



**Unique villa with stunning sea views,  
 Kuljace**

*Montenegro, Houses, Villas, Cottages*

<b>Price:</b>	<b>€ 1 850 000</b>
<b>Object type</b>	House, House, Mansion, castle, estate
<b>House type</b>	New project
<b>Market</b>	Resale
<b>Bedrooms</b>	6
<b>Land area</b>	1372 m2
<b>Area</b>	392 m2
<b>Category</b>	For sale



4 floors + observation deck on the roof  
 6 bedrooms  
 3 bathrooms + bathroom + 2 showers + sauna  
 2 terraces (incl. loggia) + solarium on the roof  
 Plot area 1372 sq.m  
 Building spot area 162 sq.m  
 The total area of the house is 392 sq.m.  
 The living area of the house is 308 sq.m.  
 Non-residential area of the house 84 sq.m  
 Ground floor - garage for three cars (it is possible to place a trailer with a boat); three reinforced concrete water tanks with a capacity of 112.5 cubic meters; technical room of engineering systems (water treatment, heating and air conditioning); pantry; dry firewood storage

Ground floor - entrance hall, living-dining room with fireplace; kitchen; office (bedroom); pantry - utility room - laundry room; bathroom; spa area: sauna + shower room + relaxation area

First floor - hall with fireplace, three bedrooms, bathroom with window, pantry / dressing room

Second floor - bedroom; a huge hall with a home cinema and a fireplace; shower room + bathroom

Third floor (operated roof) - open observation deck and solarium

Plot - yard; lawn; recreation area with barbecue area; a fruitful orchard - cherries, peaches, apricots, apple trees, feijoa, almonds, walnuts, olives; garden



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The villa is located on a hill, not far from the motorway, which runs along the lively and active part of the coast. An excellent combination of a secluded life in nature with forays into an active environment.

15 minutes to the city - all the main places of Budva and Petrovac are nearby: ancient and modern streets; museums and shopping centers; new and traditional restaurants; night clubs and discos; tourist attractions.

An orchard, a vegetable garden and a sea of flowers - 14 acres of green territory for children; fruit-bearing fruit trees - cherries, peaches, apricots, apple trees, feijoa, almonds, walnuts, olives; for those who love solitude - cozy corners; for gourmets - barbecue area.

Sauna - relaxation of body and soul for six people; noble abachi wood trim; Finnish wood-burning stove HARVIA.

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