



**MONTENEGRO, KOTOR**  
**REF: 15444 Price: €1.5 million**

**Kotor: Firstline Residence**

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Nestled on the pristine first-line residence spanning 750 m<sup>2</sup>, this Property stands as a testament to luxury and opportunity. This remarkable property comprises of three distinct objects.



<p><b>1. Three-Story House (Approx. 280 m<sup>2</sup>)</b></p> <ul style="list-style-type: none"> <li>○ 6 Bedrooms: 2 Master</li> <li>○ Study Area,</li> <li>○ Well-Appointed Kitchen,</li> <li>○ Spacious Living Room,</li> <li>○ 3 Full Bathrooms,</li> <li>○ Expansive Terrace with Bay Views</li> <li>○ Fully Furnished</li> </ul> <p><b>2. Spacious Garage for One Car</b>  Includes Shelving, and it is Equipped with a Workshop with Workbench - for the hobby enthusiast.</p>	<p><b>3. Studio Apartment (110 m<sup>2</sup>)</b></p> <ul style="list-style-type: none"> <li>○ Open Layout Design,</li> <li>○ Kitchen,</li> <li>○ Dining Room,</li> <li>○ Living Room with a Fireplace,</li> <li>○ Bedroom Loft Above the Living Room,</li> <li>○ Sauna with Bathroom and Shower,</li> <li>○ Expansive Terrace with Bay Views</li> </ul> <p><b>Additional Features A well-equipped summer kitchen:</b> A covered dining area within the summer kitchen adds to the charm. An outdoor bathroom is conveniently situated on the premises.</p>
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- Autonomous generator with a capacity of 50 kVA (with a two-week fuel supply),
- Large water tank with a pump,
- Programmable irrigation system for the entire plot and its lush landscaping,
- High-end video surveillance system,
- Premium class air conditioners by Daikin and Mitsubishi Electric,
- The house boasts a secure room that centralizes all communications:
  - This includes a 19" rack, uninterruptible power supply, video surveillance, alarm systems, telephony, internet, and disk storage. An air conditioner in the server room maintains the set temperature. Centralized air conditioning is provided for the entire property, including the house, garage, summer kitchen, and studio.