# Villa Zoria

**Region:** Montenegro **Sleeps:** 8

## Overview

Contemporary comfort meets dramatic coastal views at Villa Zoria, a modern hideaway just outside Budva. Set across three tiers and designed for effortless indoor-outdoor living, this four-bedroom villa offers a considered mix of style and function—ideal for families or groups of up to eight. The exterior features a private pool framed by sleek sun loungers and an outdoor shower, with elevated sea views stretching across the Montenegrin coastline.

Inside, the open-plan ground floor is spacious and sociable, combining a fully equipped kitchen, dining zone and relaxed lounge area that flows seamlessly to the terrace. Upstairs, three en-suite bedrooms offer direct balcony access, while a fourth bedroom is conveniently located on the ground floor. A second-floor office and roof terrace with loungers create additional space to unwind or work remotely.

Younger guests are well catered for, with a dedicated kids' play area indoors and access to a nearby playground. With thoughtful extras like a barbecue fire pit, air conditioning, CCTV, and secure parking, Villa Zoria balances elevated design with practical family living in a sun-drenched Adriatic setting.

## Facilities

Air-Con • Private Pool • Villa • <1hr to Airport • Ideal for Teens • Special Offer • Has Offer • Has Discount • Cots (Cribs) • Beach Nearby • Parking Space • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Dishwasher • Breakfast Included • High Chair(s)









# Interior & Grounds

## The Villa

*Interior - Ground floor*
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Children's corner with toys
- Laundry room
- Bedroom 1 - Double bed, built in-wardrobe
- Bathroom with shower

*Interior - First floor*
- Bedroom 2 - Double bed, A/C, walk-in wardrobe, balcony access, en-suite bathroom
- Bedroom 3 - Double bed, A/C, walk-in wardrobe, balcony access, en-suite bathroom
- Bedroom 4 - Double bed, A/C, walk-in wardrobe, balcony access, en-suite bathroom

*Interior - Second floor*
- Office space with sofa and desk
- Bathroom
- Access to roof terrace with sunbeds

*Exterior*
- Private swimming pool
- Sunbeds
- Shower
- Fire pit for barbecue
- Garden
- Access to children's playground

*Additional Facilities*
- Internet/Wi-Fi
- Air conditioning
- CCTV
- Parking
- Cot
- Highchair









# Location & Local Information

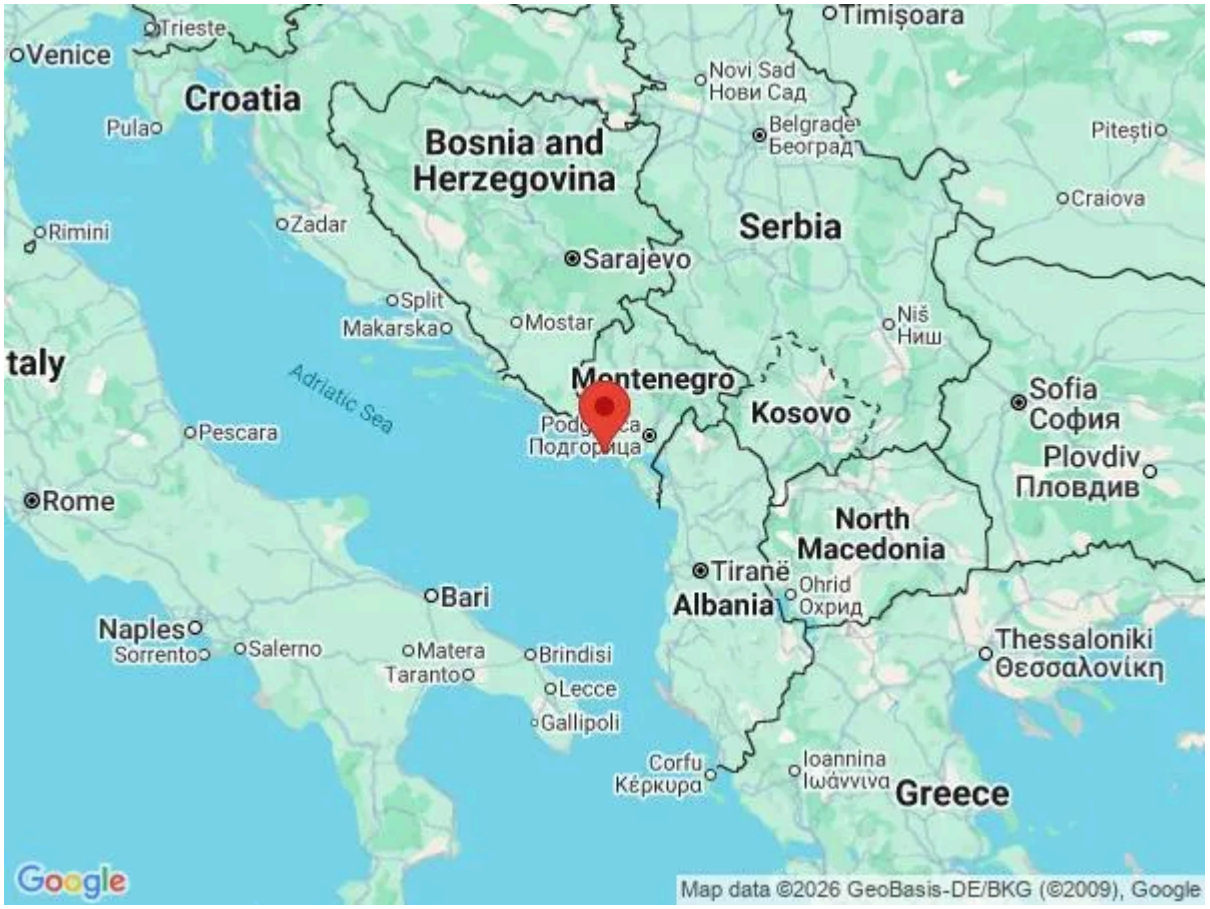
Villa Zoria enjoys a peaceful hillside setting just twenty kilometres from Tivat Airport, offering a convenient gateway to Montenegro's sun-soaked coastline. Positioned around three kilometres from the nearest beach, the villa makes it easy to dip into the Adriatic whenever the mood strikes, while staying slightly removed from the bustle of the main resorts.

The lively town of Budva, just eleven kilometres away, is one of Montenegro's most popular coastal hubs—famed for its atmospheric Old Town, buzzing marina, and long stretches of beach. Guests can explore narrow cobbled streets lined with boutiques and cafés, dine al fresco at one of the seafront restaurants, or stock up at modern supermarkets and local markets for a self-catered stay.

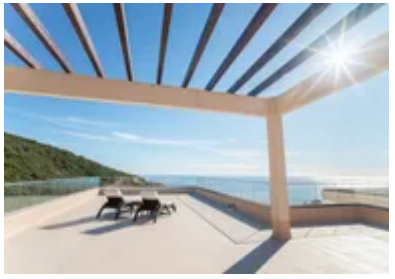
Beyond Budva, day trips might include the charming town of Kotor, a UNESCO World Heritage Site surrounded by fjord-like mountains, or the exclusive islet of Sveti Stefan, a postcard-perfect spot for photos. Whether you're seeking historic culture, vibrant nightlife or tranquil coves, Villa Zoria's location offers an excellent launchpad for exploring the Montenegrin coast.

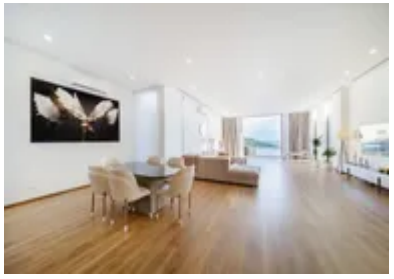
## Local Amenities

| | |
|---|---|
| Nearest Airport | **Tivat Airport (22km)** |
| Nearest Beach | **Trsteno Beach (3km)** |
| Nearest City | **Budva (11km)** |
| Nearest Supermarket | **Hipermarket HDL (12km)** |
| Nearest Village | **Krimovica (1km)** |







# What we love

- The elevated sea views from the pool terrace—perfect for lazy afternoons and sundowner drinks.
- The stylish yet functional layout across three floors, with private balconies and a rooftop terrace to spread out and unwind.
- A family-ready setup with a play corner, cot, highchair, and access to a nearby playground—ideal for guests travelling with children.
- Villa Zoria sleeps 8 guests across four double bedrooms. An additional guest can be accommodated on an extra bed, available on request and subject to an extra cost. Please enquire for more information.

# What you should know...

- The villa is set in a quiet hillside area—car hire is recommended for easy access to beaches, shops and nearby Budva.
- The nearest beach is around 3km away, so not within walking distance for most.
- Children should be supervised at all times when outdoors and around the pool.

# Terms & Conditions

- **Security deposit:** €300 charged to client's credit card by the owner before/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. If accepted a daily fee of €55 will be payable on arrival.

- **Other Ts and Cs:** Early check in and late check out will incur a surcharge. Please get in touch to find out more.

- **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:** 2 nights.

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

- **Tax:** Tourist tax will be charged according to the local rate upon arrival in cash: <br> 1.50€ per adult per day <br> 1€ for guests aged 12 to 18 years old <br> 0.50€ for children under 12 years old.

- **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 and beach towels.