



**Villa Aquila with a beautiful sea view  
 in Kotor**

*Montenegro, Boko-Kotor Bay*

|                        |                    |
|------------------------|--------------------|
| <b>Price:</b>          | <b>€ 2 200 000</b> |
| <b>Object type</b>     | House              |
| <b>Bedrooms</b>        | 5                  |
| <b>Number of rooms</b> | 5                  |
| <b>Land area</b>       | 3711 m2            |
| <b>Area</b>            | 479 m2             |
| <b>Category</b>        | For sale           |



An exceptional Mediterranean villa sanctuary, with panoramic sea and mountain views across Kotor Bay. Gross Build Area: 479 m2 Net Internal Area: 373 m2 Total Plot Size: 3,775 m2 (plus 145 m2 share of access road and guest parking). Bedrooms: 5 Bathrooms (+WC): 5 (+1 wc and sauna). Pool: 8 x 6 m2 An Exceptional Home. Approached via a private, securely-gated road, Villa Aquila is a spacious 5 bedroom contemporary home with a luxuriously specified interior, a sauna, infinity pool and double garage. Premium kitchen (Nobilis/Bosch) and bathroom fittings (V&B, Catalano, HansG), ceramics and flooring (Florim, Porcelanosa and natural stone) are used throughout. Living areas and bathrooms with underfloor heating, recessed AirCon and ventilation in ceilings. Situated in a quiet, picturesque corner of UNESCO protected Kotor Bay, this secluded villa provides the perfect sanctuary, with commanding sea views surrounded by mountains and sprawling Mediterranean gardens. The villa design is sleek, with clean lines and open, spacious interiors. Mediterranean limestone walls and characteristic sloping terracotta roof tiles float above floor-to-ceiling glass windows to maximise natural light and unobstructed, dramatic views across the Bay towards Kotor Old Town and the mountains beyond. Villa Aquila offers the dream combination of peaceful seclusion, whilst lying within easy reach of local waterfront village marina and a short drive to the historic walled city of Kotor, the luxury yachting haven of Porto Montenegro and Tivat International Airport. Villa Layout. 1st Floor: Glass enclosed entrance reception at the centre, directly opening courtyard decking and pool beyond. To the left high-ceiling living space, wood-burning stove and kitchen areas with panoramic views of the Bay and mountains. To the right, large master bedroom and bath ensuite opening to decking and pool, additional double bedroom/flexi-use, bathroom and sauna, guest WC. 2nd Floor: Three large double bedrooms with ensuite (and walkthrough), outside terrace. Ground: Large double garage, gym, laundry/utility, storage and technical rooms (Central Control and AirCon, CCTV, Video Intercom, Fire & Security, WIFI). Outside: Infinity pool and shower, decking, limestone paving terraces and BBQ, substantial wild garden areas. Distance to Kotor Old Town - 4km Distance to Tivat airport - 11km

**Contacts:**

**Tina Politika-Vodolagina**

**GSM:** +37126632276

(Viber, WatsApp)

**E-mail:** mggroup@mggroup.lv