom 5 - King-size bed, en-suite bathroom
- Family bathroom

### *Exterior*

- Private saltwater swimming pool (17x5m)
- Seating area
- Dining area
- Pond
- Children's toys

### *Additional Facilities*

- Internet/Wi-Fi
- Air conditioning
- Smart TV
- Barbecue
- Trampoline & slide
- Garage



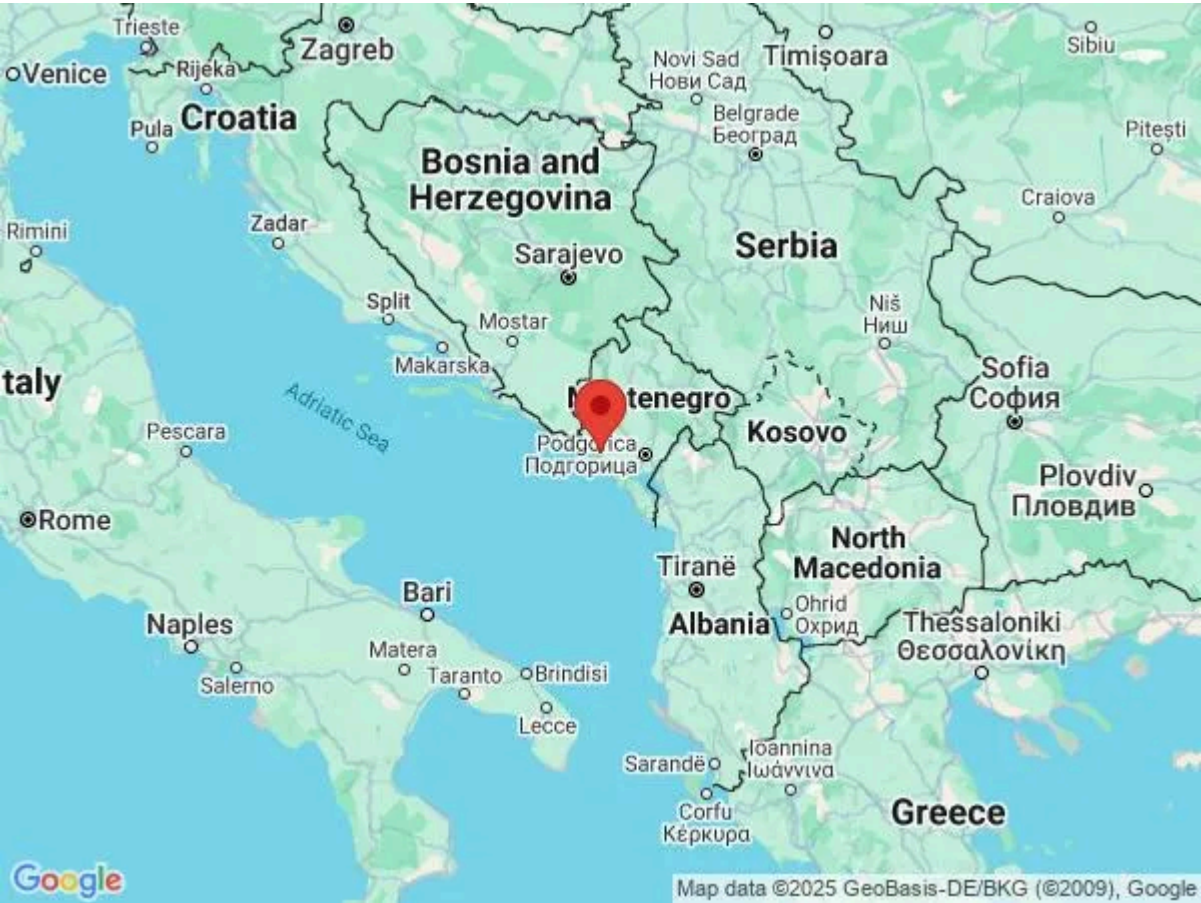
# Location & Local Information

Villa Dinarica is situated approximately one kilometre above the waterfront of Dobrota, offering a peaceful vantage point over the Bay of Kotor. Its hillside setting ensures a calm and private atmosphere, away from the noise and crowds, yet close enough to reach the shore on foot if you're up for a bit of exercise. The walk down takes you past quiet residential lanes to the beach and promenade, dotted with cafes, restaurants and swimming spots, but be prepared for a steep return climb.

The villa's elevated position rewards guests with expansive views and cooling breezes, making it an ideal base for relaxing or exploring the surrounding area. The UNESCO-listed old town of Kotor is just a short drive away, offering a mix of history, local markets, and dining options. Whether you're planning to sightsee, swim, or unwind with a view, the location balances convenience with escape.

## Local Amenities

Nearest Airport	Tivat Airport (12km)
Nearest Beach	Pod Murvom (1km)
Nearest City	Kotor (4km)
Nearest Restaurant	(1km)
Nearest Supermarket	City (500m)



## What we love

- Generous outdoor space with a 17-metre saltwater pool, koi pond, and shaded seating, perfect for all ages.
- Bright, modern interiors with a dedicated gym, sauna, and office, ideal for active breaks or remote working.
- Peaceful hillside setting with sweeping views over the Bay of Kotor, just a short drive from the Old Town.

## What you should know...

- The access road to the villa is narrow and steep; we recommend hiring a compact automatic car for ease and safety.
- Walking down to the waterfront is manageable; however, there is no pavement, and the return walk is steep and may not suit everyone.
- The koi pond, while a lovely feature, may require supervision for families with younger children.

# 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:** 1.00 p.m.
- **Departure time:** 12.00 p.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.
- **Other Ts and Cs:** There are CCTV cameras located on the exterior of this property, which are accessible to guests. The CCTV can be turned off.
- **Changeover day:** Flexible.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 4 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Tourist tax (approx. 1€ per day/per person) is not included in the rental price and will be charged in cash on arrival.
- **Internet access?:** Included in the rental price.
- **Pool towels included?:** Yes.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.