



Villa Drobni Pijesak in Budva

Montenegro, Montenegro Coastline, Budva, Budva

[VIEW ON MAP](#)

Villa Drobni Pijesak, also known as Villa Drobni Pijesak, is a luxurious three-story villa offering panoramic, unobstructed views of the open sea. Designed with both comfort and privacy in mind, the property features a separate penthouse with its own entrance, alongside the main house spread across two levels.



10 guests



5 bedrooms



6 bathrooms



Indoor 380 m2



Free Parking



Non Smoking



Beach distance



Outdoor swimming pool



Fireplace

View from the Villa in Drobni Pijesak – A Luxurious Oasis with Spectacular Scenery

The view from this exclusive villa in Drobni Pijesak offers a truly heavenly experience, where the fusion of sea, sky, and untouched nature creates perfect harmony. Perched on an elevated position, the villa provides an uninterrupted panoramic view of the Adriatic Sea, the coastline, and breathtaking landscapes. From the spacious terrace, guests can enjoy endless vistas of turquoise waters, stretching to the horizon where the sun paints golden and fiery hues across the sky at sunset. The distant islands, such as Sveti Nikola, are clearly visible, enhancing the feeling of being surrounded by nature's wonders.

The Perfect Blend of Luxury and Comfort

The villa spans three levels, offering five elegantly designed bedrooms, each crafted to provide the highest level of comfort and privacy.

- The first floor is the heart of the villa's living space, featuring a brand-new, modern kitchen, seamlessly connected to a spacious dining area and an elegant living room. This open space exudes warmth and comfort, making it ideal for family gatherings or peaceful moments with a book and a stunning panoramic view. What makes this villa truly unique is the absence of television, allowing guests to experience complete relaxation and an escape from everyday stress, giving them the chance to fully immerse themselves in the beauty of nature and the moment. From this level, guests can access the expansive terrace with a fireplace, which further enhances the warm and romantic ambiance, whether for intimate evening gatherings or enjoying a glass of wine while admiring the sea.
- The second floor features three luxurious bedrooms, each with a private bathroom. Two of these rooms boast extraordinary sea views, allowing guests to wake up to the sight of endless blue waters and the soft morning sunlight reflecting off the surface.
- The third floor is the crown jewel of the villa – a spacious penthouse, which can also function as a separate unit. This luxurious apartment includes its own fully equipped modern kitchen, an elegant living room, and a refined dining area, all offering an unparalleled view of the Budva Riviera, a scene that leaves every guest speechless. The penthouse also features two comfortable bedrooms, one of which enjoys a magnificent sea view.

A Sanctuary of Nature and Privacy

Surrounding the villa are olive groves and pine trees, filling the air with a refreshing natural scent and creating a sense of absolute privacy and tranquility. The view of the Old Town of Budva further enhances the magical atmosphere, while at night, the city lights create a romantic and enchanting setting, perfect for enjoying a glass of fine wine on the villa's spacious terrace. In the distance, majestic mountains rise above the sea, providing a striking contrast to the open water, while the lush greenery of the landscape adds a sense of freshness and harmony with nature.

Unforgettable Moments in a Luxurious Oasis

Whether sipping your first morning coffee while gazing at the calm sea, enjoying romantic evenings with breathtaking sunsets, or sharing memorable moments with friends and family, this villa offers the perfect setting for a

truly luxurious and rejuvenating experience on the Adriatic coast.

ROOMS

- **Bedroom:** – 1 x King bed
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GENERAL

- Indoor area: 380 m²
- Max. guests: 10
- Optimum. guests: 10
- Extra beds:
- Bathrooms: 6
- Wi-Fi
- Air Conditioning
- A/C in all bedrooms
- Heating
- Fireplace
- Parking

CHILDREN

- Baby cot
- High chair

KITCHEN

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

COOLING

- Heating with A/C units
- Air-condition

HOUSEKEEPING

- Iron and board

DISTANCES

POOL & WELLNESS

- Private
- Outdoor
- Hairdryer

LIVING & DINING

- Fireplace
- Indoor Dining Area
- NO TV

GARDEN & TERRACE

- Outdoor Dining Area

HEALTH & SAFETY

- Smoke detector
- Non-smoking
- Quiet area
- Smoke alarms

ACCOMMODATION POLICY

- Check-in: From 12:00 to 18:00 h
- Check-out: From 08:00 to 11:00 h
- Advance percent: 100% of total price
- Pets: Not Allowed
- Smoking: Not Allowed
- Large Gatherings: Not Allowed
- Security Damage Deposit: 1.000,00 EUR (paid on arrival)

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