



Villa Mandragora —Exclusive Luxury Retreat with Private Beach & Yacht Access in Kotor

Montenegro, Bay of Kotor, Kotor, Ljuta/Orahovac

[VIEW ON MAP](#)

Villa Mandragora —Exclusive Luxury Retreat with Private Beach & Yacht Access Nestled in the prestigious village of Orahovac, just 9 km from the historic city of Kotor, Villa Mandragora is a stunning modern masterpiece designed for travelers seeking unmatched privacy, elegance, and direct access to Montenegro's Adriatic coast.



8 guests



4 bedrooms



5 bathrooms



Indoor 526 m2



Free Wi-Fi



Free Parking



Beachfront



Berth



Outdoor swimming pool

This expansive 526 m² villa comfortably hosts up to **8 guests** across **4 luxury en-suite bedrooms**, each thoughtfully designed to offer a serene and sophisticated retreat. With five lavish bathrooms, every guest enjoys the utmost convenience and comfort.

Step outside to discover a breathtaking infinity pool that seamlessly blends with the horizon, spacious terraces perfect for elegant gatherings or intimate dinners, and a cozy outdoor fireplace for magical starlit evenings.

Uniquely, Villa Mandragora boasts its **own private beach** and a **private berth**, offering guests exclusive, effortless access to the sea. For an elevated experience, the sleek **Invictus 280GT yacht** is available for private hire—additional fees apply for skipper and fuel—allowing you to explore the Adriatic coastline in style.

Inside, the villa showcases Italian designer furnishings paired with bold, artistic elements, including the iconic bulbous armchair inspired by classical art. The open-plan living and state-of-the-art kitchen create a perfect space for socializing and culinary delights.

For wellness and relaxation, guests can enjoy a fully equipped gym and a dedicated spa area, providing the ultimate sanctuary to recharge.

Conveniently located just 16.4 km from Tivat Airport and 62.6 km from Dubrovnik Airport, Villa Mandragora is your gateway to Montenegro's cultural and natural treasures.

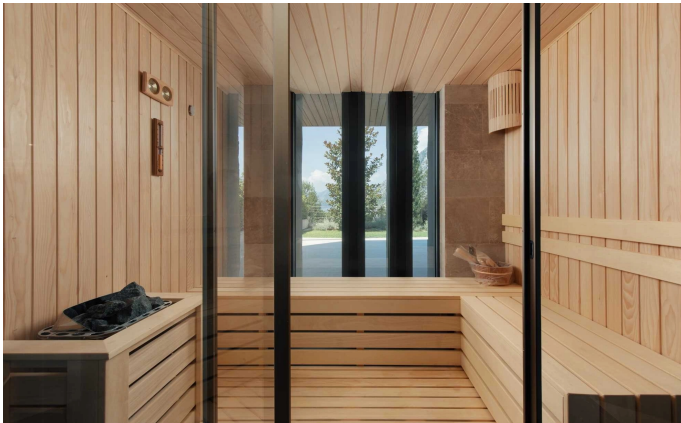
Villa Mandragora is not just a villa—it's an exclusive experience that combines luxury, privacy, and unparalleled coastal access, making it the perfect choice for those who demand the very best.

WHAT YOU SHOULD KNOW

- Villa Mandragora features its very own private beach and a dedicated boat berth, along with exclusive access to the stunning Invictus 280GT yacht—free for guests to use (only skipper and fuel costs apply).
- Our guests also enjoy a complimentary beach bar stocked with water, coffee, juices, and wine, ensuring every moment is relaxing and indulgent.
- This is a rare and extraordinary opportunity to explore the breathtaking Bay of Kotor, a UNESCO World Heritage site, in unmatched style and comfort. Experiences like this don't come around often and are truly not to be missed.

ROOMS

- **Bedroom:** - 2 x Twin bed | Shower (en suite) | Sea view
- **Bedroom:** - 2 x Twin bed | Shower (en suite) | Sea view
- **Bedroom:** - 1 x King bed | Shower/bath (en suite) | Sea view
- **Bedroom:** - 1 x King bed | Shower (en suite) | Sea view



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GENERAL

- Indoor area: 526 m²
- Max. guests: 8
- Optimum. guests: 8
- Extra beds: 0
- Bathrooms: 5
- Toilets: 1
- Wi-Fi
- High speed Wi-Fi (info +50 MB/s)
- Fully Equipped Kitchen
- Air Conditioning
- A/C in all bedrooms
- Parking

POOL & WELLNESS

- Private
- Outdoor
- Infinity Style
- Sauna
- Sun Loungers
- Sun Umbrellas
- Hairdryer

LIVING & DINING

- Sofa
- Armchairs
- Smart TV
- Indoor Dining Area

GARDEN & TERRACE

- Garden
- Terrace/Patio
- Outdoor Dining Area

KITCHEN

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

HEALTH & SAFETY

- Soundproofing
- Quiet area

HOUSEKEEPING

- Washing machine
- Dryer
- Iron and board
- Premium linens&towels

DISTANCES

- Nearest Airport: 15 km (Tivat Airport)
- Nearest Beach: 30 m (Nearest beach)
- City Center: 9 km (City of Kotor)
- Closest Supermarket: 400 m (Supermarket)
- Closest Restaurant: 200 m (Stari mlini)

ACCOMMODATION POLICY

- Check-in: 14:00 h
- Check-out: 10:00 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

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