



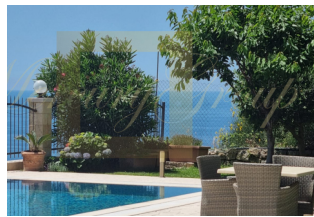
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Elegance and serenity in a luxurious villa with natural views.

Montenegro, Budva riviera

Price:	€ 1 500 000
Object type	House
Number of rooms	4
Area	500 m2
Category	For sale



Modern 4-storey luxury villa with stunning views of the sea and mountains, located in one of the most beautiful and prestigious historical places of the Budva Riviera in the village of Perazica Do, under the highway, practically next to the park of the Rezevici Monastery. The cozy town of Petrovac is just a 5-minute drive away, and the main tourist city of the Budva Riviera is a 15-minute drive. In the cozy bay, there is a well-maintained sandy-pebble beach Perazica Do, one of the most attractive on the coast. The sea here is crystal clear. The distance to the sea is 300 meters. In summer, a small shop, restaurant, and beach café operate near the villa. A pedestrian walkway along the seashore with stunning views and tunnels connects Perazica Do Beach with the town of Petrovac. House area: 500 m² Land area: 800 m² (500+300) Villa built in: 2016 Basement: Mini-apartment: kitchen-dining room, bedroom, toilet, shower, open veranda with greenery and sea views; Garage for 2 cars; Technical rooms; Sauna with a relaxation room, shower, and toilet; Wine cellar. First floor: Spacious living room with a fireplace, dining area, and built-in kitchen separated by a convenient bar. All furniture and doors on the first floor are made of bleached oak with designer touches, including Italian upholstered furniture. Hall with built-in wardrobes and a storage room, main entrance. All floors on the first level and the stairs/halls on all three levels are made of Italian travertine stone. A large bathroom (shower/toilet) in Greek style. The living room opens to the garden and pool, and the kitchen area has access to a summer kitchen with a barbecue. Next to the summer kitchen is a bathroom and a garden equipment room. Second floor: Two bedrooms, an office, a dressing room, and two bathrooms. The master bedroom has a private bathroom (shower/toilet) and two exits to a spacious separate terrace. The second bathroom (bathtub/toilet) is suitable for the second bedroom and office. The floors on the second level are made of English oak parquet boards with heating/cooling. Third floor: Spacious studio-apartment with a built-in kitchen, bar, dining area, and relaxation zone (can also serve as a sleeping area), bathroom (shower/toilet). This space can be converted into a billiard room. A breathtaking view of the sea opens from every room, starting from the basement. The villa is equipped to the highest standards. Built with high-quality materials, it features thermal, water, and sound insulation, a 4-floor elevator, centralized heating/cooling via efficient water-air heat pumps, water-heated floors (kitchen, living room, bedrooms, office, halls), electric heated floors in bathrooms, aluminum double-glazed windows with motorized shutters and mosquito nets, solar-powered hot water, internet, satellite TV, 3-level video surveillance system (16 cameras) with 24/7 security and remote online access, and emergency buttons. Central water supply, additional local water supply, a 75 m³ reservoir, centralized sewerage, and electricity. The plot is enclosed by a fence with wrought iron and stone elements. Automatic wrought iron gates. There is a



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parking space on the lower level and an option for two additional spaces on the upper level. The territory is finished with white stone, landscaped, illuminated, and has automatic irrigation. The garden contains fruit-bearing trees and plants (olives, mandarin, orange, lemon, cherry, grapes, kiwi, passion fruit), palms, magnolias, oleanders, roses, heather, etc. The swimming pool (11m x 5m) features lighting, a relaxation zone, and a shower with solar-powered hot water. The villa was built for a large family and is sold fully furnished with new, high-quality furniture made from natural wood by leading manufacturers, household appliances, and bathrooms finished with Italian ceramics and high-quality sanitary ware.

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