



**NEW SEA-VIEW HOME IN THE HEART OF HISTORIC KOTOR**

*Montenegro, Boko-Kotor Bay*

<b>Price:</b>	<b>€ 399 000</b>
<b>Object type</b>	House, Twin Houses
<b>House type</b>	New project
<b>Market</b>	Resale
<b>Year built</b>	2023
<b>Bedrooms</b>	2
<b>Number of rooms</b>	4
<b>Land area</b>	153 m <sup>2</sup>
<b>Area</b>	125 m <sup>2</sup>
<b>Category</b>	For sale



Property Features:

Area: 160 sqm (35 sqm terrace)

Garage 15 sqm + 8 sqm storage

Two bedrooms

Three bathrooms

Two floors

15-minute walk to the Old Town of Kotor

House layout:

- on the lower level there is a garage and storage room
- on the first residential level there is a spacious living room, bathroom, and dining area with a kitchen. From the living room, there is direct access to a large terrace (35 m<sup>2</sup>).
- on the second floor are two bedrooms, each with a bathroom.



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+37128487878

The first and second floors of the house are connected by an internal staircase.

Each window offers stunning views of the Bay of Kotor.

The area represents the quintessence of the Mediterranean lifestyle: small streets, houses, and historical buildings. Within a radius of 1000 meters from the building, there is all the necessary infrastructure: cafes, restaurants, several supermarkets, a hospital, a large sports center, a bus station, and the municipal building. The distance to the sea is 1200 meters.

Kotor is one of the most beautiful and famous cities in Montenegro. The old town of Kotor is a world cultural heritage and is protected by UNESCO. A great option to buy a house for the price of an apartment just a few steps from the Old Town of Kotor

**Contacts:**

**Tatyana Artamonova**

**GSM:** +37128487878

(Viber, WhatsApp)

**E-mail:** [luxury@mercuryestate.com](mailto:luxury@mercuryestate.com)