

# Kotor Old Town 5 Star Accredited Boutique Apartment 4 bedroom 3 bathroom



## Description

Very Stylish and Meticulously Renovated Boutique Apartment just off the Main Square of Kotor Old Town with 5 Stars Rating

You enter this open-plan apartment through original double doors, stripped back to show their natural beauty, Inside the apartment immediately opens up to reveal a elegant, fun, dramatic and impressive features. Above you the high ceilings catch your eye with the recessed Chrystal lighting, then all around you can enjoy the original stone work sympathetically brought back to life with new pointing. To your right, a stone step elevates you to the dining and cooking zone. Behind this area are 2 single bedrooms with a well appointed shared bathroom.

To the right of the main door are two more bedrooms, both ensuite and as with the whole apartment, they are well designed and finished off with high quality materials and great use of space.

The design of this apartment shows the eclectic taste of its current British owners and design wise the whole place is in harmony. It's more reminiscent of a Boutique Hotel than what you'd expect to find down a Kotor Old Town Alleyway. Definitely a one off and would make a fantastic alternative to a hotel for rental purposes for those looking for something special. What's more, you can move in to this apartment and start enjoying from the day you buy it as all of the furniture (not the pictures) is included in the sale (subject to negotiation).

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

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## Property Data

Living Space	108.00 m²
Rooms	5
Bedrooms	4
WC/Baths	3.00
Heating Type	Air conditioning
Floor(s)	1st Floor
Property Size	108.00 m²

## Equipment Details

4 Bedroom	Yes
3 Bathroom	Yes
TV - Sat	Yes
Double glazing	Yes
Air Conditioning	Yes
Refrigerator	Yes

Integrated Appliances	Yes
Electric Hot Water	Yes
Furnished	Yes
Less than 100m from Sea	Yes
Close to Historic Sites	Yes
Close to Shops	Yes
Close to Bars/Restaurants	Yes
Good for Rental	Yes

## Property Location

Town	Kotor Old Town
District	Kotor
Country	Montenegro

## Location

Walk through the Main Gate in Kotor Old Town, turn left then take the first alley beside the bakery. A few meters along on the right hand side you will come across an open doorway with ornate stone balustrade on the first floor where the apartment awaits.

Kotor (Montenegrin: *Kotor* / Kotor, pronounced [kǒtor], Italian: Cattaro) is a coastal city in Montenegro. It is located in a secluded part of the Gulf of Kotor. The city has a population of 13,510 and is the administrative center of the municipality.

The old Mediterranean port of Kotor is surrounded by an impressive city wall built by the Republic of Venice and Venetian influence remains predominant in the city's architecture. The Bay of Kotor (Boka Kotorska; Bocche di Cattaro), one of the most indented parts of the Adriatic Sea. Some have called the southern-most fjord in Europe, but it is a ria, a submerged river canyon. Together with the nearly overhanging limestone cliffs of Orjen and Lovćen, Kotor and its surrounding area form an impressive and picturesque Mediterranean landscape.

In recent years, Kotor has seen a steady increase in tourists, many of them coming by cruise ship. Visitors are attracted both by the natural beauty of the Gulf of Kotor and by the old town of Kotor.

Kotor is part of the World Heritage Site dubbed the Natural and Culturo-Historical Region of Kotor.

Kotor has one of the best preserved medieval old towns in the Adriatic and is a UNESCO world heritage site. It is home to numerous sights, such as the Cathedral of Saint Tryphon in the old town (built in 1166), and the ancient walls which stretch for 4.5 km (3 mi) directly above the city. Sveti Đorđe and Gospa od Škrpijela islets off the coast of Perast are also among the more popular destinations in the vicinity of Kotor.

Summer events, such as the Summer Carnival or Bokeljska Noć.

Together with Budva, the city hosted the Federation of European Carnival Cities (FECC) World Carnival City Congress in May 2009.

Kotor, part of the Natural and Culturo-Historical Region of Kotor

UNESCO World Heritage Site

\* Name as inscribed on World Heritage List\*\* Region as classified by UNESCO

Perast, as well as many small hamlets around the Bay of Kotor. In the mid 1800s the city had a mixed population of 1/3 Serbians, 1/3 Croats and 1/3 Italians. Since then the Italians have nearly disappeared, and now the majority is made by "Montenegrins".

The municipality actually has a population of 22,947 (2003 census). The town of Kotor itself has 5,341 inhabitants, but Kotor and Dobrota are practically one town, with a combined population of 13,176.

## Condition

Recently fully renovated.

## Financial Information

Price	€ 260.000
Rent Income	€ 0
Additional Expenses	€ 0

## Agent Details



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