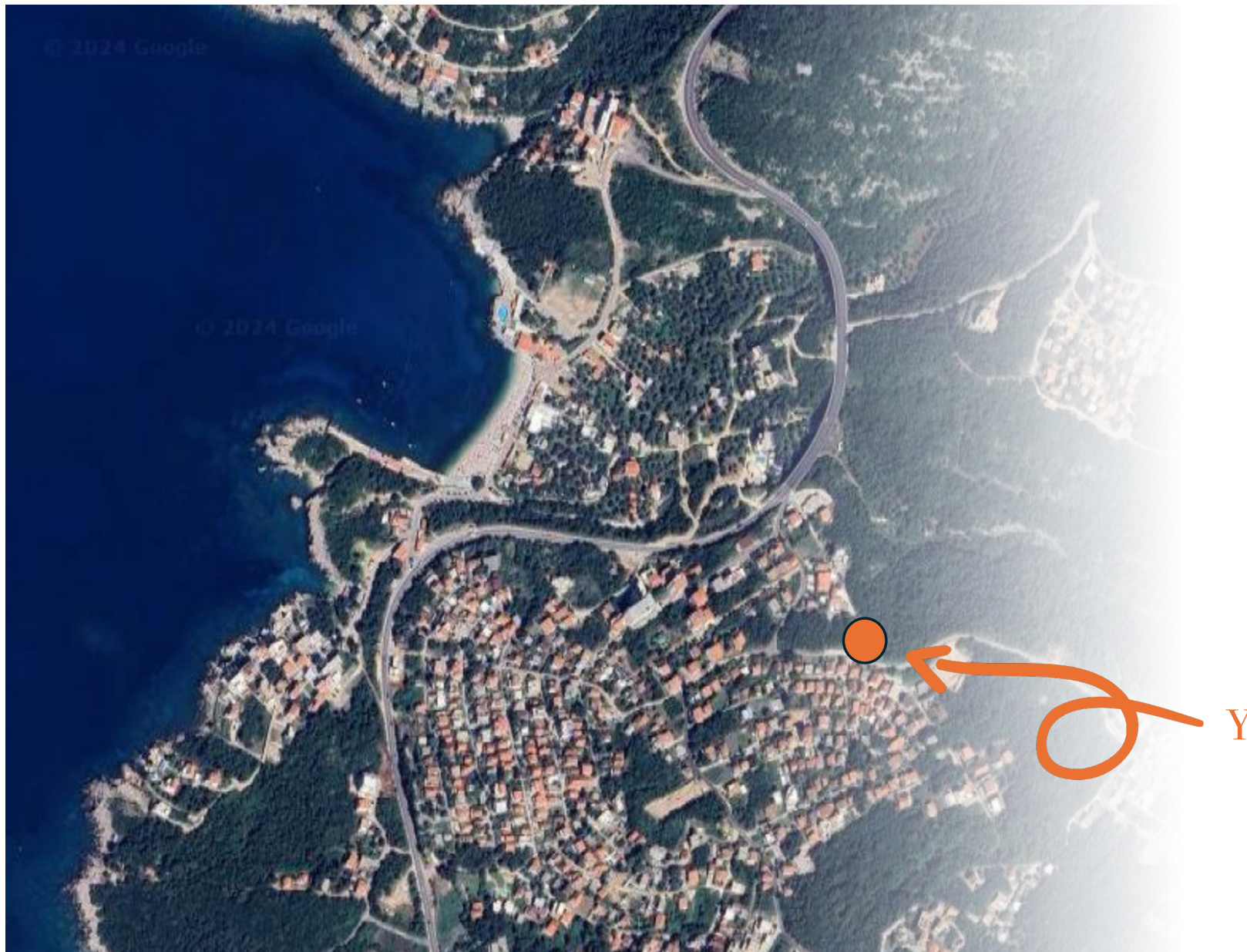


MODERN VILLA WITH A POOL AND SEA-VIEW TERRACE

UTJEHA, MONTENEGRO

305 m² • 3 bedrooms • pool • garage • rooftop terrace





Location:

Utjeha, Bar
Montenegro

1:00 hour
driving time
from
Podgorica Airport

YOUR NEW HOME



500 m
from the
sea

An aerial photograph of a coastal town, likely in Montenegro, showing a semi-circular bay with a sandy beach and swimming pools. The town is built on a hillside overlooking the sea, with several buildings and a winding road visible. The water is a deep blue, and the sky is clear.

We are pleased to offer for sale a contemporary private villa with swimming pool and garage, located in the coastal area of Utjeha, Montenegro.

The villa has a total internal area of 305 sq.m. and has been carefully designed in accordance with modern European construction standards, including current seismic resistance requirements applicable for coastal regions.

This elegant three-bedroom villa is perfectly suited for comfortable accommodation of up to six people and combines modern architecture with the relaxed Mediterranean lifestyle of the Adriatic coast.

The concept of the villa has been thoughtfully designed around the way people truly enjoy summer living.

The ground floor creates one continuous living experience between the interior space and the swimming pool area, becoming the natural centre of daily life — a place to relax, swim, entertain guests and enjoy long summer afternoons.

The first floor accommodates three spacious bedrooms, providing privacy and comfort for family members and guests.

At the top level, the villa offers a large rooftop terrace with panoramic sea views and a summer kitchen area — an exceptional place for evening gatherings, outdoor dining, barbecues and unforgettable sunsets over the Adriatic Sea.

The property combines modern European architecture, functionality and the unique atmosphere of Mediterranean coastal living.



- 3 bedrooms
- Garage
- Magnificent sea view
- Large swimming pool
- Rooftop terrace
- Summer kitchen
- Air conditioning

Urbanised land
Fully legal property



Utjeha
beach
8 min walk



CURRENT PROGRESS



ARCHITECTURAL VISUALISATION

Your **new**
summer
home



An architectural rendering of a modern outdoor kitchen and dining area. The space is enclosed by white walls and features a large glass railing overlooking a lush green forest and a mountain range under a clear blue sky. The kitchen area includes a wooden dining table with wicker chairs, a built-in grill, and a sink. A large potted plant is positioned near the entrance. The floor is made of light-colored tiles.

Summer
kitchen and
mountain
views

ARCHITECTURAL VISUALISATION

A photograph of a modern, multi-story building facade. The building features a mix of light-colored concrete or stucco walls and sections of natural stone masonry. Large windows with dark frames are visible, some reflecting the sky. The architecture is characterized by clean lines and a mix of textures. A semi-transparent grey rectangular box is overlaid in the center of the image, containing white text. The word 'SATISFY' is highlighted in orange.

TO **SATISFY** THE EXPECTATIONS AND PREFERENCES
OF EVERY CLIENT, WE OFFER THREE DIFFERENT
PURCHASE CONCEPTS



PURCHASE IN THE CURRENT CONSTRUCTION STAGE

YOU MAY PURCHASE THE VILLA IN THE EXACT CONDITION IN WHICH YOU SEE IT DURING THE VIEWING WITH OUR AGENT.

AT THIS STAGE:

- THE FACADE IS FULLY COMPLETED
- INTERNAL WALLS ARE PLASTERED
- FLOOR SCREED HAS BEEN INSTALLED
- ALL ELECTRICAL WIRING HAS BEEN COMPLETED
- WATER SUPPLY AND PLUMBING PIPES ARE INSTALLED
- THE SURROUNDING AREA IS PREPARED FOR LANDSCAPING
- THE SWIMMING POOL SHELL IS FULLY COMPLETED AND PREPARED FOR TILING WORKS

By purchasing the villa in its current condition, you gain complete freedom to finalise all finishing works according to your personal vision, preferences and budget.

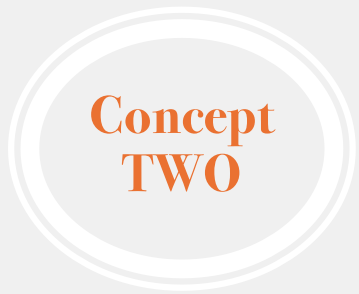
This option allows you to:

- independently manage finishing costs,
- select your own materials,
- customise the design,
- implement additional modifications or upgrades.

This concept is ideal for clients seeking a highly personalised summer residence tailored entirely to their lifestyle, built with the construction company of their choice.

Villa price at the current stage: €459,000





FULLY FINISHED VILLA ACCORDING TO OUR DESIGN CONCEPT

WE CAN COMPLETE ALL REMAINING WORKS TO DELIVER A HIGH-QUALITY MODERN ADRIATIC SUMMER VILLA IN ACCORDANCE WITH OUR DESIGN VISION.

THE PROPERTY WILL BE DELIVERED FULLY COMPLETED AND MOVE-IN READY, REQUIRING ONLY INTERIOR FURNISHING.

INTERIOR FINISHES, THE SWIMMING POOL, AND ALL OUTDOOR AREAS WILL BE COMPLETED ACCORDING TO THE SPECIFICATIONS BELOW.

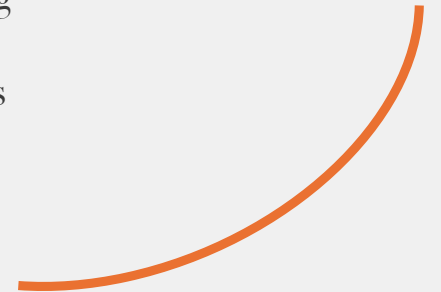
Cost of completion works: €140,000

We offer our clients the possibility to personalise selected finishing elements according to their own preferences, including:

- wall colours
- floor finishes
- indoor and outdoor railings
- swimming pool colour
- other selected details.

This concept allows you to receive a brand-new villa designed specifically for you while avoiding:

- time-consuming material sourcing
- contractor coordination
- supervision of construction works
- project management stress.





FULLY BESPOKE PREMIUM VILLA CONCEPT

FOR OUR MOST DEMANDING CLIENTS, WE OFFER THE POSSIBILITY TO CREATE A TRULY INDIVIDUAL LUXURY RESIDENCE TAILORED ENTIRELY TO PERSONAL REQUIREMENTS AND LIFESTYLE PREFERENCES.

OUR GOAL IS TO TRANSFORM YOUR IDEAS INTO A UNIQUE MEDITERRANEAN VILLA DESIGNED SPECIFICALLY FOR YOU AND YOUR FAMILY.

THE FINAL COST OF WORKS UNDER THIS CONCEPT WILL DEPEND ENTIRELY ON THE SELECTED SCOPE AND SPECIFICATIONS. WE WILL BE PLEASED TO PREPARE DETAILED QUOTATIONS FOR ANY OPTIONS YOU WISH TO EXPLORE.

Together with you, we can discuss and customise virtually every element of the villa, including:

- premium interior finishing materials
- custom architectural modifications
- solar panel systems and battery storage
- spa or wellness area beneath the pool terrace
- private gym
- additional outdoor veranda structures
- rooftop hot tub installation
- smart home systems
- many other bespoke features.

Turnkey finished villa price: €599,000 +

