

# 31 Tivat Heights - Luxury 2 bedroom Apartment with Magnificent Sea Views For



## Description

Tivat Heights - Luxury Eco Friendly Apartment overlooking Tivat Bay and planned Golf Course For Sale  
This spacious 2 bedroom-2 bathroom apartments with 120m<sup>2</sup> of net living space including 30sqm deck terrace (or private patio on the ground floor) is located on the first floor of Villa Cadmeia (Tivat Heights complex apartments) and is easily accessible from the parking area located on the same elevated level. When you enter the apartment, you walk in the large "Day zone" of c 40sqm, with built in wardrobe in the hallway, the open-plan fully equipped kitchen, the dining area and the living area opening on the oversized bay windows and the terrace. A utility room at the back of the kitchen gives some extra storage. A hallway leads to the Private Areas with first the Quest Bedroom with built-in wardrobe and large doors leading to the terrace. Across from the bedroom is the c 6 sqm quest bathroom. Then the hallway leads to the Master Bedroom (16sqm) & en-suite bathroom (10sqm). There is a large built-in wardrobe and large Bay windows giving access to the terrace.

Technologies: All rooms have water-based floor heating (solar panels); an A/C system working with energy efficient heat-pumps, and a state-of-the-art ventilation system with a heat-exchanger to keep the inside air pure and damp free.

Outdoors:

c. 800m<sup>2</sup> of beautifully landscaped mediterranean gardens with indigenous vegetation (olive trees, cypress trees, aromatic plants),  
16x6m heated-infinity-pool with counter-stream, massage jets...  
Pool house with shower, changing room, wc, sinks.

The price is without kitchen / furniture.

Holiday or Permanent Home, Tivat Heights' apartments are built to high standards and designed for Year-Round Living.

The apartment is ready to move in.

The price is without kitchen / furniture (+ €20000 for kitchen and furniture).

Take a look at the YouTube video of the property below.

Click here if You can't see the YouTube screen

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Click here if You can't see the YouTube screen

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If you would like to find out more please contact us today:

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## Property Data

Living Space	90.00 m <sup>2</sup>
Rooms	0
Bedrooms	2

WC/Baths	2.00
Year of Construction	2012
Heating Type	Under Floor
Floor(s)	1
Property Size	120.00 m²

## Equipment Details

Balcony	Yes
Terrace	Yes
Garden	Yes
Swimming Pool (Shared)	Yes
Parking	Yes
Double glazing	Yes
Integrated Airconditioning	Yes
Underfloor Heating	Yes
Integrated Appliances	Yes
Landscaping	Yes
Sea View	Yes
Close to Airport	Yes
Close to Planned Golf Course	Yes
Close to Historic Sites	Yes
Gym	Yes
Good for Rental	Yes

## Property Location

Town	Kavac
District	Tivat
Country	Montenegro

## Location

Around: - International Airport - 5km - Beaches: from 2.5km to 10km - city centers: Tivat (5km) ; Kotor (5km) ; Budva (20km)

## Condition

Stunning New Apartments with Views over the planned Golf Course and Tivat Bay

## Financial Information

Price	€ 275.000
Rent Income	€ 0
Additional Expenses	€ 0

## Agent Details



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