



VILLA "PEARL OF DOBROTA"



KOTOR / DOBROTA



Montenegro amazes every visitor with its contrasts and unspoiled nature. A place where mountains rise above the azure sea, creating a pristine Mediterranean haven. In the heart of this paradise, in the UNESCO-protected city of Kotor, lies a unique opportunity to fulfill your dreams of living by the sea.



KOTOR / DOBROTA



Life in Kotor is more than just beach life. This is a city with a rich history and culture, where you can experience the past by wandering through the magical old town, exploring its numerous museums and churches. In the evening, you can indulge in traditional Montenegrin cuisine at one of the many waterfront restaurants, or dance the night away to live music in one of the many bars.



VILLA "PEARL OF DOBROTA"

HIGHLIGHT

- 5 luxury apartments ranging from 69m² to 110m²
 - Private pool and beach access
- Apartments with abundant natural light and panoramic views
 - High ceilings
- Underground parking garage
 - Elevator





Breezy design with a Mediterranean Soul

Large windows open up panoramic views of the bay, while the airy interior, decorated in warm earth tones, pays homage to Kotor's rich history.

This is not just an apartment, it's a lifestyle. Reach out for your piece of Kotor and be a part of something special.

Don't miss out on this unique opportunity to own your own piece of paradise.





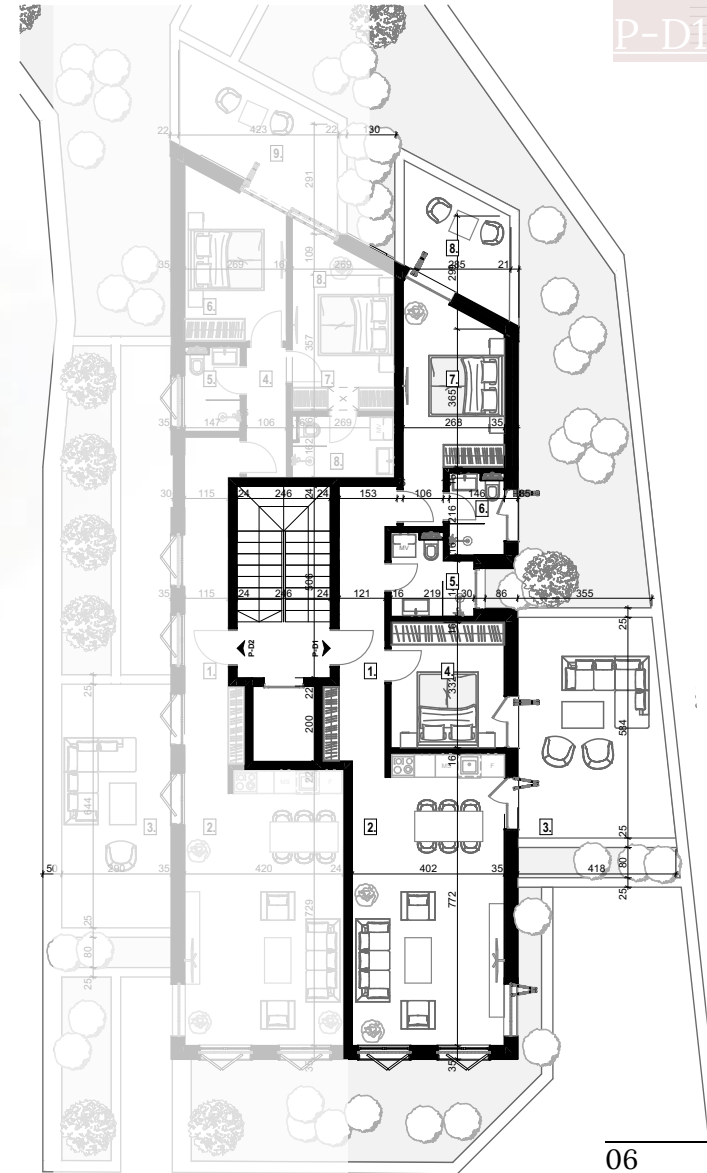
The two-bedroom ground floor apartment features a large east-facing terrace and a private terrace accessible from the bedroom. The apartment boasts two bedrooms, two bathrooms with showers, and a spacious open-plan living, dining, and kitchen area with sea views.



Apartment P-D1

| | | |
|----|--------------------------|-------|
| 01 | Hallway | 9,95 |
| 02 | Living room with kitchen | 30,70 |
| 03 | Terrace | 22,88 |
| 04 | Bedroom | 9,96 |
| 05 | Bathroom | 3,96 |
| 06 | Bathroom | 2,91 |
| 07 | Bedroom | 13,02 |
| 08 | Terrace | 8,02 |

Total: 101.40

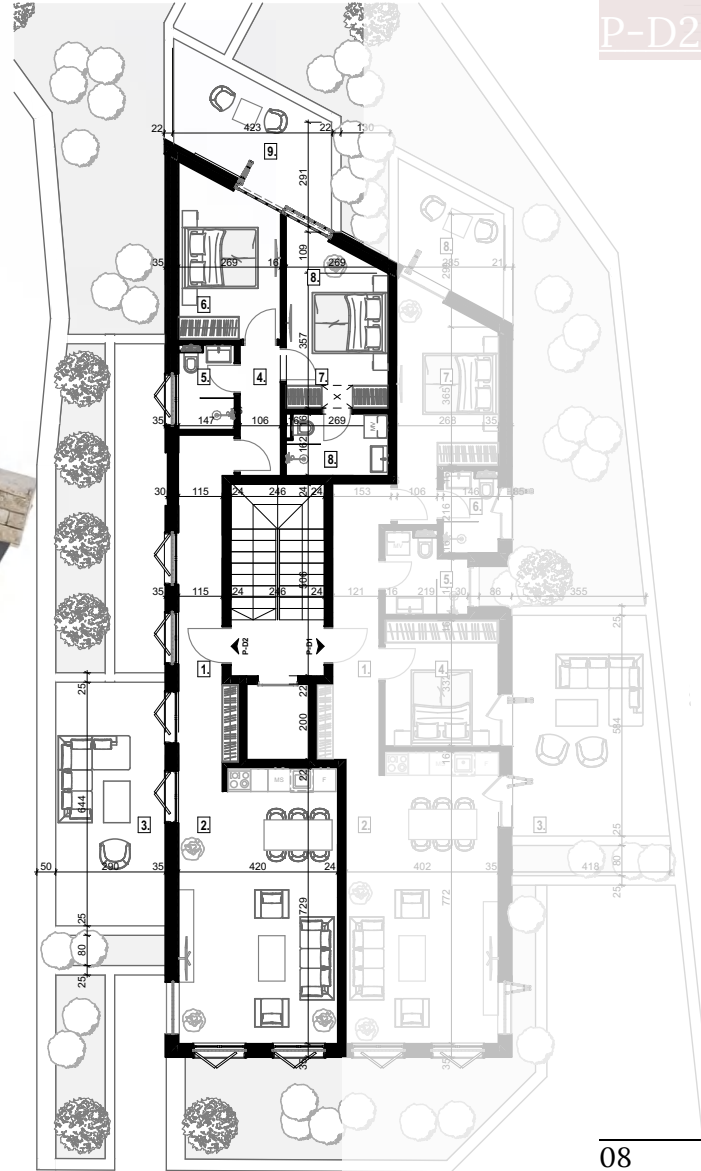


P-D1



The two-bedroom ground floor apartment boasts a large west-facing terrace, perfect for enjoying afternoon sunshine, and a private terrace accessible from the bedroom. The apartment features two bedrooms with pool views, two bathrooms with showers, and a spacious open-plan living, dining, and kitchen area that opens onto the terrace and offers stunning bay views.





Apartment P-D2

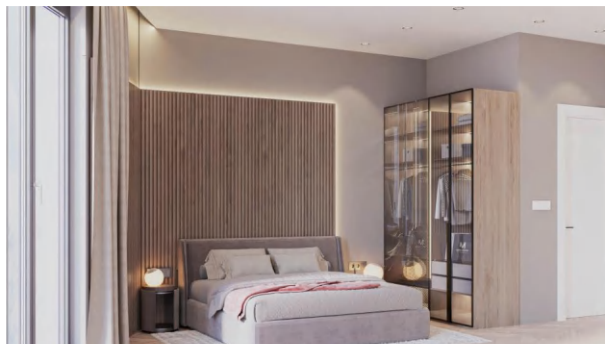
| | | |
|----|--------------------------|-------|
| 01 | Hallway | 11,15 |
| 02 | Living room with kitchen | 30,64 |
| 03 | Terrace | 19,01 |
| 04 | Hallway | 3,65 |
| 05 | Bathroom | 3,03 |
| 06 | Bedroom | 10,72 |
| 07 | Bedroom | 11,52 |
| 08 | Bathroom | 4,09 |
| 09 | Terrace | 11,92 |

Total: 105,74

01-D1



This luxurious two-bedroom apartment is located on the first floor and enjoys an eastern orientation, offering beautiful morning light. The apartment features two bedrooms, two bathrooms with showers, and a spacious open-plan living, dining, and kitchen area that opens onto a terrace with stunning bay views.

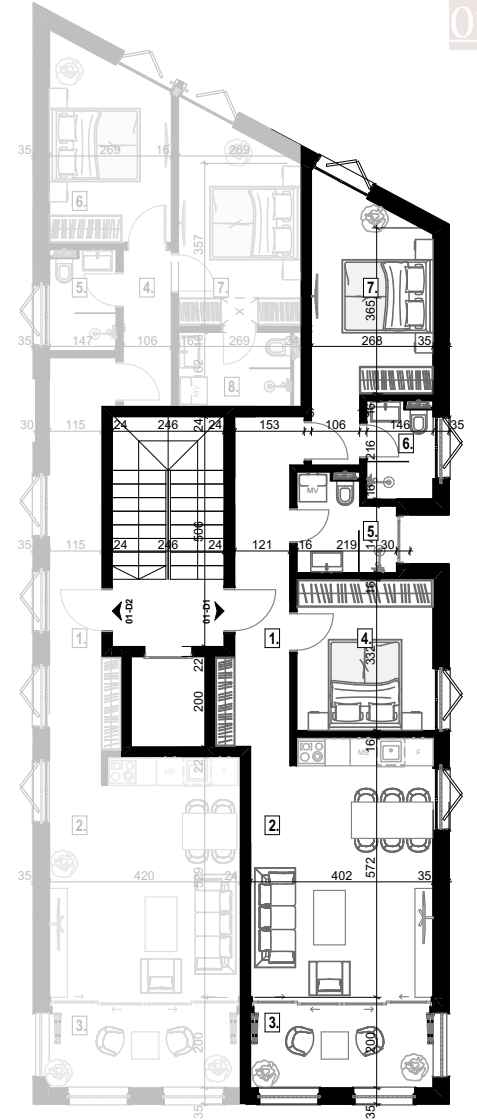




Apartment 01-D1

| | | |
|----|--------------------------|-------|
| 01 | Hallway | 9,95 |
| 02 | Living room with kitchen | 22,66 |
| 03 | Terrace | 7,52 |
| 04 | Bedroom | 9,96 |
| 05 | Bathroom | 3,96 |
| 06 | Bathroom | 2,91 |
| 07 | Bedroom | 13,02 |

Total: **69,97**



01-D2



This luxurious two-bedroom apartment is situated on the first floor and faces west, offering stunning views of the pool bathed in afternoon sunshine. The apartment features two bedrooms with pool views, two bathrooms with showers, and a spacious open-plan living, dining, and kitchen area that opens onto a terrace with breathtaking bay views.

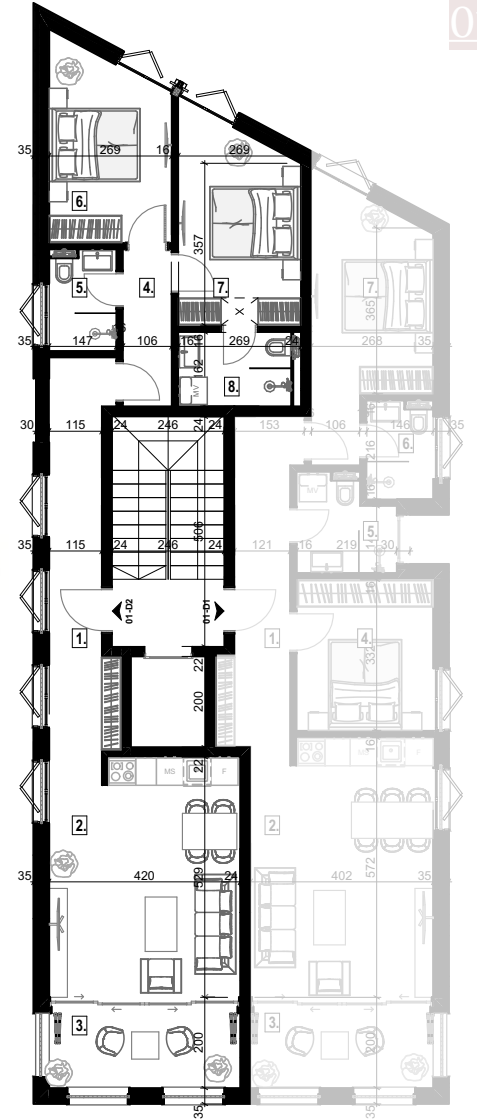




Apartment 01-D2

| | | |
|----|--------------------------|-------|
| 01 | Hallway | 11,15 |
| 02 | Living room with kitchen | 22,14 |
| 03 | Terrace | 7,85 |
| 04 | Hallway | 3,65 |
| 05 | Bathroom | 3,02 |
| 06 | Bedroom | 10,72 |
| 07 | Bedroom | 11,52 |
| 08 | Bathroom | 3,90 |

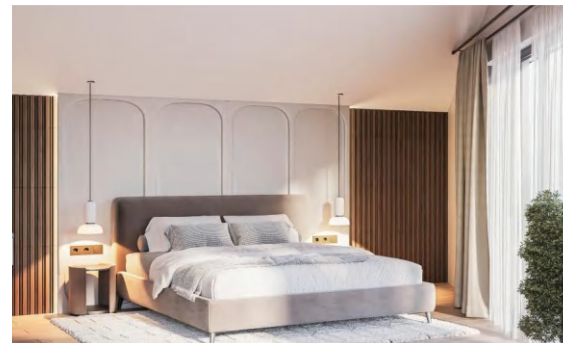
Total: 74,06



Pk-D1



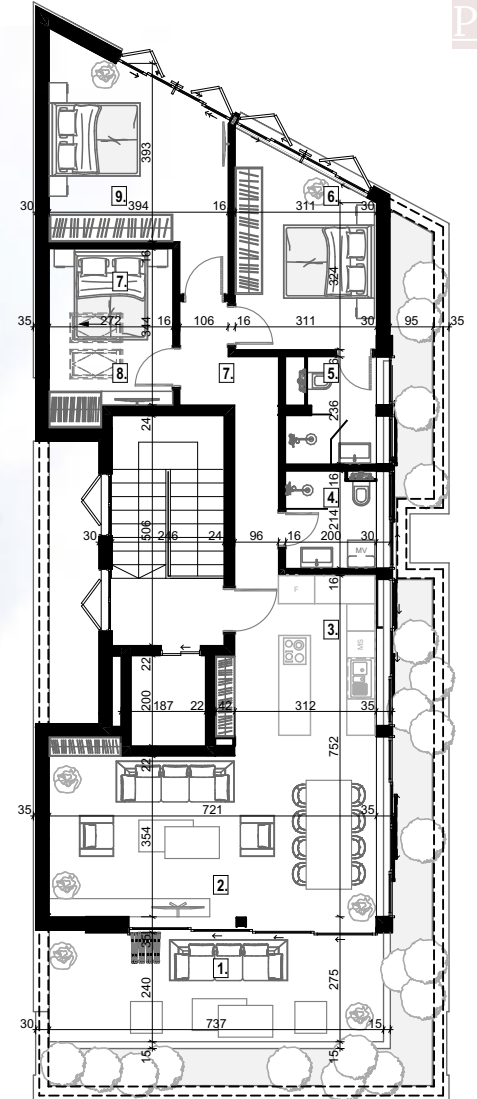
The penthouse, perched on the top floor, boasts a one-of-a-kind terrace sprawling out towards the bay and offering panoramic views of the surrounding area. Accessible from the living room, dining room, and kitchen, this terrace is the perfect place to soak in the breathtaking scenery. The sleeping quarters, featuring three bedrooms, are positioned at the back with tranquil pool views. Two bathrooms with showers complete this luxurious penthouse.



Apartment Pk-D

| | | |
|----|------------------------|-------|
| 01 | Terrace | 17,70 |
| 02 | Living and dining room | 26,19 |
| 03 | Kitchen | 13,14 |
| 04 | Bathroom | 3,95 |
| 05 | Bathroom | 3,97 |
| 06 | Bedroom | 12,52 |
| 07 | Hallway | 7,20 |
| 08 | Bedroom | 9,93 |
| 09 | Bedroom | 15,45 |

Total: 110.06



The pearl of Dobrota was built with the German love
for quality and the Montenegrin passion for design.

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