



Stone House Villa with Pool in Kotor

Montenegro, Bay of Kotor, Kotor, Ljuta

[VIEW ON MAP](#)

Stone House Villa with pool is a stunning seafront villa located in a quiet, peaceful and small village Ljuta, situated in the heart of the Bay of Kotor just 7 km.



20 + 2 guests



9 bedrooms



9 bathrooms



Indoor 500 m2



Total 1000 m2



Free Parking

Three story high luxury Villa surrounded with spacious garden with different kind of plants and trees. Villa has own private outdoor pool and private beach (dock) with all necessary utensils. The Bar and Beauty room (massage, manicure, pedicure, etc.) are located next to the pool. In addition, Villa has full equipped professional kitchen and private parking for guests.

9 accommodation units, precisely 11 exquisite bedrooms, accommodate up to 22 guests. All of the units include en-suite bathrooms. There are various room types such as standard rooms, deluxe room, deluxe apartments, studio and executive apartment.

Stone House Villa can promise all luxury and privacy you could wish for just walk away from the tranquil waters of the largest fjord in southern Europe and with a backdrop of rugged mountains and breathtaking views across the Bay of Kotor. Holiday accommodation in Ljuta really will be difficult to beat if you are looking for a base from where you can enjoy the very best of Montenegro's outstanding natural beauty.

WHAT YOU SHOULD KNOW

- Villa capacity is up to 22 persons.
- On celebration can be up to 30 persons.
- Celebrations have to be finished until midnight. After 10pm music should not be loud after 10pm because of neighbors.

ROOMS

- **Bedroom:** - 1 x Queen bed
- **Bedroom:** - 2 x Single bed | Shower (en suite) | Mountain view
- **Bedroom:** - 2 x Double bed
- **Bedroom:** - 2 x Queen bed | Shower (en suite) | Sea view
- **Bedroom:** - 1 x Double bed | Shower ()
- **Bedroom:** - 2 x Double bed | Shower (en suite)
- **Bedroom:** - 1 x Queen bed | Shower (shared)



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GENERAL

- Indoor area: 500 m²
- Total plot area: 1000 m²
- Max. guests: 22
- Optimum. guests: 20
- Extra beds: 0
- Bathrooms: 9
- Detached villa
- Wi-Fi
- High speed Wi-Fi (info +50 MB/s)
- Fully Equipped Kitchen
- A/C in all bedrooms
- Heating
- Berth

CHILDREN

- Baby cot
- High chair
- Childproof location
- Child-Safe Pool

POOL & WELLNESS

- Private
- Heated
- Outdoor
- Massage Room
- Sun Loungers
- Sun Umbrellas
- Hydro Massage
- Hairdryer

LIVING & DINING

- Armchairs
- Surround sound system
- Fireplace

KITCHEN

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

COOLING

- Heating
- Heating with A/C units
- Air-condition

HOUSEKEEPING

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

DISTANCES

- Nearest Airport: 18 km (Tivat Airport)
- Nearest Beach: 50 m (Nearest Beach)
- City Center: 6 km (Center of Kotor)
- Closest Restaurant: 1 km (Restaurant Cavalin)

OUTDOOR ACTIVITIES

- Tennis Court nearby
- Watersports nearby
- Walking/Hiking Paths
- Fishing nearby
- Cycle hire
- Kayak nearby

HEALTH & SAFETY

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

ACCOMMODATION POLICY

- Check-in: 14:00 h
- Check-out: 10:00 h
- Advance percent: 100% of total price
- Pets: Not Allowed
- Smoking: Not Allowed
- Large Gatherings: Not Allowed

HOUSE RULES

Villa capacity is up to 22 persons.

On celebration can be up to 30 persons.

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PRICE INCLUDES

- Cleaning
- Bed linen

OPTIONAL EXTRAS

- Transfer from Podgorica Airport (TGD) (per booking) - 160,00 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