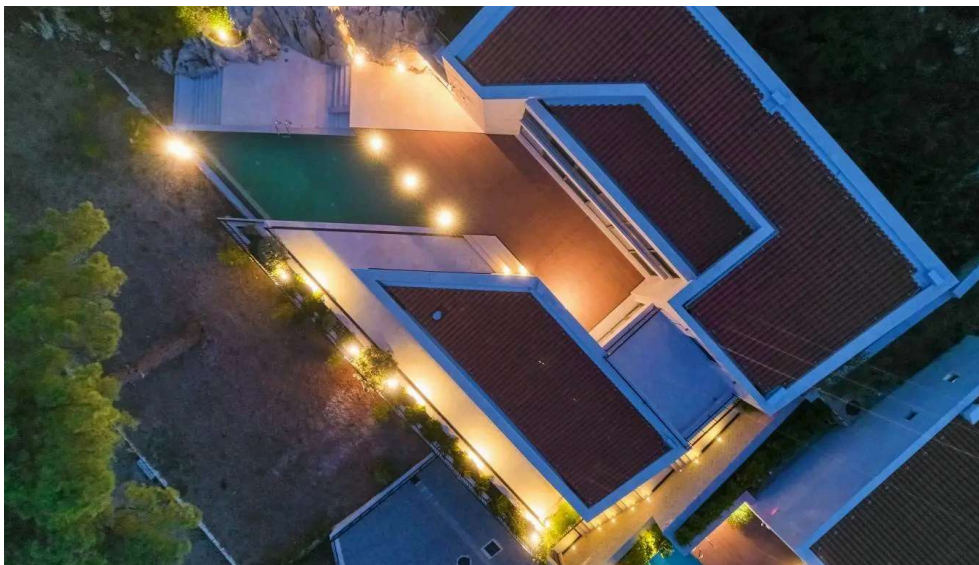


An exceptional Mediterranean villa, with panoramic view across Kotor Bay

Prcanj bb, Kotor 85335, Montenegro





5 bedrooms

6 bathroom

373 m2

Description

Villa is a spacious 5 bedrooms contemporary home with a luxuriously specified interior, a sauna, infinity pool and double garage. Premium kitchen (Nobilis/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. The villa design is sleek, with clean lines and open, spacious interiors, 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 village marina and a short drive to the city of Kotor, the luxury yachting haven of Porto Montenegro and Tivat International Airport. Villa Layout. 1st Floor: Glass enclosed entrance reception at the centre, directly opening courtyard decking and pool beyond. To the left high-ceiling living space, wood-burning stove and kitchen areas with panoramic views of the Bay and mountains. To the right, large master bedroom and bath ensuite opening to decking and pool, additional double bedroom/flexi-use, bathroom and sauna, guest WC. 2nd Floor: Three large double bedrooms with ensuite (and walkthrough), outside terrace. Ground: Large double garage, gym, 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.

- Sauna
- Oversized Windows
- New Construction
- Storage Room
- Laundry Room
- Panoramic Views
- Fireplace
- Gym
- Outdoor Pool
- Direct Garage Access

Details

Price per m2	5898.12
Furnishing	Semi-Furnished
Parking	2
Outdoor area	3775 m2