



Villa Queen with Pool in Kotor

Montenegro, Bay of Kotor, Kotor, Ljuta

[VIEW ON MAP](#)

Villa Queen: A Seaside Retreat with Pool and Spa near Kotor Located along the stunning Adriatic coast in the charming village of Ljuta, near the historic city of Kotor, Villa Queen offers an exceptional escape. This traditional Balkan-style villa combines elegance with comfort, making it the perfect destination for large groups or families seeking relaxation and adventure in Montenegro.



10 + 6 guests



7 bedrooms



8 bathrooms



Indoor 386 m2



Total 973 m2



Free Wi-Fi



Pets Allowed



Total Property Size



Beachfront



Outdoor swimming pool

With 7 spacious bedrooms and 9 well-appointed bathrooms, Villa Queen accommodates up to 16 guests, offering plenty of room for everyone to unwind in privacy. The expansive layout includes modern amenities such as high-speed Wi-Fi, free parking, and a dedicated space for leisure and recreation.

Step outside and enjoy a beautiful backyard oasis, featuring a large swimming pool, a cozy recreation area, and a fully equipped summer kitchen under a charming pergola. This outdoor space serves as the ideal spot

for family gatherings, barbecue nights, or enjoying the fresh air with a refreshing drink at the bar counter.

The villa also boasts lush green areas that provide a cool refuge from the summer sun, ensuring comfort during the warmest days. A highlight for wine lovers is the villa's dedicated wine room, while practical spaces such as a laundry room, server room, and pantry enhance the convenience of your stay.

For guests seeking ultimate relaxation and rejuvenation, Villa Queen offers a luxurious spa experience, perfect for unwinding after a day of exploration. Stay active in the well-equipped gym or simply lounge by the pool while enjoying the breathtaking views. Whether you're looking for adventure, comfort, or tranquility, Villa Queen provides the perfect balance of all.

Experience the magic of Villa Queen, where luxury meets tradition, and make unforgettable memories in one of Montenegro's most beautiful coastal settings.

ROOMS

- [illegible]



[DOWNLOAD ALL IMAGES](#)

GENERAL

- Indoor area: 386 m²
- Total plot area: 973 m²
- Max. guests: 16
- Optimum. guests: 10
- Extra beds:
- Bathrooms: 8
- 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 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