



## Villa Queen with Pool in Kotor

Montenegro, Bay of Kotor, Kotor, Ljuta

[VIEW ON MAP](#)

Villa Queen is located on the coast Adriatic Sea, in the picturesque village of Ljuta, near the city of Kotor.



10 + 6 guests



7 bedrooms



9 bathrooms



Indoor 386 m2



Total 973 m2



Pets Allowed



Total Property Size



Beachfront



Outdoor swimming pool

The villa is designed in the traditional style of the Balkan. Villa has 7 bedrooms and 9 bathrooms. It can comfortably house up to 16 guests, providing ample space for a large group. The villa offers convenient amenities including free parking, a refreshing pool, and Wi-Fi access. Its spacious layout ensures everyone can relax and enjoy their stay. In the backyard of the house there is a swimming pool, a recreation area and a summer kitchen under a pergola.

This space will become a place of attraction for both family members and friends at home. In this area, in addition to the kitchen, there is also a place for a barbecue and a bar counter. The villa has green areas that will provide coolness in the summer heat. There is a wine room in the house, as well as utility rooms: laundry, server room and pantry.

Guests can enjoy a rejuvenating experience by unwinding at the spa or staying active at the well-equipped gym during their stay. Whether you're lounging by the pool, exploring nearby attractions, or simply enjoying the spacious accommodations, Villa Queen offers a delightful escape.

## ROOMS

- **Bedroom:** - 1 x King bed | Shower (en suite) | Garden view
- **Bedroom:** - 1 x King bed | Shower (en suite) | Garden view
- **Bedroom:** - 1 x King bed | Shower/bath (en suite) | Sea view
- **Bedroom:** - 1 x King bed | Shower (en suite) | Garden view
- **Bedroom:** - 2 x Single bed | Shower (en suite) | Garden view
- **Bedroom:** - 1 x King bed | Shower (en suite) | Garden view
- **Bedroom:** - 1 x King bed, 1 x Twin bed | Shower (en suite) | Garden view



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## GENERAL

- Indoor area: 386 m<sup>2</sup>
- Total plot area: 973 m<sup>2</sup>
- Max. guests: 16
- Optimum. guests: 10
- Extra beds:
- Bathrooms: 9
- Wi-Fi
- Pets allowed
- Fitness Room/Gym
- Wine cellar
- Fully Equipped Kitchen
- Air Conditioning
- Garage
- Berth

## CHILDREN

- Baby cot
- Children Playground
- Child-Safe Pool

## POOL & WELLNESS

- Private
- Outdoor
- Massage Room
- Sun Loungers
- Sun Umbrellas

## LIVING & DINING

- Sofa
- Armchairs

## GARDEN & TERRACE

- Terrace/Patio
- Outdoor Kitchen
- Barbecue
- Lounge Set

## KITCHEN

- Kitchen utensils
- Cutlery&Drinks
- Fridge&Freezer
- Oven
- Dishwasher
- Blender
- Kettle
- Mixer
- Toaster
- Ice maker

## COOLING

- Heating
- Central heating
- Air-condition
- Underfloor heating

## HOUSEKEEPING

- Premium linens&towels
- Towels

## DISTANCES

- Nearest Airport: 14 km (Tivat)
- City Center: 7 km ()
- Closest Supermarket: 0.5 km ()
- Closest Restaurant: 0.5 km ()

## OUTDOOR ACTIVITIES

- Watersports nearby
- Fishing nearby
- Cycle hire
- Kayak nearby

## ACCESSIBILITY

- Ground floor Bed&Bath

## HEALTH & SAFETY

- Soundproofing
- Completely enclosed
- Safety deposit box
- Fire extinguisher
- Outside video surveillance
- Quiet area
- Smoke alarms

## **ACCOMMODATION POLICY**

- Check-in: h
- Check-out: h
- Advance percent: 100% of total price
- Pets: Allowed
- Smoking: Allowed
- Large Gatherings: Allowed
- Security Damage Deposit: 3.000,00 EUR (paid on arrival)

## **CANCELLATION RULES**

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

guests cancels between 30-15 days before: 80% kept

guest cancels 15 or less days before: 100% kept

## **OPTIONAL EXTRAS**

- Transfer from Podgorica Airport (TGD) (per booking) - 145,00 EUR
- Transfer from Tivat Airport (TIV) (per booking) - 70,00 EUR
- Transfer from Dubrovnik Airport (DBV) (per booking) - 200,00 EUR
- Car rental (per day) - 120,00 EUR