Villa Perleo

Region: Montenegro **Sleeps:** 29

Overview

Perched above the dramatic coastline of Montenegro's Luštica Peninsula, Villa Perleo is a one-of-a-kind hillside retreat designed for large groups who want space, comfort, and unforgettable views. This expansive estate comprises five separate villas across eight levels, creating a private village atmosphere for up to 29 guests. Whether you're travelling with extended family or a large group of friends, the layout encourages connection while still offering room to retreat.

With eight bedrooms, including a fun kids' dormitory sleeping ten, Villa Perleo is as practical as it is stylish. Interior spaces are thoughtfully curated, from the yoga and cinema rooms to a fully equipped kitchen and a couple of kitchettes as well as multiple terraces for alfresco dining. Soak up the sunshine by the pool, unwind in the sauna and steam room, or take in the sunset from the rooftop bar with a chilled glass in hand.

Modern comforts, such as Wi-Fi, air conditioning, and a home cinema projector, are all part of the package, while the setting provides the kind of coastal drama that makes Montenegro so compelling.









Facilities

Horse Riding • <1hr to Airport • Air-Con • Fishing • Villa • Historical Sites • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Walking/Hiking Paths • Walk to Village • Cycling • Boat Trips • Chef/Cook Available • Cots (Cribs) • Beach Nearby • Parking Space • Wi-Fi/Internet • Seaview • BBQ • On-Street Parking • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Laptop Friendly Workspace • Garage • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Sauna/Steam • Home Cinema • Fire Pit • Heating • Transfers Available • High Chair(s)

Interior & Grounds

The Villa

Please note, Villa Perleo is composed of five different villas.

Villa One (level 1)
- Bedroom 1 - Double bed, single bed, en-suite bathroom

Villa Two & Three (level 2 and 3)
- Cinema room
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- WC
- Laundry room
- Bedroom 2 - Double bed, en-suite bathroom
- Bedroom 3 - Double bed, en-suite bathroom
- Bedroom 4 - Double bed, en-suite bathroom

Villa Four (level 4 and 5)
- Service apartment with bedroom 5 - double bed, en-suite bathroom
- Bedroom 6 - Kids dormitory, WC (sleeps 10)
- Sauna and steam room
- Shower

Villa Five (level 6, 7 and 8)
- Bar and kitchenette
- Kitchenette with barbecue and pizza oven
- Yoga room
- Kitchenette & WC
- Bedroom 7 - Double bed
- Bedroom 8 - Double bed
- Family bathroom

Exterior
- Private swimming pool (7x2m)
- Seating areas
- Bar areas
- Dining area
- Multiple terraces

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- Projector
- Garage
- Bikes available for an additional charge
- Events*

**Please see T's & C's*









Location & Local Information

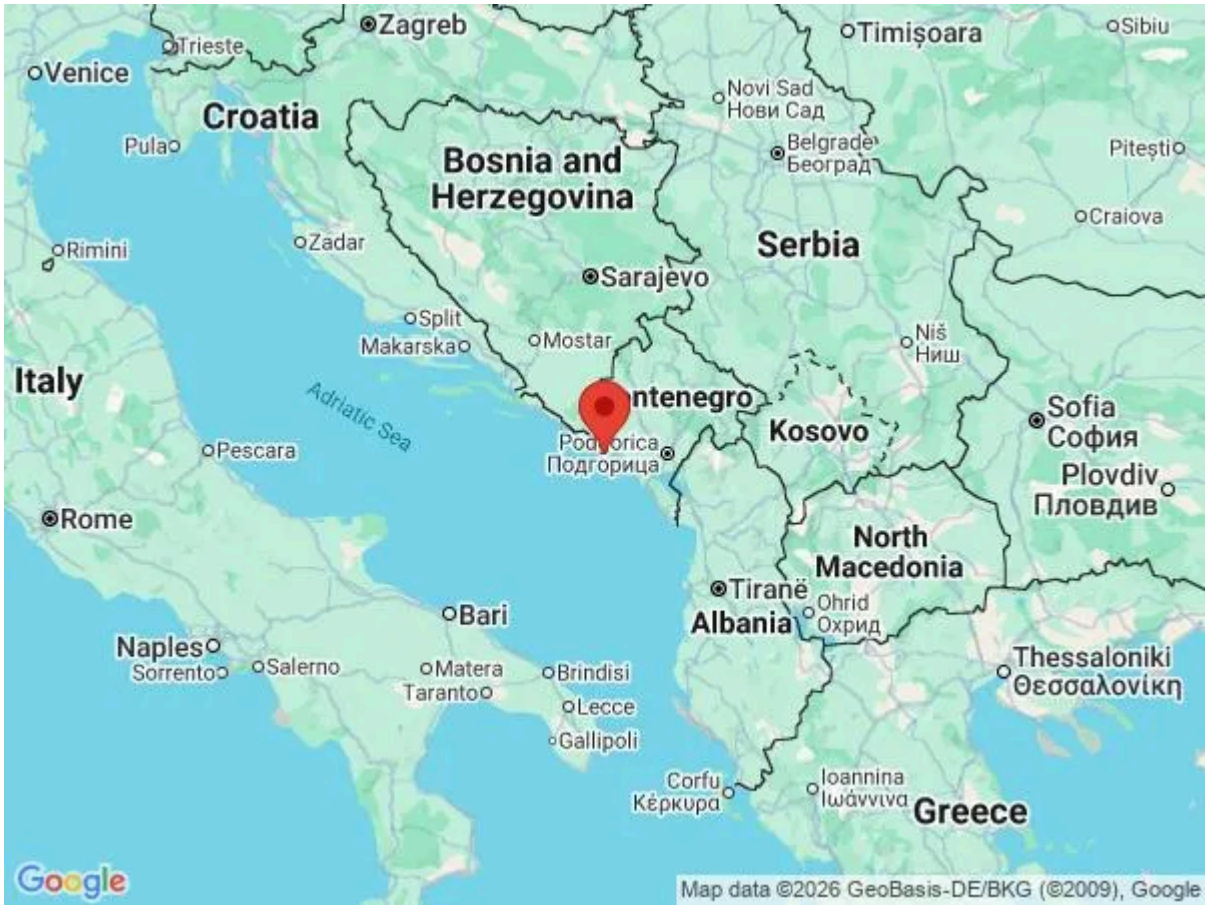
Villa Perleo is set into the rugged hillsides of western Luštica, a region known for its authentic charm and sweeping views of the Adriatic. Positioned just above the quiet fishing village of Rose, the property offers a peaceful base with easy access to some of Montenegro's most captivating coastline.

Rose itself is a short drive or boat ride away and makes for a lovely day trip with its seafront restaurants, historic architecture, and calm swimming spots. From here, you can also catch a water taxi across the bay to Herceg Novi or explore the Blue Cave and other coastal landmarks.

Though the setting feels wonderfully removed, the villa is well-connected to the region's top attractions. Luštica Bay, with its marina, restaurants, and golf course, is within easy reach, while Tivat Airport is around twenty kilometres away. Whether you're exploring the surrounding olive groves or heading down to the sea, the area strikes a fine balance between discovery and downtime.

Local Amenities

Nearest Airport	**Tivat Airport (20km)**
Nearest Beach	**Plage de Rose (3km)**
Nearest City	**Tivat (20km)**
Nearest Supermarket	**Voli (11km)**
Nearest Town	**Krasici (8km)**
Nearest Village	**Rose (3km)**









What we love

- The layout across five villas means everyone gets their own space, perfect for big family getaways or group celebrations
- The kids' dormitory is a hit with younger guests, giving them their own zone to hang out and sleep
- Rooftop bar, pizza oven, multiple terraces... this villa was made for sociable evenings and long, laid-back dinners

What you should know...

- The villa is arranged across multiple levels with several staircases, which may be challenging for guests with limited mobility, there are 159 steps within the whole villa.
- While the dormitory sleeps up to 10, it's best suited to kids or teens due to its shared layout
- The peaceful hillside setting means a car is recommended for exploring nearby villages and reaching the coast easily

Terms & Conditions

- **Security deposit:** €2000 paid via a secure payment link to the owner before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.
 Please note that later check-out is available upon request and for an additional cost.

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

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Events are allowed at this property for an additional charge. Please get in touch to discuss any requirements.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €600, payable locally. 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.

- **Other 2:** Please note that the rental price is based on an occupancy of 8 guests, although this property can hold up to 29 guests. This is available on request, and at an extra charge per person per night (see rates table). Please request this during the booking process.

- **Minimum stay:** 4 nights.

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

- **Tax:** Tourist tax of €1 per person per day is not included in the rental price, and will be payable in cash upon 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.