



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

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## Basics

**property\_id:** 20675

**Price:** €3,600,000

**Category:** Residential

**Status:** For Sale

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

**Date added:** Added 7 months ago

**Title:** Exclusive Waterfront Development Opportunity in Kostanjica,

**Mandate:** Sole

**Type:** Development, Land, Mixed Use, Villa

**Lot size, m<sup>2</sup>:** **12.507** m<sup>2</sup>

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## 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** m<sup>2</sup> 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 beautiful stone villa for renovation, 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 m<sup>2</sup> of land** with **prime seafront positioning**
- **±2,000 m<sup>2</sup> buildable area**
- **Orchard (±5,000 m<sup>2</sup>)** – ideal for landscaped gardens, olive groves, or outdoor recreation
- **UNESCO-protected chestnut forest (±5,000 m<sup>2</sup>)** – 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 travellers, including space for **tourist bus parking**
- Villa for renovation: To be converted to Boutique residence, Hotel with sea side restaurant or Villa.
- **Panoramic views of the Bay of Kotor**, with the "**Lady of the Rock**" and **Kotor mountains** as a breath taking backdrop.



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## Property Features

**Views:** Bay, Mountain, Garden, Forest

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

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

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## Amenities

**Amenities:** Beach Access



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