



Villa Luka in Budva

Montenegro, Montenegro Coastline, Budva, Becici

[VIEW ON MAP](#)

Villa Luka is majestically perched on the hillside of Pastrovici village. The Villa is built with respect for the Pastrovic architectural tradition and with regard to absolute comfort. As an exceptional piece of architecture, it invites you into the world of serenity and elegance.



8 + 2 guests



3 bedrooms



2 bathrooms



Indoor 198 m2



Total 875 m2



Free Wi-Fi

This Villa has **three (3) bedrooms**, **two (2) bathrooms** and can accommodate up to **six (6) guests**. The swimming pool on a large terrace overlooking the sea is its crowning glory. Also, the Villa has an outdoor BBQ on an adjoining veranda that offers perfect views of the sea and vegetation.

The Villa is a two-floor building. Both interior and exterior are characterized by stonewalls that add a rustic

yet embellished touch. The newly renovated interior features a well-organized modern space, with rooms in perfect proportion to each other.

A marvelous stone archway divides the living room from the contemporary kitchen and dining area. The **luminous ground floor** goes perfectly with the terrace that extends out of it and overlooks the sea. High ceilings add to the grandeur and airiness of this space. What's more, a leather pull-out sofa in the living room **adds useful flexibility to accommodation**.

The top-floor **master bedroom** with the **en-suite bathroom** and **floor-to-ceiling windows** offers a tucked-in area perfect for a night's rest. On the other hand, you can experience magical morning views from the smaller terrace that extends out of it.

The **guest floor** features two bedrooms with double beds, a den, and a shared bathroom. This floor also expands onto a large terrace overlooking the Becici beach.

The hillsides, adorned with green lush vegetation and gorgeous vistas of the sea, evoke a sublime experience of bliss. The terrace overlooking this scenery is perfect for candlelit dinners at night and sunbathing during the day.

Villa Luka is conveniently located in the **Cucuci village** close to Rafailovici and Becici, around **2 km** away from **Sveti Stefan**, and **3 km** away from **Budva Old Town**. It is within walking distance to the nearest restaurants and the Budva-to-Kamenovo promenade. The Villa is located **30 km** away from **Tivat Airport** and 40 km away from the Port of Bar.

Also, Villa Luka offers **concierge services**. It is our **top priority** to provide you with everything you need, from **car rentals, personal shopping, babysitting, private yachts**, or anything else.

WHAT YOU SHOULD KNOW

- In Villa Luka we offer various facilities, which in addition to the services below, also include: weekly cleaning of interiors and exteriors, free toiletries, laundry service (self use), car or motorbike rental, pool, etc.
- Pets allowed, with approval of the owners, depending on which pet.

ROOMS

- **Bedroom:** - 1 x King bed | Shower/bath (en suite) | Terrace
- **Bedroom:** - 2 x Single bed | Shower/bath (shared) | Terrace
- **Bedroom:** - 1 x King bed | Shower/bath (shared) | Terrace
- **Bedroom:** - 1 x Sofa/Convertible double | Shower/bath (shared) | Balcony



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GENERAL

- Indoor area: 198 m²
- Total plot area: 875 m²
- Max. guests: 10
- Optimum. guests: 8
- Extra beds: 3
- Bathrooms: 2
- Toilets: 2
- Semi-detached villa
- Wi-Fi
- Wine cellar
- Fully Equipped Kitchen
- Smart TV
- Air Conditioning
- A/C in all bedrooms
- Heating
- Fireplace
- Parking

CHILDREN

- Baby cot
- High chair
- Childproof location

POOL & WELLNESS

- Private
- Outdoor
- Sun Loungers
- Sun Umbrellas
- Outdoor Shower
- Hairdryer

LIVING & DINING

- Sofa
- Armchairs
- Smart TV
- DVD Player
- Fireplace
- Indoor Dining Area

GARDEN & TERRACE

- Terrace/Patio
- Outdoor Dining Area
- Barbecue
- Lounge Set

KITCHEN

- Kitchen utensils
- Cutlery&Drinks
- Fridge&Freezer
- Oven
- Stove
- Microwave
- Dishwasher
- Coffee machine
- Kettle
- Toaster

COOLING

- Heating
- Central heating
- Heating with A/C units
- Air-condition
- Underfloor heating

HOUSEKEEPING

- Washing machine
- Dryer
- Iron and board
- Vacuum cleaner
- Premium linens&towels
- Towels
- Bathroom starter kit

DISTANCES

- Nearest Airport: 25.3 km (Airport Tivat)
- Nearest Beach: 950 m (Be i i Beach)
- City Center: 4.7 km (Budva City Center)
- Closest Supermarket: 450 m (Idea)
- Closest Restaurant: 650 m (Multiple restaurants)

OUTDOOR ACTIVITIES

- Watersports nearby
- Walking/Hiking Paths
- Fishing nearby
- Rafting/Canyoning nearby
- Kayak nearby

HEALTH & SAFETY

- Covid-19 Care&Prevention
- Completely enclosed
- Safety deposit box
- Smoke detector
- Fire extinguisher
- Outside video surveillance
- First aid kit
- Non-smoking
- Quiet area

ENTERTAINMENT

- Game Console
- Streaming service

ACCOMMODATION POLICY

- Check-in: 15:00 h–24:00 h h
- Check-out: 07:00 h–10:00 h h
- Advance percent: 100% of total price
- Pets: Allowed
- Smoking: Not Allowed
- Large Gatherings: Not Allowed
- Security Damage Deposit: 400,00 EUR (paid on arrival)

CANCELLATION RULES

Guest cancels 30+ days before: 30% (advance payment) kept

Guests cancels between 30–15 days before: 50% kept

Guest cancels 15 or less days before: 100% kept

HOUSE RULES

Dear guests, in order to facilitate your pleasant stay in "Villa Luka" and avoid any possible misunderstandings, we would kindly request you to respect the following House Rules. Any deviation from the House Rules during your stay may result in premature cancelation of your booking while charging you the full price, despite the premature departure of you and your co-vacationers.

~ During their arrival at the apartment, the Guest should contact the host and carry out any accommodation formalities.

~ The rooms may be used only by the Guests properly registered with your host.

~ Any visitors to the Villa other than the original party shall be reported to the host, along with the visitor's ID information.

~ Inflammable and/or explosive materials/devices and/or the ones with strong and/or unpleasant smell are strictly prohibited on the premises of "Villa Luka".

~ Firearms of any kind are strictly prohibited on the premises of "Villa Luka".

~ Use of any electric heaters or any similar devices is not permitted.

~ The time period from 11.00 pm to 7.00 am is the night rest one. We kindly request that you not to make any noise during this period and be considerate of your neighbors during regular hours.

~ Please check out by 10 am at the latest on your departure day.

~ Should a Guest cause any damage to the facilities, device, installations and/or furniture in the Villa, the Guest shall fully compensate such damage using your credit-card.

~ The degree of responsibility and/or the scope of the damage caused shall be determined

by the host/(hired contractor).

~ Any such damage not reported to the host before the Guest's departure from the Villa, shall be compensated later on by Court order using your passport and credit-card.

~ In case of any disregard for the house rules of "Villa Luka" , the host reserves the right to cancel the rest of the Guest' s stay. Under such instance the full fee will be charged on the Guest' s credit card.

~ During your stay in "Villa Luka" your host is at your disposal for any information and help you need .

~ You can contact us for all supporting content you are interested in (excursions, transfers, –car rentals, rafting, cruise).

We wish you a pleasant stay in Luka Villa.

EVENTS

No more than 15 people at the pool, owner' s approval needed for any special events.

OPTIONAL EXTRAS

- Final Cleaning (per booking) – 100,00 EUR