



## Luxury 5 Bed Villa For Sale in Susanj Bar Montenegro



### Информация об агенте

|                    |                                                                               |
|--------------------|-------------------------------------------------------------------------------|
| Название:          | Niall Madden                                                                  |
| Название компании: | Esales Property Limited                                                       |
| Страна:            | Великобритания                                                                |
| Experience since:  | 2002                                                                          |
| Тип услуг:         | Selling a Property                                                            |
| Specialties:       |                                                                               |
| Property Type:     | Apartments                                                                    |
| Телефон:           |                                                                               |
| Languages:         | English                                                                       |
| Веб-сайт:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 635,332.11 |

### Местоположение

|                  |                                                      |
|------------------|------------------------------------------------------|
| Страна:          | Черногория                                           |
| Область:         | Bar                                                  |
| Город:           | Susanj                                               |
| Почтовый индекс: | 85355                                                |
| Добавлено:       | 08.09.2026                                           |
| Описание:        | Luxury 5 Bed Villa For Sale in Susanj Bar Montenegro |

Esales Property ID: es5553776

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Montenegro

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Montenegro is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

A modern day styled villa and land package now available in Susanj, Bar Montenegro that has excellent sea views just 900 meters from beach. Block is 825m2 with a decorative of fruit and olive trees. House is



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500m<sup>2</sup>. Has 5 bedrooms, 4 bathrooms. With large dresser room. On roof top is self-contained unit with own kitchen and bathroom. All rooms have terraces with views. A large living space with fireplace and kitchen. Roller shutters on all windows and entrances.

The main terrace leads out to 40 c/m swimming pool with scenic mountain and ocean views of the port of Bar. Has large two car garages with car parking for another 3-4 vehicles. Both main gate and garage doors are remotely operated. Hot water is by large electric boiler with internal heating through flooring. Mains water is supplied from 35 cubic meter tank. Has available connection for solar power. Just needs panels to be installed. House is of high quality construction and comes complete with furniture.

Plot area: 830 sq.m with a garden with fruit trees and palm trees.

House area: 500 sq.m

Swimming pool 7m\*4m\*1.6m

Garage for 2 cars and parking for 4 cars, motorized entrance gate with remote control.

Fireplace in the house and barbecue in the yard

The house has 5 bedrooms, 4 bathrooms, dressing room, 2 kitchens, winery, 2 garages, 4 parking spaces.

Installation of solar panels is envisaged, a floor heating system is installed throughout the first floor, and radiators for heating in each room on the second floor.

There is a spare water tank.

Electric shutters, windows are equipped with air circulation systems.

The house is fully furnished with modern furniture and appliances.

900 meters from the sea, 600 meters from the school.

Beautiful views from all the terraces of the house to the city of Bar, the sea and the mountains.

Residence permit in Montenegro and legal support of the transaction is a gift to the buyer and his family.

## ABOUT THE AREA

The pleasant town of Bar is literally the first port of call for many visitors to Montenegro, thanks to regular ferry connections with Italy. While the beach is rocky and there are no real attractions in the centre, it's worth at least an afternoon thanks to the magnificent ruins of Stari Bar - stari means old - which sit 5km up the hill. The beauty of its setting is quite staggering - sheer cliffs surround this old town on all sides, and tiny farming communities dot the valleys below. Fragments of pottery found in the area date it as far back as 800 BC, though it wasn't until the sixth century that the Byzantine Empire created what you see today; the destruction also in evidence was caused during the Ottoman resistance battles of the 1870s. A trip to Stari Bar should set you back no more than €5 by taxi.

With gentle azure waters and buzzing beaches, Bar, Montenegro, is a seaside spot with plenty of jaw-dropping nature just outside of the city. Lake Skadar National Park, home to the largest lake in the Balkans and a wealth of wildlife, is a short drive away. The green slopes around Bar are scattered with ancient monasteries, pretty vineyards, and villages where life is slow.

Culture and history are present, too. If you enjoy delving into a destination's past, Stari Bar, the picture-



perfect old town, is a must-visit, while lazy beach days are encouraged on the coast. From sunbathing and swimming to simply strolling the marina and enjoying local cuisine from a shady spot outside, Bar is a dream destination for travelers who enjoy the heady scent of summer.

Bar, Montenegro, is an unsung resort town on the country's south coast. Nestled between breathtaking mountains and the glistening Adriatic Sea, Bar offers plenty of culture and history to discover, nature right on its doorstep, and a string of pebble beaches to relax on.

While Bar may not be as well known as, say, Kotor or Budva, two of Montenegro's most well-known destinations, travelers will find an authentic atmosphere here, and plenty to see and do during a short visit. There's sizzling weather, too, with 270 days of sunshine every year.

## MAiN FEATURES:

- 500m2 of living space luxury fittings
- 825m2
- 5 Bedrooms
- 4 Bathrooms
- Private Parking
- Private Garden
- Stunning Views
- Swimming Pool
- Terrace
- Close to essential amenities like 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

Contact us today to buy or sell property in Bar Montenegro fast online

Tenanted: да

## Общие

|                  |          |
|------------------|----------|
| Спальни:         | 5        |
| Ванные комнаты:  | 4        |
| Готовые кв.м.:   | 500 кв м |
| Площадь участка: | 825 кв м |

## Utility details

Heating: да

## Rental details

Furnished: да

## Lease terms



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Date Available:

## **Contact information**

IMLIX ID:

IX8.945.672

