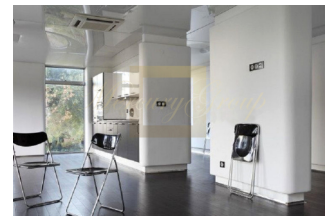




Luxury villa in Seots for sale

Montenegro, Budva riviera

Price:	€ 340 000
Object type	House
House type	Detached house
Market	Resale
Bedrooms	3
Land area	531 m2
Area	333 m2
Category	For sale



Bedrooms: 3
 Bathrooms: 3
 WC: 1
 Total area: 333 m2
 Plot area: 531 m2

Modern villa with sea views near Budva in Seoc. The closest residential area to the best beaches are Jaz, Tresteno, Ploce. Distance from the sea - 800 m. The center of Budva is 5 minutes drive.

Three-storey villa with stunning views of the Adriatic Sea and mountains, with a total area of 333 m2, on a plot of 531 m2.

Ground floor:

(119m2) - garage, technical room, bathroom, storage rooms. A room with a panoramic window and direct access to the street. The garage space can be filled according to the owner's wishes: a wine cellar, sauna, etc. can be equipped here.

On the ground floor (67 m2): large kitchen, living room with fireplace, guest toilet, office with library and staircase. From the first floor, a staircase leads to the ground floor with a garage. Living room with access to a wooden terrace through panoramic sliding windows from the living room, kitchen and garden with olive trees (250 years old). There is electric lighting in the garden.

On the second floor (82 m2): 3 bedrooms, 2 bathrooms, 2 terraces, dressing room and corridor with stairs.

There is also access to the exploitable roof (area 65 m2) with a beautiful view of the sea. A cozy place to relax with panoramic views and space provided for a summer kitchen, mini-pool, etc.



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Structural glazing of the facade from the German company "Schuco" (World leader in the production of profile aluminum systems). Double glazed laminated glass 1cm thick in the living room and 3cm thick in the large bedroom.

The villa is designed as a "smart home" and has all the necessary communications: electric boiler, solar panels, etc. Hot water is heated by solar panels. The system also provides and installs mechanisms for opening curtains and windows. The curtains are installed. 6 cameras are connected to a computer to monitor entrances and territory. All rooms are equipped with air conditioning.

A central system for ventilation and heating has been installed (not activated).

Focus fireplace. All FOCUS fireplaces are marked with the French Flamme Verte certificate - this means that the efficiency of the fireplaces is more than 70%, and the emission of carbon monoxide into the atmosphere is very small - less than 0.3%. Thus, the high efficiency of the fireplace does not harm the environment.

Stretch ceilings from Barrisol, a world leader in the production of tension systems.

The floor is Bambus wenge parquet black.

It was built for its own use according to the author's design of a professor of architecture. Very reliable design and foundation. Connected to running water and electricity.

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