



**MEDITERRANEAN VILLA WITH
PANORAMIC SEA AND MOUNTAIN
VIEWS IN BOKA BAY. REF. 93**

Montenegro, Prčanj

Price:	€ 2 200 000
Object type	House
House type	Detached house
Bedrooms	5
Number of rooms	6
Land area	3775 m2
Area	373 m2
Category	For sale



Total villa area: 479 sqm

The interior area of the villa: 373 sqm

Total plot area: 3,775 sqm

5 bedrooms

5 bathrooms + guest toilet + sauna

Swimming pool 8 x 6 sqm

This spacious modern villa included 5 bedrooms, luxurious interiors, a sauna, a landscaped pool, and a two-car garage. It features premium-class appliances (Nobilis/Bosch) and sanitary ware (V&B, Catalano, HansG), as well as ceramic and floor coverings (Florim, Porcelanosa, and natural stone). The living spaces and bathrooms are equipped with underfloor heating, air conditioning, and ventilation system.

A picturesque corner of Boka Bay, protected by UNESCO. This villa offers a perfect retreat with magnificent views of the sea, surrounded by mountains and sprawling Mediterranean gardens. The villa's design features clean lines and an open spacious interior. Mediterranean limestone walls and characteristic sloping terracotta roofs float above floor-to-ceiling windows to maximize natural light and provide an unobstructed, impressive view of the bay, mountains, and the Old Town of Kotor.

The villa provides an ideal combination of peaceful atmosphere, while being within easy reach of the local yacht marina and a short drive from the historical fortress town of Kotor, the luxurious Porto Montenegro yacht harbor,



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TEL./VIBER/WHATSAPP:
+37128487878

and the international airport in Tivat.

Villa layout:

1st floor: entrance area with direct access to the courtyard terrace and pool. To the left, there are a living area with high ceilings, a wood-burning stove, and a kitchen zone with a panoramic view of the bay and mountains. To the right, there are a large master bedroom and bathroom with access to the terrace and the pool, an additional bedroom with a double bed, a bathroom, and a sauna, as well as a guest toilet.

2nd floor: three large bedrooms with double beds and master bathrooms, an open terrace.

The villa also includes a spacious two-car garage, a gym, a laundry/utility room, storage, and technical rooms (central control and air conditioning, video surveillance, video intercom, fire safety, and WIFI).

Outside is a landscaped pool and shower, limestone-paved terraces, a barbecue area, and a beautiful territory.

Contacts:

Tatyana Artamonova

GSM: +37128487878

(Viber, WhatsApp)

E-mail: luxury@mercurystate.com