

Beachfront Villa

Krtole, Tivat 85320, Montenegro





5 bedrooms

7 bathroom

516 m2

Description

For sale seafront villa with private beach and two swimming pools. The contemporary villa is located on the first line to the sea and has a private beach, a jetty, and a boat mooring; two swimming pools, and a well-maintained Mediterranean garden. Villa offers an array of luxurious features to enhance your lifestyle. This contemporary, four-story villa is located on a cascading, beautifully positioned, and well-landscaped site on the Lustica peninsula. The villa features an inside atrium, spacious and light living spaces, three open terraces, and breathtaking views over Tivat Bay and the Island of Sveti Marko. With its modern design, impeccable amenities, and a prime location overlooking the picturesque Boka Bay, this villa is a true gem for those seeking a blend of luxury, comfort, and natural beauty. Layout: BASEMENT FLOOR: Hallway, spacious en suite bedroom with a bathroom and access to the lower pool and outdoor terrace, laundry, wine room with toilet. GROUND FLOOR: Hallway, guest bathroom, storage room, a huge living room with access to the upper pool, kitchen and dining area with access to the outdoor terrace and pool. FIRST FLOOR: Hallway, storage room, spacious en suite master bedroom with a bathroom and dressing room and a terrace; en suite bedroom with a bathroom and access to the big terrace with a fantastic view on the Boka Bay. SECOND FLOOR: Hallway, spacious en suite bedroom with a bathroom, en suite bedroom with a bathroom. Separate staff room with kitchen, bedroom and bathroom, which is connected by a terrace to the villa. About location: Krtole is one of the most attractive villages on the Luštica peninsula, overlooking the island of Sveti Marko and Tivat, lately transformed into an exclusive summer resort with a large number of luxury villas along the bay coast, or in the ambience of a traditional Montenegrin village. Here privacy is combined with proximity to all popular places in the region: 1,5 km from the most luxury beach club Nikki beach that combines elements of music,

dinning, SPA center, entertainment, fashion and art; 8 km from the Lustica Bay with first and only golf residences in Montenegro, with tennis courts, SPA and fitness center, promenade, restaurants and shops. The villa is about 9 km from Tivat airport and about 11 km from the center of Tivat. Distance from Kotor Old Town 13km. 8 km from the Kotor-Lovcen Cable Car Also It is a great advantage that villa is just opposite luxury Porto Montenegro with amazing culture, developed nightlife, luxurious shops and restaurants (or 7minutes by the boat).

Terrace

Private Beach

Panoramic Views

Solar Energy

Guest House

Gardens

Dock

Details

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| Price per m2 | 10658.91 |
| Parking | 4 |
| Outdoor area | 2228 m2 |