Villa Mediterraneo Kumbor

Region: Montenegro **Sleeps:** 8

Overview

Villa Mediterraneo Kumbor is a characterful, multi-level retreat perched above Montenegro's Boka Bay, offering expansive views, adaptable living spaces and true indoor-outdoor living. Natural stone, warm interiors, olive trees and private gardens give the villa an authentic Mediterranean character, with the welcoming atmosphere of a carefully maintained home.

At its heart is the sunlit first-floor living space, where the open-plan kitchen, dining and lounge areas flow directly onto the pool terrace and gardens. Elsewhere, an atmospheric stone wine cellar and lounge provides a cosy setting that can also double as a cinema room, while a separate traditional stone tavern with an open fireplace offers another distinctive space for gathering together.

Bedrooms are spread across two floors, including a top-floor master suite with a sea-view terrace and a hidden mezzanine retreat leading to a rooftop viewpoint. Outside, the pool is surrounded by olive trees and local stonework, alongside a summer kitchen, shaded dining areas and an outdoor hot tub.

Personally cared for by its owners, the villa offers a welcoming, homely atmosphere, with local recommendations and assistance available throughout your stay.









Facilities

Boat Trips • Historical Sites • Walking/Hiking Paths • Air-Con • Fishing • Walk to Village • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Special Offer • Chef/Cook Available • Has Offer • Cots (Cribs) • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Laptop Friendly Workspace • Games Room • Garage • Gym/Fitness Room • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Satellite TV • Wine Cellar • Fire Pit • Heating • Wine-Tasting Available • Transfers Available • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa

Interior - Ground floor

- Fitness area

- Games area

- Lounge/cinema room

- Separate lounge/wine cellar

- Bathroom with shower

Interior - First floor
- Open plan living, kitchen, dining area with access to pool terrace
- Fully equipped kitchen
- Laundry room
- Bedroom 1 - Double bed, access to terrace
- Bathroom with shower

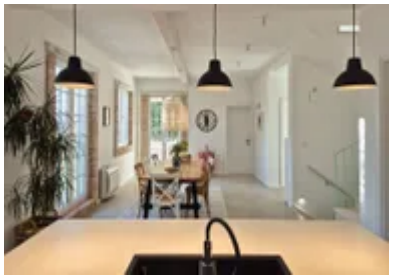
Interior - Second floor
- Bedroom 2 - Double bed, en-suite bathroom with shower, access to terrace
- Bedroom 3 - Twin beds
- Bedroom 4 - Mainly designed for children, with a raised bed (140 cm wide), which can sleep two children, and a daybed underneath that opens to 160 cm wide, suitable for another two children.
- Family bathroom with bath
- Sitting room
- Access to main terrace

Interior - Mezzanine & rooftop floor
- Studio/reading nook
- Rooftop viewpoint

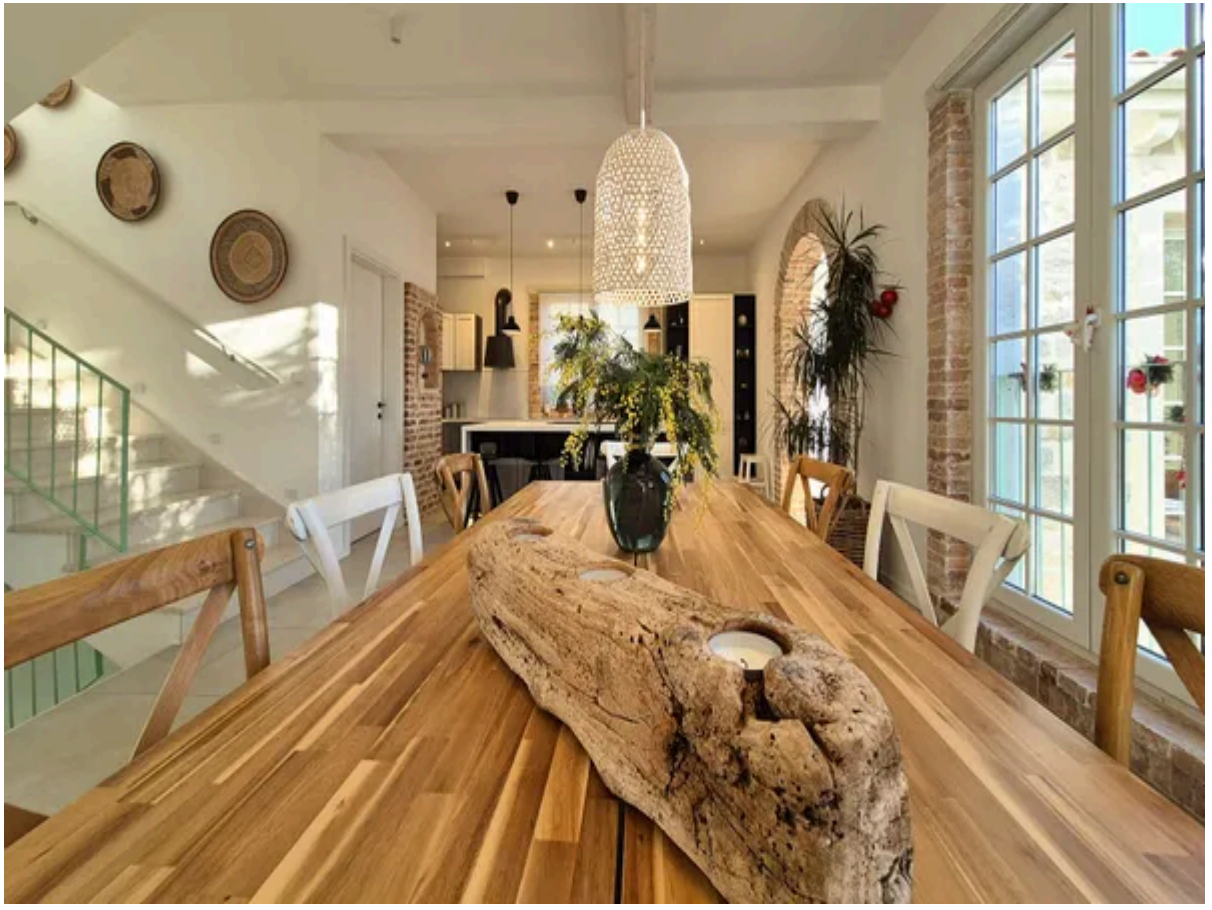
Exterior
- Private swimming pool (9x4m) (open from May to end October)
- Sunbeds
- Parasols
- Lawn
- Covered summer kitchen
- Tavern-style room with a traditional open hearth
- Seating areas

Additional Facilities
- Internet/Wi-Fi
- Air conditioning
- TV
- Parking (4 cars)
- Barbecue









Location & Local Information

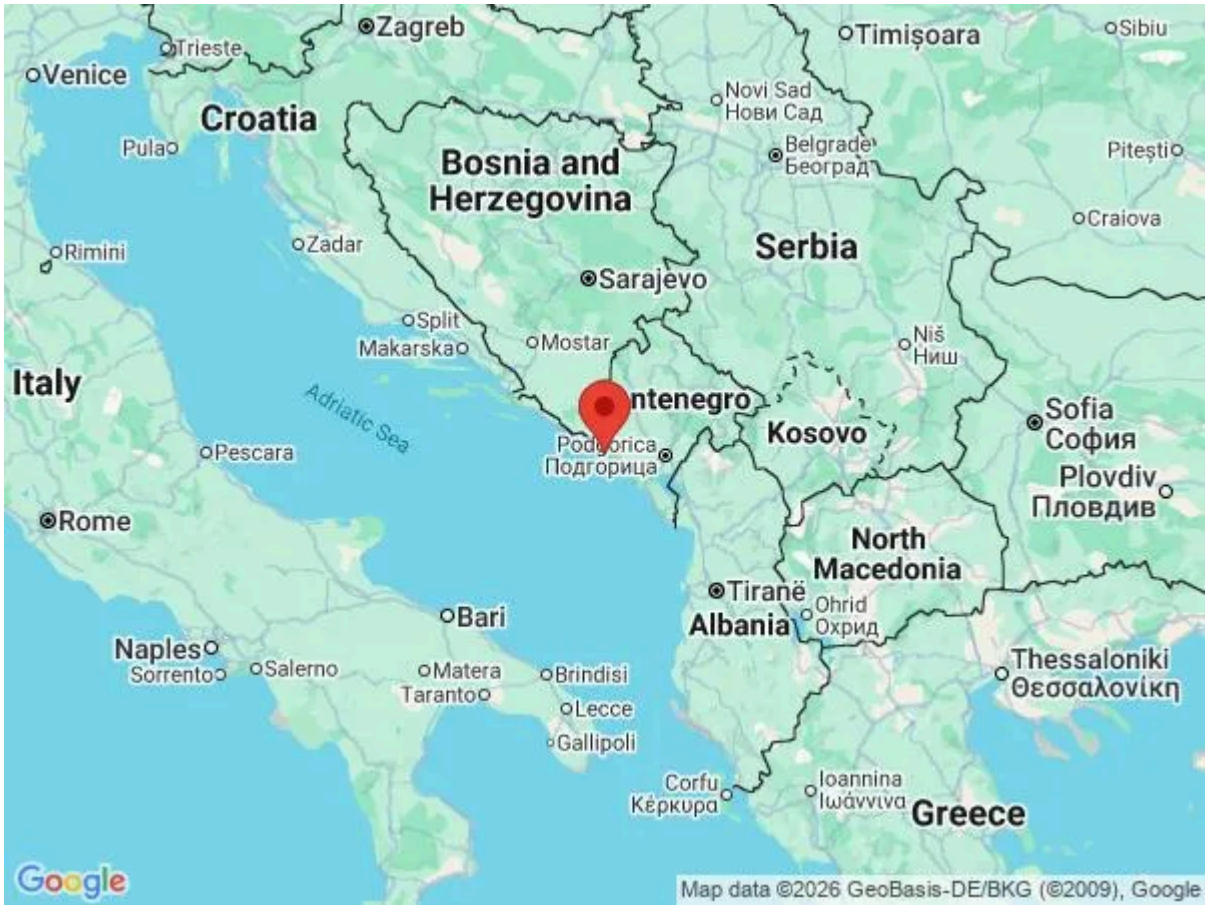
Perched four hundred metres above the pebble beachfront of Kumbor, Villa Mediterraneo Kumbor enjoys a peaceful hillside retreat while staying conveniently close to everyday amenities. A gentle walk or drive leads you down to the village, where cafés, taverns, and local shops welcome you to explore.

Kumbor itself is a serene coastal village on the Bay of Kotor, offering crystal-clear swimming spots along pebble coves and peaceful sea views. Water adventures abound, boat tours whisk you to the mesmerising Blue Grotto, the historic Our Lady of the Rocks island, and even hidden submarine tunnels or Mamula Island.

Just beyond Kumbor is the glistening Portonovi Resort, which is one kilometre from the villa. The resort combines Mediterranean-style elegance, world-class wellness, and direct waterfront luxury to create a serene escape. For a deeper dive into Montenegro's character, the medieval charm of Kotor's old town, with its ancient walls, piazzas, and market galleries, is just a short drive away.

Local Amenities

Nearest Airport	**Tivat Airport (23km)**
Nearest Beach	**Beach (400m)**
Nearest City	**Herceg Novi (6km)**
Nearest Shop	**IDEA (1km)**
Nearest Village	**Kumbor (Walking distance)**









What we love

- The flexible ground floor, with its gym, table tennis, and traditional wine cellar-turned-lounge, it's a versatile space ideal for teens, mixed-age groups, or anyone needing a bit of extra breathing room.
- Panoramic sea views from the rooftop terrace, the perfect perch for a quiet morning coffee or golden-hour glass of wine, with 360° vistas across Boka Bay.
- Multiple outdoor dining areas, from the summer kitchen to the shaded terraces, there's always a new spot to gather, eat, and enjoy the view.

What you should know...

- The nearest beach is approximately 400 metres away on foot. The return walk is uphill, so a car may be convenient, particularly for families with young children or when carrying groceries.
- Only one bedroom has an en-suite bathroom; the remaining rooms share well-appointed bathrooms.
- The villa spans multiple levels, including stairs to the rooftop, those with mobility concerns may prefer the first-floor bedroom with garden access.

Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 3.00 p.m.

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

- **Energy costs included?:** Yes, included in the rental price. Please note that this is subject to reasonable usage of the air conditioning.

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

- **Pets welcome?:** On request and with prior agreement. If accepted, there may be an extra charge. Please note, one small cat or dog is normally allowed (max 10kg). Pet owners are fully responsible for the behaviour and clean up.

- **Other Ts and Cs:** Small, intimate celebrations for guests staying at the villa may be considered by prior arrangement and subject to the owner's approval.

- **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. (All other durations upon request)

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

- **Tax:** Tourist Tax of €1 per person per night for over 18's is not included in the rental price and will need to be paid locally in cash on arrival. Children aged 12 to 18 pay €0.50. Under 12's are exempt from tourist tax.

- **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 opening dates?:** Open from 1st May to 30th October.