



Family villa on the first line of the sea in the Bay of Kotor

Montenegro, Tivat and the surrounding area

Price:	€ 2 000 000
Object type	House
House type	New project
Market	Resale
Year built	2018
Bedrooms	6
Land area	550 m2
Area	423 m2
Category	For sale



Plot: 550 m²

Living area of the house: 423 m²

Bedrooms: 6

Bathrooms: 7

Distance to the sea: 5 m

Garage: 50 m²

Technical rooms: 40 m²

Year of construction: 2018

Distance to Tivat and Porto Montenegro: 5 km

This spacious and modern villa is located in the small traditional village of Lepetane in the Bay of Kotor, on the first line of the sea, just 5 km from Porto Montenegro, 8 km from Tivat airport, and an international school.



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The architecture of the villa combines the best traditions of Mediterranean style with striking elements of modernism, which is also reflected in the interior.

The airy and light interior space without unnecessary details allows you to focus on the most important thing - the magnificent views of the sea and nature from the panoramic windows, which are undoubtedly the main elements of the interior.

The beauty of the surrounding landscapes is accentuated by the calm and natural materials of the finishes and furniture.

The furniture and lighting in the interior are presented by items from leading Italian factories (b&b, Flos, Casamilano, Bontempi, Tonin Casa, etc.), and the main elements of decor are works of art by Russian, Georgian, and Italian authors.

4 bedrooms and two separate apartments can easily accommodate all family members, guests, and helpers. The master bedroom, occupying the entire attic floor, with a spacious walk-in closet, bathroom, two terraces, internal and external fireplaces, will leave no one indifferent. And the light-filled and airy living room with double-height ceilings will become a favorite gathering place for the family.

The villa is designed for year-round family living. The underfloor water heating system, Aermec split heating and air conditioning system, and 500-liter boiler provide complete living comfort. For the technical equipment of kitchens, bathrooms, and laundry, products from such world brands as Miele, Liebherr, Bosch Professional are used.

The spacious garage accommodates 2 cars and a boat (or 3 cars).

Structure of the villa:

1st floor

Entrance area with large built-in wardrobes, spacious living room with double-height ceilings, dining area and kitchen, bedroom with its own bathroom and walk-in closet, guest bathroom, apartment with a separate entrance, its own kitchen and bathroom, utility room for storing tools and workshop, technical room with technical systems.

2nd floor

2 bedrooms with their own bathrooms, a room for yoga and meditation (or office) with access to a spacious terrace, laundry room, and a separate apartment with its own kitchen and bathroom.

3rd floor

The entire floor is occupied by the master bedroom with a walk-in closet, bathroom, and spacious terraces.



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Outside

Spacious sunbathing terrace in front of the house, garage for 2 cars and a boat.

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