

Villa Branko

Region: Montenegro **Sleeps:** 10

Overview

Villa Branko is a genuine home-from-home, infused with the personal spirit and style of a family home for over 100 years, given a luxury uplift. Crafted with care in original stone, this unique dwelling blends the best of old and new, together with sublime outdoor spaces for a memorable abode, emanating personality, designer verve and faithful to the charm of local Montenegrin style.

Set down its own private road, a little apart from the pretty town nestled on the Bay of Kotor, this home boasts beautiful gardens comprising 2.5 acres of land fragrant with plants and herbs, and views of the glittering bay. Eight guests can be accommodated across three bedrooms in the two storey main house and the separate studio flat (with the additional option of two double sofa beds.)

Stepping out into the grounds, and guests will note how they've been executed with stylish al fresco living in mind, with a stunning pool set in an elegant terrace overlooking the sparkling bay, while for outdoor movie nights, there's a cinema screen, together with chic dining pergola and barbecue. Enjoying a leisurely breakfast on one of the pool side loungers, or reclining in the hammock under the shade will see guests ease into the pace of this home. With an array of different spots for enjoying the views, dining, and with every thoughtful gesture in place for guests' comfort, from games of darts, boules and table tennis, to charming stone-built outdoor kitchen, this spot is hard to leave.

The interiors at Villa Branko emanate modern-rustic style, renovated with quality finishes, remaining true to the original building, together with natural timber beams and exposed thick stone walls. Cleverly designed to optimise light, the low-key design features every fitting for a seamless stay, from high-quality kitchen to stylish timber



dining set. Open plan living is finessed with charisma and designer flair, with a cosy backdrop featuring comfortable, minimal yet chic styling with neutral tones and elegant furnishings.

Each of the bedrooms are simple, stylish and serene; with unfussy design, they simply feature the best quality linen, restful understated design. With a separate studio, there is the option for grandparents or a nanny to have their own accommodation.

Villa Branko is an impeccably designed local style home imbibing everything that is Montenegrin, while offering a luxury upgrade within a space where care and attention to detail mean every little comfort has been taken care of.

As mentioned in...



Facilities

Waterfront • Wi-Fi/Internet • Walk to Village • Tennis Nearby • DVD • Special Offer • Cots (Cribs) • Has Discount • Table Tennis • Modern • Board games • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Ground Floor Bed & Bath • Satellite TV • Outdoor Games • High Chair(s) • Fenced Grounds • Sailing • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

The Villa

Villa Branko overlooks the iconic Bay of Kotor. From the outside area you can relax poolside in complete serenity, whilst boats gently trundle by. Between them, the main villa and cottage have 4-bedrooms.

Basement

- Two Twin bedrooms
- Communal bathroom
- Utility room

Ground Floor

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

Cottage

- Double bedroom
- Communal 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

Additional Facilities

- In-room Safe
- Stereo



- Television
- Wi-Fi internet

Location & Local Information

Villa Branko is nestled in the historical heart of the Bay of Kotor, home to the UNESCO world heritage town of Kotor. The old town is within walking distance while a short drive will take guests to the rest of the bay. Set behind the dwelling, 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.

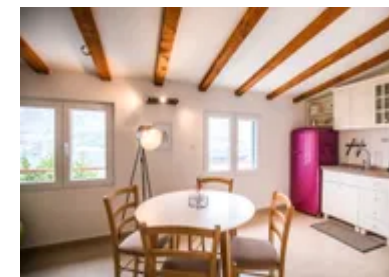
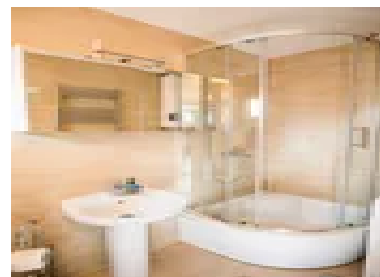
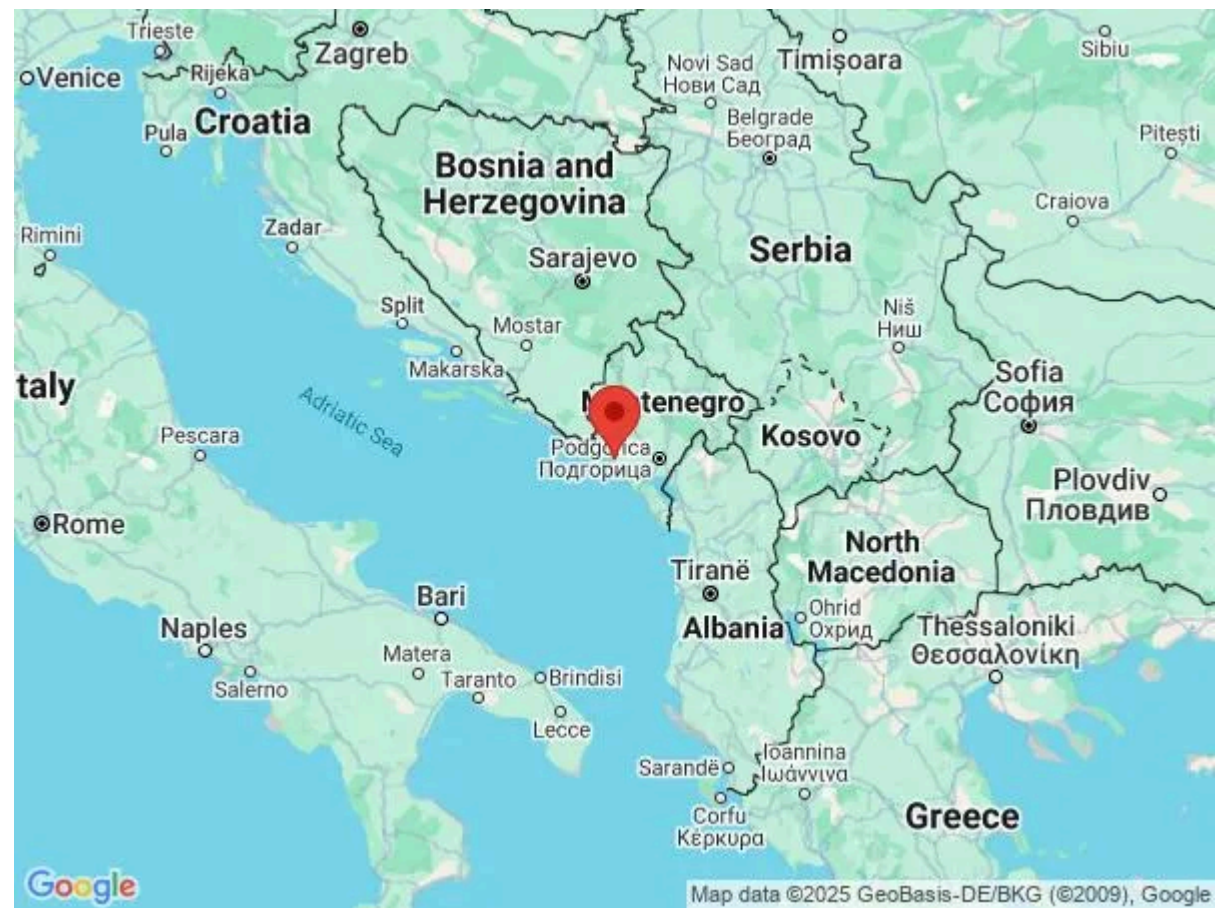
With the beaches and town centre all within a few minutes drive, this home offers a hassle free base from which to slow the pace and escape the crowds.

The Bay of Kotor offers a compelling mix of medieval charm, Venetian architecture, old-town style, local eateries and pretty water side promenades, leaving last memories in an area steeped with history and old-world charm. The Old Town offers guests a little window into the original way of life with narrow cobbled lanes.

Close by Perast is a must-see, offering preserved baroque stone palaces, its notably high bell tower and postcard pretty squares. Its elegant water front offers a graceful promenade setting, whilst at Perast's centre is a palm lined square facing St. Nicholas Church. Boating and boat trips are part of the local way of life, while the two mysteriously picturesque islands are a must-visit when in the Bay of Kotor. St George, (home to a Benedictine abbey) and Our Lady of the Rocks (the only man-made island in the Adriatic dating from 1452) are laden with history and local flavour.

Discovering this stunning bay will see history lovers in their element - it is dotted with atmospheric medieval towns (remnants from its Venetian era), island monasteries, cobbled lanes and pretty waterfront restaurants. UNESCO-listed since 1979, the Bay of Kotor is one of the Adriatic's hidden gems.

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 graceful interiors and stunning bay views
- Sublime outdoor spaces including pool, outdoor cinema, dining pergola, barbecue and outdoor kitchen
- On hand host support including chef services for delicious meals made with local ingredients
- Close to the amenities of pretty, 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 little ones will need to be monitored

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:** 3.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Included in the rental price
- **Linen & towels included?:** Included in the rental price
- **Pets welcome?:** Pets are not allowed
- **Other Ts and Cs:** Baby equipment available upon request
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Included in the rental price
- **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 connection included