

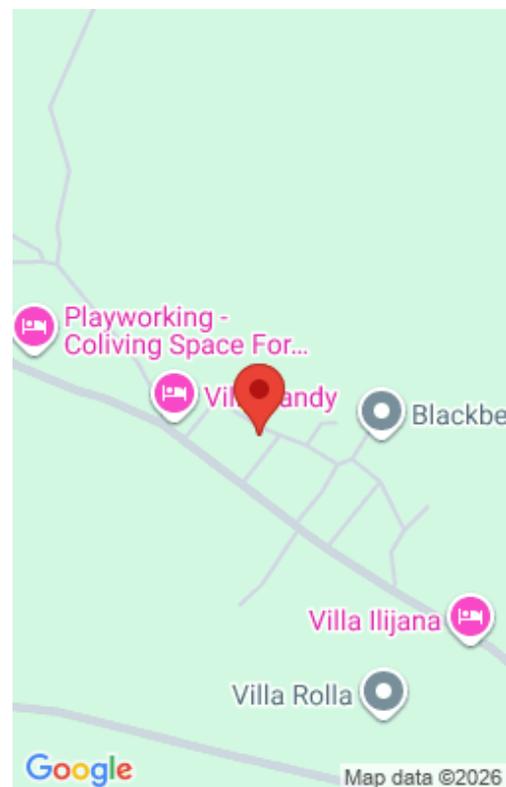


€3,000,000

## ĐURAŠEVIĆI, KRTOLE: EXCEPTIONAL WATERFRONT PROPERTY

<https://www.anchorproperties.site>

- 12 beds
- 6 baths
- Mixed Use, Villa
- Residential
- For Sale
- 387 m<sup>2</sup>



### Call us now

Phone: +38268552442

Email: [jke.anchor@gmail.com](mailto:jke.anchor@gmail.com)

Address: Tivat



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## Basics

**property\_id:** 14116    **Title:** Đuraševići, Krtole: Exceptional Waterfront Property

**Price:** €3,000,000    **Category:** Residential 🏠

**Type:** Mixed Use, Villa    **Status:** For Sale

**House Size:** 387 m<sup>2</sup>    **Date added:** Added 3 years ago

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## Description

### Short Description:

Introducing an Exquisite Waterfront Property in Đuraševići, Krtole, Tivat Municipality  
Welcome to a rare opportunity to own a prime piece of prime real estate situated on the picturesque waters edge of Đuraševići, Krtole in the esteemed Tivat Municipality. This property boasts two houses, each offering immense potential and the promise of a luxurious waterfront lifestyle and potential luxury B&B.

Land Size: 530m<sup>2</sup>

Pontoon: 200m<sup>2</sup>

House 1, constructed in 2017, spans an impressive 219m<sup>2</sup>

House 2, built in 1983, encompasses 168 square meters. With a combined living space of 387 square meters, these houses present the perfect canvas for a complete transformation into a premier waterfront residence.

This exclusive property features five dedicated parking spaces, ensuring convenience for both residents and their guests. Additionally, a magnificent 200 square meter dock awaits, complete with two berths/moorings, providing secure parking options for your speedboat and yacht. The dock is strategically positioned offering easy access to the shimmering sea depths ranging from 1 to 15 meters.

Imagine a captivating lifestyle where large French doors open onto the mesmerizing waters, seamlessly blending the indoors with the breathtaking natural beauty outside. Embracing a neutral palette, the interiors are ripe for a modern revamp that will further elevate this estate to unparalleled heights of sophistication and style.

The general plans for this property were established and recorded in the kadaster back in 2008, ensuring a solid foundation for future renovations. Located in an exclusive area, this property offers a sense of seclusion and tranquility, allowing you to fully immerse yourself in the serene waterfront ambiance.

Legalisation: Still in process. Not completed.

Don't miss the chance to transform these houses into your dream waterfront oasis. Seize the opportunity to create a remarkable sanctuary in one of Tivat's most sought-after locations. Contact us now to explore the endless possibilities and secure your prime piece of waterfront real estate in Đuraševići, Krtole.

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## Property Features



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**Shared Amenities:** Beach Access, Boat Dock/Marina Access

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## Amenities

**Amenities:** Beach Access

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## Building Details

**Parking:** Off-street



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