Villa Branko

Region: Montenegro **Sleeps:** 8

Overview

Villa Branko offers a thoughtful blend of traditional Montenegrin charm and contemporary design, set in expansive gardens overlooking the Bay of Kotor. Set on a private road near to the vibrant coastal town of Kotor, the villa is a 200 year old stone lovingly restored stone house, with views stretching across the bay.

The villa features thick stone walls and timber beams which create warm, open spaces with a modern rustic feel. The main house sleeps six across three bedrooms, comprising a double bedroom and two twin rooms – perfect for a group of friends or families. with space for two more in a double bedroom self-contained studio – ideal for guests seeking a bit more privacy. There are also two sofa beds for added flexibility.

Outdoors, the focus is on easy, sociable living. A large pool sits at the centre of a well-designed terrace, with a shaded dining pergola, outdoor barbecue, and even a cinema screen for movie nights. With spots to relax all day, including hammocks to loungers, Villa Branko is a place to fully unwind. Depending on the time of year, guests can enjoy enjoy activities like fishing, skiing, and hiking in the surrounding area as well as exploring local sights.









Facilities

Sailing • Walk to Village • Walking/Hiking Paths • Ideal for Kids • <1hr to Airport • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Private Pool • Recommended • Air-Con • Boat Trips • Villa • Cots (Cribs) • Ideal for Teens • Ground Floor Bed & Bath • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Waterfront • Seaview • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Laptop Friendly Workspace • DVD • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Outdoor Games • Heating • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Transfers Available •

Board games • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds









The Main Villa

Basement

- Two Twin bedrooms
- Bathroom
- Utility room

Ground Floor

- Double bedroom
- Bathroom
- Dining area
- Fully equipped kitchen
- Living area, with sofa bed

Cottage

- Double bedroom
- Bathroom
- Kitchenette
- Living area, with sofa bed

Exterior

- Private swimming pool, with Roman steps & ladder access (10.5mx4.5m)
- Barbecue
- Lawn area
- Outdoor dining & furniture
- Pergola
- Poolside shower
- Private nature path
- Private parking
- Sun loungers
- Outdoor cinema screen

Additional Facilities

- Safe
- Stereo
- TV
- Wi-Fi
- Badminton equipment
- Table Tennis

Location & Local Information

Villa Branko is situated in the historical heart of the Bay of Kotor, only a short drive from the UNESCO world heritage town of Kotor. Near to the villa, guests can access nature trails into the mountains, from which they will be able to enjoy spectacular views as far as the Tivat region. The 'Ladder of Kotor' is one of the best-known trails for walkers in the region.

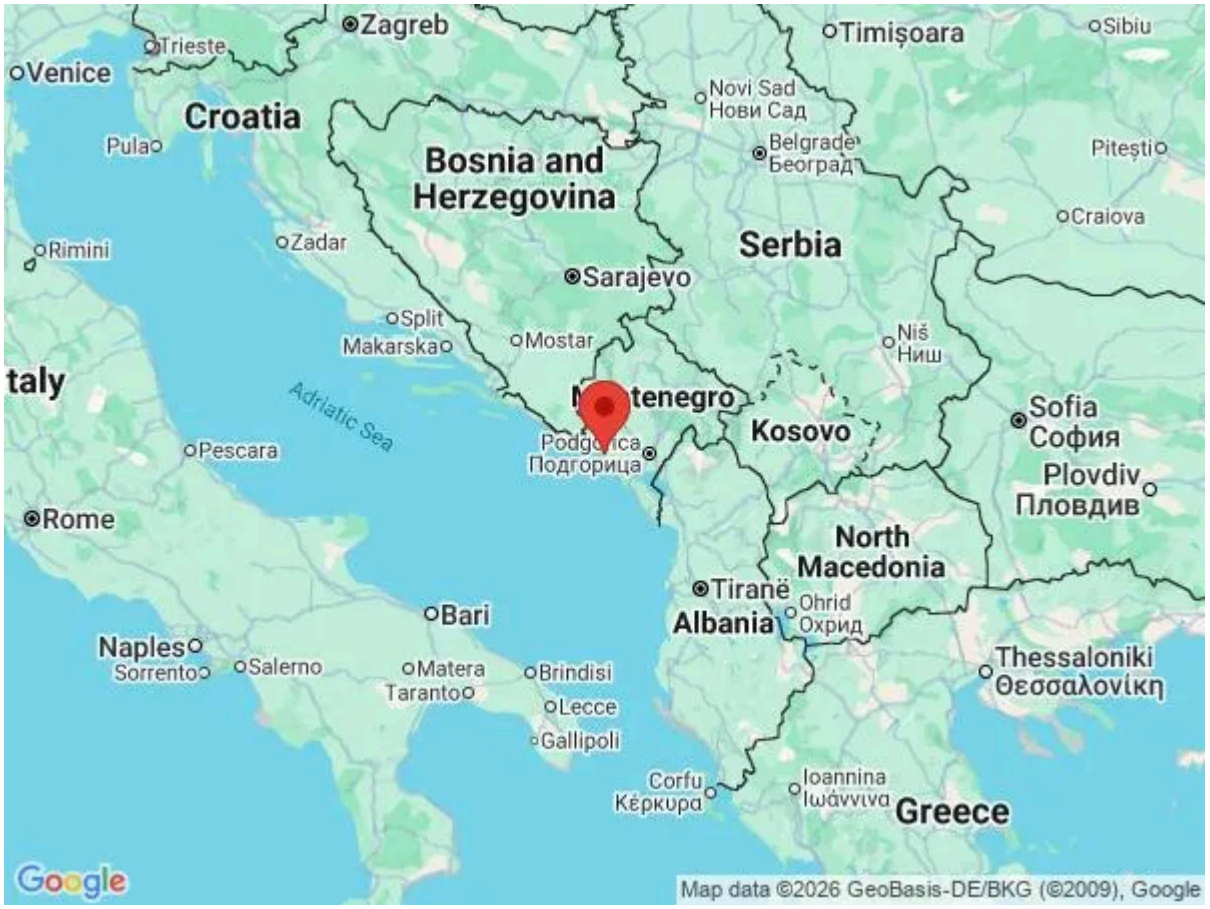
Beaches including Kotor beach, Virtu beach and Markov beach can be found nearby, as well as the opportunity to fish and explore local sights such as the Kotor Clock Tower, and Gurdich Gate. Following this, you can indulge in the local cuisine found in some of the region's restaurants and cafes or wander down Old Town Kotor's narrow cobbled streets.

Additionally, Perast is worth a visit, offering preserved baroque stone palaces, pretty squares and its notably high bell tower. Boat trips to see the islands of Saint George, (home to a Benedictine abbey) and Our Lady of the Rocks are another opportunity for exploration, while other water-based activities include kayacking.

Villa Branko places you within distance of charming medieval towns, Venetian architecture, old-town style, and pretty water side promenades, while offering a base to relax after a day's adventure.

Local Amenities

Nearest Airport	**Tivat Airport/Podgorica Airport (8..8km/87.6km)**
Nearest Town/City	**Kotor (2.2km)**
Nearest Restaurant	**(Walking Distance)**
Nearest Bar/Pub	**(Walking Distance)**
Nearest Beach	**Orahovac Beach (10.8km)**









Nearest Tennis	**Teniski Klub Teodo (13.2km)**
Nearest Ferry Port	**Port of Bar (62.8km)**

What we love

- Villa Branko has been awarded 5 star status from the municipality of Kotor.
- Original stone architecture home featuring warm interiors and stunning bay views.
- Close to the historic town of Kotor, whilst being in a tranquil setting.

What you should know...

- One of the bedrooms is set within a separate studio (the other three bedrooms are in the two storey main house).
- Can accommodate a maximum of 12 guests, using two double fold-out sofa beds.
- Hard surfaces and stone steps internally and externally, with unfenced pool, meaning you children should be supervised at al times.
- The outdoor cinema projector can reserved with a 500€ deposit, refunded at the end of the stay provided it hasn't been damaged.
- The villa is positioned on a hill with a steep drive access, meaning this may not be suitable for those with mobility issues.
- There are taxis, however if you drive, a smaller car as opposed to van is recommended to navigate the hill.

Terms & Conditions

- **Security deposit:** €500 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 3.00p.m. - 00.00a.m. Arrival time needs to be confirmed with the owner in advance.

- **Departure time:** Flexible.

- **Energy costs included?:** Included in the rental price

- **Linen & towels included?:** Included in the rental price

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Baby equipment available upon request. The outdoor cinema projector can reserved with a 500€ deposit, refunded at the end of the stay provided it hasn't been damaged.

- **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 is not permitted inside the villa.

- **Minimum stay:** 3 nights.

- **Tax:** Tourist tax will be charged according to the local rate upon arrival in cash:
 €1 per adult per day
 Guests aged 12 to 18 years old are to pay 50% of the rate
 Children up to 12 years old are exempt from paying tax.

- **Internet access?:** Wi-Fi access included.

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

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