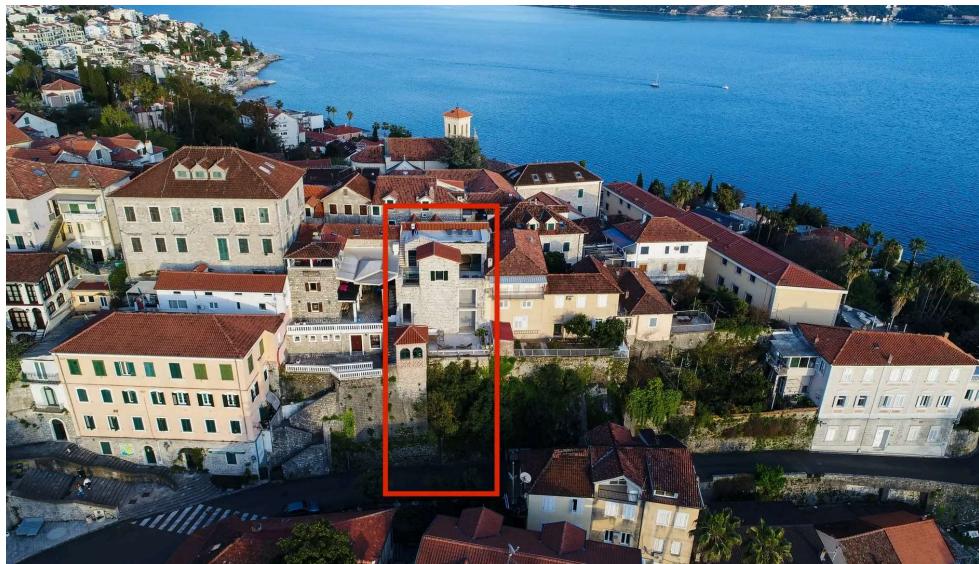
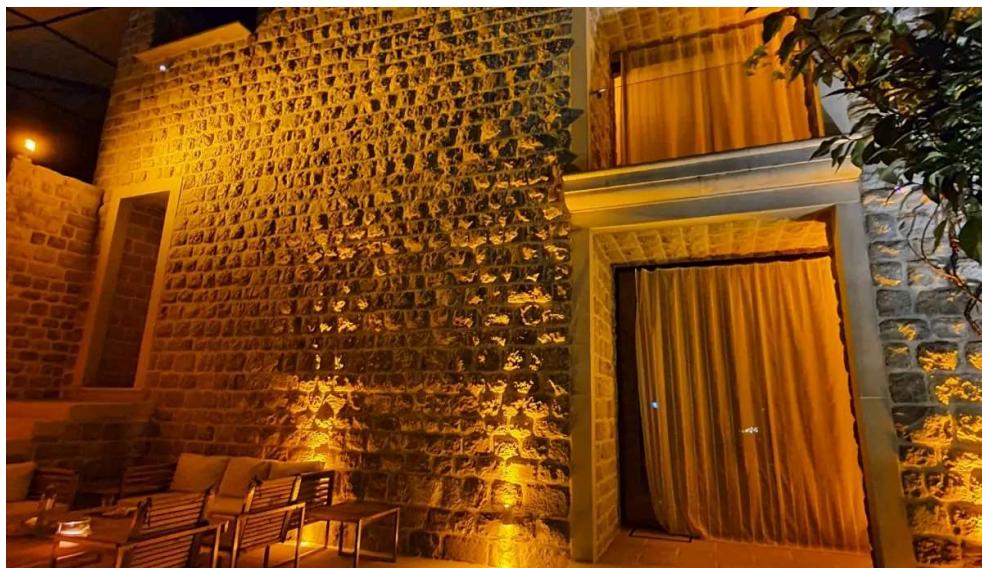


A Heritage Masterpiece in Montenegro's Most Iconic Old Town

Stari Grad, Herceg Novi 85340, Montenegro





3 bedrooms



5 bathroom



256 m2

Description

A rare opportunity to own a fully restored 19th-century stone home that sits within the walls of Herceg Novi's historic Old Town—a protected cultural landmark on Montenegro's Adriatic coast, also known as the country's sunniest town. Set against the dramatic backdrop of Mount Orjen and overlooking the Bay of Kotor, this one-of-a-kind residence was meticulously renovated by a French architect. The home retains its Austro-Hungarian character while incorporating modern engineering, including smart home integration, thermal and water insulation, seismic reinforcement, and advanced ventilation systems—offering both authenticity and comfort in equal measure. Property Highlights: 300 sqm of elegant interior living space across three levels, 150 sqm of terraces, including the only rooftop terrace in the Old Town. Entrance Level: 20 sqm grand stone entrance hall, 13 sqm designer kitchen, 55 sqm open concept living and dining area, 55 sqm stone-paved terrace with a unique standout feature from the Ottoman period "Turkish House"—once a Belvedere, now serving as a 7 sqm summer kitchen. Its brick construction and architectural elements make it especially rare in a region known for stone buildings. First Floor: 55 sqm formal salon and library, 6 sqm balcony overlooking the Old Town, 24 sqm guest suite with en-suite bathroom Second Floor: 40 sqm master suite with custom walk-in wardrobe and washroom, 14 sqm wellness-style bathroom opening to a 16 m² private terrace, 24 sqm additional guest suite with en-suite bathroom Rooftop Terrace: 55 sqm with unobstructed 360° views of UNESCO protected world heritage site – the Bay of Kotor on one side, surrounding mountains and the panorama of the Old Town on the other. A unique offering in the Montenegrin rising luxury market, this residence embodies timeless elegance and exclusivity.

Whether envisioned as a refined private residence or a discerning investment, this property represents a truly singular offering.

Terrace

Near Public Transportation

Near Downtown

Near Schools

Near Beach

Outdoor Kitchen

Office

Panoramic Views

Details

Price per m2	N/A
Interior Size	284