



## Villa Ljubica with Pool in Kotor in Kotor

Montenegro, Bay of Kotor, Kotor, Kotor

[VIEW ON MAP](#)

Villa Ljubica with Pool: A Luxurious Retreat in Kotor Bay Nestled in the serene beauty of Kotor Bay, Villa Ljubica is the perfect private getaway, offering a harmonious balance of tranquility and proximity to the area's best amenities. This stunning villa provides an exclusive escape, where guests can unwind in luxury while taking in breathtaking views of the surrounding landscape.



10 + 2 guests



6 bedrooms



4 bathrooms



Indoor 300 m2



Total 500 m2



Barbecue



Beachfront



Old Town



Garage



Outdoor swimming pool

### Spacious Living in a Luxurious Setting

Villa Ljubica spans 270m<sup>2</sup> of elegant living space. Ideal for families or small groups, the villa includes 6 beautifully appointed bedrooms, a fully functional kitchen with a dining area, and a stylish living room designed for relaxation.





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## GENERAL

- Indoor area: 300 m<sup>2</sup>
- Total plot area: 500 m<sup>2</sup>
- Max. guests: 12
- Optimum. guests: 10
- Extra beds: 0
- Bathrooms: 4
- Toilets: 4
- Wi-Fi
- Pets allowed
- Fully Equipped Kitchen
- Smart TV
- A/C in all bedrooms
- Heating
- Parking
- Garage

## CHILDREN

- Child-Safe Pool

## POOL & WELLNESS

- Outdoor
- Infinity Style
- Sun Loungers
- Outdoor Shower

## LIVING & DINING

- Sofa
- Smart TV
- Indoor Dining Area

## GARDEN & TERRACE

- Garden
- Outdoor Dining Area
- Barbecue
- Summer Gazebo

## KITCHEN

- Kitchen utensils
- Fridge&Freezer
- Oven
- Stove
- Dishwasher
- Coffee machine

## OUTDOOR ACTIVITIES

- Walking/Hiking Paths
- Fishing nearby
- Kayak nearby

## COOLING

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

## HOUSEKEEPING

- Washing machine
- Dryer
- Iron and board
- Vacuum cleaner
- Towels

## DISTANCES

- Nearest Airport: 10 km (Airport Tivat)
- Nearest Beach: 0.5 km ()
- City Center: 4 km ()
- Closest Supermarket: 0.4 km ()
- Closest Restaurant: 0.4 km ()

## ACCOMMODATION POLICY

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

## CANCELLATION RULES

Guest cancels 30+ days before arrival: 40% (advance payment) kept.

Guest cancels between 29-15 days before arrival: 80% (advance payment) kept

Guest cancels 14 or less days before arrival: 100% (advance payment) kept

### Cancellation Policy:

- **30+ days before arrival:** 40% of the advance payment is retained.
- **29-15 days before arrival:** 80% of the advance payment is retained.
- **14 days or less before arrival:** 100% of the advance payment is retained.

## OPTIONAL EXTRAS

- Transfer from Podgorica Airport (TGD) (per booking) - 0,00 EUR
- Transfer from Tivat Airport (TIV) (per booking) - 0,00 EUR
- Transfer from Dubrovnik Airport (DBV) (per booking) - 0,00 EUR
- Car rental (per day) - 0,00 EUR