

VILLA DENA – Ljuta, Montenegro







Elegantly poised at the footings of dramatic slopes of Orjen and Risan mountains, **Villa Dena** makes you feel as if you had the entire Boka Kotorska Bay to yourself. Peaceful, spacious and private, Villa Dena shelters from all the hustle and bustle of everyday life, promising peace but placing you at an arm's reach of Montenegro's main attractions.

In a quiet village by the picturesque town of Perast, just five minutes driving distance from the **UNESCO listed Kotor Old Town**, Villa Dena puts you close to heritage, nature, dining, sailing and exciting activities while guaranteeing relaxing, quiet evenings and superb down time.

Its 5 bedrooms and 2 apartments can accommodate up to 13 guests, but 4 more can stay on pull-out sofas. Picturesque garden area, multiple terraces, private garage, intimate beach with mooring and a seriously stunning location make Villa Dena a heavenly resort for families with children, groups of friends and other leisurely gatherings.



And the views are just spectacular! Europe's most scenic fjord, the Boka Bay, extends 28 kilometres into the continent, resting calm in a possessive embrace of Montenegro's impressive heights.

Formerly a Venetian stronghold, this was once a flourishing maritime affairs region, whose men captained many ships sailing in the Adriatic and the Mediterranean. The captains often used their small fortunes to erect stunning waterfront edifices for their families.





The residence sits at the back side of the main terrace. Proud, imposing, but also simple, its 350m² of interior space comprise two double rooms, two singles and a loft apartment. Once you enter the house, the foyer welcomes with a greyish - plush seating area embraced by bare stone walls and an original **17th century fireplace**.

Up an original stone staircase, reach an airy mezzanine, with an Italian-style kitchen, laundry room and toilette. Villa Dena was always a family home, and the kitchen, with its wood and marble, feels central and very home - like, in spite of all other beauties of the property.

The first floor bathes in natural light, comprising a cosy lounge with a white sofa and armchairs and an adjacent dining area for 10. The signature of the space, its ornate stone balcony, features the same spectacular views like the main terrace. Wherever you open a window in the Villa, you are bound to breathe in the scent of **Montenegro's** refreshing wilderness.



Proceeding to the second floor, look forward to real rest and relaxation. The sleeping quarters feature two double and two single bedrooms. The doubles are of minimalistic but elegant décor. While one double enjoys a private shower - bathroom, the other shares the floor's main tub -bathroom with the two singles. These two intimate rooms are a superb choice both for independent teenagers and small children. The loft on the last floor reminds of a cosy nest, given its one double bedroom, fully - functional kitchen, ample living space, and a chic bathroom. Slip from the apartment to the small, secret back terrace. Just behind the main residence, accessible also from the front, the back terrace represents an idyllic hiding place. It rests in shade most of the afternoon, just waiting for someone with a good book to come along!





From the back terrace, climb a few steps into another apartment, also reachable directly from the entrance terrace. The ground floor level of the apartment hosts a fully equipped kitchen and a living room, and a spiral staircase leads to double bedroom on the gallery. Simple, but warm, this apartment is ideal for staff, nannies or any members of the party in need of a little extra privacy. **Villa Dena's** numerous cosy areas, open-air spaces, its great views and a peaceful atmosphere make it a dream-come-true for both guests seeking relaxation, but also for adventurers looking for a base to explore the Adriatic coast of the Mediterranean. Don't forget: Villa Dena is also just a border crossing and an hour drive away from the Pearl of the Adriatic, Dubrovnik.

A spacious garage at the front of the property is the best place to leave your car in complete privacy and safety, retaining the option to freely explore the region on your own terms. In front of the property, just across a quiet road, a private pebble beach with cobblestone waterfront and a small pier with mooring for smaller boats invites for some lazy afternoons enjoying the best of the Adriatic. With beach chairs, private sea access and green fence, the beach is all yours – and more than likely, this is where you will spend much of your time at the Villa.



Across the street from the beach, enter the property through the garage or through the main gates – either way, the grand entrance leads to the front stone courtyard dotted with potted flowers, few charming seating areas and a fully functional barbecue, which will more than likely incite at least one quality gathering.

Climb the stone staircase, and the most spectacular view opens up as you arrive to the Villa's main terrace – Montenegro's black mountains slanting sharply into the **Adriatic Sea** before your very eyes. Completely walled, Villa Dena feels not only like an oasis, but also like a safe, fortified slice of heaven.

Local bars, restaurants, shops....are just few minutes walking distance from Villa. Historical Kotor listed as **UNESCO heritage** is 10 minutes driving from Villa Dena while Tivat airport is 40 minutes driving from Villa.









**GENERAL INFO:**

5 bedrooms
2 apartments
5 bathrooms
1 extra toilet
1 outdoor private pool
13 persons

PRICE INCLUDES:

VAT
Welcome package
Basic daily cleaning
Internet access



VILLA POLICIES: Security deposit for damage is 800,00 EUR
(payable upon arrival and returned upon departure)

Minimum stay 7 days (less days upon request)

Check-out: 10:00 h

Check-in: 17:00 h







CONTACT:

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