




ANCHOR
PROPERTIES

€3,600,000

EXCLUSIVE WATERFRONT DEVELOPMENT OPPORTUNITY IN KOSTANJICA,

<https://www.anchorproperties.site>

Development Potential At the heart of the estate stands a stunning historic stone villa, ready to be restored into a luxury boutique hotel, fine dining restaurant, or exclusive private residence with a pool. Imagine guests enjoying gourmet cuisine on a seafront terrace, overlooking the bay and mountains. Beyond the villa, the land offers multiple development [...]

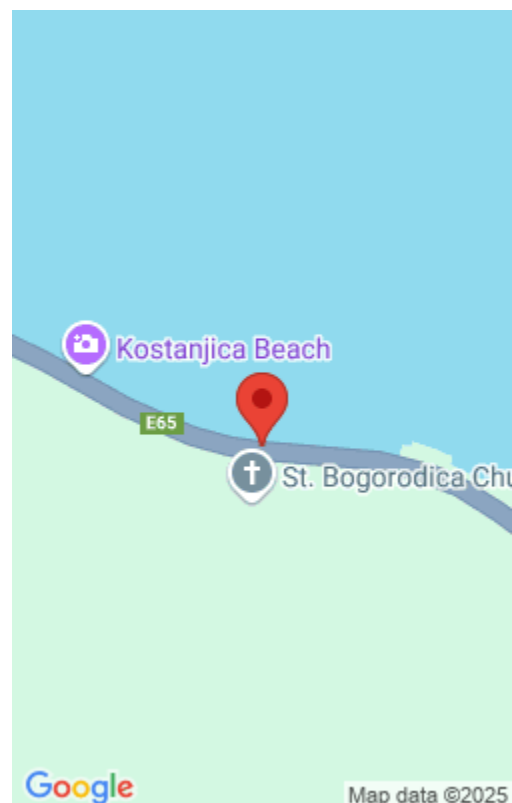
- Development, Land, Mixed Use, Villa
- Residential 
- For Sale



Jackie

Anchor Properties

WhatsApp message



Call us now

Phone: +38268552442

Email: jke.anchor@gmail.com

Address: Tivat



Basics

property_id: 20675

Title: Exclusive Waterfront Development Opportunity in Kostanjica,

Price: €3,600,000

Mandate: Sole

Category: Residential □

Type: Development, Land, Mixed Use, Villa

Status: For Sale

Lot size, m²: 12.507 m²

Condition: Needs Renovation, Historic **Total rooms:** -1

Date added: Added 1 month ago

Description

Short Description:

Seafront Boutique Hotel & Wellness Retreat Opportunity – Kostanjica, Kotor. A Rare Opportunity to Create an Exclusive Destination Set on an expansive **12,507 m²** of prime waterfront land, this historic estate is the perfect canvas for a luxury boutique hotel, fine dining restaurant, and eco-retreat. With 100 meters of direct seafront access, a private dock, and a scenic beach road passing right in front, this property is ideally positioned to attract high-end guests seeking luxury, tranquillity, and an immersive Adriatic experience.

A High-Demand Market & Profitable Business Potential

This area of the Bay **lacks a true luxury boutique hotel & fine dining experience**—meaning this property offers **an unparalleled first-mover advantage!**

Tourism in Montenegro is booming, with increasing demand for **high-end, experience-driven accommodations**. Whether as a **5-star boutique hotel, a luxury wellness retreat, or a private seafront estate**, this property holds immense potential for lucrative returns.

Property Overview

- **12,507 m² of land** with **prime seafront positioning**
- **±2,000 m² buildable area**
- **Orchard (±5,000 m²)** – ideal for landscaped gardens, olive groves, or outdoor recreation
- **UNESCO-protected chestnut forest (±5,000 m²)** – a serene backdrop for an eco-luxury retreat
- **100 meters of direct waterfront access** with **mooring area at the beach**
- **Scenic beach road frontage**, ensuring **visibility and easy access** for high-end travelers, including space for **tourist bus parking**
- **Panoramic views of the Bay of Kotor**, with the "**Lady of the Rock**" and **Kotor mountains** as a breathtaking backdrop.

Property Features



Call us now

Phone: +38268552442

Email: jke.anchor@gmail.com

Address: Tivat



Views: Bay, Mountain, Garden, Forest

Exterior Features: Garden,
Beach Access, First Line,
Pontoon

Suitable For: Investment, Development, Tourism, Villa,
Country side Retreat, Eco Retreat, Luxury Property

Amenities

Amenities: Beach Access



Call us now

Phone: +38268552442

Email: jke.anchor@gmail.com

Address: Tivat

