



€570,000

EXCLUSIVE FIRST-LINE TRIPLEX MAISONETTE | KRAŠIĆI, TIVAT

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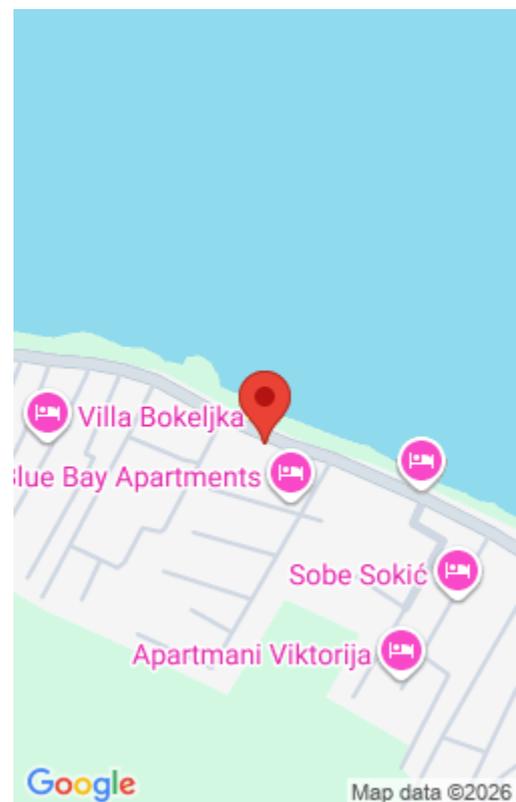
- Apartment, Maisonette, Townhouse
- Residential
- For Sale



Jackie

Anchor Properties

WhatsApp message



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Address: Tivat



Basics

property_id: 20953 **Title:** Exclusive First-Line Triplex Maisonette | Krašići, Tivat
Price: €570,000 **Mandate:** Dual
Category: Residential **Type:** Apartment, Maisonette, Townhouse
Status: For Sale **Bedrooms:** 3
Bathrooms: 2 **House Size:** 111 m²
Lot size, m²: 122 m² **Furnishings:** Fully Furnished
Condition: Excellent **Date added:** Added 3 days ago

Description



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Short Description:

Exclusive First-Line Triplex Maisonette | Krašići, Tivat

This luxurious 122 m² triplex maisonette represents refined coastal living in the peaceful waterfront enclave of Krašići. Positioned within a private gated complex, the property is fully legalized and combines privacy, contemporary Mediterranean design, and direct beach access.

The Residence

The interior features a bright open-plan living, dining, and kitchen area that flows seamlessly onto a balcony with panoramic views of the Bay of Kotor.

- **Bedrooms:** Three spacious double bedrooms
- **Bathrooms:** Two modern bathrooms (including a master en-suite)
- **Finishes:** Hardwood flooring in living areas, elegant stone façade, and private entrance
- **Comfort:** Dual air-conditioning systems and underfloor heating in bathrooms

Communal Amenities of Complex

Direct beachfront access with a tanning deck and potential buoy mooring, swimming pool, courtyard /BBQ area, and off street parking.

Maintenance & Management

An optional maintenance program ensures effortless ownership, offering on-site caretaking and full property management—ideal for holiday use or rental income.

Infrastructure & View Protection

A key advantage of this property is its protected frontline position. The land between the residence and the sea falls under strict regulations by Morsko Dobro and the 2025 Urban-Technical Conditions (UTU), ensuring permanent preservation of open sea views.

- **Zero-Build Zone:** Classified as a green and service area with a construction index of 0.0
- **Protected Corridor:** No legal possibility for future residential or permanent structures
- **Guaranteed Views:** Coastal regulations safeguard unobstructed panoramas and direct access to the sea
- **Allocated Infrastructure:** Dedicated parking bays reinforce the area's protected, non-buildable status

At a Glance

- **Category:** First-line residential, fully legalized
- **Condition:** Excellent, fully furnished, turnkey
- **Investment Potential:** Strong rental yield in a tranquil and prestigious coastal location

This is a rare opportunity to secure a first line property with guaranteed view protection in one of Montenegro's most desirable seaside settings.

Property Features



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Location Features Nearby: Local Restaurant, Swimming Area, Boating Activities, Rowing / Canoeing, Airport Nearby, Bus stop, International School, Grocery Store, Bakery, Mall (Radius 20km), Family Neighbourhood, Peaceful Area, Firstline, City Nearby

Kitchen Type: Open plan, Modern, Fully Fitted, Fully Equipped

Views: Bay, Mountain, City

Private Amenities: Open Plan Living areas, Internal staircase, Private Entrance, Boat Dock/Marina Access, Washing Machine

Floor covering: Hardwood, Tiles

Living Area Features: Balcony, Open plan, Large Windows, Door to outside space, Television, Spacious, High Ceilings, Luxury, Modern, Furnished

Kitchen Amenities: Dishwasher, Refrigerator, Oven

Exterior Features: Balcony, Patio, BBQ Area, Beach Access, Road Access, Courtyard, Pergola, Enclosed, Security, Gated Complex, 2nd Line, First Line, Off street Parking

Shared Amenities: Beach Access, Boat Access, Boat Dock/Marina Access, Play area, Pool, TV

Suitable For: Investment, Vacation, Family Home, Retirement, Rental Potential, Beach home, Lock up & go, Family Living, Beachside Living, Low Maintenance Living, Luxury Property

Amenities

Amenities: Beach Access

Building Details

Parking: Off-street

Glass Type: Double Glazing

Floor level: 2

Heating: Underfloor, Dual Hot & Cold A/C

Floors: 3 floors



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