



## Luxury 1 Bed Penthouse Apartment For Sale In Tivat Heights Luxury Apartments Kavac Montenegro



### 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 404,907.27

### Location

Country: Montenegro  
State/Region/Province: Kotor  
ZIP code: 85320  
Posted: May 13, 2026

### Description:

Luxury 1 Bed Penthouse Apartment For Sale In Tivat Heights Luxury Apartments Kavac Montenegro

Esales Property ID: es5555047

Kavač b.b, 85320, Montenegro

Offered at €350,000, this sophisticated penthouse represents the pinnacle of Adriatic coastal living. Situated in the tranquil and prestigious hillside enclave of Kavac, this residence is part of an elite, low-density development consisting of only twelve apartments distributed across three private buildings. Spanning a total of 121 m<sup>2</sup>, the property seamlessly blends high-end designer aesthetics with the raw, natural beauty of the Montenegrin landscape. Kavac is on the hill overlooking Tivat and mid way between Tivat and Kotor

### A Masterpiece of Design and Space

The heart of this penthouse is a bright, expansive open-plan sanctuary that integrates the living room, a modern kitchen, a dedicated dining area, and a bespoke library. Every corner of this primary living space is oriented toward the floor-to-ceiling vistas of the Bay of Kotor and the dramatic surrounding mountain ranges.



The current configuration features one large master suite, which boasts a luxurious ensuite bathroom and equally captivating views. A second bathroom serves the living area, ensuring privacy and convenience for guests. The layout has been intelligently designed for flexibility; while it currently celebrates open-concept living, the generous floor plan offers the genuine option to create a second bedroom without compromising the apartment's sense of scale.

### Premium Finishes and Sustainability

This penthouse is sold fully furnished with curated designer pieces that complement its high-quality construction materials. Beyond its visual appeal, the home is engineered for year-round comfort and efficiency:

- \* **Climate Control:** Underfloor heating is installed throughout all rooms, providing a cozy atmosphere during the cooler months.
- \* **Green Energy:** The hot water system is supported by integrated solar heating, reducing the home's environmental footprint.
- \* **Elite Craftsmanship:** From the flooring to the fixtures, only premium materials have been utilized to ensure longevity and a timeless luxury feel.

### Resort-Style Amenities

Life in Kavac is defined by serenity and shared luxury. Residents enjoy exclusive access to a large communal swimming pool and a spacious sun-decking area, designed for both peaceful relaxation and Mediterranean-style entertaining.

The property is managed by a professional homeowners' association. A monthly service fee ensures the pool, landscaping, and common areas remain in pristine condition, covering water and maintenance. For vehicle owners, the apartment includes an allocated parking space, with additional visitor parking available within the gated complex.

### Unbeatable Location and Connectivity

Kavac serves as a peaceful retreat nestled between the vibrant hubs of the Adriatic. The property offers excellent rental potential and serves as an ideal investment due to its proximity to Montenegro's most famous landmarks:

- \* Kotor Old Town: 5.3 km
- \* Tivat Centre & Airport: 6.5 km
- \* Porto Montenegro: 6.9 km
- \* Dubrovnik Airport: 53.6 km

Whether you are seeking a lucrative investment opportunity or a private Mediterranean escape, this Kavac penthouse delivers an uncompromising lifestyle surrounded by nature.

### ABOUT THE AREA



Kavac is a charming, sun-drenched residential village nestled on the slopes of Mount Vrmac, overlooking the stunning Bay of Kotor in Montenegro. Known for its tranquil atmosphere and lush Mediterranean vegetation, it has become one of the most sought-after locations for luxury real estate and peaceful retreats. Its elevated position provides residents with a unique microclimate, offering a refreshing breeze during the warm summer months and some of the most spectacular sunset views over the Adriatic coastline.

The village is strategically positioned between the historic UNESCO World Heritage site of Kotor and the vibrant, high-end coastal town of Tivat. This location allows visitors to enjoy the 'best of both worlds': the quiet, traditional charm of a hillside village and easy access to the world-class amenities of Porto Montenegro. Whether you are exploring the winding medieval streets of the Kotor Old Town or enjoying the designer boutiques and fine dining at the marina, Kavac serves as a perfectly central base.

Nature enthusiasts and hikers are particularly drawn to Kavac due to its proximity to the Vrmac Ridge, which features a network of old Austrian-Hungarian trails. These paths offer panoramic vistas of both the Inner Bay of Kotor and the open sea toward the Budva Riviera. The area is characterized by ancient olive groves, pine forests, and stone-built architecture, maintaining an authentic Montenegrin feel even as modern, eco-friendly developments begin to take shape in the hills.

For those traveling internationally, Kavac is exceptionally accessible. The nearest airport is Tivat Airport (TIV), which is located just approximately 4 to 6 kilometers away, making for a short 10-minute drive to most residences. For a wider range of international connections, Dubrovnik Airport (DBV) in Croatia is about 50 kilometers away, while Podgorica Airport (TGD), the capital's main gateway, is roughly 85 kilometers from the village.

#### MAiN FEATURES:

- \* 121m2 of living space
- \* 1 Bedrooms ( can be returned to a 2 bed apartment as when purchased )
- \* 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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#### **Common**

Bedrooms: 2  
Bathrooms: 2



Finished sq. ft.: 121 sq m  
Lot Size: 121 sq m

### **Building details**

Outdoor Amenities: Pool

### **Rental details**

Furnished: Yes

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/UAJM-T3365/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T3365/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

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