

Luxury villa for sale in the first row by the sea Stoliv Kotor

Cena: 1.300.000,00 EUR

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Kategorija: Kuća (Nekretnine, Prodaja)

Lokacija: Stoliv (Crna Gora, Kotor)

Kvadratura: 300

Broj soba: 5 soba i više

Šifra oglasa: 03-3896873

Datum postavljanja oglasa: 25.06.2026

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Dodatne informacije:

Terasa, Parking, garaža, Internet, Telefon, Satelitska, kablovska TV, Klima, U blizini gradskog prevoza

Tekst oglasa:

For sale is a unique property located in beautiful Stolivo, one of the most attractive places in Boka Kotorska, with a spectacular view of the bay and the city of Perast. The total area of the plot is 750 m², while the total residential area of the buildings is 390 m². Main house – 280 m²; Three-story family villa carefully designed for comfortable living and maximum privacy. Structure: 6 bedrooms (two with bay views) Study room Spacious living room Kitchen with dining room 3 bathrooms with bathtubs and showers Large terrace above the garage Guest apartment - 110 m², built in 2014. Year, structure: Kitchen with dining room Living room with fireplace Bedroom on the gallery Finnish sauna Bathroom with shower A spacious terrace with an open sea view The apartment is equipped with premium furniture from renowned Italian manufacturers, a home cinema and a window opening automation system. Additional contents Enclosed garage for one vehicle with workshop and shelving Parking for 3 more vehicles inside the property Additional parking for 2-3 vehicles in front of the gate Summer kitchen fully equipped with appliances Covered summer dining room Outdoor bathroom Technical equipment The property is fully furnished and ready to move into. Contents include: Centralized communication system and server room Video surveillance and alarm system Backup power supply through a 50 kVA generator (autonomy up to two weeks) Water tank with pump system Programmable irrigation system Disk data storage and UPS system Premium Daikin and Mitsubishi Electric air conditioners Decorated yard The plot is carefully landscaped in the form of cascading terraces with decorative lighting. Contains: Lawns and rest areas Olives, palm trees and vines Fruits and ornamental plants Numerous floral and Mediterranean species There is enough space to build a swimming pool, children's playground or additional horticultural

landscaping. Location Stoliv is an authentic coastal settlement located in the heart of the Bay of Kotor, known for its olive groves, camellias and rich cultural and historical heritage. Thanks to the peaceful environment, clean air and unique views, it is one of the most desirable locations for living and vacationing in Montenegro. The main house was reconstructed in 2009 and refreshed in 2017. The buildings are built of high-quality reinforced concrete construction.

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