

# Villa for sale on the first line in Utjeha

Price: 1'250'000 EUR

ID: 3413

Region: Utjeha

Plot size: 344 m<sup>2</sup>

House area: 497 m<sup>2</sup>

Number of bedrooms: 6

Storeys: 3

Sea view: Yes

Distance to sea: 10 m

Villa for sale on the first line in Utekh on the coast of the Bar Riviera in Montenegro.

The area of the villa is 497m<sup>2</sup>, the size of the plot is 344m<sup>2</sup>. For the construction and decoration of the villa natural high-quality materials of the highest price category were used.

The villa is furnished and furnished in accordance with the individual design project of a highly professional designer, luxury furniture. There is a floor heating system on all floors, powered by gas and electricity, an autonomous emergency power supply system, a small jacuzzi pool with an autonomous fresh water system.

Floor:

1. Basement room - 30 sq.m.
  2. First floor - entrance hall, lounge with fireplace, kitchen - dining room, bathroom, bedroom, terrace overlooking the sea.
  3. Second floor - three bedrooms, two bathrooms, study (or bedroom), three terraces overlooking the sea.
  4. Third floor - bedroom 30 sq. M. (with wardrobe and bathroom) + a large lounge for recreation of 57 sq.m. (can be converted into another bedroom), a terrace overlooking the sea;
- + Separate apartment with its own entrance for a guard or staff (1 bedroom, 1 bathroom, kitchen, utility room)

