

# Villa Shah

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## Seafront Villa in the Bay of Kotor

Experience the ultimate Adriatic retreat at **Villa Shah**, a stunning seafront villa with **panoramic sea views** and **direct access to a private shoreline**. Nestled in the peaceful village of Ljuta, just minutes from the historic town of Kotor, the villa combines **Mediterranean elegance** with complete privacy.

The property features a **private outdoor swimming pool**, landscaped gardens, and terraces that are perfect for relaxing or enjoying sunsets overlooking the sea. Inside, the villa offers 8 beautifully appointed bedrooms, providing luxurious comfort for families or groups. A fully equipped kitchen, bright and spacious living areas, high-speed Wi-Fi, and air conditioning ensure effortless living and entertaining throughout your stay.

Conveniently located just **15 km from Tivat Airport**, Villa Shah offers easy access to the Bay of Kotor's historic sites, charming waterfront restaurants, and beaches, making it a **perfect luxury escape** on Montenegro's Adriatic coast.

## Bedroom Layout

**5 bedrooms** with double beds

**2 bedrooms** with two single beds

Perfect for large families or groups looking to enjoy privacy, comfort, and spectacular Adriatic views in one of Montenegro's most beautiful coastal settings.

**Reservation & Payment**To confirm your reservation, full payment is required within 2 hours of booking.

**Please note:** This reservation is non-refundable.

**Minimum stay:** 7 days

## Overview

Purpose Rent	Rent Price / night 2,130 € /night	Size 386 m <sup>2</sup>
Property Lot Size 973 m <sup>2</sup>	Floors No 3	Bedrooms 7
Bathrooms 7		

## Location

Country Montenegro	State/County Montenegro	City Ljuta
Area Kotor		

## Interior Details

Equipped Kitchen Yes	Gym No	Washer Yes
Heating Yes	Air Conditioning Yes	Elevator No
Fireplace Yes	Dishwasher Yes	Microwave Yes
TV Cable Yes	Refrigerator Yes	WiFi Yes
Sauna No		

## Outdoor Details

Pool Yes	Garage Attached No	Front yard Yes
Back yard Yes	Balcony Yes	Grill Yes
Parking Yes	Outdoor Shower No	

## **Multimedia**

Virtual Tour URL

## **Distances**

Beach 5 m

## **Contact Details**

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