



**Luxury 1 bedroom apartment on the top floor in Lustica**

*Montenegro, Lustica*

<b>Price:</b>	<b>€ 750 000</b>
<b>Object type</b>	Apartment, Golf real estate
<b>House type</b>	New project
<b>Market</b>	New building
<b>Quarter of finishing:</b>	Q2
<b>Year built</b>	2024
<b>Bedrooms</b>	1
<b>Number of rooms</b>	2
<b>Area</b>	94 m2
<b>Category</b>	For sale



1 bedroom

94 m2

2 bathrooms

direct sea view

the only apartment on the floor

swimming pool in the building

An ideal apartment in a luxury gated complex with occupancy already on July 31, 2024 - a rare opportunity to purchase housing in one of the most sought-after locations on the Adriatic, ready to move in or rent this summer, but with installments and no real estate turnover tax.

Main characteristics:

1 bedroom, spacious and comfortable layout designed for modern living.

Direct sea views from the living room, bedroom and terrace.



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2 bathrooms: guest bathroom and bathroom in the bedroom.

The only apartment on the floor.

Installment plan for 1 year: payment of 615,000 upon signing the contract, and the remaining 135,000 is conveniently distributed over the next one year with quarterly installments.

This apartment represents a unique opportunity as there are currently no listings available directly from Lustica Bay this close to completion date.

Special offer:

The apartment is sold under a transfer agreement: the buyer is exempt from tax on the purchase of secondary housing, thus saving 67,000 euros.

A special lifestyle in Lustica:

A unique international community that unites representatives of about 50 different nations.

Access to Beaches and Pools: Enjoy free access to beaches and pools, plus priority booking for other beaches in the complex.

Complex maintenance, security and video surveillance 24/7:

Shuttle service to the promenade and parking lots.

Opportunity to rent out your property with professional management

Entertainment and Amenities: From a relaxing massage at the spa to a marina dock, gym, restaurants, shops and boutiques.

Exclusive year-round property maintenance and service.

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