



## Palm City Residencies Apartments For Sale In Kotor Montenegro



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | Niall Madden  |
| Όνομα εταιρείας:  | Esales Property Limited   |
| Χώρα:             | United Kingdom  |
| Experience since: | 2002  |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      | Property Type: Apartments   |
| Τηλέφωνο:         |   |
| Languages:        | English   |
| Site:             | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 104,733.74 |

### Τοποθεσία

|                        |   |
|------------------------|---|
| Χώρα:                  | Montenegro  |
| Νομός/Περιοχή/Επαρχία: | Kotor   |
| Πόλη:                  | Kotor   |
| Ταχυδρομικός κωδικός:  | 85230,  |
| Δημοσιεύθηκε:          | 02/12/2025  |
| Περιγραφή:             | Palm City Residencies Apartments For Sale In Kotor Montenegro |

Esales Property ID: es5554884

Palm City Residencies

radanovici bb boka mall f1

Kotor

85314

Montenegro

You can contact the developer directly here – [www.asisamontenegro.com](http://www.asisamontenegro.com)



Tel +38269532277'

Prices Start from 89,400 euro

Palm City Residences is an exclusive, premium residential complex located in Radanovići, Kotor. This tranquil area is ideally nestled within protected nature, providing a peaceful sanctuary while being perfectly situated between the historic allure of Kotor and the vibrant energy of Budva. This exclusive, gated community successfully merges deep-seated privacy with sophisticated modern infrastructure, creating a refined living environment that is highly desirable for both residential homeowners and astute investors. The comprehensive security features include concierge service and 24/7 security, complemented by video surveillance, ensuring absolute peace of mind for all residents.

The architectural concept of the residences is a masterful blend of traditional Montenegrin style and contemporary design, integrating the best of both worlds. The development utilizes environmentally friendly, sustainable materials and clever engineering solutions to ensure quality and longevity. Within the buildings, apartments feature modern and highly functional layouts, enhanced by expansive panoramic windows that frame the scenic mountain views. High-quality finishes are consistently applied throughout the units, elevating the sense of comfort and elegance. The buildings are fully accessible, featuring elevators to all floors, a beneficial detail for people of all mobilities.

Residents of Palm City enjoy a comprehensive suite of upscale amenities designed to facilitate a luxurious lifestyle. These include adult and separate children's swimming pools, shared work and relaxation areas perfect for remote professionals or socializing, and dedicated children's play areas. For convenience and security, the complex offers indoor parking, preventing the need for street parking. Furthermore, the property features a dedicated reception area and a state-of-the-art fitness center, promoting health and wellness within the community.

Investing in Palm City Residences presents a compelling financial opportunity. The developers project annual returns of up to 9%, underpinned by strong historical capital appreciation, as property values in Montenegro have increased by over 30% in the last five years. The complex offers flexible payment options and construction plans, complemented by full legal and administrative support throughout the purchase process. For investors, a professional management company provides complete, hands-off leasing and property management services, guaranteeing tenant acquisition and ensuring effortless ownership.

The location is strategically advantageous, offering incredible connectivity despite its tranquil setting. Palm City is just a 7-minute drive from Tivat International Airport, making international travel exceptionally convenient. The UNESCO-listed Kotor Old Town is only 10 minutes away, providing quick access to culture and history, while the lively beaches and nightlife of Budva are reachable within 15 minutes. This central position ensures that PALM CITY offers the best of the Montenegrin coast in one place: the perfect balance of natural tranquility and modern connectivity. The available apartments vary in size and price, including units on the ground, first, and second floors, ranging from 32.19 m<sup>2</sup> to 66.50 m<sup>2</sup>, with prices from €89,400.00 up to €194,800.00.



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PALM CITY Residences truly is a place where privacy meets prestige, and every detail reflects the essence of modern Mediterranean living.

## ABOUT THE AREA

Kotor is one of the most dramatically situated and historically rich destinations on the Adriatic coast. Nestled in a secluded corner of the stunning Bay of Kotor (often referred to as Europe's southernmost fjord, though geologically a ria), the town is internationally recognized for its breathtaking natural beauty, where the sheer, towering limestone cliffs of the Lovćen and Orjen mountains plunge directly into the deep blue water. The entire region, officially named the Natural and Culturo-Historical Region of Kotor, was designated a UNESCO World Heritage Site in 1979, cementing its status as a global treasure. The scenery alone, with the fortified walls snaking dramatically up the mountainside, makes it an unforgettable place to visit.

The heart of Kotor is its meticulously preserved Stari Grad (Old Town), a maze-like medieval labyrinth enclosed by imposing defensive walls that date back to the 9th century, with significant additions made during the Venetian period (1420–1797). As you pass through one of the three historic gates—most notably the Sea Gate—you step into a world of narrow, cobblestone streets, intimate squares, and grand former palaces built by wealthy seafaring families. Key landmarks within the walls include the magnificent Cathedral of Saint Tryphon, consecrated in 1166 and considered the most famous historical landmark in the city, and the 17th-century Clock Tower. The blend of Romanesque, Gothic, and Baroque architecture vividly tells the story of the city's long and turbulent past under Roman, Byzantine, Serbian, and Venetian rule.

A defining feature of Kotor is the formidable defensive system that climbs the steep slope behind the Old Town to the San Giovanni Fortress (or St. John's Castle), situated about 260 meters above sea level. The challenging hike up the nearly 1,350 steps of the city walls is a quintessential Kotor experience, rewarding visitors with truly spectacular panoramic views of the entire walled city, the shimmering bay, and the surrounding mountains. Inside the Old Town, visitors can also explore numerous other historic churches, the Maritime Museum, and enjoy the town's unique, unofficial mascot: a population of famously friendly stray cats, which even have their own dedicated squares and museums.

For travelers planning a visit, the town is highly accessible. The nearest major airport is Tivat Airport (TIV), which is located a mere 7 to 10 kilometers away from Kotor's Old Town, making the transfer exceptionally quick, often taking less than 15 minutes by car. Tivat Airport offers a wide range of seasonal and year-round flights connecting to major European cities. Alternatively, Podgorica Airport (TGD) is located about 80-90 km away, and Dubrovnik Airport (DBV) in Croatia is another viable option, located approximately 70 km away, often providing a greater selection of international flights, albeit requiring a border crossing.

## MAiN FEATURES:

- \* 33m<sup>2</sup> of living space
- \* 1 Bedroom
- \* 1 Bathroom



- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Montenegro
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Κοινά

Τελειωμένα τετραγωνικά 34 τ.μ

πόδια:

Μέγεθος αυλής: 34 τ.μ

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/bfPvZhcKlyY>

## Contact information

IMLIX ID: IX7.984.413

