



## Luxury 4 Bed Villa For Sale In Kunje Udjaha Montenegro



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 880,116.07

### Elhelyezkedés

Ország:	Montenegro
Állam/Régió/Tartomány:	Bar
Cím:	Giša, Utjeha-Bušat
Irányítószám:	85356
Feladta:	2025. 01. 07.

Leírás:

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Esales Property ID: es5554423

85356 Kunje

BAR

Montenegro

This exquisite 4-bedroom villa offers a truly exceptional living experience in the idyllic Montenegrin countryside. Nestled in a tranquil location within the Bar Municipality, Kunje provides a peaceful escape while remaining within easy reach of stunning beaches and vibrant coastal towns.

Property Highlights:



- \* **Prime Location:** Situated in a serene setting with a sunny south-facing orientation, the villa boasts breathtaking views of the Adriatic Sea.
- \* **Spacious and Luxurious:** With 170 square meters of living space, the villa offers ample room for comfortable living and entertaining.
- \* **Private Oasis:** Enjoy the ultimate in privacy with a private swimming pool and a large garage that can accommodate two vehicles.
- \* **Beach Access:** A short 5-minute walk leads you to a secluded beach, while a larger beach with several restaurants is conveniently located within a 15-minute walk.
- \* **Stunning Views:** Immerse yourself in the beauty of the surrounding landscape, with panoramic views of the Adriatic Sea.

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Interior Features:

- \* **Elegant Design:** The villa is thoughtfully designed with an emphasis on both style and functionality.
- \* **Spacious Bedrooms:** Four generously sized bedrooms provide comfortable accommodation for family and guests.
- \* **Luxurious Bathrooms:** Five elegantly appointed bathrooms offer a touch of luxury.
- \* **Open-Plan Living:** The open-plan living area seamlessly integrates the kitchen, dining, and living spaces, creating a warm and inviting atmosphere.
- \* **High-Quality Finishes:** The villa is finished to the highest standards, with attention to detail evident throughout.

Exterior Features:

- \* **Private Swimming Pool:** Take a refreshing dip in the private swimming pool, perfect for cooling off on hot summer days.
- \* **Large Garden:** The spacious garden provides ample space for relaxation, dining al fresco, and enjoying the Mediterranean climate.
- \* **Private Parking:** The large garage ensures secure parking for two vehicles.
- \* **Stunning Views:** Enjoy panoramic views of the Adriatic Sea from the garden and terraces.

Lifestyle in Kunje:

Kunje is a charming village that offers a glimpse into authentic Montenegrin life.

- \* **Peaceful and Tranquil:** Escape the hustle and bustle of city life and embrace the tranquility of village living.
- \* **Warm Hospitality:** Experience the warm hospitality of the local community.
- \* **Connection to Nature:** Immerse yourself in the beauty of the surrounding countryside, with opportunities for hiking, cycling, and exploring.
- \* **Easy Access to Amenities:** While enjoying the peace and quiet of village life, remain within easy reach of the vibrant coastal town of Bar, known for its beaches, Old Town, and bustling harbor.



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## Investment Potential:

This villa presents an excellent investment opportunity.

- \* **High Rental Demand:** The strong tourism industry in Montenegro creates high demand for luxury rental properties.
- \* **Lucrative Rental Income:** Generate significant rental income through platforms like Airbnb or by managing long-term rentals.
- \* **Capital Appreciation:** The Montenegrin property market is experiencing steady growth, offering the potential for significant capital appreciation.

## Why Choose Kunje?

- \* **Unspoiled Beauty:** Experience the unspoiled natural beauty of Montenegro, with its stunning coastline, dramatic mountains, and crystal-clear waters.
- \* **Rich Culture:** Explore the rich cultural heritage of Montenegro, with its historic towns, ancient monasteries, and vibrant festivals.
- \* **Outdoor Activities:** Enjoy a wide range of outdoor activities, including hiking, cycling, swimming, sailing, and water sports.
- \* **Growing Tourism Destination:** Benefit from the growing popularity of Montenegro as a tourist destination, with increasing numbers of visitors each year.

This exceptional villa offers a unique opportunity to experience the best of Montenegrin living. Whether you are seeking a luxurious vacation home, a lucrative investment property, or a peaceful retreat to escape the demands of everyday life, this property is sure to exceed your expectations.

## ABOUT THE AREA

Udjaha is a small, picturesque village nestled in the Bar Municipality of Montenegro. Known for its tranquil atmosphere and traditional Montenegrin lifestyle, Udjaha offers a glimpse into the country's authentic rural life. Surrounded by stunning natural scenery, including olive groves and vineyards, the village provides a peaceful escape from the hustle and bustle of city life.

Life in Udjaha moves at a slower pace, with residents often engaged in traditional agricultural pursuits. The village maintains a strong connection to its agricultural heritage, with many families still cultivating the land and producing local products. Visitors can experience the simplicity of village life, enjoy the fresh air and stunning views, and perhaps even sample some of the local delicacies.

Udjaha is a great base for exploring the surrounding area. It's within easy reach of the beautiful beaches of the Bar Riviera and other popular tourist destinations in Montenegro. However, the village itself offers a more authentic and off-the-beaten-path experience compared to some of the more developed coastal resorts.

The closest airport to Udjaha is Podgorica Airport (TGD), also known as Golubovci Airport. It's the main international airport in Montenegro and offers connections to various European cities. From Podgorica



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Airport, you can reach Udjaha by car or by arranging a transfer.

## MAiN FEATURES:

- \* 170m2 of living space
- \* 504m2 plot
- \* 4 Bedrooms
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* 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
- \* Approximately a 2.5-hour drive to good ski slopes in winter.

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### **Gyakori**

Hálósobák:	4
Fürdőszobák:	5
Kész négyzetméter:	170 nm
Telekméret:	504 nm

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.551.745

