



Stone villa for sale in Kotor

Montenegro, Boko-Kotor Bay

Price:	€ 1 800 000
Object type	House
Bedrooms	4
Number of rooms	4
Land area	758 m2
Area	112 m2
Category	For sale



Beautiful luxury stone villa for sale in a quiet coastal village Prčanj with a beautiful panoramic view of Boka Bay. About the property: Villa is in an amazing location, away from the big crowds and quite far from the highway. Villa is spacious and with a luxurious interior, private pontoon, and private garage. Villa is secluded, located in a quiet, picturesque part of the Bay of Kotor, which is under the protection of UNESCO, offers perfect pleasure, with a beautiful sea view surrounded by mountains. The design of the villa is elegant, the rooms are spacious with lots of daylight. Villa offers a dream combination, a peaceful environment, while also being close to the luxurious marina of Porto Montenegro and the beautiful Old Town of Kotor. Villa layout: Pontoon: There is a 56sqm customized pontoon available, over the sea. On the pontoon there are two parking spaces. Rattan furniture (glass/rattan table and 4 rattan chairs) available for breakfast, lunch, and dining at pontoon. Pontoon features a 3x3m square movable shade available. Pontoon is equipped with Spanish-made stainless steel pool-type ladder easing sea access. Also 56sq of the sea in front of the pontoon is cleaned of sea weeds, then completely covered with 0-4mm white sand to ease the people swimming comfortably. Pontoon and car parking area is being monitored with a CCTV camera and recorded with 30 days interval. Ground floor: The living room with kitchen is characterized by high ceilings and windows with panoramic views of the bay. Ground floor is 38sqm. CCTV camera over the main entrance (CCTV system monitors and records with 30-day interval). Floors are covered with Terracotta. Two 2000W electrical convector heaters installed for heating. Access to KLEEMANN brand panoramic hydraulic passenger lift through stairhead. Wooden security doors and windows shutters on the ground floor. All floors are of first quality Italian ceramics. Second floor; Large entry with three bedrooms located on the first floor. All bedrooms are equipped with 2000W electrical convector type heaters. Entry to second floor through the lift and stairhead, as well as through stairs with steel balustrades. Stairhead is decorated with a coffee table and two stools, woods for fireplace were stowed. Second floor entrance is also equipped with wooden security doors. All floors are of made with solid oak wood. There is a small kitchen located at second floor. There is a custom-designed and hand-made fireplace located at the saloon, inner equipment of the fireplace is imported from EU. The chimney of the fireplace is custom-made and new, constructed according to the standards. Third Floor; The master Penthouse bedroom, in addition to its bathroom, with sea view terrace. On the ground floor there is also a , pantry, technical room (Video surveillance, air conditioning, video intercom, WIFI, fire and security protection) Outside: shower, terraces, barbecue and garden. There is a 100% transparent tempered glass bathroom located at the attic. Glass bathroom floor is made of solid Teak wood. Bathroom floor is solid Teak wood. Backyard The backyard is 565sqm. A custom-designed and Andalusian type stone wall with LED



ID: ME-23-168861
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+37126632276

lighting was constructed to preserve the perimeters of the yard. There is a water well, estimated about 300+ years old, preserved with a special arch through the stone wall and decorated with a custom-made iron sheave over the well. There are various fruit trees and plants customized to the garden. There is an 8x5m (40sqm) pergola constructed at the backyard. The total area of pergola is 64sqm, which 40sqm is with roof and 24sqm is open. The flooring and stairs of pergola are made with terracotta. The pergola is made of Turkish-made and imported oak wood based on Turkish-made and imported natural stone-covered columns. There is a vegetable garden separated with steel fences available next to the pergola, estimated at 24sqm. Also, there is a small storage room. There is an underground irrigation system installed in the garden controlled with the HUNTER brand of USA. To protect the environment, the house's old and traditional septic system has been replaced with a BIO-SEPTIC system imported from Italy. Additional information: There is a possibility to build a new object in the backyard. Also, this stone villa is perfect both for living and renting. About location: Prčanj is a small coastal village located on the shores of the Bay of Kotor. It is recognizable for its beautiful stone pontoons, palaces, churches, and maritime legends. The indescribable beauty of the bay, the healing air current, the strength of the sea, and the wind make this small coastal place a unique oasis of health.

Contacts:

Tina Politika-Vodolagina

GSM: +37126632276

(Viber, WhatsApp)

E-mail: mgroup@mgroup.lv