

# Villa Riviera Privata in Kotor

Montenegro, Bay of Kotor, Kotor, Ljuta/Orahovac

[VIEW ON MAP](#)

Villa Riviera Privata is an exclusive waterfront villa on the Bay of Kotor, offering complete privacy, direct sea access, and a private dock for boats. The property features a pool overlooking the water, spacious terraces, and elegant interiors designed for comfortable group stays. Combining secluded tranquility with easy access to historic coastal towns, it is ideal for luxury holidays and private retreats on Montenegro's Adriatic coast.



7 + 1 guests



4 bedrooms



7 bathrooms



Free Wi-Fi



Free Parking



Pets Allowed



Outdoor swimming pool



Hot tub

Image not found or type

## Villa Riviera Privata —Exclusive Waterfront Estate with Private Dock

**Villa Riviera Privata** is a distinguished waterfront residence set directly on the serene shores of the Bay of Kotor, designed for guests who appreciate discretion, space, and effortless access to the sea. Hidden from crowds yet perfectly positioned to enjoy the bay's natural beauty, the villa offers a rare sense of ownership over its surroundings —as if the coastline itself were private.

### Direct Connection to the Sea

Unlike typical seaside properties, this villa allows you to interact with the water on your own terms. A private dock extends from the property, ideal for mooring a boat, arriving by sea, or simply enjoying quiet moments above the glass-clear water. Swimming, sunbathing, or setting off for a day on the bay becomes part of everyday life here.

### Outdoor Living as a Lifestyle

The exterior spaces are conceived as a continuous open-air living area. A swimming pool positioned toward the waterline invites relaxation with uninterrupted views, while generous terraces provide space for long lunches, evening gatherings, or peaceful solitude. Mature greenery and thoughtful landscaping enhance the feeling of privacy without obstructing the scenery.

## Elegant Comfort for Shared Stays

Inside, the villa balances sophistication with warmth. Spacious bedrooms serve as quiet personal sanctuaries, while the main living areas are designed for connection —whether hosting family dinners, celebrating special occasions, or simply enjoying time together in a refined setting. Clean lines, quality materials, and abundant natural light create an atmosphere that feels both luxurious and welcoming.

## Tranquility with Access to Culture

Although the property feels secluded, historic towns, marinas, and renowned dining spots around the bay remain easily accessible. Guests can spend the day exploring medieval streets or sailing between coastal villages, then return to the calm of their private waterfront retreat.

## WHAT YOU SHOULD KNOW

- Set directly on the tranquil shores of the Bay of Kotor, Villa Riviera Privata offers a rare sense of seclusion where the sea feels like part of the property itself. Mornings begin with a swim from the private dock, afternoons unfold beside the pool overlooking the bay, and evenings are spent on spacious terraces as the light fades over the water. Inside, elegant living spaces and comfortable bedrooms create a welcoming retreat for families or groups. Though peacefully hidden from the crowds, historic towns, marinas, and renowned restaurants are just a short drive away, making the villa an ideal balance of privacy and coastal discovery.

## ROOMS

- **Bedroom:** - 1 x King bed | Sea view
- **Bedroom:** - 1 x Queen bed | Sea view
- **Bedroom:** - 2 x Single bed | Sea view
- **Bedroom:** - 2 x Single bed | Garden view

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### GENERAL

- Max. guests: 8
- Optimum. guests: 7
- Extra beds:
- Bathrooms: 7
- Pets allowed
- Fitness Room/Gym
- Parking

### CHILDREN

- Baby cot

### POOL & WELLNESS

- Hot Tub
- Sauna
- Sun Loungers
- Sun Umbrellas
- Outdoor Shower
- Hairdryer

### LIVING & DINING

- Sofa
- Armchairs
- Indoor Dining Area

### GARDEN & TERRACE

- Outdoor Dining Area
- Outdoor furniture

## **KITCHEN**

- Kitchen utensils
- Cutlery&Drinks
- Fridge&Freezer
- Oven
- Stove
- Microwave
- Dishwasher
- Blender
- Kettle
- Toaster

## **HOUSEKEEPING**

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

## **DISTANCES**

## **OUTDOOR ACTIVITIES**

- Walking/Hiking Paths
- Fishing nearby
- Cycle hire
- Kayak nearby

## **HEALTH & SAFETY**

- Quiet area

## **ACCOMMODATION POLICY**

- Check-in: h
- Check-out: h
- Advance percent: 100% of total price
- Pets: Not 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

## **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
- Transfer from Airport Tirana TIA (per booking) - 0,00 EUR