

Waterfront Villa For Sale

Montenegro, Bay of Kotor, Tivat

POA €

QUICK SPEC

Year of Construction	
Bedrooms	10
Half Bathrooms	
Full Bathrooms	10
Interior Surface approx	1,200 m2 - 12,916 Sq.Ft.
Exterior Surface approx	2,500 m2 - 26,909 Sq.Ft.
Parking	4 Cars
Property Type	Estate

TECHNICAL SPECIFICATIONS

The complex is a spatial structure, that covers an area of around 1.200m2. It is located directly on the waterfront, on the southern side of the Bay of Tivat, at the beginning of the long line of villas, family houses and summer houses. The area around the entire complex is carefully landscaped and maintained. There is a yacht berth in front of the complex, for boats up to 25m. Four garage places are at the street level.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 10

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 10

- Full Bathrooms -
- Half Bathrooms -

OTHER ROOMS

- Huge Living Room
- Dining Room
- Guest Apartment
- Spa (Hammam, Sauna)
- Gym
- Massage Room
- Apartment For Staff
- Huge Entertainment Area
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INTERIOR FEATURES

- Two Villas Connected With A Huge Entertainment Area, With Fireplace, Table For 15 People And A Sound System
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EXTERIOR AND LOT FEATURES

- Located Directly On The Waterfront, On The Southern Side Of The Bay Of Tivat
- The Area Around The Entire Complex Is Carefully Landscaped And Maintained.
- 60 Meters Of Private Coastline
- Yacht Berth In Front Of The Complex, For Boats Up To 25M
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HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Central Heating
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POOL AND SPA

- Outdoor Swimming Pool
- Sauna And Hammam
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LAND INFO

- Lot Size : 2,500 m2 - 26,909 Sq.Ft.

GARAGE AND PARKING

- Garage Spaces: 4 Cars
- Parking Spaces:

BUILDING AND CONSTRUCTION

- Living : 1,200 m2 - 12,916 Sq.Ft.
- Year Built :
- Location : South
- Topography : Waterfront
- Levels or Stories: 2
- Structure Type: Estate
- House Style: Modern
- Furnishing : Furnished

SCHOOL INFORMATION

Education in Montenegro is compulsory for 8 years of compulsory schooling and is divided into two stages: lower primary, 7 to 10 years; and upper primary, 11 to 14.

- Knightsbridge Schools International Montenegro
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AMENITIES AND COMMUNITY FEATURES

There are no legal restrictions on foreigners buying property in Montenegro, but foreigners can only buy land through a company.

OTHERS

- Waterfront
- Berth
- Gardens
- Terrace / Outdoor Space
- 4 Car Garage
- Hardwood Flooring
- Steam Room
- Gardens
- Wine Cellar
- Geothermal Heating
- Underfloor Heating

ABOUT THE AREA

Montenegro is a Balkan country with rugged mountains, medieval villages and a narrow strip of beaches along its Adriatic coastline. The Bay of Kotor, resembling a fjord, is dotted with coastal churches and fortified towns such as Kotor and Herceg Novi. Durmitor National Park, home to bears and wolves, encompasses limestone peaks, glacial lakes and 1,300m-deep Tara River Canyon

The Bay of Kotor, also known as the Boka, is the winding bay of the Adriatic Sea in southwestern Montenegro and the region of Montenegro concentrated around the bay. The bay has been inhabited since antiquity.

Tivat is a coastal town in southwest Montenegro, located in the Bay of Kotor. As of 2011, its population was 14,111. Tivat is the centre of Tivat Municipality, which is the smallest municipality by area in Montenegro.