

Villa Maslina





Welcome to Villa Maslina,
a secluded luxury amid olive trees and
panoramic sea views.



UNMATCHED ELEGANCE MEETS PRIME LOCATION.

“Villa Maslina” is located near Gornja Lastva, old stone village which dates back to the XIV century, and Porto Montenegro, a large marina for super-yachts, high-end boutiques and upscale restaurants. The villa sits directly on the Montenegrin coast with magnificent sea views.

The concept design of “Villa Maslina” plays homage to different architectural tropes through seven centuries. It combines traditional materials such as old, local stone and wood, with some characteristic historical elements such as the introduction of a tower (Vidikovac) contrasted by open bright spaces of modern design.

5 Floors, 7 Bedrooms, 7 Bathrooms
1.482,9m²

Total Land Area:
4.100m²

Porto Montenegro ---→ 4 min.

Beach ---→ 2min.

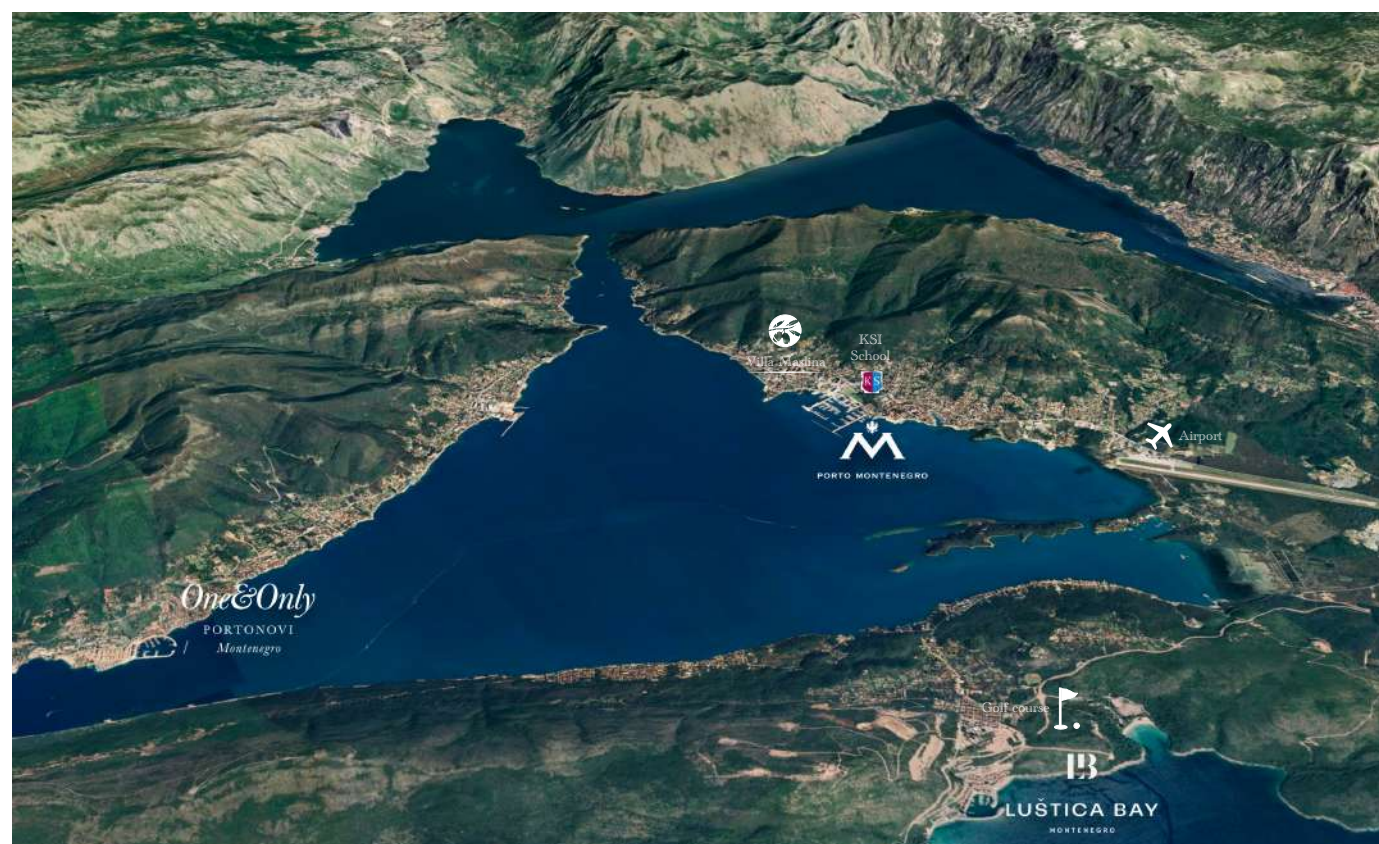
Airport Tivat ---→ 8 min.

Knightsbridge school ---→ 5 min.

Lustica Bay / Golf course ---→15 min.

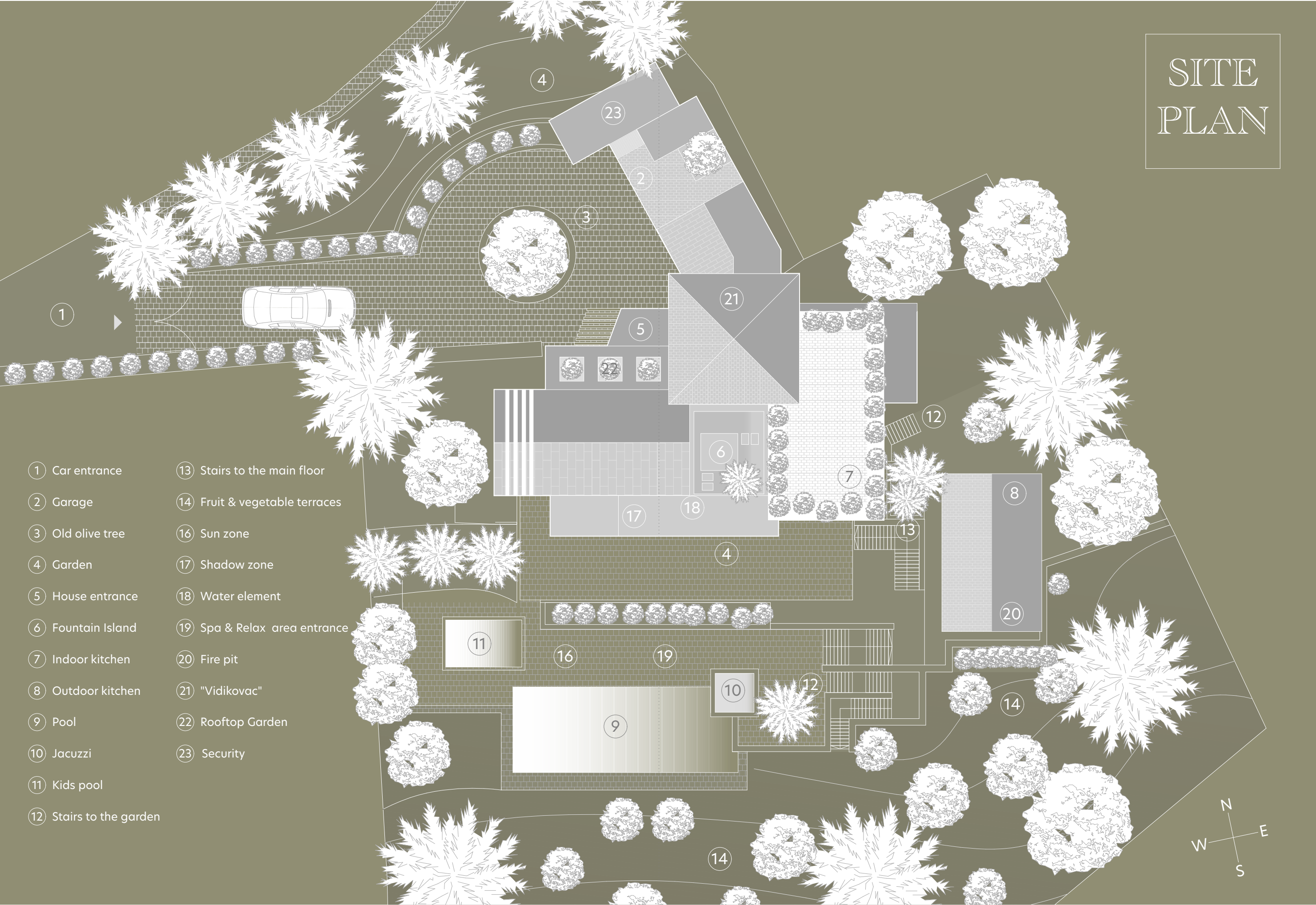
Porto Novi One&Only ---→25 min.

*all distances in minutes represent average traveling time



Let's take a peek inside...







LANDSCAPE DESIGN

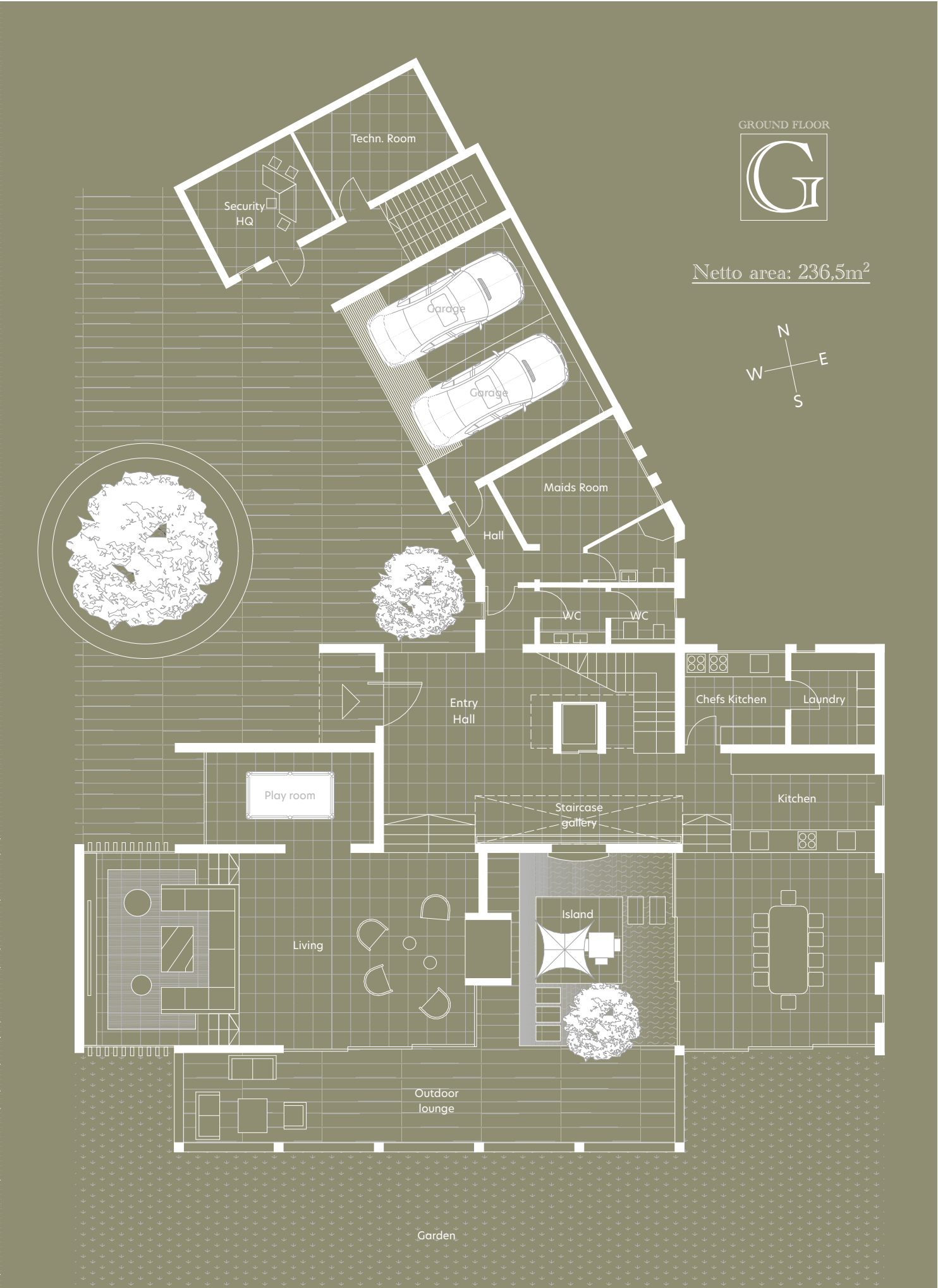
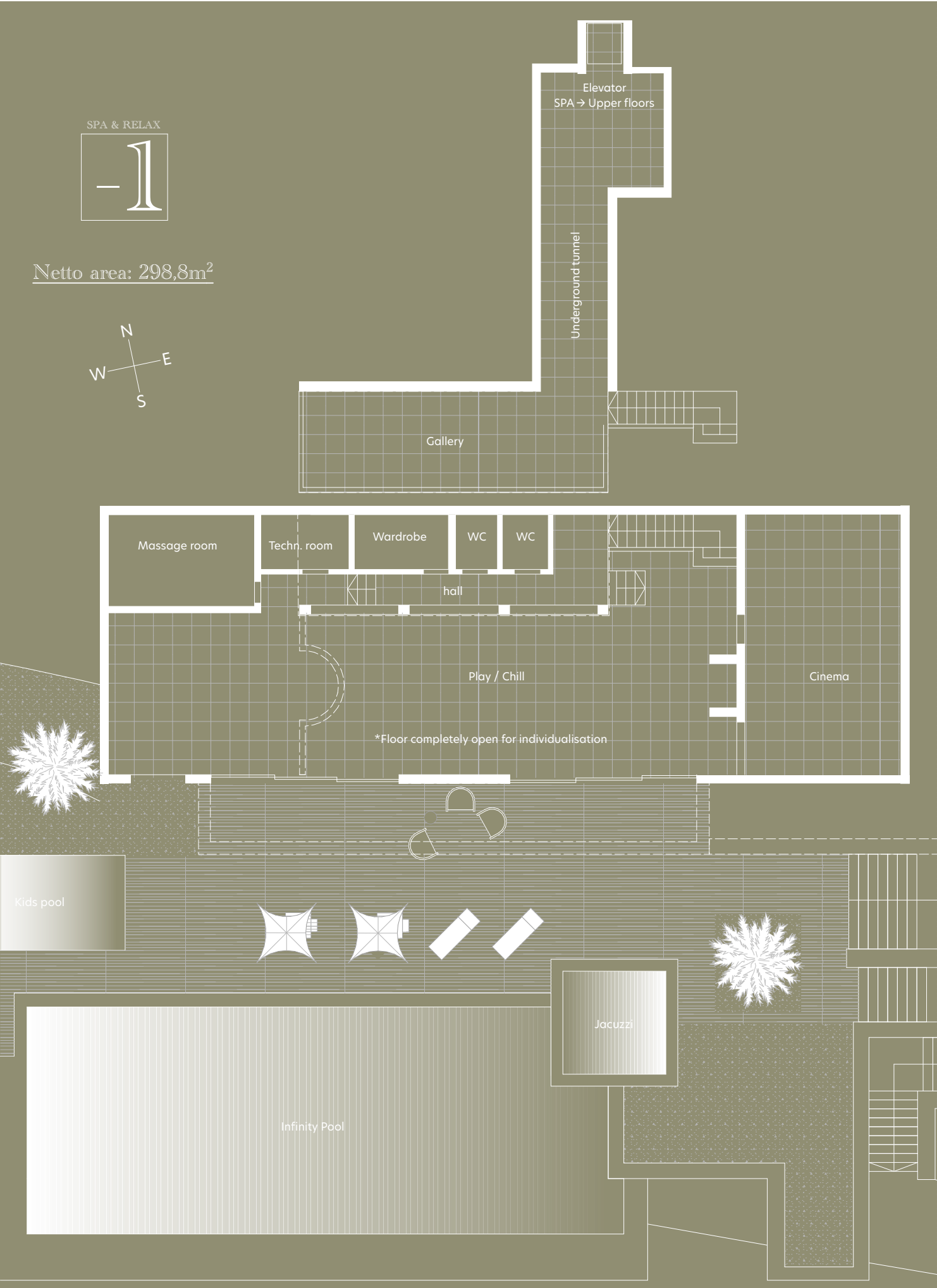
The landscaping around the Villa Maslina is a work of art, designed to complement the aesthetics of the property. Meticulously manicured gardens feature a variety of vibrant plants, lush lawns, and blooming flowers that add color and charm to the surroundings.

Pathways crafted from elegant stone guide visitors through the landscape, leading to tranquil water features such as fountains and ponds. Tall, mature trees provide privacy and shade, while strategically placed outdoor seating areas offer comfortable spots to relax and take in the beauty of the garden.

The landscaping seamlessly integrates with the natural environment, creating a serene and picturesque setting to enhance the overall appeal of the villa.

A powerful entrance creates a striking first impression and sets the tone for the entire property. Driveway lined with stones and mature trees that create a natural archway, guiding visitors towards the main entrance.







SPA & RELAX ETAGE

The spa floor of the house offers an unparalleled experience, with panoramic views overlooking the entire Boka Bay. Large floor-to-ceiling windows allow natural light to flood the space and provide breathtaking vistas of the bay and surrounding landscapes. The spa features luxurious amenities, including a spacious jacuzzi, a steam room, and a sauna, all designed for ultimate relaxation. Plush lounge chairs and serene decor create a tranquil ambiance, perfect for unwinding while enjoying the stunning scenery. Whether you're relaxing in the jacuzzi, or taking a break in the lounge area, the spa floor offers a serene retreat with a view that is truly one-of-a-kind.



GROUND FLOOR

The ground floor of the villa is an elegant showcase of high-quality materials and sophisticated design. Upon entering, guests are greeted by an expansive open-plan space that combines lounge and dining areas.

Rich travertine floors provide a solid foundation, while high ceilings and large windows create a spacious and airy atmosphere. The lounge area features sunken seating, a sleek fireplace, and modern art pieces that add a touch of contemporary luxury.

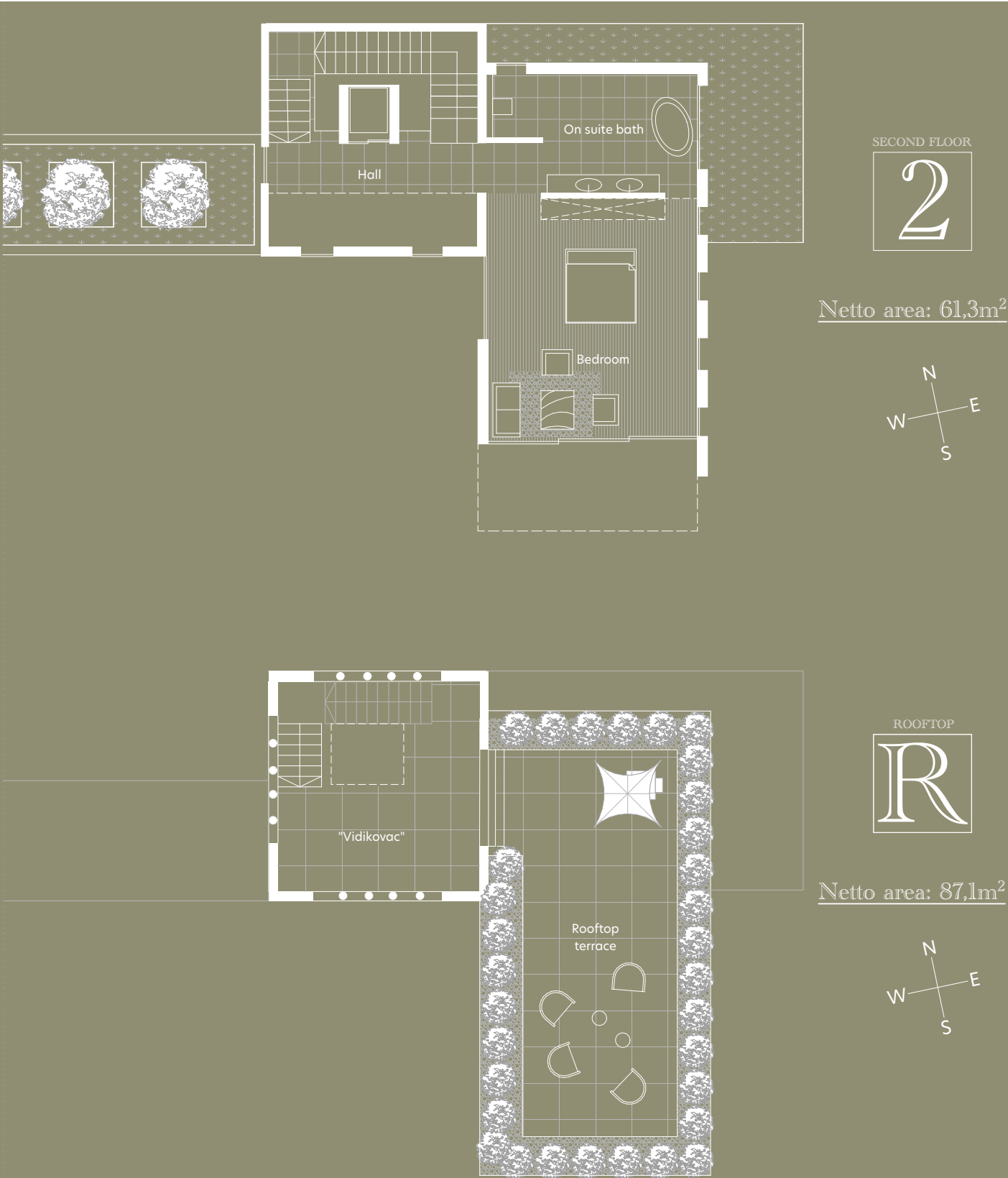
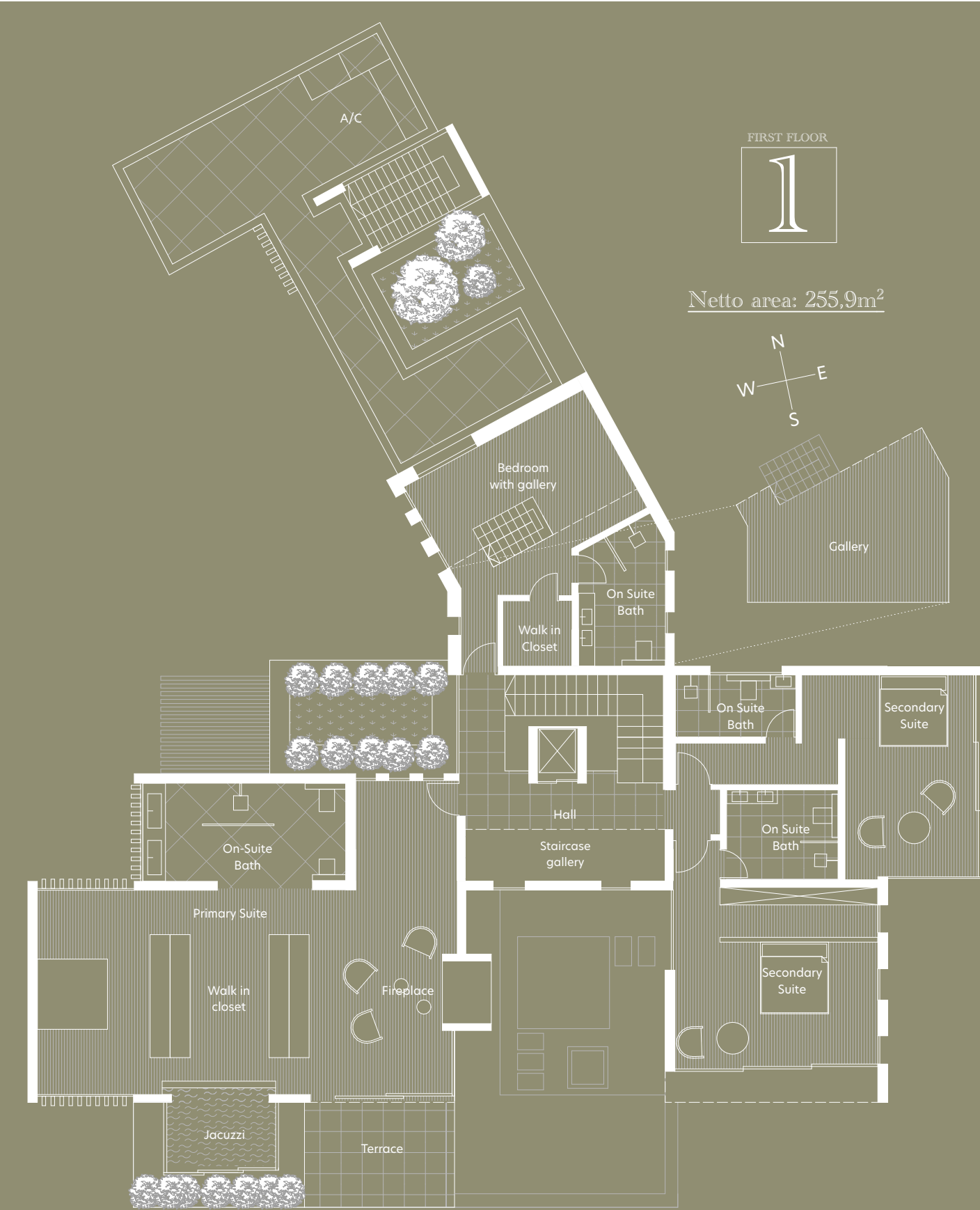
The dining area is equally impressive, with a statement inside/outside dining experience, crafted from exquisite materials such as marble or polished wood. Designer lighting fixtures hang overhead, casting a soft, welcoming glow.

The ground floor's seamless flow allows for easy movement between spaces, creating an ideal setting for entertaining guests or enjoying quality time with family. Attention to detail and the use of premium materials elevate the villa's ground floor to a truly breathtaking experience.









Total netto area / usable space: 854,5m²

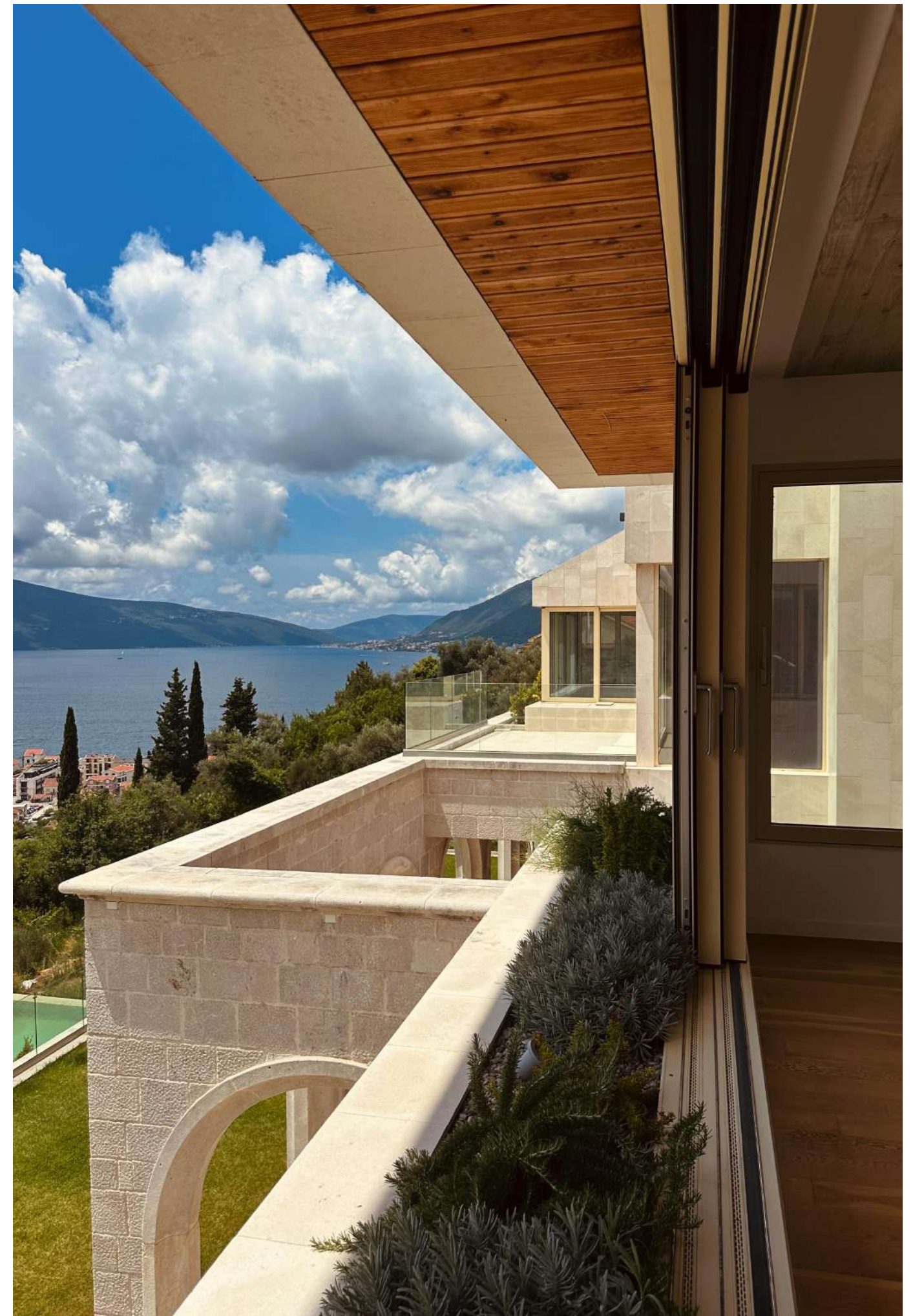
Total brutto area / inside & outside space: 1.482,9m²

FIRST FLOOR

The first floor of the villa offers a serene retreat with breathtaking views of the forest and Boka Bay. Each bedroom is designed to maximize the stunning natural surroundings, with large windows or glass doors that open to private balconies or terraces. This allows residents to wake up to panoramic views of the forest and bay.

The bedrooms are elegantly appointed with high-end furnishings and soothing natural colors. Spacious walk-in closets provide ample storage, while en-suite bathrooms feature modern fixtures and luxurious finishes such as marble or natural stone. Master bedroom features spacious sea-view jacuzzi.

The tranquil ambiance of the first floor is enhanced by the peaceful sights and sounds of nature outside, creating a relaxing sanctuary for rest and rejuvenation. Whether enjoying a morning coffee on the balcony or winding down in the evening, residents can bask in the beauty of the surroundings from the comfort of their own spaces.





SECOND FLOOR

The large bedroom on the penthouse level offers a harmonious blend of opulence and natural beauty. Windows span the length of the room, providing unobstructed views of the sea and surrounding nature. Natural light floods the space, enhancing the warm, soothing color palette and luxurious finishes.



ROOFTOP

Perched atop a villa, the rooftop terrace commands an unparalleled vantage point over the entire expanse of Boka Bay, a gem of the Adriatic. This elegant sanctuary offers a sweeping panorama where azure waters meet the sky, and verdant mountains cradle the coastline.

An exquisite architectural element "Vidikovac", offers shade and a touch of Mediterranean charm. Here, one can savor a glass of vintage wine, feeling the soft caress of the sea breeze, while the sun sets in a blaze of colors, transforming the bay into a glittering tapestry of light.

The rooftop terrace of this villa is not merely a viewpoint, but a timeless escape where one can experience the serenity in the heart of Montenegro's most picturesque bay.



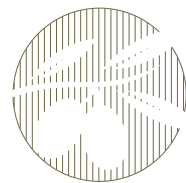


Every aspect of the villa's design speaks to luxury and craftsmanship, with premium materials such as rich hardwoods, imported marbles, and bespoke fixtures creating an atmosphere of refined elegance and enduring quality.









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Exposé curated by Dipl. -Ing. Jovan Bećir



