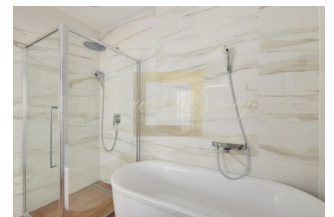




**SPACIOUS VILLA WITH PANORAMIC  
 SEA AND MOUNTAIN VIEWS, PRCANJ.  
 REF. 94**

*Montenegro, Katorska*

<b>Price:</b>	<b>€ 2 000 000</b>
<b>Object type</b>	House
<b>House type</b>	Detached house
<b>Market</b>	New building
<b>Bedrooms</b>	4
<b>Number of rooms</b>	5
<b>Land area</b>	2381 m2
<b>Area</b>	349 m2
<b>Category</b>	For sale



Gross Build Area: 456 m2.

Net Internal Area: 349 m2.

Total Plot Size: 2, 381 m2 (plus 157 m2 share of access road and guest parking).

Bedrooms: 4.

Bathrooms (+WC): 4 (+2 wc).

Pool: 8 x 4. 5 m2.

Approached via a private, securely-gated road, Villa is a spacious 4 bedroom contemporary home with a luxuriously specified interior, infinity pool and double garage. Premium kitchen (Nobilite/Bosch) and bathroom fittings (V&B, Catalano, HansG) , ceramics and flooring (Florim, Porcelanosa and natural stone) are used throughout. Living areas and bathrooms with underfloor heating, recessed aircon and ventilation in ceilings.

Situated in a quiet, picturesque corner of UNESCO protected Kotor Bay, this secluded villa provides the perfect sanctuary, with commanding sea views surrounded by mountains and sprawling Mediterranean gardens. The villa design is sleek, with clean lines and open, spacious interiors. Mediterranean limestone walls and characteristic sloping terracotta roof tiles float above floor-to-ceiling glass windows to maximise natural light and unobstructed, dramatic views across the Bay towards Kotor Old Town and the mountains beyond.

Villa offers the dream combination of peaceful seclusion, whilst lying within easy reach of local waterfront



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village marina and a short drive to the historic walled city of Kotor, the luxury yachting haven of Porto Montenegro and Tivat International Airport.

Villa Layout.

1st Floor: Glass entrance reception at the centre. To the right, high-ceiling living space, wood-burning stove and kitchen areas with panoramic views of Bay, guest wc. To the left, large master bedroom and bath ensuite opening to decking and pool.

2nd Floor: Large double and two standard bedrooms, all with ensuite, outside terrace and access to walled patio areas and mountainous wild gardens.

Ground: Large double garage, gym, w. c. , laundry/utility, storage and technical rooms (Central Control and AirCon, CCTV, Video Intercom, Fire & Security, WIFI).

Outside: Infinity pool and shower, decking, limestone paving terraces and BBQ, substantial wild garden areas.

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