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Spectacular Villa with pool overlooking the Bay of Kotor

Montenegro, Risan and the surrounding area

Price:	€ 750 000
Object type	House
Number of rooms	6
Area	295 m2
Category	For sale



The house is located on a hillside with an unforgettable panoramic view, surrounded by chestnut forest, olive, and fruit trees. Its unique location offers a magical view of the Bay of Kotor, a UNESCO World Heritage Site, and provides ample space for family and friends with a living area of approximately 299 sqm. The beach and the sea are within walking distance, making it ideal for active people who love nature and appreciate privacy. Each floor of the villa has a separate entrance and a terrace, allowing it to be used not only as a private residence but also for seasonal rentals. The property has undergone a complete renovation, with environmentally friendly materials used for the repairs. New facade, sewage/water pipes, internal eco-plaster, underfloor heating on the first floor, power cables, aluminum windows, a water reservoir, and a water pump have been installed. On the upper terrace behind the house, there is a garden house with ready electrical wiring for a sauna, a barbecue area, and a view of the bay. The first floor (75 sqm) consists of a large new kitchen-living room, hallway, bedroom, shower room, and utility room, with a spacious terrace of about 70 sqm. The second floor (108 sqm) consists of a hallway, open kitchen, spacious living room with access to the terrace, 2 bedrooms, a bathroom with a shower, and a guest toilet. There are two terraces, one of 108 sqm and another of 13 sqm. The third floor (113 sqm) is not yet fully finished (loft-style studio) and includes a balcony with a stunning view of the bay. Internal finishing works are still needed. (Electricity, ventilation, water, new windows, etc. are fully installed.) The land plot is about 556 sqm with a large underground basement. For the sale of this property, we offer two possible purchase options: Entire villa or only the apartment on the second floor. Additionally, if desired, it is possible to purchase the adjacent plot and build a pool with a view of Perast.

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