



## Excellent 3 Bed Apartment For Sale In Olive Village Prćanj



### Information de l'agent

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Specialties:	
Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 258,570.98

#### Location

Pays:	Monténégro
Adresse:	Zgrada A
Indicatif régional:	85335
Soumis:	05/04/2025

#### Description:

Excellent 3 Bed Apartment For Sale In Olive Village Prćanj Montenegro

Esales Property ID: es5554549

#### Property Location

Olive Village'

St.a-1, Zgrada A, Ulica: Jerovica, 85335 Prćanj, Kotor

#### Property Details

A Sanctuary of Serenity: Exceptional 3-Bedroom Apartment in Olive Village, Prćanj, Montenegro

Immerse yourself in the captivating beauty of Montenegro's Bay of Kotor with this exquisite 3-bedroom apartment, nestled within the idyllic Olive Village in Prćanj. This residence, a haven of tranquility and



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natural splendor, offers a unique opportunity to experience the region's charm, boasting breathtaking sea and mountain views, a communal pool, and direct access to the bay's restorative waters.

### A Symphony of Nature and Design:

This exceptional apartment is situated in a stunningly beautiful location, seamlessly integrated into the natural landscape of a traditional fishing village. The residence features two expansive floor-to-ceiling glass concertina doors, which open onto a spacious balcony, effectively merging indoor and outdoor living. The balcony, adjacent to the communal pool, overlooks the magnificent Boka Bay, providing a constant backdrop of unparalleled beauty. The apartment's design maximizes the panoramic views, encompassing both the majestic mountains and the shimmering sea.

The proximity to a natural pebble beach, nestled at the foot of dramatic mountain slopes, offers residents the opportunity to enjoy the bay's pristine waters. The location, while close enough to enjoy the beach's allure, is sufficiently removed from roadside traffic, ensuring a peaceful and undisturbed living environment. The bay's natural waters, infused with healing minerals from the surrounding mountains, offer a restorative and rejuvenating experience.

### A Tranquil Retreat and Harmonious Community:

The immediate neighborhood surrounding the apartment is characterized by its quiet and peaceful ambiance, a cherished aspect of the community. Residents are encouraged to maintain this serene atmosphere, respecting the tranquility that defines Olive Village. The complex itself exudes a traditional renaissance/classic Spanish architectural style, adding to the region's timeless charm. The surrounding terrain, characterized by its hilly landscape, offers picturesque views and opportunities for exploration.

### A Well-Appointed Living Space:

The apartment's interior is thoughtfully designed to provide comfort and functionality. The living room and dining area, configured in an open-plan layout, create a spacious and inviting social hub. The fully equipped kitchen caters to modern culinary needs, while the three bedrooms offer comfortable accommodation. Two well-appointed bathrooms, one featuring a shower room, ensure convenience for residents and guests. A dedicated storage room provides ample space for personal belongings.

The apartment features two double bedrooms and a smaller single bedroom, accommodating a variety of living arrangements. Modern amenities, including air conditioning, Wi-Fi, and satellite TV, ensure a comfortable and connected lifestyle.

### Outdoor Living and Communal Amenities:

The spacious balcony, accessible from the living area, extends the living space outdoors, providing a perfect setting for alfresco dining and relaxation. The communal pool, adjacent to the balcony, offers a refreshing oasis for residents to unwind and enjoy the Montenegrin sunshine. The beautifully landscaped gardens surrounding the complex create a serene and inviting atmosphere.



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The hilly terrain surrounding Olive Village offers opportunities for exploration and hiking, with breathtaking views of the mountains and the bay. The proximity to the shoreline, just 40 meters away, provides easy access to the bay's tranquil waters.

#### A Gateway to the Bay of Kotor's Treasures:

Olive Village, situated in Prčanj, offers a perfect balance of tranquility and accessibility. The town's rich maritime history and elegant stone villas provide a glimpse into Montenegro's cultural heritage. The proximity to the historic city of Kotor, a UNESCO World Heritage Site, offers a wealth of cultural attractions, historical landmarks, and vibrant nightlife.

The nearby towns of Tivat and Budva provide additional opportunities for shopping, dining, and entertainment. The region's natural beauty offers opportunities for hiking, cycling, and exploring the surrounding mountains and coastline. The proximity to Tivat Airport provides convenient access for international travel.

#### An Exceptional Investment Opportunity:

This 3-bedroom apartment in Olive Village represents an exceptional investment opportunity, offering a combination of modern comfort, stunning views, and a prime location. The apartment's well-designed layout, high-quality finishes, and access to communal amenities make it an attractive option for both owner-occupiers and renters.

The growing popularity of Montenegro as a tourist destination and the increasing demand for quality accommodation ensure a strong return on investment. The apartment's potential as a vacation rental or a permanent residence makes it a versatile asset.

#### A Call to Montenegrin Coastal Living:

This excellent 3-bedroom apartment in Olive Village offers a rare opportunity to embrace the beauty and tranquility of the Montenegrin coast. The combination of modern comforts, stunning views, and a peaceful community makes this property a truly exceptional offering.

#### Key Features:

- \* Location: Olive Village, Prčanj, Montenegro
- \* Property Type: 3-Bedroom Apartment
- \* Size: Not specified
- \* Bedrooms: 3 (2 double, 1 single)
- \* Bathrooms: 2 (one with shower room)
- \* Rooms: Living room/dining area, kitchen, 3 bedrooms, 2 bathrooms, storage room
- \* Outdoor Space: Large balcony
- \* Views: Sea and mountain views
- \* Pool: Communal pool
- \* Amenities: Air conditioning, Wi-Fi, satellite TV, beautiful gardens



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- \* Terrain: Hilly with mountains and lake views
  - \* Proximity: 40 meters from the shore

This apartment offers a unique opportunity to experience the serene beauty and relaxed lifestyle of the Montenegrin coast.

## ABOUT THE AREA

Nestled along the serene shores of the Bay of Kotor, Prčanj offers a tranquil retreat while maintaining exceptional connectivity to the region's vibrant hubs. This charming town, a mere 10-minute drive from the historic Kotor Old Town, provides a perfect balance of peaceful living and easy access to cultural and entertainment offerings. The apartment in question is ideally situated, resting on the building's ground level and a mere 40 meters from the shoreline, offering immediate access to the bay's captivating beauty. The property's location, on a gentle downhill slope, enhances the picturesque views and serene ambiance.

### Strategic Proximity to Key Destinations:

Prčanj's advantageous location facilitates seamless exploration of the surrounding areas. Tivat, home to the luxurious Porto Montenegro marina and its international airport, is a convenient 20-minute drive away, providing both upscale leisure and international travel options. For those seeking a scenic coastal journey, Herceg Novi is accessible via a 45-minute drive, which includes a delightful ferry crossing, adding a unique dimension to the travel experience.

### Local Amenities and Culinary Delights:

The immediate vicinity of the apartment offers a range of amenities and dining options to enhance residents' and visitors' experience. The Blue Kotor Spa hotel, a mere 5-minute drive away, provides a luxurious retreat for relaxation and rejuvenation. The beachfront is dotted with numerous restaurants, catering to diverse culinary preferences and offering vibrant atmospheres, particularly during the bustling summer season. A local supermarket and various small stores, open until late, ensure convenient access to daily necessities. For those seeking exceptional dining experiences, the 'Marius' restaurant and a seafood restaurant with its own private beach offer unique gastronomic pleasures, allowing guests to combine delectable meals with refreshing swims.

### Exploration of Kotor and Tivat:

A visit to Kotor, a historic citadel nestled at the foot of majestic mountains, is an absolute must. Just a 20-minute drive away, Kotor offers a day's worth of exploration, with its ancient walls, charming streets, and rich cultural heritage. Tivat, a contrasting destination, is a 30-minute drive away, showcasing the modern elegance of Porto Montenegro with its renaissance architecture and luxurious marina. Tivat also offers picturesque picnic spots along its small beaches, with local bakeries ('Pekara') providing delicious pastries and pies.

### Navigating the Region:



While a car is generally recommended for exploring Montenegro's diverse landscapes, alternative transportation options are available. The local 'Blue Line' bus service provides convenient access to both Kotor and Tivat. Operating on a flexible schedule, with buses passing approximately every 40 minutes, the service allows passengers to hail the bus along its route and inform the driver of their desired destination, offering a unique and authentic travel experience. Both Kotor and Tivat, though distinct in their offerings, are highly recommended destinations, each providing a unique glimpse into Montenegro's rich history and contemporary culture.

## MAIN FEATURES:

- \* 56m2 of living space
- \* 3 Bedrooms
- \* 2 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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## Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	56 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.786.508

