



Villa for sale in the Bay of Kotor

Montenegro, Katorska

Price:	€ 790 000
Object type	House, House, House, House
House type	Detached house
Market	Resale
Bedrooms	3
Number of rooms	4
Land area	316 m ²
Area	181 m ²
Category	For sale



Completely renovated minimalist style villa located in a quiet, sunny and secluded area Pračnja, in the Bay of Kotor. This beautiful villa of 181 m² (including terraces) is located on a plot of 316 m² and offers a perfect combination of modern elegance and Mediterranean charm.

Structure:

Bedrooms: 3 spacious bedrooms

Bathrooms: 2 modern bathrooms

Living rooms: 2 living rooms with stunning sea views

Kitchen: Fully equipped kitchen with kitchen island

Additional spaces: Wine bar, open kitchen and beautifully landscaped garden with a pool area ideal for relaxation and privacy

Terraces: 4 terraces with magnificent sea views

Facilities:

Each room has air conditioning.

Full central heating in the house

Heated floors in bathrooms

Lighting throughout the yard and other details

Location:

The property is located just 70 meters from the beautiful Adriatic Sea, with a small private road leading to the beach, which can be reached in just three minutes on foot. There are also two parking spaces.

Distances to major objects:



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Beach: 70 m
Old Town of Kotor: 4 km
Perast: 15 km
Tivat Airport: 12 km
Dubrovnik Airport: 75 km
Porto Montenegro / Tivat: 13 km
Lustica Bay: 15 km
Budva: 25 km
Shops, markets and restaurants: 100-300 m

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