



**A luxurious villa with swimming pool in Kotor**

*Montenegro, Boko-Kotor Bay*

<b>Price:</b>	<b>€ 1 290 000</b>
<b>Object type</b>	House
<b>Number of rooms</b>	4
<b>Area</b>	450 m2
<b>Category</b>	For sale



Beautiful contemporary yet elegant family Villa with sea view for sale, settled on three levels on 1225sqm plot on an excellent location in Kavac, near Kotor, Tivat and luxury marina Porto Montenegro. The house has 450sqm total. The vast ground floor living space spans over 154sqm and incorporates spacious and airy sitting room with an aspect bathed in sunlight for most of the day, modern kitchen and extensive dining area with bespoke lighting, as well as a family bathroom and an office with a separate entrance. There is a master bedroom on the first floor with an en-suite bathroom with jacuzzi and a walk-in wardrobe, opening on to a spacious private terrace. The floor also includes a fitted library, 3 further bedrooms, 2 bathrooms and 3 large terraces that reveal 270 degree-views of the sea and the surrounding mountains. The top floor houses a guest studio with a stunning terrace of 34sqm. Elegant décor, carefully selected pieces of art, natural stone fireplace, marble flooring and contemporary, rich earth tones-inspired interior provide glowing warmth and a restful and peaceful ambience. Large, floor-to-ceiling mahogany windows allow for the changing colours of the sunset to stream through the house. The house has been carefully designed to complement the spectacular scenery of the surrounding oak forest. Long summer evenings can be enjoyed in the home's outdoor area, which features a large swimming pool, a barbeque area and a summer kitchenette. With lush, landscaped gardens, as well as olive and citrus grows, it is little wonder that the property holds a seductive charm for owners and guests. The villa is accessed by a gated drive which ensures the privacy and security of this hillside property. Situated just a short drive from pristine beaches and the vibrant towns of Kotor and Tivat, this villa offers a dream lifestyle.

**FEATURES INCLUDED:**

- Central air-conditioning system (11 internal units and 1 outside centralised unit)
- 3 Solar water-heating panels (boiler - 300 liters capacity)
- Water tank (capacity 67.2m3)
- Well (capacity 10m3)
- Power generator (Capacity 8.5KW)
- Private sewage system
- Automatic gate and garage system (2 closed garages + 2 outdoor parking spots)
- Extensive under-roof storage space (112.39sqm)
- Summer kitchenette (20sqm)
- Workshop (18sqm)
- Technical room
- Home entertainment system
- Wireless internet

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