



**Spacious villa of 420 m2 in Shusani,  
 Bar**

*Montenegro, Bar riviera*

<b>Price:</b>	<b>€ 600 000</b>
<b>Object type</b>	House
<b>Number of rooms</b>	8
<b>Land area</b>	680 m2
<b>Area</b>	420 m2
<b>Category</b>	For sale



A new three-storey villa in the heart of the Bar Riviera was designed according to the author's project in accordance with modern trends in architecture and construction. In the external appearance of the building, traditional Montenegrin Mediterranean details are used - balconies-gallery and wide terraces. The facade of the house is made of high-quality red thermoblock, which ensures that the room maintains the optimum temperature at any time of the year. From all rooms and terraces of the villa you have a fabulous view of the sea and mountains.

A large living room with dining area and fireplace, a fully equipped kitchen, 5 bedrooms, 3 bathrooms, as well as several utility areas and a wine cellar make this house ideal for a large and friendly family. The villa has a modern heating system (floor heating, radiators in living rooms). The villa is fully furnished and includes not only everything you need for a comfortable stay.

Also in the house on the third floor, where an independent staircase leads, there are four separate guest apartments, three of 40 sq. m and one 55 sq.m., each of which has a separate entrance, a cozy bedroom, a bathroom, a living room with a kitchenette, as well as the necessary set of household appliances - satellite TV, refrigerator and air conditioning. The apartments can be used as a mini-hotel for 20-22 people, the guaranteed profit is 20-25 thousand euros per season.

On the site there is a swimming pool, a sauna with a relaxation room, a huge Russian-style family barbecue (cauldron, barbecue and Russian oven), as well as parking for 5 cars. A sandy beach with cozy cafes and small souvenir shops is a three-minute walk away.

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