

villa-shah.me

Villa Shah

YOUR MOST *important* MOVE

Montenegro

Bay of Kotor

42°28'48.2"N





👑 Property Overview:

- Total Villa Area: **386,4 m²**
- Total Plot Area: **973,5 m²**
- Location: **First Line to the Sea**
- Bedrooms: **5**
- Bathrooms: **8**
- Parking: **Open parking for 4 cars**

👑 Amenities & Features:

- Private Pier
- Spa Area
- Swimming pool
- Fireplace
- Smart House
- Climate Control

An aerial photograph of a coastal town with a large bay and mountains. The town features white buildings with red-tiled roofs, surrounded by lush green trees. A large green lawn is visible in the foreground. The bay is a deep blue color, and the mountains in the background are hazy and blue. The text "SOME PLACES JUST *feel right* FOR A WEDDING" is overlaid on the image in white serif font.

SOME PLACES
JUST *feel right*
FOR A WEDDING



There are places you visit. And then there are places that stay with you — where you can already picture yourself saying “I do.”

VILLA [👑]SHAH
IS THE *place*



A quiet waterfront estate where the mountains meet the sea, and time seems to slow down. It's not just a venue. It's a place where your wedding doesn't feel like an event, but like

MOMENT
you'll CARRY
WITH YOU
forever

FILL THE AIR WITH WHAT *you love*

The grounds are yours to fill with whatever brings your celebration to life. A string quartet beneath the trees. A jazz trio by the pool. A corner for lawn games, a tasting station, or a quiet spot where guests can simply linger.

You are free to bring in the musicians, the performers, the small touches that make the day feel unmistakably yours. Villa Shah offers the setting and the space — enough to let your vision take the lead.





LET THE
celebrations
FLOW

A scenic view of a waterfront estate. In the foreground, a paved walkway leads towards a stone wall with a decorative metal gate. The wall is adorned with lush greenery, including a large potted plant and a climbing vine with white flowers. To the right, a stone retaining wall is topped with a dense row of green shrubs. In the background, a calm body of water stretches towards a range of mountains under a cloudy sky.

A PRIVATE *waterfront*
ESTATE FOR YOUR
special DAY



The property sits right on the water, so you can even hold your ceremony on the private pier, with the Adriatic Sea as your backdrop.

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space THAT
BECOMES
yours

It is a space free from constraints, where imagination moves naturally and each choice begins to take on its own meaning. In this moment, there are no expectations to follow, no predefined scenarios — only a clear sense of what feels right to you.



The setting is not fixed — it is a canvas waiting for your vision. Villa Shah offers the freedom to adapt every corner to your story.

With the villa, the garden, the pool, and the pier all at your disposal, there is room not just for your guests, but for every detail you have ever imagined. No rigid layouts, no compromises. Just the rare ability to shape each moment exactly as you dreamed.

WHERE
the celebration
TAKES OVER





At Villa Shah, you don't just book a venue;
you shape the wedding you've always wanted.

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Villa Shah is designed
for those who appreciate

SPACE, *privacy,* AND QUALITY

It offers a sense of calm separation from the outside world, where every element feels considered and intentionally placed. Natural light, open layouts, and seamless transitions between indoor and outdoor spaces create an atmosphere that is both refined and effortless.



The main villa offers the newlyweds a luxurious place to stay, while the entire estate — including the garden, swimming pool, and a separate guest house — is yours to enjoy.

The property sits right on the water, so you can even hold your ceremony on the private pier, with the Adriatic Sea as your backdrop.



On the villa grounds, there is a separate guest house where close family members can stay comfortably.

Right next door, there's a small boutique hotel where you can book additional rooms for other guests. Everything is close by, yet privacy is preserved.

Villa Shah

GREAT *places,*
close AT HAND



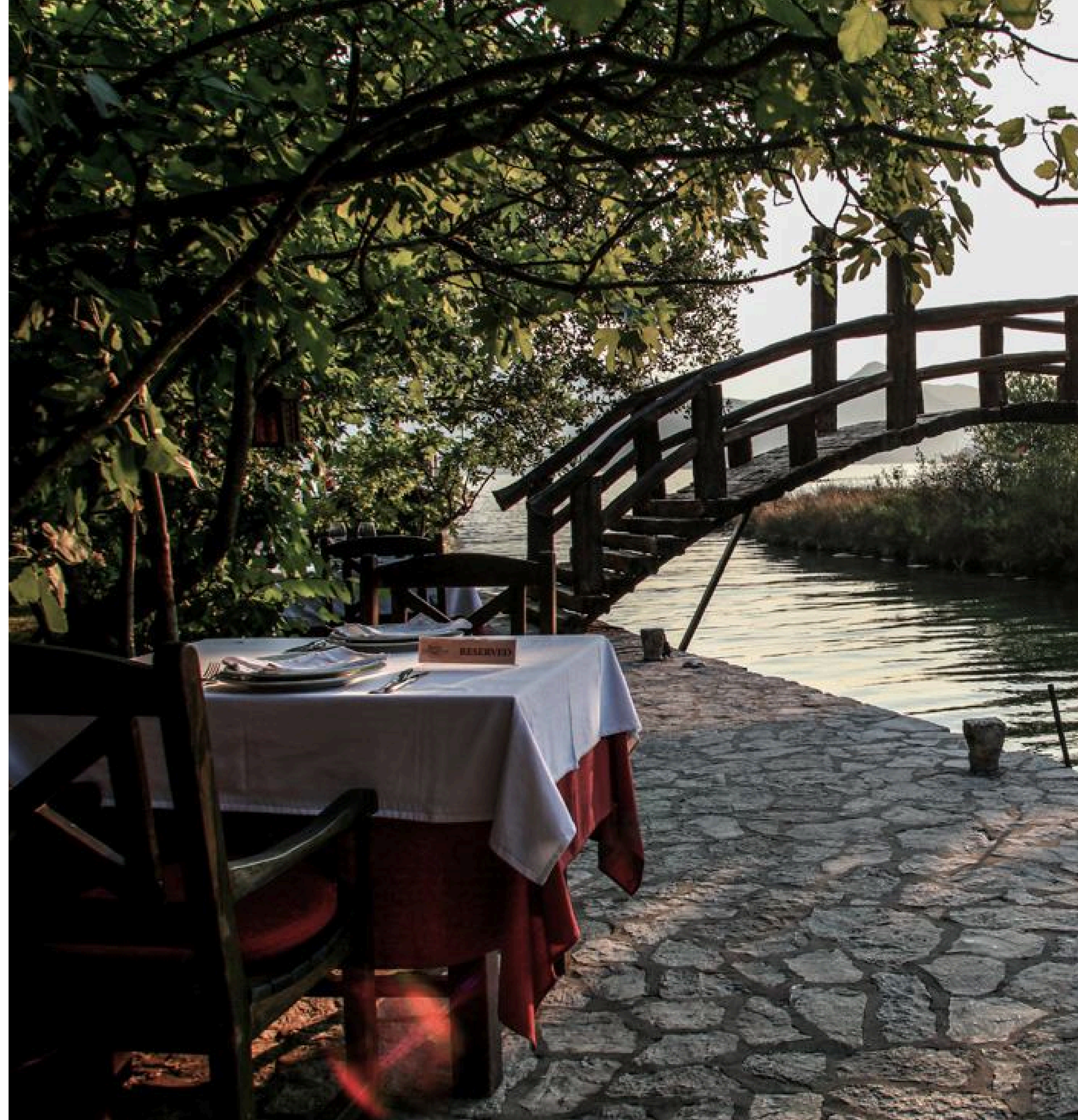
Villa Shah

Just a short walk from the villa, Stari Mlini awaits — one of the most beloved restaurants along the coast. It's the perfect spot for a welcome dinner or a relaxed celebration after the wedding, where good food and the waterfront setting make every moment feel special



A little further, yet still within easy reach, lies the town of Perast, often called the pearl of the Adriatic. With its quiet streets, graceful old architecture, and timeless charm, it's a place you'll want to explore slowly.

And for those who dream of seeing the bay from the water, yacht rentals and boat trips are easy to arrange — giving you and your guests a chance to take in the beauty of Montenegro from a whole new perspective.



Villa Shah

MAKE *your* STEP

Reserve your exclusive venue today and step into an experience defined by elegance, privacy, and impeccable attention to detail.

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