



Modern Four-Bedroom Family Villa with Rooftop Pool and Panoramic Sea Views



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 2,880,518.88

Location

Country: Montenegro
 Posted: Feb 06, 2026
 Description:

Experience the perfect harmony of modern design, natural surroundings, and unparalleled comfort in this stunning villa situated in the tranquil hills of Kavač, within the Kotor municipality. Just 15 minutes from Tivat and Kotor, and only 10 minutes from major shopping centers, this hillside retreat offers both serenity and convenience. **Key Features:** Breathtaking views of the Bay of Tivat and magical sunsets Rooftop pool (5.5 x 4 m) with a spacious sun terrace and summer kitchen for entertaining Nestled in a private pine forest, offering peace, shade, and the scent of nature Southwest-facing orientation ensures sunshine year-round 480 m² of living space on a generously sized plot Elegant open-plan living room with soaring 6-meter ceilings and a designer electric fireplace Fully equipped kitchen and dining area included; the rest of the villa is unfurnished, allowing future owners to decorate to their own taste 4 bedrooms including a dedicated kids' hall — ideal for play, study, or reading 4 bathrooms (2 full + 2 guest toilets) with modern finishes Top-tier AERMEC heating and ventilation system with water-based underfloor heating on the ground level Multiple technical and storage rooms for optimal functionality Private parking for up to 7 vehicles Whether you're seeking a year-round family residence or a summer getaway, this home is built for lasting comfort, luxury, and connection to nature. The unique microclimate of Kavač offers refreshing breezes, cooler air, and an escape from coastal humidity — all just minutes from the Adriatic coast. This villa is almost ready for immediate move-in. Don't miss the opportunity to own a peaceful oasis with unbeatable views and exceptional design. Contact us today to arrange a viewing and experience this property in person.

Common

Bedrooms: 4
 Bathrooms: 2



Finished sq. ft.: 480 sq m

Building details

Parking: Yes

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/YHKN-T3227/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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