



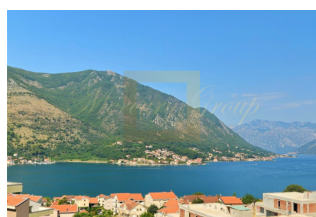
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### Luxury villa with pool and panoramic views of Bay

Montenegro, Boko-Kotor Bay

<b>Price:</b>	<b>€ 1 490 000</b>
<b>Object type</b>	House
<b>Bedrooms</b>	6
<b>Number of rooms</b>	6
<b>Land area</b>	641 m2
<b>Area</b>	460 m2
<b>Category</b>	For sale



Luxury villa with pool and panoramic views of Boka Bay This exclusive property, located just 5 minutes drive from the Old Town of Kotor, is equipped to a high standard and offers a panoramic view of the Bay of Kotor. The property consists of the main building, a villa, with an internal area of 460m2 divided into 4 levels which are connected with an internal staircase and an elevator, and an auxiliary object of 87m2 with three studio apartments of 34m2, 26m2, and 25m2. On the first floor of the villa, there is a living and dining area with a fireplace, kitchen, bedroom, bathroom, and storage room. The second floor consists of three en-suite bedrooms; while on the third floor, there is a one-bedroom apartment and one en-suite bedroom. All rooms have access to the terrace with stunning Bay views. The villa's ground floor is reserved for the garage, laundry room, and storage. In front of the villa is a parking area for three cars. High-quality materials such as oak carpentry, marble tiling, iron fences, and high-quality materials were used in furnishing the villa. The pool area is situated on the top of the auxiliary building and has a system for water heating. Villa is secured with video surveillance and remote-controlled gates. There is also the possibility of buying a villa with built-in furniture only, in which case the price is €1,450,000.

#### Contacts:

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