



An exclusive development of four
luxury villas in the Bay of Kotor

The Municipality of Kotor

The Bay of Kotor (Boka Kotorska), often referred to as Europe's southernmost fjord, is a stunning natural and historical gem located in Montenegro. This breathtaking region combines natural beauty with rich cultural heritage, offering numerous attractions for visitors:

1. Natural Beauty

The Bay is a unique blend of dramatic mountains and crystal-clear Adriatic waters, creating a picturesque landscape ideal for scenic drives, boat tours, and photography. Small coastal villages and towns are nestled along the fjord-like bays, each offering its own charm and ambiance.

2. UNESCO World Heritage Site

The Bay of Kotor is part of the Natural and Culturo-Historical Region of Kotor, listed as a UNESCO World Heritage Site since 1979. It is recognized for its outstanding universal value, combining well-preserved medieval architecture with stunning natural surroundings.

3. Kotor Old Town

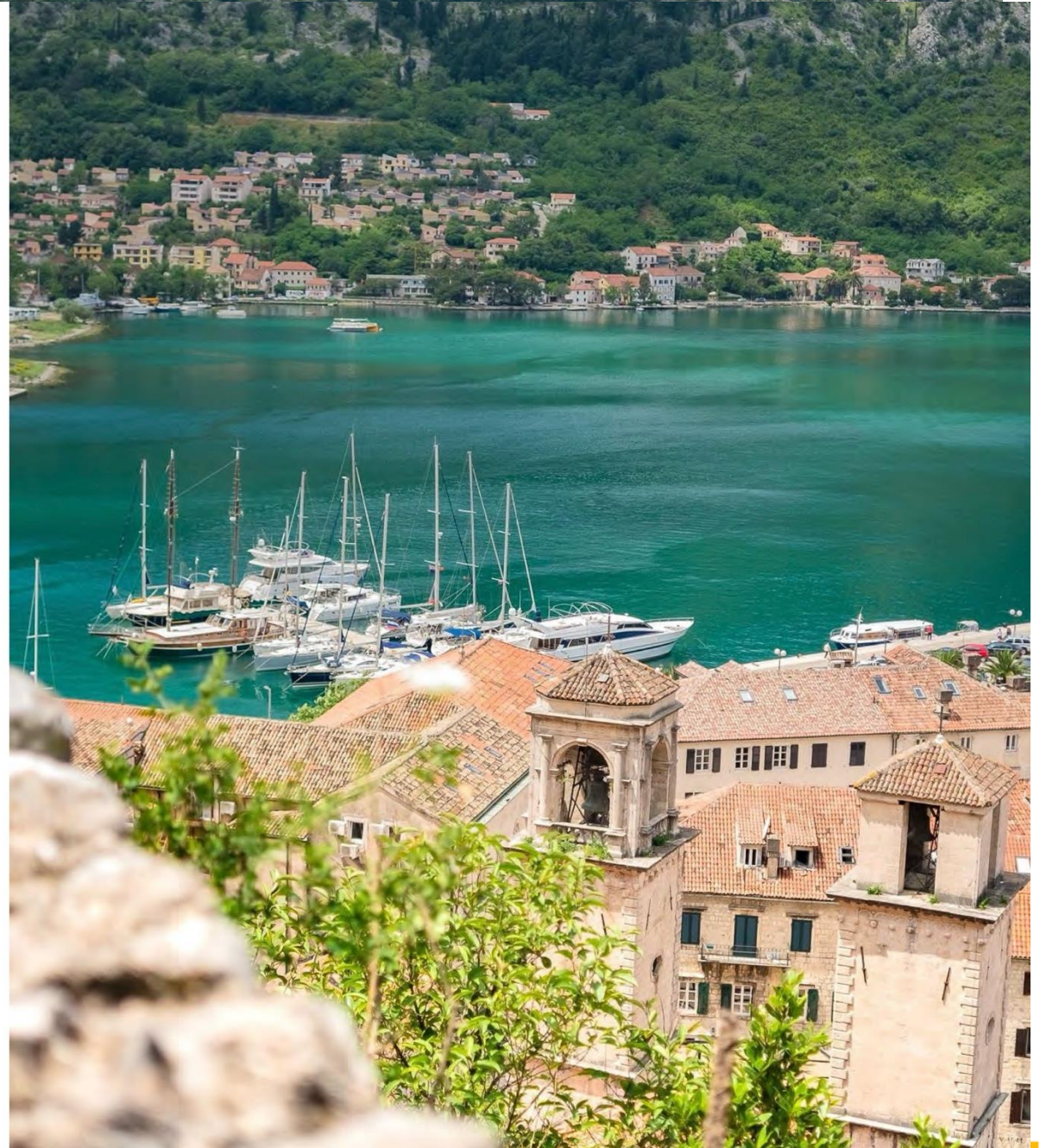
The star attraction, Kotor is a beautifully preserved medieval town known for its winding streets, squares, and defensive walls. Highlights include:

- St. Tryphon's Cathedral: A Romanesque masterpiece from 1166.
- Maritime Museum: Showcasing Kotor's rich maritime history.
- The Fortifications of Kotor, a UNESCO-listed series of walls and structures climbing the mountains.

4. Outdoor Activities

- Hiking trails, such as the ascent to San Giovanni Fortress, offer breathtaking views over the Bay.
- The beautiful clear water is good for sports, such as kayaking and sailing, provide opportunities to explore the area's natural beauty.

The Bay of Kotor's mix of natural splendour and historical richness makes it one of the most enchanting destinations in the Mediterranean.



Prčanj, is a charming village on the Bay of Kotor, has a rich history rooted in maritime and cultural significance. Its origins trace back to **Illyrian** and **Roman times**, with significant growth during the **Venetian period (1420–1797)**. Renowned for its shipbuilding and skilled seafarers, Prčanj became a key maritime hub, earning privileges from Venice and serving as a postal centre connecting the Republic with the Ottoman Empire.

The village flourished in the **18th century**, with wealthy families building elegant stone houses that still grace the waterfront. Its landmark, **Our Lady's Temple (Crkva Gospe od Prčanja)**, was begun in **1789** and completed in **1909**, showcasing baroque architecture and symbolizing Prčanj's prosperity and devotion. Under **Austro-Hungarian rule**, Prčanj remained notable but declined with the advent of steamships.

Today, it is a tranquil village celebrated for its historical charm, well-preserved architecture, and stunning bay views, making it a popular destination in Montenegro.

The village is just 7 kms from Kotor Old town and only 11kms (approximately 15 minutes by taxi) from the nearest airport, Tivat International Airport.



The Village of Prčanj
and Location of the Villas



An exclusive development of four luxury villas on the hill above Prcanj

The Celestia Villas

2 Luxury four-bedroom villas in an exclusive development overlooking the village of Prcanj, Teuta Kotor Bay.

This villa of 387.27m² features an internal area of 269.96m² with an open-plan living and dining area with an open plan kitchen, a sitting room, four bedrooms, four bathrooms, and two balconies. One balcony of 19.68m² and the other of 16.62m², both providing stunning views of the Bay. This beautifully designed villa features bright and spacious interiors with large, full-height retractable windows that flood the space with natural light while framing uninterrupted views of the stunning Kotor Bay.

The villa has a terrace of 77.93m² and its own 36.32m² swimming pool together with access to a large garden of 15,000m² shared with the three other villas.

Featuring a 113.92m² rooftop with an outside kitchen and jacuzzi, the villa enjoys panoramic views of the Bay.

The villa has two parking places.

Land plot: from 800m²

Completion of the Villas are projected for the June 2026.



Prices:

Celestia 1 - €1,924,560

Celestia 2 - €1,988,712

[Prices include local Value Added Tax of 21% of the purchase price]

The Elysian villas

Two luxury four-bedroom villa in an exclusive development overlooking the village of Prcanj, Teuta Kotor Bay.

This villa of 341.62m² features an internal area of 247.69m² with an open-plan living and dining area with an open plan kitchen, a sitting room, four bedrooms, four bathrooms, and two balconies. One balcony of 10.21m² and the other of 11.07m², both providing stunning views of the Bay. This beautifully designed villa features bright and spacious interiors with large, full-height retractable windows that flood the space with natural light while framing uninterrupted views of the stunning Kotor Bay. The villa has a terrace of 61.31m² and its own 37.74m² swimming pool together with access to a large garden of 15,000m² shared with the three other villas.

Featuring a 97.45m² rooftop with an outside kitchen and jacuzzi, the villa enjoys panoramic views of the Bay.

The villa has two parking places.

Land plot: from 500m²

Completion of the Villas are projected for June 2026.



Price: € 1,556,665 (including Value Added Tax)

[Prices include local Value Added Tax of 21% of the purchase price]

The Elysian Fields – A Strategic Location:

- Prime Accessibility:** Just 7 minutes from Kotor, offering beautiful secluded beaches, vibrant bars, exquisite restaurants, shopping, and essential amenities.
- Excellent Connectivity:** Less than 15 minutes from the Tivat International Airport.
- Versatile Living:** Ideal as a primary residence, vacation home, or a retirement retreat.
- High Rental Demand:** Strong demand for long-term rentals in the area, ensuring a solid investment return.

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