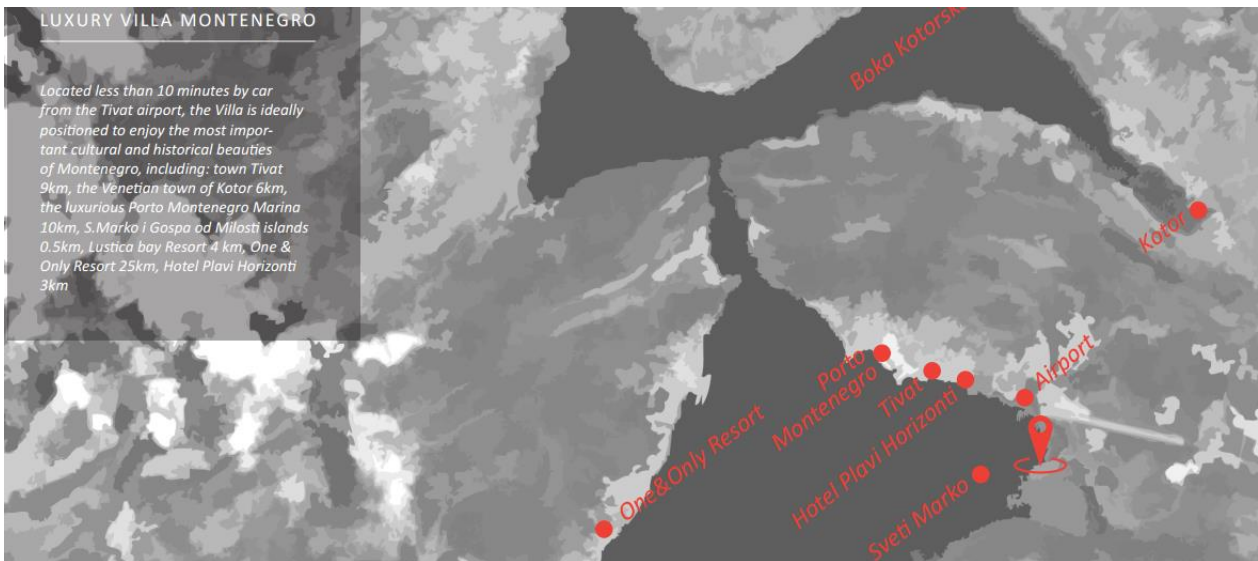




## LUXURY VILLA MONTENEGRO

TIVAT, Radovici  
Obala Milovica bb

Unique opportunity for an exclusive Villa with private beach, pools, parking, private dock, and a private Mediterranean garden of approx 2,500sqm.



## LUXURY VILLA MONTENEGRO

Located less than 10 minutes by car from the Tivat airport, the Villa is ideally positioned to enjoy the most important cultural and historical beauties of Montenegro, including: town Tivat 9km, the Venetian town of Kotor 6km, the luxurious Porto Montenegro Marina 10km, S. Marko i Gospa od Milosti islands 0.5km, Lustica bay Resort 4 km, One & Only Resort 25km, Hotel Plavi Horizonti 3km



## LUXURY VILLA MONTENEGRO

The Villa is positioned 20 meters from the sea and enjoys a spectacular view on the Unesco protected Kotor Bay and in particular on the Gospa od Milosti island monastery. The villa has been conceived to perfectly match with the Mediterranean landscape, where stone, wood and glass create the perfect harmony with the Mediterranean vegetation surrounding the Villa.



## LUXURY VILLA MONTENEGRO

The Villa is completely independent with an original perfectly-integrated stone wall guaranteeing total autonomy and privacy. Besides a reserved parking slot on the main street leading to the Villa, within the protected area of the Villa there are a covered parking, premises for the safeguards and house-keeping/maintenance, all dislocated from the main body of the Villa. On the beach there is an independent body to guarantee all the necessary comforts to enjoy a perfect day on the sea, including a kitchen with a bar, change room, toilets and storage closets. A stone dock from the previous of the century has been renovated in order to be able to provide all the necessary equipment for yacht anchoring and comforts for the guests.



## LUXURY VILLA MONTENEGRO

The Villa is composed by three different levels with a total net surface of approx 770sqm. Including the terraces, the winter garden, the pool and the private beach the total surface belonging to the Villa reaches over 1,000sqm. The three levels are connected to each other with innovative and three-dimensional dynamic stair sets which optimize the total perception of the open spaces and of the light. The Villa has been projected emphasizing the unique positioning of the Villa in order to enjoy the spectacular view of the Bay from every room in the building, including the ground floor.

All of this is further enhanced by the large terraces on every floor, representing the natural link between the in-spaces and the outdoor.

The materials used for the interiors represent the ultimate technology innovation but at the same time they have been used in harmony with the external area in order to create an ideal ambience for relax and rest. So far, only the main interior elements have been realized whereas the new owner will be able to choose all the interior details in order to give a personalized touch to the Villa.





## LUXURY VILLA MONTENEGRO

*The ground floor, which has been ideated for the SPA and the recreation zone, represent a unique and spectacular architectural concept. The recreation area, including a fitness gym, a pool table and a Jacuzzi, despite being the lowest in the Villa still maintains a privileged view on the sea giving a unique ambience to the entire area. The SPA has been created in a natural cave with the original cliffs being a main interior element. This unique link with the nature probably makes the Villa unique in the world as similar solutions can not be either ordered or projected... it simply happens once in a life!*

*The technology used for the main elements of the building –heating, water pumps, air conditioning, pools and Spa areas represents the ultimate achievements in modern construction.*

*We wish you plenty of free time to enjoy properly your new house!*











