



## Montenegro. Luxury villa 90 meters from the sea in



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 1,410,025.99

### Location

Country: Montenegro  
State/Region/Province: Kotor  
City: Kotor  
Address: Столив  
Posted: Aug 17, 2025

### Description:

Montenegro. Luxury villa 90 meters from the sea in Stoliv, Boka Kotorska Bay.

№12718

1.200.000€

Kotor

664m2

We present to your attention a luxury villa 90 meters from the sea in Stoliv, Boka Kotorska Bay. The villa, with a total area of 664m2, an internal area of 495m2, is located on a plot of 440m2.

Villa structure:

1st level: garage for three cars, premises intended for a sauna, storage room, shower, bathroom.

2nd level: spacious living room with a wood-burning fireplace, with a dining room and kitchen area, bedroom with a glass door, bathroom and a spacious terrace around the perimeter of the living room and bedroom overlooking the sea, storage room, you can make a wine cellar.

Level 3: 3 bedrooms, each with its own bathroom and a terrace with a beautiful sea view,

Level 4: One-bedroom apartment with a terrace, a living room with a kitchen and dining area, and a panoramic outdoor terrace with a stunning view that will take your breath away!

All levels are connected by an internal staircase, but also have their own separate entrance, which allows the future owner to use the villa for rent.

Utilities: city water, sewerage - septic tank, electricity, heated floors throughout the villa, split air



conditioning, video surveillance.

The plot has a barbecue area, outdoor parking for three cars, remote-controlled gates.

To the pearl of the Bay of Kotor, Kotor - 8 km, to Tivat airport - 12 km.

Documents without encumbrances. The villa was built according to all permits.

For more detailed information and to arrange a viewing, 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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