



## Montenegro. Villa on the first line to the sea



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 3,505,115.38

### Locatie

Aanbevolen Auto Onderdelen:	Montenegro
Staat/Regio/Pronvincie:	Budva
Plaats:	Budva
Adres:	Святой Стефан
Geplaatst:	10-07-2025

### Omschrijving:

Montenegro. Villa on the first line to the sea, Sveti Stefan.

№77058

Villa on the first line to the sea, Sveti Stefan

3.000.000€

1.124m<sup>2</sup>

For sale is a four-storey villa on the first line to the sea, with a view of the pearl of Montenegro – the island of Sveti Stefan.

The total area of the villa is 1124 m<sup>2</sup>.

Internal - 714 m<sup>2</sup>.

Auxiliary object - 95 m<sup>2</sup>.

The area of the plot is 728 m<sup>2</sup>.

### Villa layout:

Ground floor: restaurant with a bar and a large kitchen, living room with a dining area and access to a terrace overlooking the sea and the island of Sveti Stefan, laundry, cellar, two technical rooms and rooms for staff. Two one-bedroom apartments of 22 m<sup>2</sup>, each with a separate entrance and the following layout: bedroom, bathroom and terrace with sea and garden views.

Second floor: apartment of 225 m<sup>2</sup> with the following layout: living room with fireplace and dining area opening onto a 30 m<sup>2</sup> terrace with stunning sea and island views, kitchen and dining room, 4 bedrooms, 4 bathrooms, study.

Third floor: apartments of 50 and 55 m<sup>2</sup> with the same layout: bedroom, living room combined with kitchen, terrace with sea and island views, bathroom. Apartment of 75 m<sup>2</sup> with the following layout: 3



bedrooms, living room, terrace with sea and island views, 2 bathrooms. Fourth floor: penthouse of 80 m2 with the following layout: 2 bedrooms, living room combined with kitchen, terrace with sea and island views, 2 bathrooms. The apartments are fully furnished and air-conditioned.

The villa has three separate entrances.

The villa also has a spacious terrace, sheltered from the sun by grape vines, and a children's playground.

Podgorica Airport is 45 km away, Tivat Airport is 35 km away.

For more information, please contact us.

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial properties.

## **Lease terms**

Date Available:

## **Contact information**

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