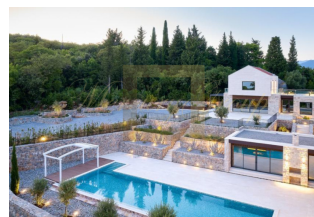




**VILLA WITH POOL AND STUNNING
 SEA VIEW, LUSHTICA POV**

Montenegro, Lustica

Price:	€ 3 000 000
Object type	House, House, Mansion, castle, estate
House type	New project
Market	New building
Bedrooms	6
Land area	5643 m2
Area	558 m2
Category	For sale



Villa area: 558 m2
 Plot area: 5643 m2
 Bedrooms: 6
 Bathrooms: 6 + guest bathroom
 Floors: 2+1
 Swimming Pool: 24x5 meters

The villa is located on the coastal slope of the Lustica peninsula, not far from the city of Tivat and the famous Lustica Bay complex. It is located in a quiet and secluded area, surrounded by forest. At the same time, the future owners of the villa can easily get to the best beaches of the peninsula, visit the restaurants and cafes of the Porto Montenegro complex, or try the national cuisine in the villages of Krasici or Rose.

The place where the villa is located offers a delightful panoramic view of the sea and mountains. Panoramic glazing will allow future owners to fully enjoy the views of the Adriatic and Lovcen.

High-quality materials were used in the construction of the villa. The facade is made in a classic Mediterranean style using natural stone. Ceramics from Ceramica Vogue, floors from Porcelanosa, and lighting from Flos, Vibia, Luce, Bright, and C4 are used in the interior decoration. Bathrooms feature materials from Ceramica Catalano and Royo.

The main feature of this villa is a 24-meter swimming pool (5 meters wide) with salt water. The pool is decorated with mosaics from the company Appiani. Next to the pool, there is a pergola with an automatic mechanism for regulation.

The villa has a centralized controlled video surveillance system. Security and fire alarms have also been installed. A fiber optic connection provides high-speed Internet access with wide WiFi coverage throughout the villa.



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The villa consists of two buildings - the upper one (which has two floors) and the lower one (which has direct access to the pool).

Upper building layout:

First floor: spacious living room with high ceilings and panoramic windows overlooking the sea; separate kitchen area; dining area overlooking the garden; two bedrooms, each with its own bathroom. Also from the first floor, there is a staircase leading to the closed garage and utility rooms.

Second floor: master bedroom with its own bathroom, dressing room, and access to the terrace. Also on the second floor, there is access to the roof, where there is a terrace with panoramic views of the sea and mountains.

Lower building layout:

First floor: living room combined with an open kitchen area; three bedrooms, each with its own bathroom. There is also a sauna and a small room that future owners can use as a home theater or for sports.

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