



## Montenegro. Herceg Novi. Unique villa on the first



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 2,959,963.5

### Location

Country: Montenegro  
State/Region/Province: Herceg Novi  
City: Herceg Novi  
Address: Херцег Нови  
Posted: Apr 15, 2025

### Description:

Montenegro. Herceg Novi. Unique villa on the first line to the sea in the Bay of Kotor.

№77086

2.600.000€

280m2

Unique villa, located on the first line to the sea, in the building of the Old Mill, Bay of Kotor.

The complex was built in 1812 and consists of two stone buildings with thick walls (80 cm). Both buildings were restored in 2012.

The windows of the villa offer panoramic views of the medieval town of Perast.

On the plot of 696 m2, there is a magnificent garden, olive and fruit trees.

In the middle of the garden there is a river, lined with natural stone.

In the center of the garden there is a charming stone gazebo with a barbecue and grill area, fully equipped for a comfortable stay.

The first house, with a total area of 220 m2, is a completely restored stone mill. The tiled roof is equipped with solar panels that provide hot water, and the heating system with a water-heated floor creates a cozy atmosphere in any weather.

Windows, doors and blinds are made of noble mahogany, and cooling is provided by Hitachi air conditioners.

The house consists of three levels.

On the first floor there is an entrance hall, toilet, kitchen and dining room, equipped with exclusive designer furniture made of solid wood.



On the second level there is a majestic fireplace room with 6-meter-high ceilings, decorated with wooden beams and an Italian Swarovski chandelier.

The third floor offers two cozy bedrooms, furnished with expensive wood furniture, and a luxurious bathroom with a shower and toilet.

The walls of the bathrooms are covered with expensive Italian tiles, the plumbing meets the highest standards.

Oak doors lead to the bathrooms and bedrooms.

6x7 pool with jacuzzi.

Second house, 60m<sup>2</sup>.

House structure:

On the ground floor there is a spa area with a Finnish sauna, shower and relaxation area with a plunge pool.

On the second floor there are two bedrooms with exclusive solid wood furniture, a bathroom with a shower and a dressing room.

The floors a

## **Lease terms**

Date Available:

## **Contact information**

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