

An exceptional sea view Villa Estate in the heart of Montenegro's Lustica Peninsula

Djuraševići bb, Tivat 85320, Montenegro





6 bedrooms

7 bathroom

432 m2

Description

Set in 5,643m² of secluded woodland and landscaped stone terraces, villa offers six double en-suite bedrooms arranged over two villas, designed as an integrated living space. Clean modern outline, supported by rustic stone terraced walls, floor to ceiling glass openings frame the spectacular panoramic views of the Adriatic coast and the Lovcen mountains beyond. The heart of the Estate is a spectacular 24m long salt water swimming pool (Appiani mosaics), framed by olive trees and capped by a retractable pergola over Deco decking. Villa Estate is located in a prime coastal hillside, on the doorsteps of the luxury playgrounds and marinas of Lustica Bay (4km), Porto Montenegro (12km) and Tivat International Airport (10km). The wild beauty of the Montenegrin coast with its secluded beaches and fishing villages are all within easy reach of the Estate. Total Net Build Area: 558 m² (including structural glass-balustrade roof terraces and covered pergola areas), of which: Net Internal Living Area = 432 m² Terraces & Pergolas = 126 m² Total Plot Size: 5,643 m² The key property specifications include:

- Six bedrooms and en-suite bathrooms, plus a guest wc.
- 24m x 5m salt water pool (and outside Bossini shower).
- Luxuriously specified finishing, with bathrooms by Ceramica Catalano and Royo, ceramics by Ceramica Vogue, flooring by Porcelanosa and lighting by Flos, Vibia, Luce, Bright and C4.
- Effe Sky Sauna, two Nolte kitchens with Bosch appliances, Alumil bioclimatic (remote controlled) pergola.
- Eco-sustainable Daiken air source heat pumps provide the AC and underfloor heating/cooling.
- Double garage, large storage, utility and technical rooms (housing centrally controlled CCTV and Video Intercom, Security & Fire Alarms).
- Securely gated

entrance road and parking. • Fibre optic cable connectivity, providing high speed internet with wide WiFi coverage.

Sauna

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Terrace

Outdoor Pool

Fireplace

Gardens

Oversized Windows

New Construction

Storage Room

Details

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|--------------|----------------------|
| Price per m2 | 6944.44 |
| Furnishing | Not-Furnished |
| Outdoor area | 5643 m2 |