Villa Kotop

Region: Montenegro **Sleeps:** 6

Overview

Villa Kotop is a stylishly restored dwelling artfully blending the best of old and new with extensive landscaped gardens and dazzling sea views, offering a serene oasis for six guests.

This home embodies simple elegance and understated grandeur together with rustic charm and an Italianate influence with opulent layers of garden, set against the shrub-thick hills behind the Bay of Kotor. Crafted in local stone, the villa is brimming with local flavour and natural timber internally, while offering guests extra touches of luxury lending an indulgent note to this chic abode.

Set within its own privately gated grounds fragrant with olive trees, the outdoor spaces are stylishly executed with al fresco living in mind, from the dappled shade provided by the trellis-covered pergola, to the stone courtyards, charming Juliet balcony, terraces with panoramic views and pool side lounge area. The villa uses a water irrigation system that purifies water used by guests in order to feed the lush gardens. Therefore, you can enjoy the laid-back vibe of this space and absorb the surrounding scenery knowing you've helped Mother Nature!

Set across two buildings, the first house comprises a living room, dining room, kitchen, bathroom and one bedroom. The second house is set across two storeys with two bedrooms as well as a living room, dining room, kitchen, and leads directly to the wonderful terrace.

Taking this property a level apart are the lavish touches, from a state-of-the-art gym, to surround sound music, to flat screen smart televisions to the turbo-jet pool complete with Jacuzzi. Likewise, guests can enjoy the leisure of an on-hand concierge service, whether it be for tours or bookings. There's a fully equipped games room with ping pong, while everything is in place for entertainment, parties and group time, whether it be a pool party rocking the sound system, or a more sedate set-up simply absorbing the tranquillity of the spot and the rustic environment.

The interiors at Villa Kotop are airy and light-filled, with a farmhouse feel together with timber beams and exposed stone, hitting the right note between home-like and luxurious. A large open-plan living space in the studio sets the scene for group time, while the kitchen offers open-plan food preparation and sociable potential, together with a large dining area for lively dinners.

The bedrooms offer restorative calm, unfussy and neutral decor and quality linen. The two storey building has a full height barn-like interior, with a vaulted ceiling and subtle restoration faithful to the original building. A low-key air of understated luxury emanates, together with abundant local materials, gorgeous living spaces and a unique feel with timber clad open staircase creating a mezzanine effect.









Villa Kotop is brimming with personality and unique charm, blending within its local surroundings, while offering extra layers of luxury and comfort to ensure a seamless stay on the coast of Montenegro.

Facilities

Walking/Hiking Paths • Villa • Ideal for Kids • <1hr to Airport • Watersports • Air-Con • Historical Sites • Wine Tasting • Tennis Nearby • Private Pool • Boat Trips • Maid Service Included • Ideal for Teens • Cots (Cribs) • Pets on Request • All Bedrooms En-Suite • Modern • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Seaview • Rural Location • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Games Room • Indoor Games • DVD • Gym/Fitness Room • Hot Tub • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Satellite TV • Wine Cellar • Heating • Transfers Available • On-Site Concierge • Ideal for Babies & Toddlers • Pool inflatables • High Chair(s) • Fenced Grounds

Interior & Grounds

Basement
- Communal bathroom
- Dining area
- Fitness area
- Games room
- Living area
- Utility room
- Wine cellar

Ground Floor
- Master bedroom, with balcony
- King bedroom
- Communal bathroom
- Dining & living area
- Fully equipped kitchen

Cottage Ground Floor
- Communal bathroom
- Dining & living area
- Well equipped kitchen

Cottage First Floor
- King bedroom

Exterior
- Private swimming pool (with Counter Current System), with Roman steps access
- Bar area
- Barbecue
- Jacuzzi
- Mediterranean garden
- Outdoor dining & furniture
- Parasols
- Pergola
- Private Parking
- Sun loungers

Additional Facilities
- Air-conditioning
- Hairdryer
- In-room Safe









- Coffee Maker
- Televisions
- Wi-Fi internet

Location & Local Information

Villa Kotop is set in the rolling hills overlooking the sea, equidistant between Tivat and Kotor (both 7km distance), while Budva is 16 kilometres away.

While Kotor is steeped in history, Tivat draws a jet-set crowd with its marina full of super yachts and high-class promenade. Although Tivat has grown from a modest town to something more ritzy, there are traces of history to be found whilst the beach at Plavi Horizonti and the island of Sv. Nikola are must-sees.

For hiking, mountain biking, or canyon exploration, the Vrmac mountain that overlooks Tivat promises adventure Snorkeling in the Blue Cave is an ideal sport for water lovers - reachable by boat, while a visit to the fortified island of Mamulaa offers beautiful sunsets.

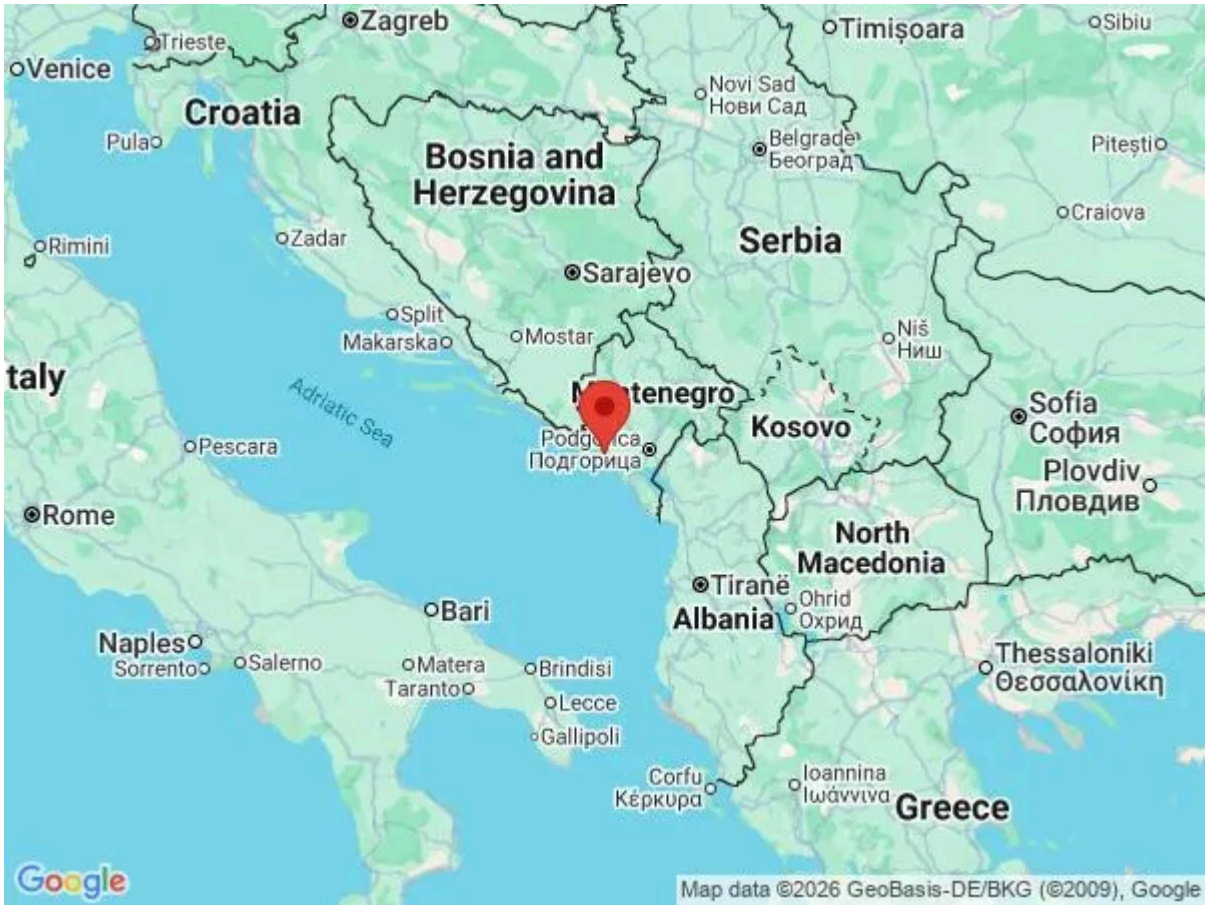
Discovering this stunning bay around Kotor will see history lovers in their element - it is dotted with atmospheric medieval towns (remnants from its Venetian era), island monasteries, cobbled lanes and pretty waterfront restaurants. UNESCO-listed since 1979 - the Bay of Kotor is one of the Adriatic's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

Kotor Old Town is a myriad of old buildings and narrow cobbled lanes. Visitors will be able to take a leisurely boat trip to explore the two picturesque islands; St George, (home to a Benedictine abbey) and Our Lady of the Rocks (the only man-made island in the Adriatic dating from 1452.)

This region offers a dazzling stretch of coast, offering serene boat trips, mysterious islands, historical charm and wonderful hiking trails.

Local Amenities

Nearest Airport	**Tivat Airport/Podgorica Airport (10.4km/86km)**
Nearest Bar/Pub	**Nitrox Pub Kotor (6km)**
Nearest Beach	**Bigova Beach (9km)**
Nearest Ferry Port	**Port of Bar (61.4km)**
Nearest Restaurant	**Osteria Grano (2.5km)**
Nearest Tennis	**Teniski Klub Teodo (11.6km)**
Nearest Town/City	**Kotor (8.4km)**









What we love

- Brimming with rustic charm yet all the contemporary conveniences are in place, from surround sound to smart TV to state-of-the-art gym to games room
- Sublime outdoor spaces comprising pool with turbo jets, Jacuzzi, terraces and shaded lawns
- All the independence of a private home together with the services of a top-grade hotel, from catered meals to tours to dry cleaning
- Wine cellar and wine tasting on-site
- A water irrigation system has been built into the villa, in order to re-use water to maintain the gardens

What you should know...

- This villa consists of two separate homes each with their own entrance, cleverly joined together to provide privacy and independence
- Some additional services will incur separate fees, such as catering, wine tasting or tours
- Hard surfaces and lots of stone steps internally and externally and unfenced pool meaning toddlers will need to be monitored

Terms & Conditions

- **Security deposit:** 500 EUR to be paid in cash or by card upon arrival

- **Arrival time:** 4.00 p.m. - 10.00 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 allowed upon request

- **Other Ts and Cs:** Crib(s) & Cot(s) available upon request

- **Changeover day:** Flexible

- **End of stay cleaning:** Extra €60, 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 is not permitted inside the villa

- **Minimum stay:** 5 nights between July - August & 4 nights in June and September. Otherwise, 3 nights.

- **Tax:** €1.00 per person per day (above 18 years old) & €0,50 per person per day for teens (12 to 18 years old).

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