

## Villa in Blizikuće



**Address:** Blizikuće

### **Description:**

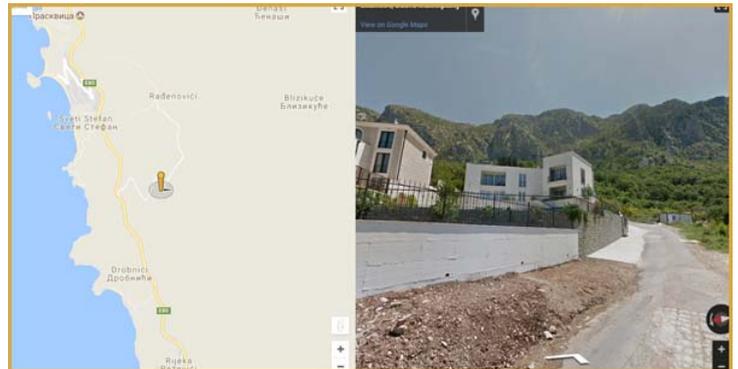
Exclusive new villa gross area 600m<sup>2</sup> with plot 860 m<sup>2</sup> is located in Blizikuće, Sveti Stefan region, distanced from the Adriatic highway - 80 m, distance from Sveti Stefan 1,2 km. The villa was built according to the author's project of a famous architect and consists of basement, ground floor and first floor. The villa has a swimming pool 11x5 m, a barbecue room, a garden, a garage within the premises for two cars. In the basement there is a spa center with a sauna with two showers, a gym and a large room of 70m<sup>2</sup> for recreation with a ping-pong table and a fireplace and a mini bar. Also in the basement is a laundry with equipment 10m<sup>2</sup>, central heating hot water, a garage for two cars and apartment for the service with kitchen and bathroom 40m<sup>2</sup>, storage area of 17m<sup>2</sup>. On the ground floor there is a living room with fireplace and large open terrace, kitchen with dining room and covered terrace of two gardeners at 30m<sup>2</sup>, bathroom for guests and wardrobe. The surface of the ground floor is about 160 m<sup>2</sup>, ceiling height is 3,2m fully equipped with Italian furniture of famous companies. On the first floor there are four spacious bedrooms with their own bathrooms and wardrobe, terraces fully equipped with Italian high quality furniture. From all rooms and bathrooms there is a beautiful view of Sveti Stefan, Budva, open sea. Garden has view of the mountains. All rooms have air conditions with Daikin system, all bathrooms, kitchens, corridors and spa are provided with a floor heating system. The facility has the fire alarm with a fire alarm system, anti-burglary signaling, intercom on each floor with display, video surveillance 8 cameras with centralized control, The building is connected to the city water supply network, the sewage system is bioprecist. The facade of the building is completely covered with natural stone, opened anodized locksmith with thermo-insulating glasses of large dimensions. All materials

that are built in the building are of natural high quality, stone and wood prevail. The bathrooms are equipped with toilet Vileroy Boh. The construction of the building is a skeletal system of reinforced concrete, the partition walls are full of bricks. The roofs are covered with tiles as a covering, inter-floor ceilings are reinforced concrete slabs. The project is designed and built with parameters that provide protection from earthquake 9 degrees. The building has a use permit, registered in the cadastre as a property 1/1 It is important to note that according to the study of the location the whole region where the facility is located is planned exclusively for villas. In the immediate vicinity of the building is the old authentic village Tudorovici with a local church

**STREET VIEW -Click on photo**



**STREET VIEW & MAP - Click on photo**



**Listing type:** For sale

**Price:** 2300000 EUR

**Rooms:** 8

**Bathrooms:** 3

**Bedrooms:** 4

**Listing status:** Active

**Property type:** Multifamily

**Lot size:** 860

**House size:** 600

**Garages:** 2

**Built year:** 2013