

Invest in 



Villa

De Costa

KOSTANJICA — KOTOR

Montenegro





Montenegro is situated on the Balkan Peninsula and is on the south part of the Adriatic Sea. Montenegro is certainly one of the most interesting spots in the world. About 500 km from Rome, 1,500 km from Paris, and Berlin, and about 2,000 km west from Moscow, Montenegro lies on the Balkan Peninsula in the very heart of Europe.

In spite of its small area, it is full of natural beauty, rich in the cultural and historical sights what makes Montenegro one of the most attractive tourist destinations. The coast of Montenegro, thanks to the temperature above 18°C during more than 6 months yearly, belongs to the hottest and the sunniest tourist regions in Europe.

Montenegro is a typical mountain country, where the mountains above 1000 metres constitute 60.5% of the territory.

Montenegro offers numerous beaches, bays, inlets and seacoasts you have always been dreaming of. Beauty of the southernmost world fjords, inlets of Bay of Kotor and beaches are surrounded by the limestone hills of Lovcen or Orjen. Mountains, the highest-lying hills of the Durmitor, Bjelasica or Visitor with hidden lakes, meadows and forests, with sharp peaks, varied flora and fauna and breathtaking rivers are parts of this wonderful region.

Tourism is an important contributor to Montenegrin economy. Montenegro is well suited for development of all kinds of tourism, as it has both a picturesque coast and a mountainous northern region. The Government of Montenegro has set the development of Montenegro as an elite tourist destination and top priority. It is a national strategy to make tourism a major, if not the single largest, contributor to the Montenegrin economy. A number of steps were taken to attract foreign investors into Montenegro's tourism industry.



Boka Kotorska

THE MOST BEAUTIFUL BAY AND UNESCO HERITAGE

Boka Kotorska - the largest and most beautiful bay of the Mediterranean.

The natural, cultural and historical area of Kotor is an integral part of the impressive Boka Kotorska, a unique natural harbor on the Montenegrin coast of the eastern Adriatic. Thanks to its exceptional and universal value, it was included in the UNESCO World Heritage List in 1979.

UNESCO protected area of Boka Kotorska also includes the Gulf of Tivat and Krašići. Boka is officially included in the Association of the 28 most beautiful bays in the world.

The Bay of Kotor is the most exclusive location for yachting in the Adriatic. In addition to its exceptional cultural and natural heritage, the bay has developed into an exclusive destination for tourism and yachting in the past decades. Numerous locations of world hotel brands, the development of marinas for mega yachts, the development of yacht repair and maintenance services, as well as the offer of luxury yacht brands for sale or rent, have made this bay a desirable European destination for yachting tourism.

Kotor

Traveling around Montenegro, you are always surprised that each of the cities of this small country does not look like others. However, it is Kotor that, perhaps, occupies a special place among them due to the unique combination of the medieval atmosphere, impressive architecture, monuments of historical significance and at the same time the usual steady life that is lead here, as hundreds of years ago. Kotor is located in one of the most picturesque places on the Montenegrin coast - in the Kotor bay.

Kotor is a major tourist destination. It has one of the best preserved medieval old towns in the Adriatic, listed with UNESCO world heritage sites. It has numerous other sights, such as Cathedral of Sveti Tryphon in the old town built in 1166, and ancient walls which stretch 4,5 kilometer directly above the city.

Sveti Đorđe and Gospa od Škrpjela islets off the coast of Perast are also among more popular destinations in Kotor vicinity. Nightlife is another thing which attracts tourists to Kotor. Old town is filled with pubs, taverns and cafes, and there are some excellent nightclubs in Kotor. With the opening of Maximus nightclub, it has once again become the focus of nightlife of Montenegro's coast. Summer events, such as Summer Carnival or Bokeljska Noc, are visited by thousands of tourists. These are the most visited happenings in Montenegro during the summer, with over 30,000 people partying in Kotor during Summer Carnival. Kotor is not a premium destination for sunbathing, as there are no sandy beaches, and water is not of reasonable quality in this part of the Boka Kotorska. However, the drive is no more than half an hour to some of the beaches on the Budva and Tivat Rivièra.

Kotor itself is roughly composed of three parts; the old town, Dobrota and Škaljari. Officially, however, Kotor even exists only of the old city, with only 961 inhabitants. But Dobrota and Škaljari are counted as Kotor's urban areas. Dobrota is the part that lies on the narrow coastal strip, at the foot of the Orjen Mountains. In the coastal area of Dobrota you can find beautiful monumental villas, which are now offered as accommodation. These have traditionally been the richer parts of the bay.





Perast

Villa
De Costa

Porto Novi



**Porto
Montenegro**

**Kotor
Old Town**

**Tivat
Airport**

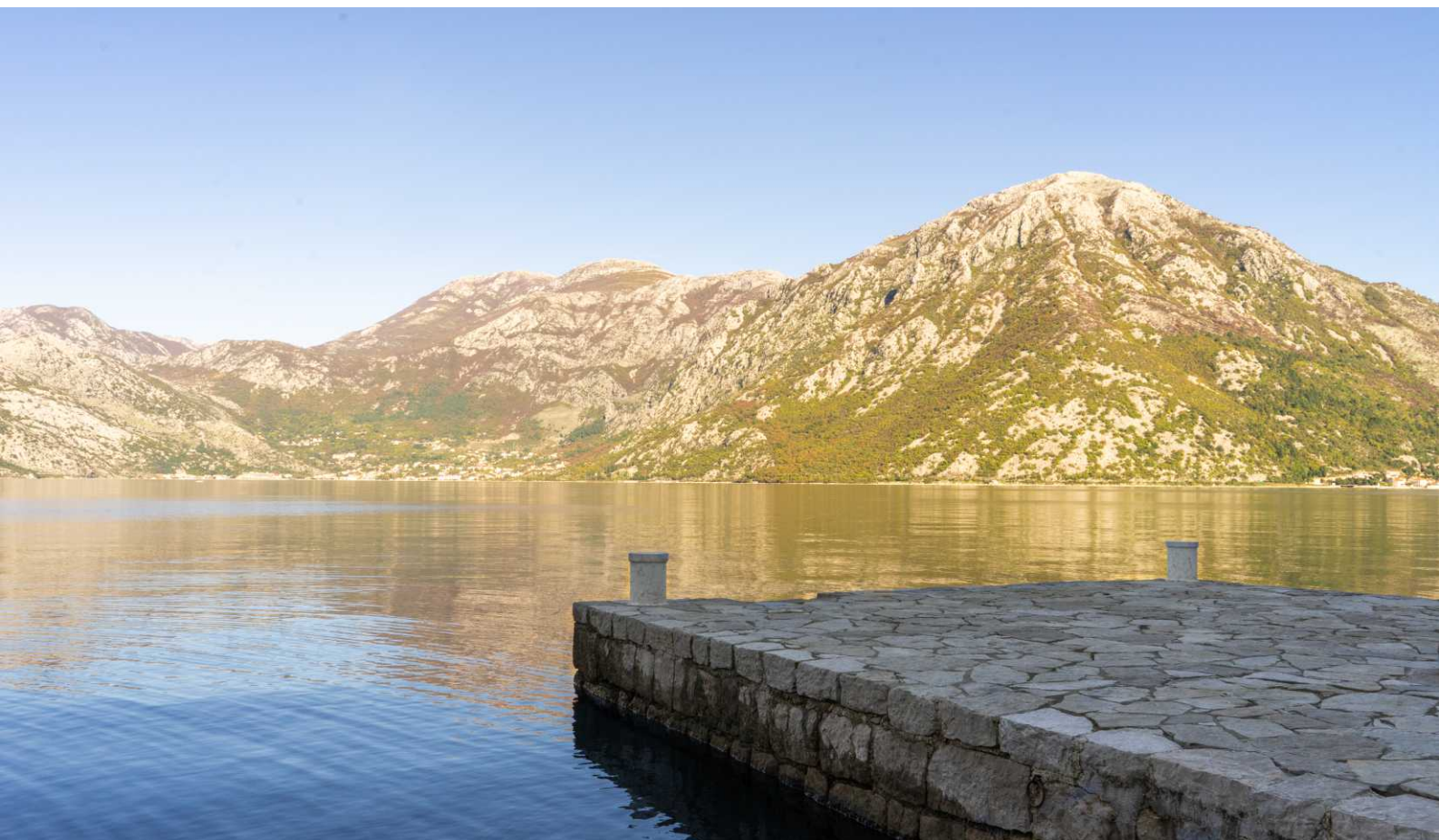
**Airport
marina**

Luštica Bay

Much of Kotor's charm consists of the beautiful hidden location surrounding steep cliffs in the deepest part of the bay. The city is starting to become as a real European tourist destination and the number of visitors has taken ever increasing growth in recent years and with it the demand for accommodation. Which then logically again led to the construction of new accommodations, especially apartments. Due to the limited space in Kotor itself, in recent years much has gone to the surrounding villages of Muo, Prčanj to meet the growing accommodation demand. The location of Kotor with the narrow coastal strip with little space is the cause of this. At first glance this part seems to belong entirely to Kotor, because the transition between Kotor and the surrounding villages is not easy to see or not noticeable at all. Most new accommodations have been built in Muo and Prčanj. Situated next to each other at the foot of the Vrmac mountain, which cuts the bay in half, it faces Kotor, which gives a nice panoramic view of the old town of Kotor, and the Orjen and Lovćen mountains. However, both villages also have their own history and beauty, which made them a suitable place for tourism development.

Kostanjica is located in a green oasis of chestnut trees, after which it got its name. It is a settlement of sailors and fishermen, with a well-preserved traditional physiognomy in this area. Kostanjica is also distinguished by its wealth of bay leaves, which its residents diligently collect and produce essential oils from, mostly for the needs of the foreign market, which certainly contributes to the further affirmation of this place in the world.

Kostanjica ends the semicircle of settlements on the eastern, northern and western sides of the Bay of Kotor-Risan.



Villa De Costa

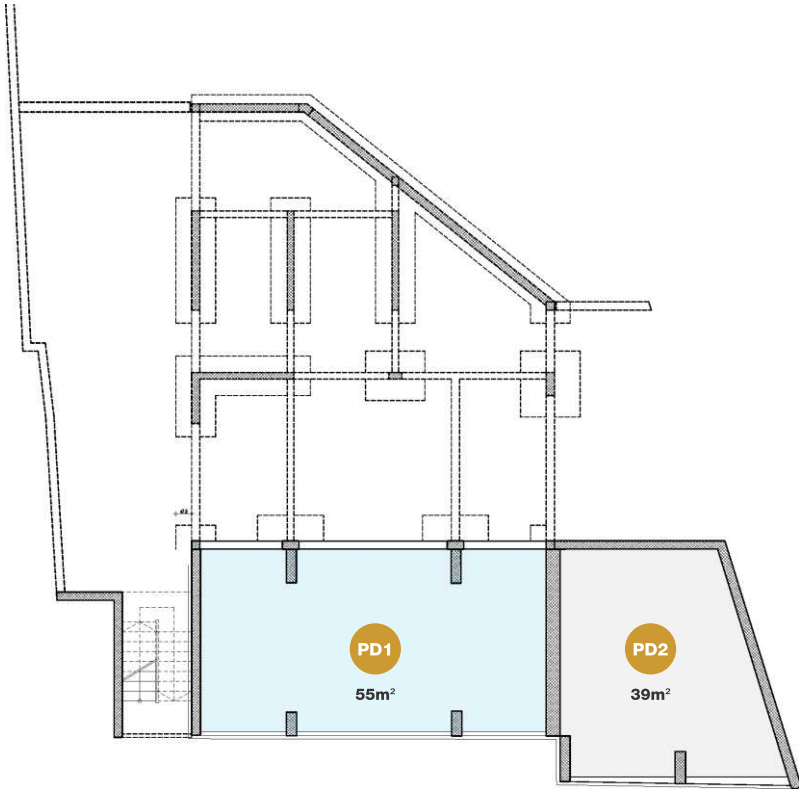
Villa de Costa is an exclusive tourist villa in an equally exclusive and mysterious location of Kostanjica, on the edge of a laurel forest, hidden from view, yet located on the first line of the coast. It is located at the crossroads of the roads towards the north of Montenegro, Herceg Novi, Tivat and Kotor.

When you pass the narrow passage of Verige by boat, you will have an unforgettable view of Boka Bay, and immediately on the west side is Villa de Costa, which will attract your attention with the whiteness and richness of its stone. A unique modern villa dressed in traditional materials.



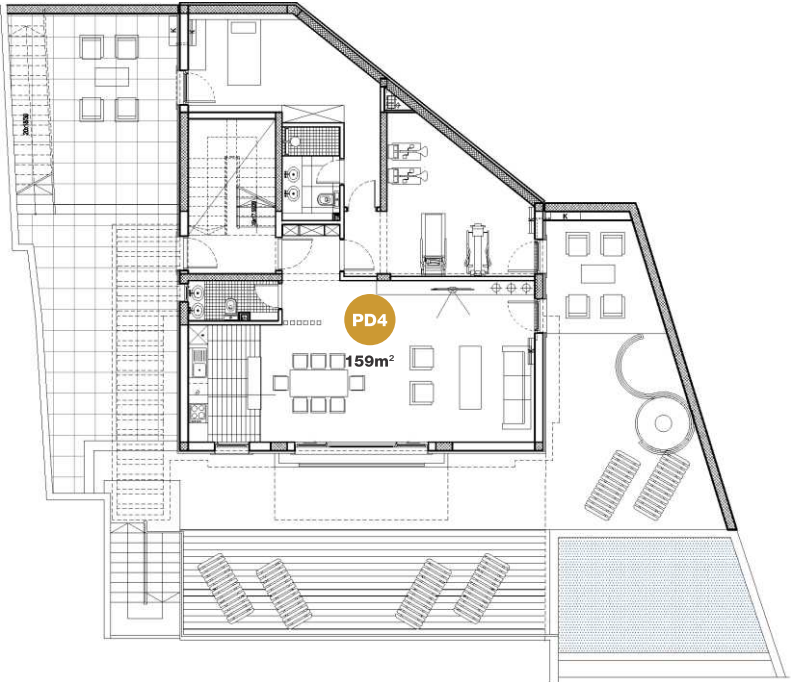
Garage

Overall area: 113 m²



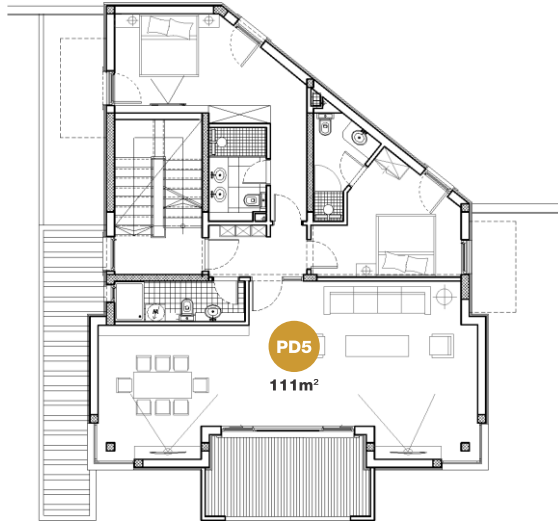
Floor 1

Overall area: 239 m²



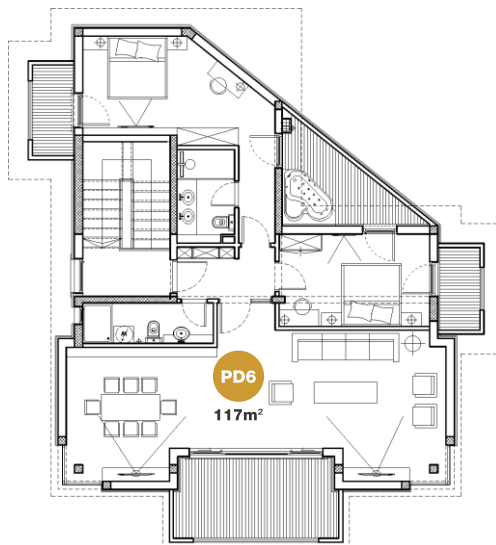
Floor 2

Overall area: 144 m²



Floor 3

Overall area: 151 m²



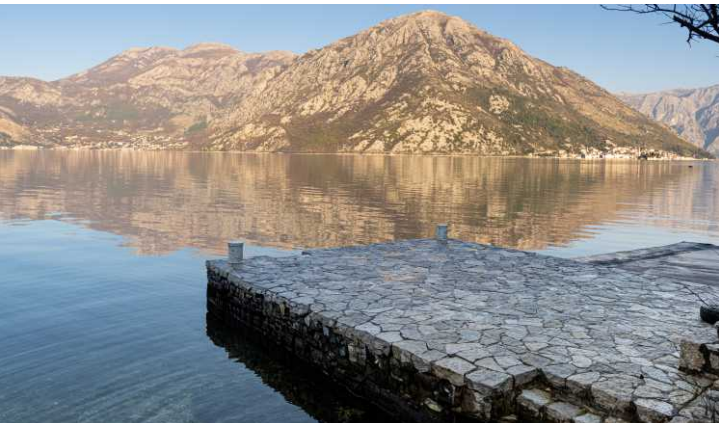
Modern stonework, combination of traditional materials and high exclusivity of the interior, top quality, will certainly make you visit this unforgettable location.

The villa is organized into three separate apartments, with separate entrances on each floor, with rich accompanying facilities.

In the basement there is a spacious garage for 4 vehicles, as well as a studio apartment for security personnel.

In front of the building there is a large terrace with a swimming pool and a rest area.

In the back of the site, on the upper terrace, there is a barbecue with a dining area that offers a perfect view to the bay.



The villa also has a private exit to the seashore. There is a small sandy beach, as well as a 100m² dock with water, sewage and electricity, a shower cabin, a toilet and two yacht moorings. The dock has a built-in all-weather canopy.

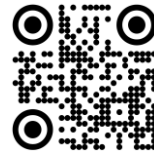
Villa de Costa is your premium on the Montenegrin coast. A private villa with the facilities of a 5* hotel is not an everyday offer.

A unique offer, the only private villa with a pool, but also its own part of the coast!

This villa has all relevant documentation.



Documentation



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PARTNERS
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