

# Stoliv, Kotor

**REF: 14171**

**Price: 1,17 mill EUR**

This property in Stoliv presents a unique opportunity with its prime first-line beachfront location, offering panoramic vistas of the breathtaking Boka Bay, Perast, and the enchanting Island of the Lady of the Rock. It opens doors to a multitude of development prospects at an attractive price point.

<ul style="list-style-type: none"><li>• Description:</li><li>• A 3-story house encompassing a total area of 243m<sup>2</sup>,</li><li>• Plot Size: 1093m<sup>2</sup>, divided into two sections,</li><li>• Each floor thoughtfully designed to provide spacious and comfortable living spaces,</li><li>• Features a wood storage room covering 10m<sup>2</sup></li><li>• Boasts a generous terrace spanning 45m<sup>2</sup></li><li>• Needs Renovation</li><li>• Legalised</li></ul>	<ul style="list-style-type: none"><li>• Apartments</li><li>• 6 Bedrooms</li><li>• 4 Bathrooms</li><li>• 4 Living Rooms</li><li>• 3 Store Rooms</li><li>• 4 Dining Areas</li><li>• Cellar</li><li>• Parking</li><li>• Garden</li><li>• Beach Access</li><li>• Beachfront</li></ul>
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## Utility Building:

An adjacent utility building, spanning 39m<sup>2</sup>. Potential for adding another floor to increase the usable space.



## Permit for Additional Construction:

The property comes with a permit for constructing an additional building or a restaurant covering 150 square meters. Possibilities abound for expansion or venturing into new business endeavors.