

# Villa La Luce di Tivat with Pool in Tivat

Montenegro, Bay of Kotor, Tivat, Donja Lastva

[VIEW ON MAP](#)

Villa La Luce di Tivat is a luxurious seafront retreat situated in Tivat's prestigious Donja Lastva neighborhood, just 2 km from the city center and the renowned Porto Montenegro yacht marina. This stone villa seamlessly blends traditional Mediterranean architecture with opulent modern amenities, offering an elegant yet cozy ambiance. Positioned a mere 5 meters from the shoreline, it provides direct access to the sea, ensuring guests can fully immerse themselves in the coastal experience.



6 guests



3 bedrooms



3 bathrooms



Indoor 170 m2



Free Wi-Fi



Barbecue



Free Parking



Pets Allowed



Outdoor swimming pool

## Key Features:

- **Private Swimming Pool:** The villa's central terrace features a secluded swimming pool, perfect for relaxation amidst the scents and colors of the Mediterranean garden.
- **Luxurious Interiors:** The villa is tastefully decorated to satisfy VIP guests, with classy furniture, unique art pieces, and lighting fixtures.
- **Spacious Bedrooms:** Each of the three en-suite bedrooms offers sea views, spacious wardrobes, and cable TV. The ground-floor bedrooms have their own private gardens, ideal for enjoying morning coffee.
- **Living and Dining Areas:** The living room, connected to a terrace, offers unforgettable vistas of the marine scenery. Adjacent to the room is the well-equipped kitchen and dining area with an expandable table.
- **Additional Amenities:** The villa includes a separate guest toilet, a laundry room, air conditioning in all rooms, high-speed Wi-Fi throughout the property, and private parking for two vehicles.

- **Security and Services:** The exterior is equipped with video surveillance, while the interior features fire protection (smoke detectors in each room) and burglar alarm systems. In the event of an alarm, security staff promptly responds. Additional services include boat docking, bike rentals, and organizing hiking tours and other activities for guests.

Villa La Luce di Tivat offers a harmonious blend of luxury, comfort, and natural beauty, making it an ideal choice for travelers seeking an exceptional stay in Montenegro.

## WHAT YOU SHOULD KNOW

- It is not allowed to rent to a group of people younger than 25.
- Weddings and celebrations are not allowed, without the permission of the owner.
- Pets are allowed on request. Charges may be applicable.

## ROOMS

- **Bedroom:** – 1 x King bed | Shower (en suite) | Sea view
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### GENERAL

- Indoor area: 170 m<sup>2</sup>
- Max. guests: 6
- Optimum. guests: 6
- Extra beds: 0
- Bathrooms: 3
- Toilets: 1
- Wi-Fi
- High speed Wi-Fi (info +50 MB/s)
- Heating
- Parking

### POOL & WELLNESS

- Private
- Sun Umbrellas
- Hairdryer

### LIVING & DINING

- Sofa
- Fireplace
- Indoor Dining Area

### GARDEN & TERRACE

- Terrace/Patio
- Outdoor furniture

### KITCHEN

- Fridge&Freezer
- Oven
- Stove
- Microwave
- Dishwasher
- Toaster

### HEALTH & SAFETY

- Safety deposit box
- Non-smoking

### HOUSEKEEPING

- Iron and board
- Towels

### DISTANCES

- Nearest Airport: 5.2 km (Tivat Airport)
- Nearest Beach: 190 m ()
- City Center: 2.1 km ()
- Closest Supermarket: 350 m ()
- Closest Restaurant: 100 m ()

## ACCOMMODATION POLICY

- Check-in: 15:00 h
- Check-out: 10:00 h
- Advance percent: 100% of total price
- Pets: Allowed
- Smoking: Not Allowed
- Large Gatherings: Not Allowed
- Security Damage Deposit: 1.000,00 EUR (paid on arrival)
- Final Cleaning (per booking) - 300,00 EUR

## 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.

## HOUSE RULES

+ Safety deposit

## 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