Villa Boka Vista

Region: Montenegro **Sleeps:** 16

Overview

Villa Boka Vista is a characterful coastal retreat with an enviable position right on the edge of the Bay of Kotor. With direct sea access and a series of inviting outdoor terraces, it offers a front-row seat to Montenegro's coastal charm, ideal for morning swims or sundowner drinks by the water. Spread over four levels, this spacious villa comfortably sleeps up to 16 guests across eight bedrooms, making it well-suited to larger families or groups of friends.

The interior is an eclectic mix of vintage pieces, bold colour choices, and curated decor that tells a story in every corner, from floral rockers and traditional rugs to statement lighting and patterned floors. There are two fully equipped kitchens, a wine room for intimate dinners, and even a private gym for those looking to stay active.

While there's no swimming pool, the villa's direct access to the Adriatic more than makes up for it, especially with loungers and shaded corners just steps from the sea. Whether you're after lazy lunches outdoors, quiet reading spots, or lively evenings with family, Villa Boka Vista delivers comfort, personality, and plenty of space to unwind.



Facilities

Air-Con • Villa • Wine Tasting • Boat Trips • Paragliding • Cycling • Historical Sites • Walking/Hiking Paths • Walk to Beach • Beach Nearby • Ground Floor Bed & Bath • Beachfront • Wi-Fi/Internet • Seaview • Seafront • On-Street Parking • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Laptop Friendly Workspace • Garage • DVD • Gym/Fitness Room • Tumble Dryer • Dishwasher • Safety Deposit Box • Smart TV • Fire Pit • Heating • Ceiling Fans • Fenced Grounds







Interior & Grounds

The Villa

Interior - Ground floor
- Wine room with dining table
- Laundry room
- Gym with weights

Interior - First floor
- Fully equipped kitchen, A/C
- Bedroom 1 - Double bed, A/C, wardrobe
- Bedroom 2 - Double bed, A/C, wardrobe
- Bedroom 3 - Double bed, A/C, storage
- Bedroom 4 - Double bed, A/C, wardrobe
- Bathroom 1 - Bath with WC
- Bathroom 2 - Shower with WC
- Bathroom 3 - Shower with WC
- WC

Interior - Second floor
- Living room, A/C
- Fully equipped kitchen, A/C
- Bedroom 5 - Queen-size bed, A/C, wardrobe
- Bedroom 6 - Queen-size bed, A/C, wardrobe
- Bathroom 4 - Shower with WC

Interior - Third floor
- Bedroom 7 - Double bed, A/C, wardrobe
- Bedroom 8 - Double bed, A/C, storage

Exterior
- Fully equipped kitchen and dining area
- Access to sea
- Seating areas
- Sunbeds
- Parasol

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- TV
- On-street parking









Location & Local Information

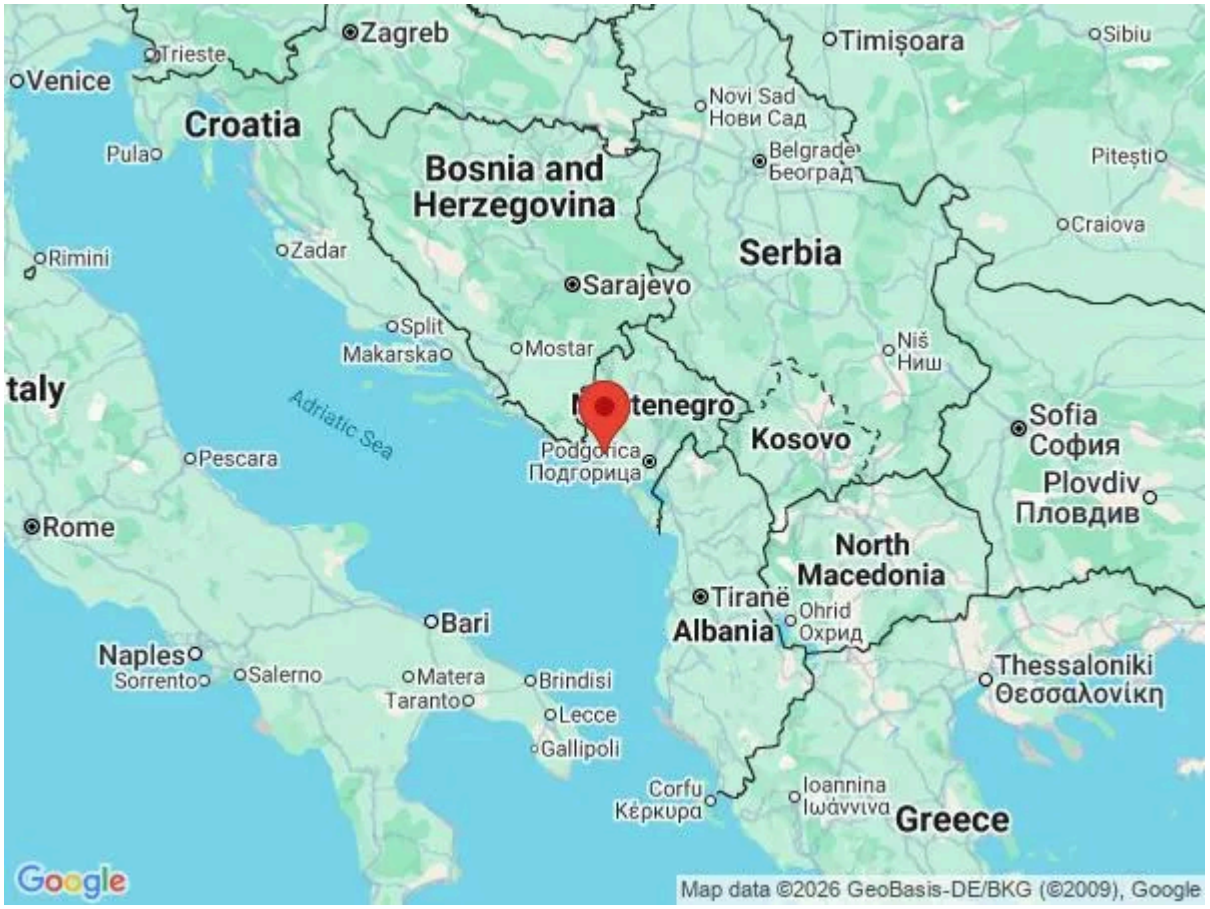
Set in the peaceful waterfront village of Ljuta, Villa Boka Vista places guests at the heart of the Bay of Kotor's dramatic landscape. Known for its elegant stone houses, baroque churches, and laid-back charm, Ljuta offers a slower pace of life while still being within 10 minutes' drive of Kotor's UNESCO-listed Old Town.

The villa enjoys direct access to the bay's calm, swimmable waters, ideal for a morning dip or kayaking adventure. A charming waterfront promenade runs through the village, and a few excellent restaurants are just a short stroll away, including those housed in restored palazzos.

Despite its quiet setting, Ljuta is well connected for day trips. Picturesque Perast is just 15 minutes away, while boat tours to Our Lady of the Rocks and hikes in Lovćen National Park are easily arranged. Whether you're looking to relax by the water or explore Montenegro's cultural heritage, this location offers both.

Local Amenities

Nearest Airport	**Tivat Airport (15km)**
Nearest Beach	**Swim platform (Walking distance)**
Nearest City	**Tivat (16km)**
Nearest Shop	**Viva Market (Walking distance)**
Nearest Town	**Kotor (7km)**
Nearest Village	**Ljuta (Walking distance)**









What we love

- Direct sea access from the terrace, perfect for spontaneous swims or lazy afternoons by the water
- Eclectic, design-forward interiors full of character and charm
- Peaceful setting in Ljuta, with local restaurants and historic architecture just a stroll away

What you should know...

- There is no swimming pool at the villa, but the calm waters of the bay are directly accessible
- The villa is spread over four floors, with stairs throughout, may not suit guests with limited mobility
- Some bedrooms share bathrooms, so it's best to plan room assignments ahead of time
- On-street parking is available, but spaces may be limited during peak season

Terms & Conditions

- **Security deposit:** €3000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

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

- **Departure time:** 10.00 a.m.

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

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

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

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €300, 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.

- **Minimum stay:** 6 nights. All other durations on request.

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

- **Tax:** Tourist tax (1€ per person, per day) is not included in the rental price and will be charged 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.

- **Beach towels included?:** Yes.