Villa Dajana

Region: Montenegro **Sleeps:** 10

Overview

Welcome to Villa Dajana, an effortlessly elegant, four-bedroom sanctuary set right on the edge of Montenegro's breathtaking Bay of Kotor. This expansive 350-square-metre villa combines natural materials, earthy tones, and refined boho styling to create a luxurious coastal retreat that sleeps up to 10 guests. With both sea and mountain views, this waterfront property is the perfect escape for families or groups seeking sun, serenity, and sophistication.

The ground floor offers a warm, open-plan layout where design meets function. A generous, fully equipped kitchen with a breakfast bar flows seamlessly into the dining area, where a solid wood table seats ten beneath statement pendant lighting. The adjacent living space, complete with a fireplace, Smart TV, and neutral-toned seating, is inviting and stylish. Large sliding doors frame views of the bay and open out onto a sea-facing terrace, allowing light and breeze to fill the room. A WC completes the layout on this floor, enhancing practicality without compromising style.

Upstairs, the interiors continue to impress. Each bedroom has been curated to evoke calm and comfort, with natural stone walls, wooden beams, and floor-to-ceiling curtains. The standout master suite features a double bed, an en-suite bathroom, and an additional room ideal for children or extra guests. Two more double bedrooms offer en-suite facilities and elegant, restful décor, while the twin room, also en-suite, makes a versatile addition for families or friends. Thoughtful lighting, tactile materials, and muted colour palettes throughout ensure restful nights after days by the sea.

Outdoors, Villa Dajana delivers true wow-factor living. To the front, the spacious terrace features comfortable lounge seating, a dining area for al fresco meals, and a hot tub perfectly positioned to gaze out over the water. Just steps across the quiet waterfront path, a private swim platform offers direct access to the sea, ideal for morning dips or sunset swims. To the rear of the villa, guests will find a heated swimming pool surrounded by fragrant Mediterranean planting, sun loungers, and a manicured garden space for lounging in privacy.

Additional amenities include secure parking, a private garage, potential boat mooring, Bose sound system, Smart TV, high-speed Wi-Fi, and full climate control throughout. Villa Dajana seamlessly blends indoor elegance with outdoor splendour, making it the ultimate base for discovering the natural beauty and cultural charm of the Bay of Kotor. Whether you're gathering with loved ones, hosting friends, or seeking a stylish escape, this is a home designed to elevate every moment.

Villa Dajana is ideally situated adjacent to a prestigious five-star hotel, offering guests convenient access to a wealth of premium amenities. The Hotel boasts a high-end restaurant serving a refined à la carte menu, perfect for gourmet dining in an elegant setting. For those seeking relaxation, the on-site spa and wellness centre provides a serene escape, featuring Turkish









bath, a Finnish sauna, massage and body treatments. Guests can also expect an exceptional standard of service, with attentive and professional staff dedicated to delivering a seamless and memorable experience.

Facilities

Sailing • Air-Con • Walk to Village • Ideal for Kids • Villa • Private Pool • Chef/Cook Available • Wow Factor • Ideal for Teens • Cots (Cribs) • Walk to Beach • Heated Pool • Beach Nearby • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Seaview • Seafront • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Hot Tub • Dishwasher • Microwave • Smart TV • Transfers Available • Breakfast Included • High Chair(s)

Interior & Grounds

The Villa

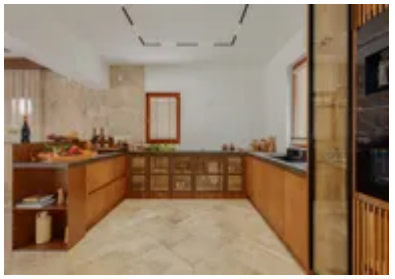
Interior - Ground floor
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- WC

Interior - First floor
- Bedroom 1 - Master bedroom with Double bed, en-suite bathroom, spare room
- Bedroom 2 - Double bed, ensuite bathroom
- Bedroom 3 - Double bed, en-suite bathroom
- Bedroom 4 - Twin beds, en-suite bathroom

Exterior
- Private heated swimming pool (32sqm)
- Sunbeds
- Garden
- Terrace
- Hot tub
- Dining area
- Seating areas
- Swim platform

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- TV
- Bose sound system
- Boat dock
- Sea access
- Fireplaces
- Wine fridge
- Parking
- Access to five star hotel amenitites









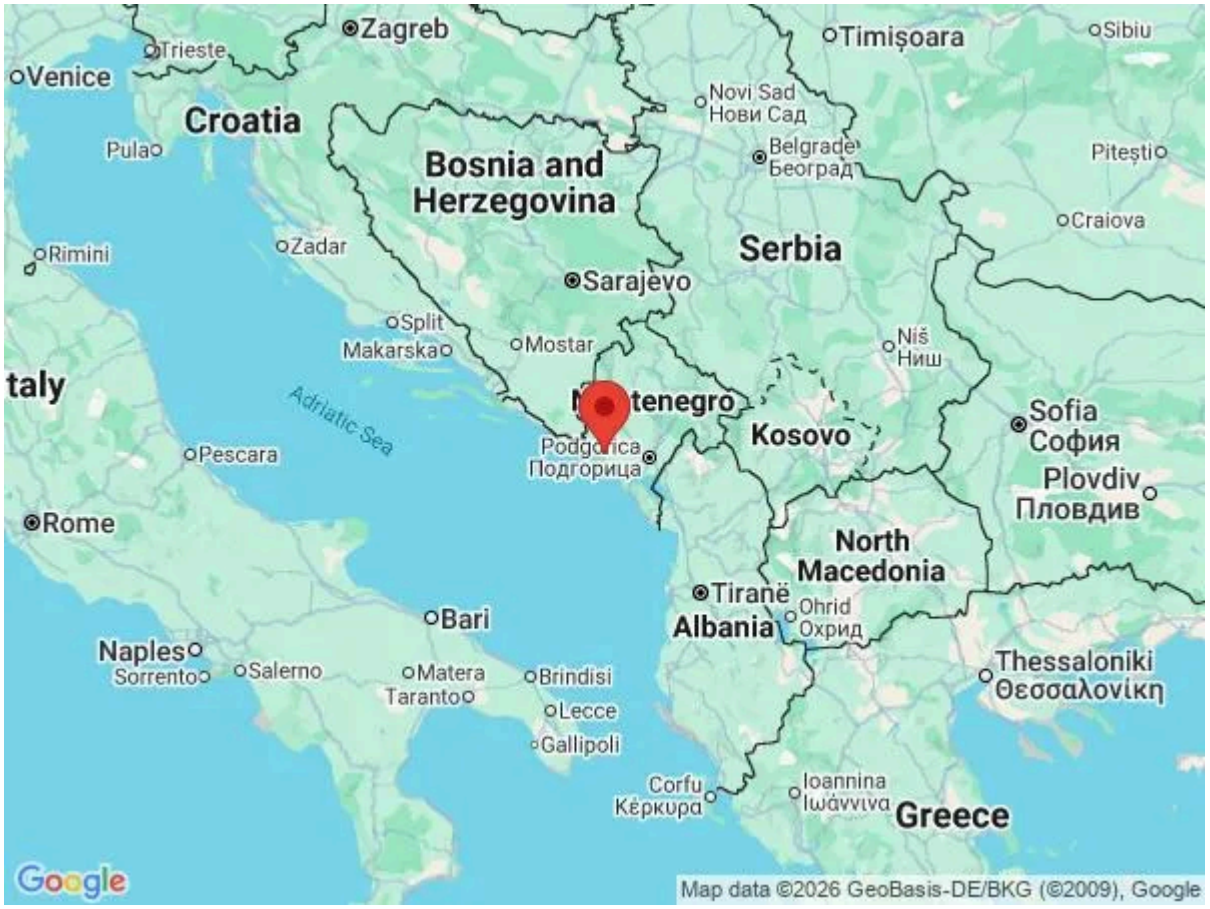
Location & Local Information

Villa Dajana is enviably located on the shores of the stunning Bay of Kotor, offering direct access to the water with its own private dock just steps from the front terrace. This serene setting is ideal for swimming, paddleboarding or simply soaking up the views of the fjord-like coastline. While the villa offers total tranquillity, it's also just a short ten-minute drive from the historic town of Kotor, a UNESCO World Heritage Site known for its medieval old town, winding cobbled streets, ancient city walls, and vibrant café culture.

Guests can explore Kotor's rich history at landmarks like the Cathedral of Saint Tryphon or hike to the fortress above for sweeping views over the bay. Boat tours to Perast and Our Lady of the Rocks are also easily arranged. Back at the villa, dining is effortless with a high-end restaurant next door and several more dotted along the shoreline, offering fresh seafood and local cuisine in unbeatable waterfront settings. Whether you're seeking cultural exploration, a culinary journey, or laid-back luxury by the water, Villa Dajana's location places everything within easy reach.

Local Amenities

Nearest Airport	**Tivat Airport (12km)**
Nearest Town	**Dobrota (3km)**
Nearest Beach	**Swim Platform (Walking distance)**
Nearest Shop	**Market Dea (2km)**









What we love

- Wake up to panoramic sea views and unwind in the hot tub just steps from the water's edge.
- Enjoy spacious, beautifully styled interiors blending natural textures, soft lighting, and boho-chic design throughout the villa.
- Relax between dips in the heated pool and sunset dinners on the terrace overlooking the Bay of Kotor.
- Breakfast is included in the rental rate!

What you should know...

- Please be mindful of children playing around the pool and dock area as there are no fences.
- Parking is available and we recommend hiring a car in order to make the most of the surroundings.
- The villa is located next to a five-star hotel with a fabulous restaurant!
- Please note that there is a service charge applicable for this property, payable to OT. Please see T's & C's for more information.

Terms & Conditions

- **Security deposit:** €300 per day charged to client's credit card by the owner before arrival or paid localy in cash upon arrival and refunded two weeks after departure, subject to full inspection.

- **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.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement per pet per day will apply (paid locally).

- **Other Ts and Cs:** Video surveillance is available on site, covering outdoor area around parking and garage zone, entrance from the sea side and alternative entrance from the main road. Records are made and stored within the Villa, without external access. Offering the clients ability to turn of entire system or specific area on their request. There are no indoor cameras in this facility.
 Please note, there is a service fee of €300 per day, payable to OT. The service charge covers daily maintenance to the villa and hotel grounds. Breakfast is included in the rental rate.

- **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:** 5 nights from 01.06 - 31.08.
 3 nights all other dates.

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

- **Tax:** Tourist Tax of €2.00 per person per night is not included in the rental price and will need to be paid locally 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 towels included?:** Yes, included in the rental price.

- **Pool opening dates?:** The pool is open from15th April to 15th October.