



Live The Magic



MORENA

KOTOR BAY



# Hello Kotor Bay







# Experience The Exceptional

The Morena Distinction

Each villa features unobstructed views of the bay from every suite, living room, and dining area.

Welcome to Morena Kotor Bay, where Montenegrin charm meets luxury. Our villas, blending modernity with tradition, offer breathtaking views of Kotor Bay and the Adriatic Sea. Each meticulously crafted villa combines spacious living areas with modern amenities, honoring Montenegro's architectural style.





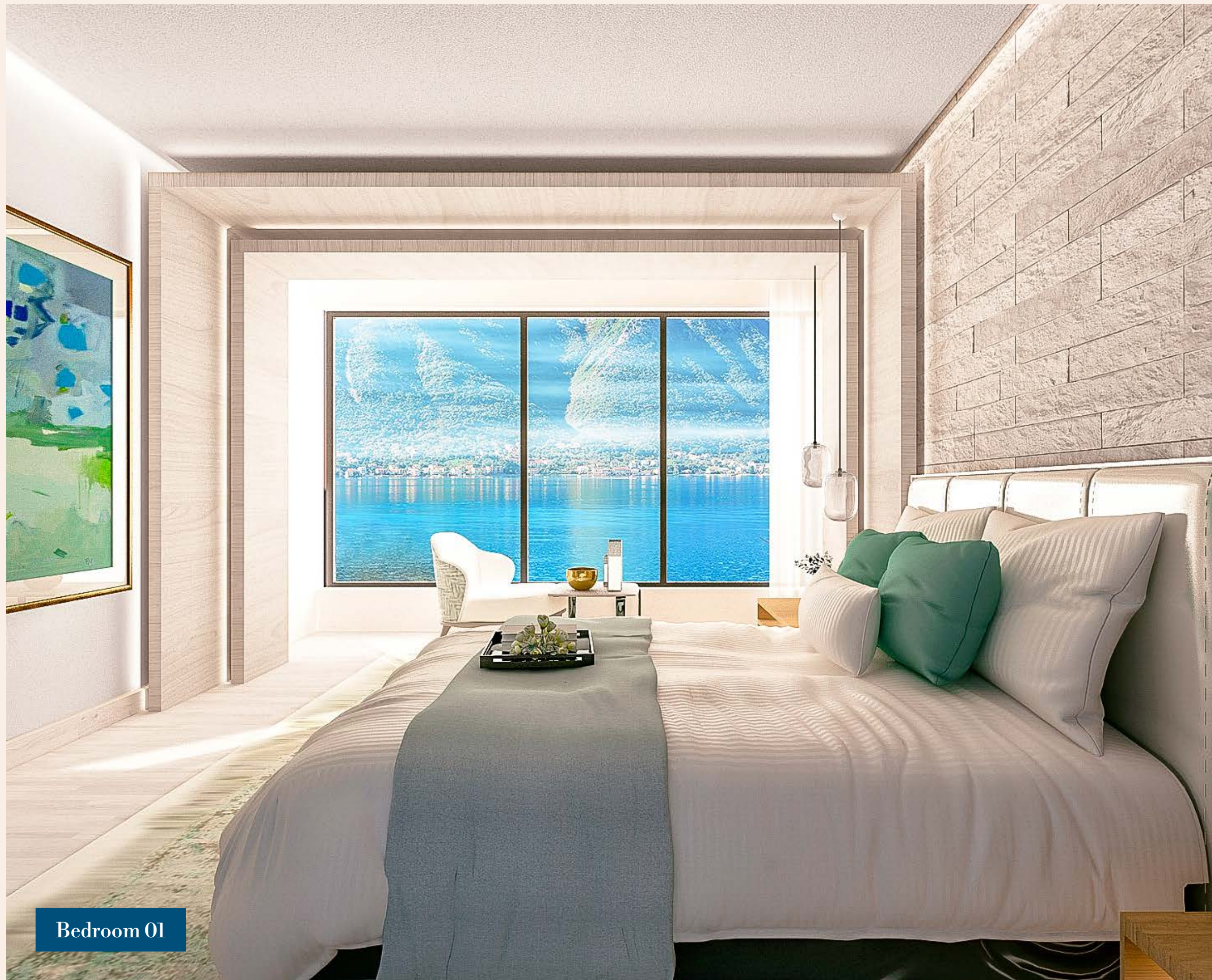


Luxury Living with a  
**Montenegrin  
Twist**

At Morena Kotor Bay, we offer luxury living with a Montenegrin twist. Our villas are steeped in history, enveloped in nature, and inspired by a passion for luxury. Our dedicated team is committed to providing an extraordinary living experience that perfectly balances luxury and comfort with a distinct Montenegrin twist.







Bedroom 01

# Simple, Spacious, Spectacular

At Morena Kotor Bay, our villas are simply spectacular. Investing here offers not just a lifestyle but also a lucrative opportunity, given Kotor Bay's popularity and potential for high rental income and property appreciation.





# Comfort and Luxury

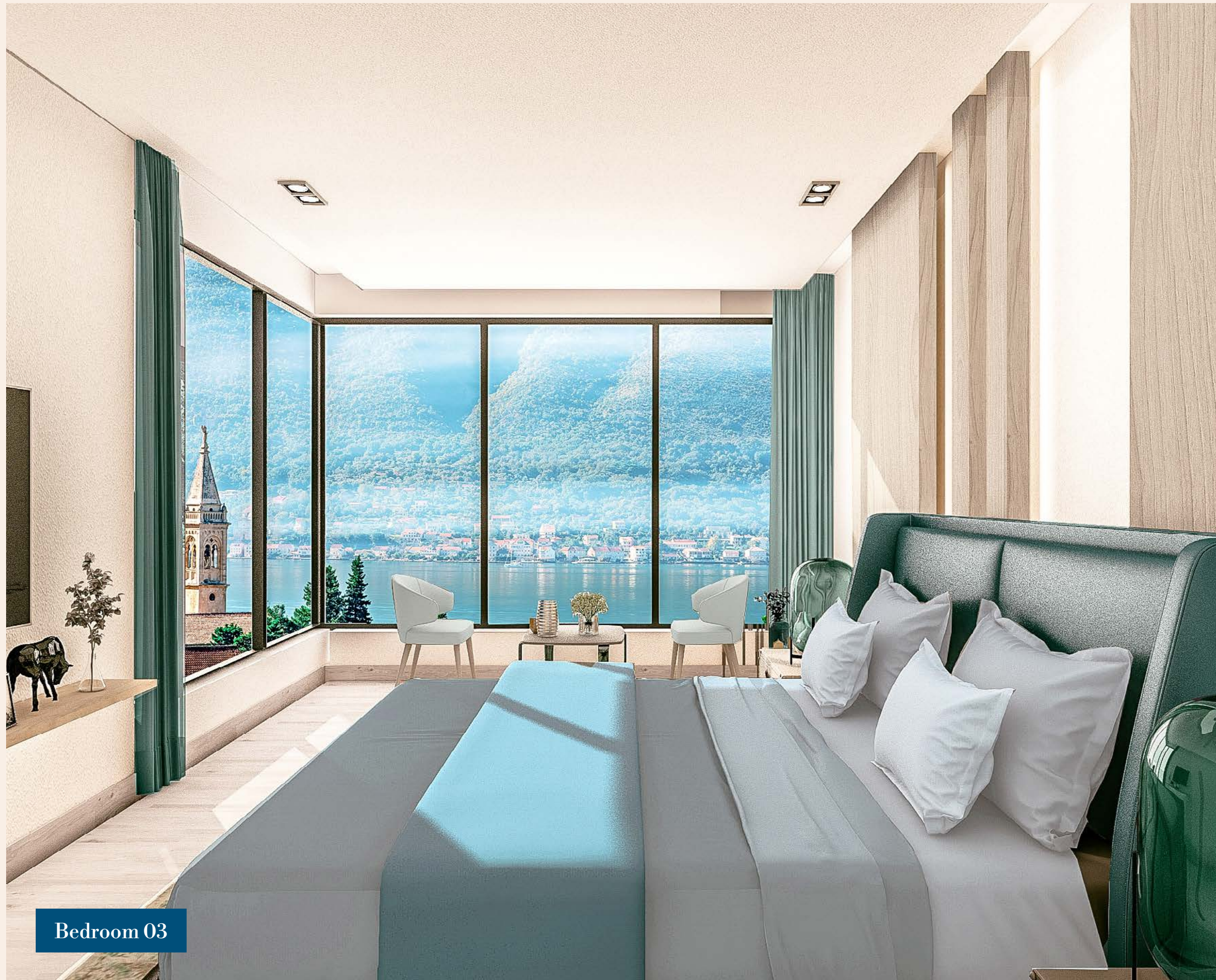
in the Heart of Nature

Nestled amidst stunning vistas of crystalline waters, majestic mountains, and lush greenery. Our eco-friendly approach ensures preservation of our surroundings while offering modern amenities for a sustainable lifestyle.



Bedroom 02





Bedroom 03

The Place

# Where Time Stops

Morena Kotor Bay is the place where time stops. Immerse yourself in this luxurious oasis, surrounded by breathtaking views of the crystalline waters, majestic mountains, verdant parks, and beautifully landscaped gardens. Our dedicated team is committed to providing an extraordinary living experience that perfectly balances luxury and comfort with a distinct Montenegrin twist.





A Masterpiece of

# Architecture and Luxury

Our luxurious residences are nestled in the heart of Montenegro's stunning Kotor Bay, surrounded by breathtaking views of the Adriatic Sea and majestic mountains. Each villa is meticulously crafted to provide spacious living areas equipped with modern amenities while honoring the traditional Montenegrin architectural style.



Bedroom 04









The Ultimate Blend of  
**Luxury and  
Natural Beauty**

Morena Kotor Bay offers breathtaking bay views from every room, complemented by intelligent living features for seamless control of lighting, temperature, and security. Experience contemporary luxury with modern amenities and ample storage solutions, all while ensuring safety with audio intercom and alarm systems. Convenient parking facilities ensure hassle-free access and security for your vehicles.





# Location, Location, Location

Our location in Kotor Bay, a UNESCO World Heritage Site, provides breathtaking views of the Adriatic Sea and surrounding mountains. With the charming Old Town of Kotor nearby, our residents have the opportunity to immerse themselves in Montenegro's vibrant history and culture.



Scan for location





# Villa 01

SOLD



Plot Area  
655.68 M<sup>2</sup>



Living Area  
413.60 M<sup>2</sup>



Ensuite Rooms  
04



Bathrooms  
4 1/2



Floors  
03



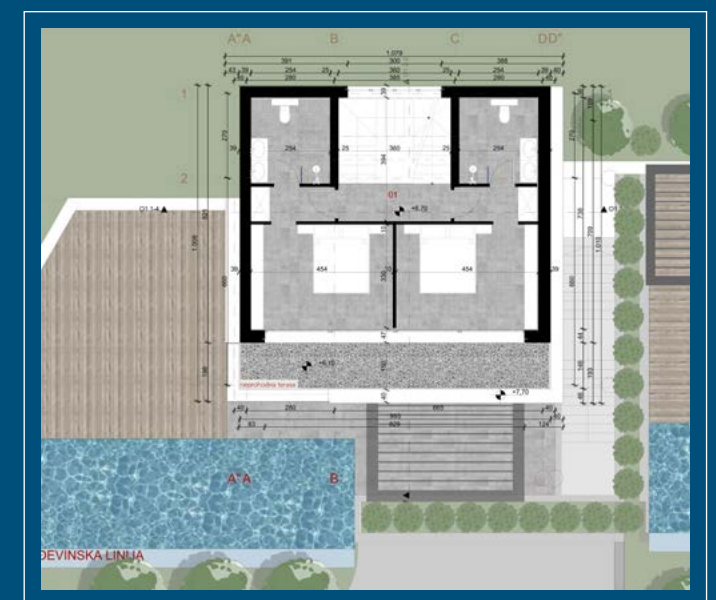
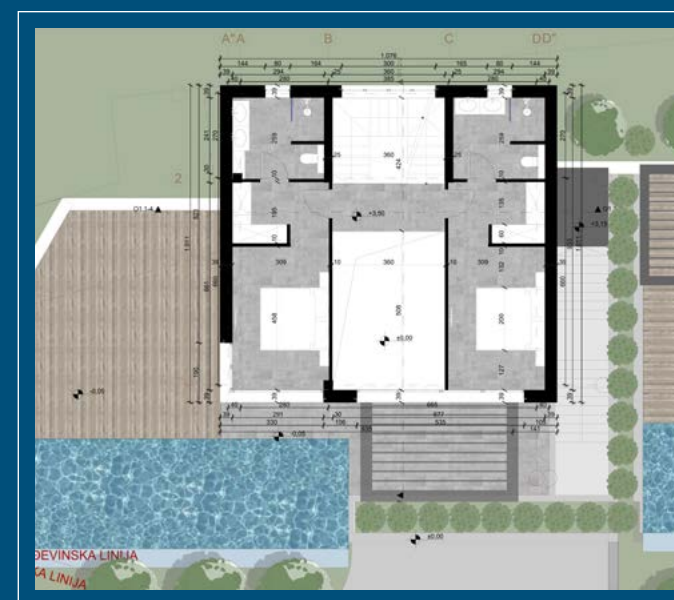
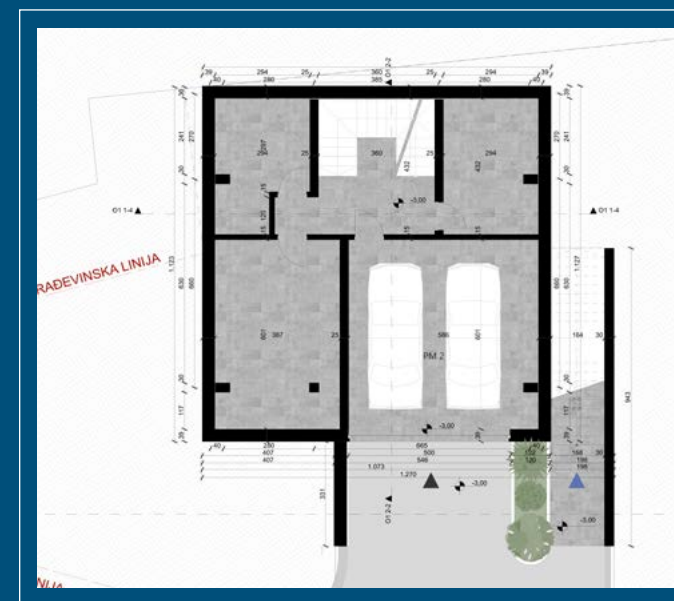
Infinity / Swimming Pool  
42.78 M<sup>2</sup>



Parking  
02



Distance to Sea  
170 M





# Villa 02

Alternative A



Plot Area  
804.31 M<sup>2</sup>



Floors  
03



Living Area  
412.50 M<sup>2</sup>



Infinity / Swimming Pool  
29.9 M<sup>2</sup>



Ensuite Rooms  
04



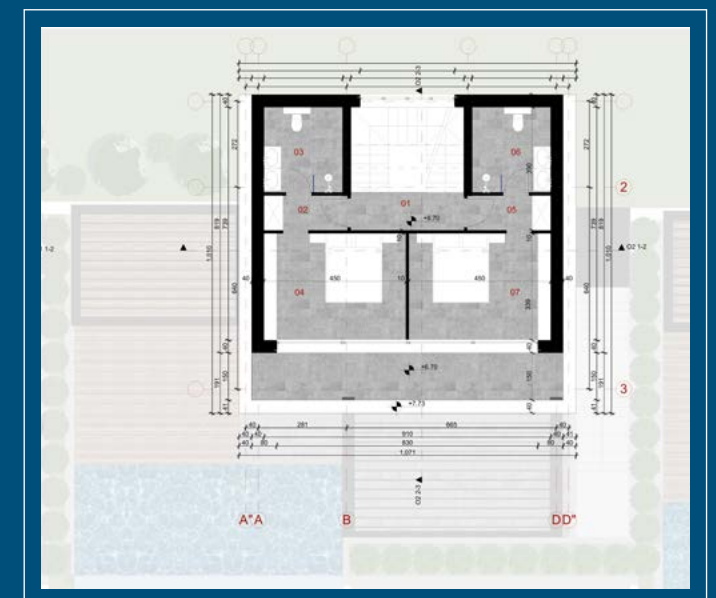
Parking  
02



Bathrooms  
4 1/2



Distance to Sea  
170 M





# Villa 02

Alternative B



Plot Area  
804.31 M<sup>2</sup>



Living Area  
412.50 M<sup>2</sup>



Bedrooms  
05



Bathrooms  
4 1/2



Floors  
03



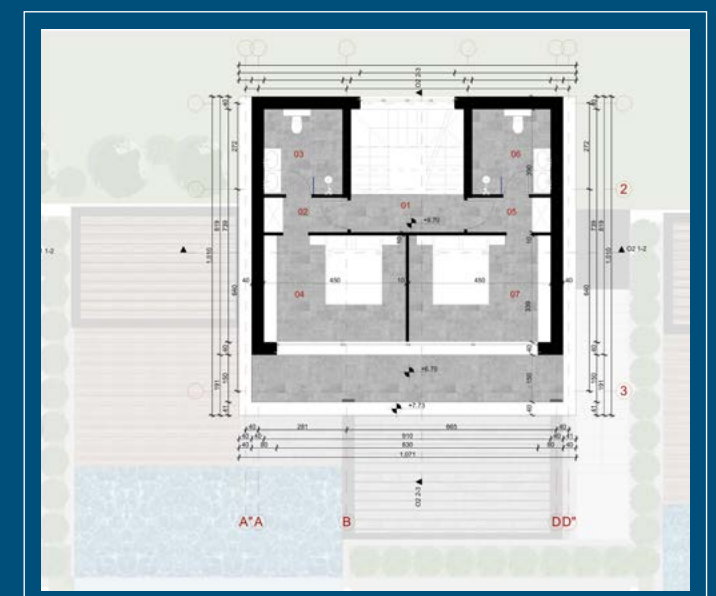
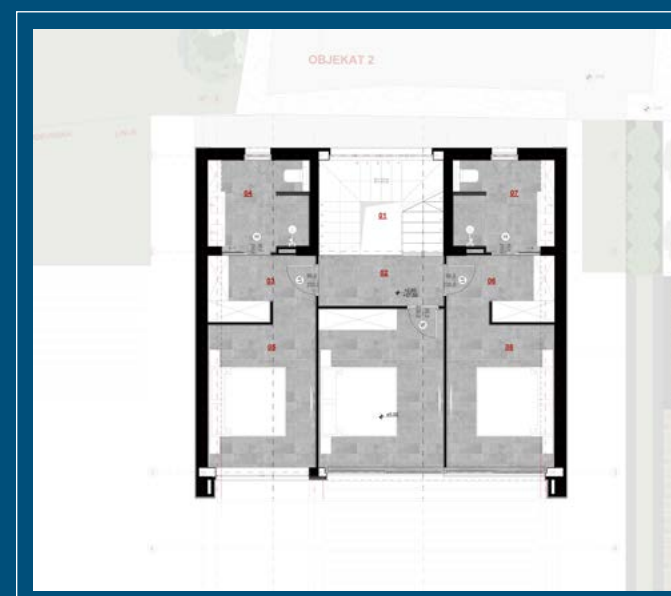
Infinity / Swimming Pool  
29.9 M<sup>2</sup>



Parking  
02



Distance to Sea  
170 M





# Villa 03

Semi Detached



Plot Area  
867.08 M<sup>2</sup>



Living Area  
378.75 M<sup>2</sup>



Ensuite Rooms  
04



Bathrooms  
4 1/2



Floors  
03



Infinity / Swimming Pool  
30.6 M<sup>2</sup>



Parking  
02



Distance to Sea  
170 M





# Villa 04

SOLD

Semi Detached



Plot Area  
774.10 M<sup>2</sup>



Living Area  
378.75 M<sup>2</sup>



Ensuite Rooms  
04



Bathrooms  
4 1/2



Floors  
03



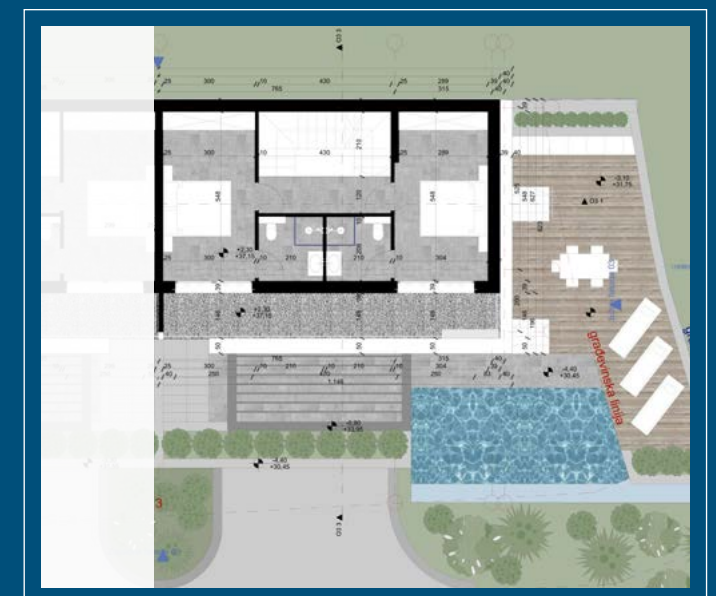
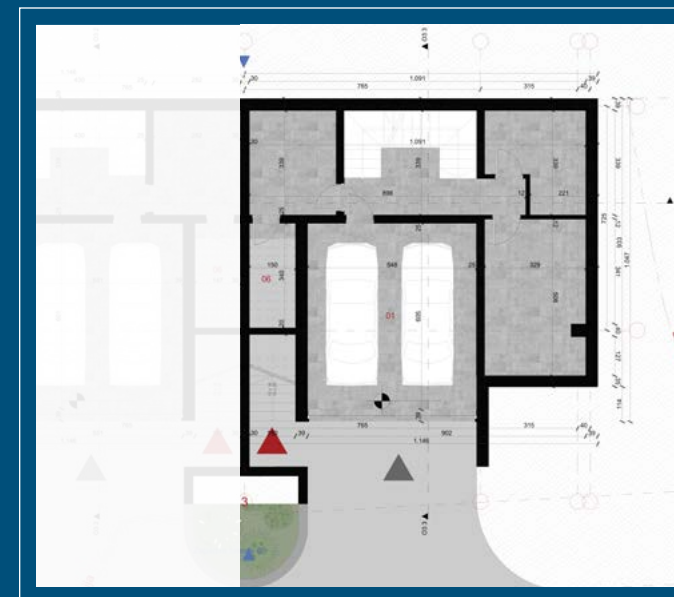
Infinity / Swimming Pool  
24.5 M<sup>2</sup>



Parking  
02



Distance to Sea  
170 M





# Villa 05



Plot Area  
447.65 M<sup>2</sup>



Living Area  
323.09 M<sup>2</sup>



Bedrooms  
04



Bathrooms  
3 1/2



Floors  
02



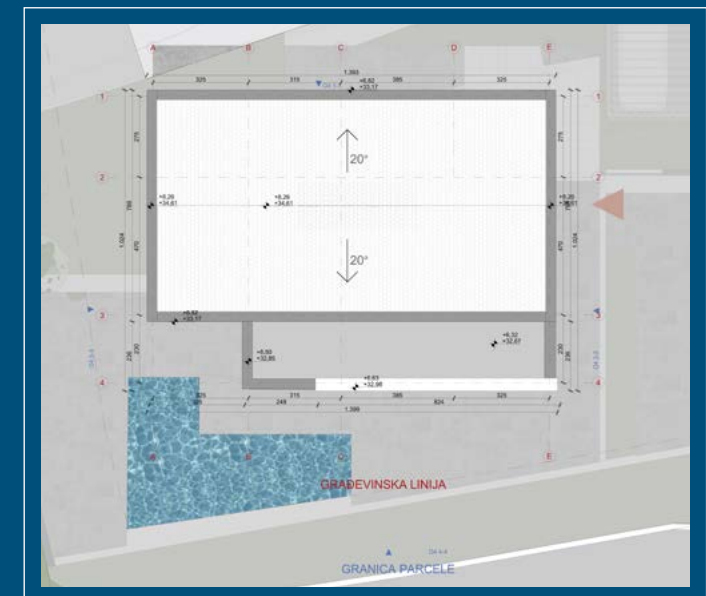
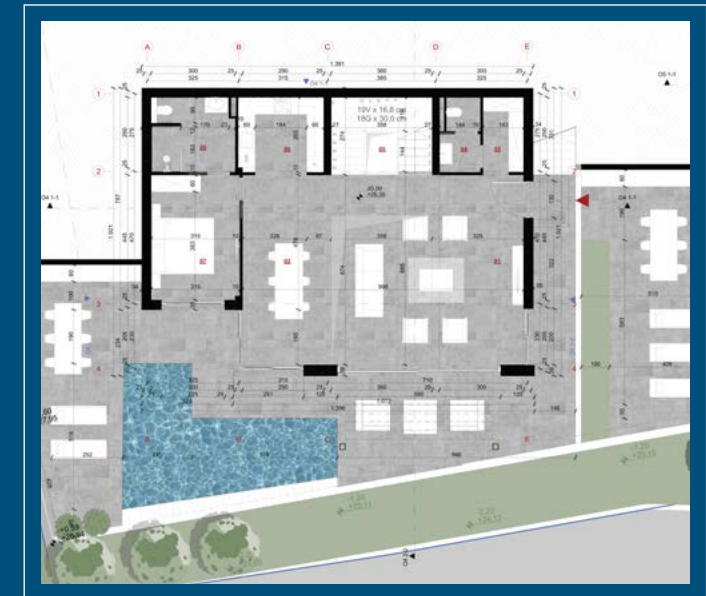
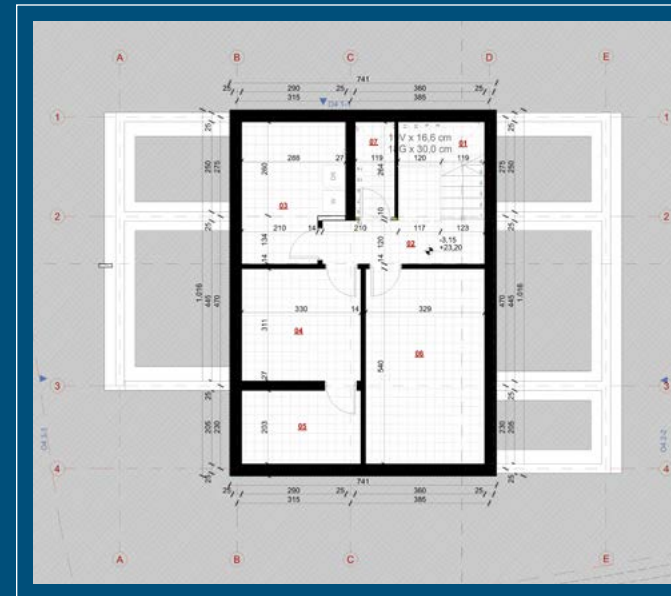
Infinity / Swimming Pool  
36 M<sup>2</sup>



Parking  
02



Distance to Sea  
160 M





# Villa 06



Plot Area  
554.27 M<sup>2</sup>



Living Area  
342.37 M<sup>2</sup>



Bedrooms  
05



Bathrooms  
3 1/2



Floors  
02



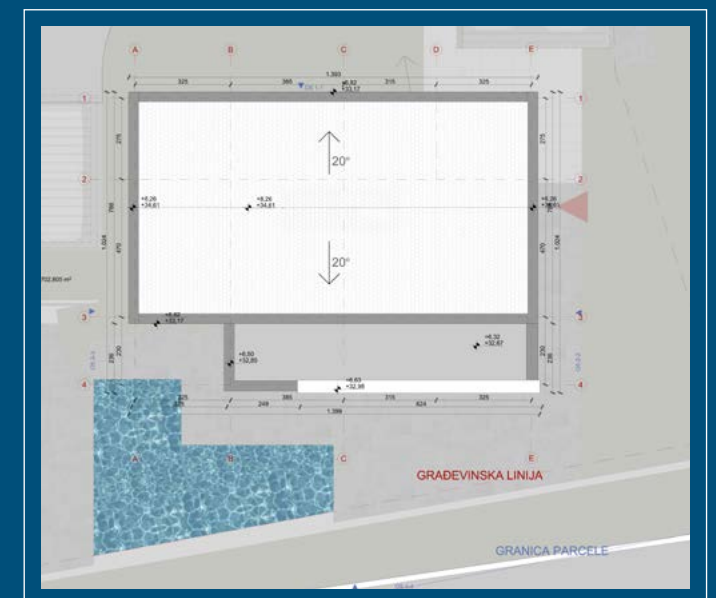
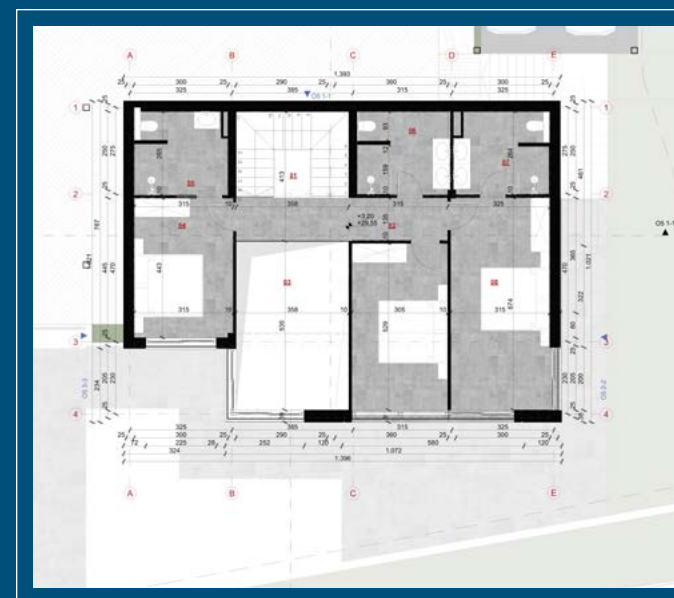
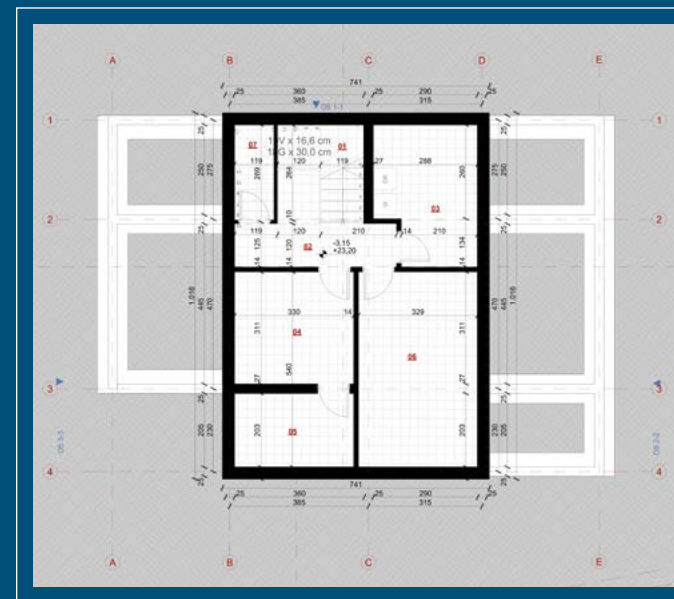
Infinity / Swimming Pool  
28.7 M<sup>2</sup>



Parking  
02



Distance to Sea  
160 M





# Investment Opportunity

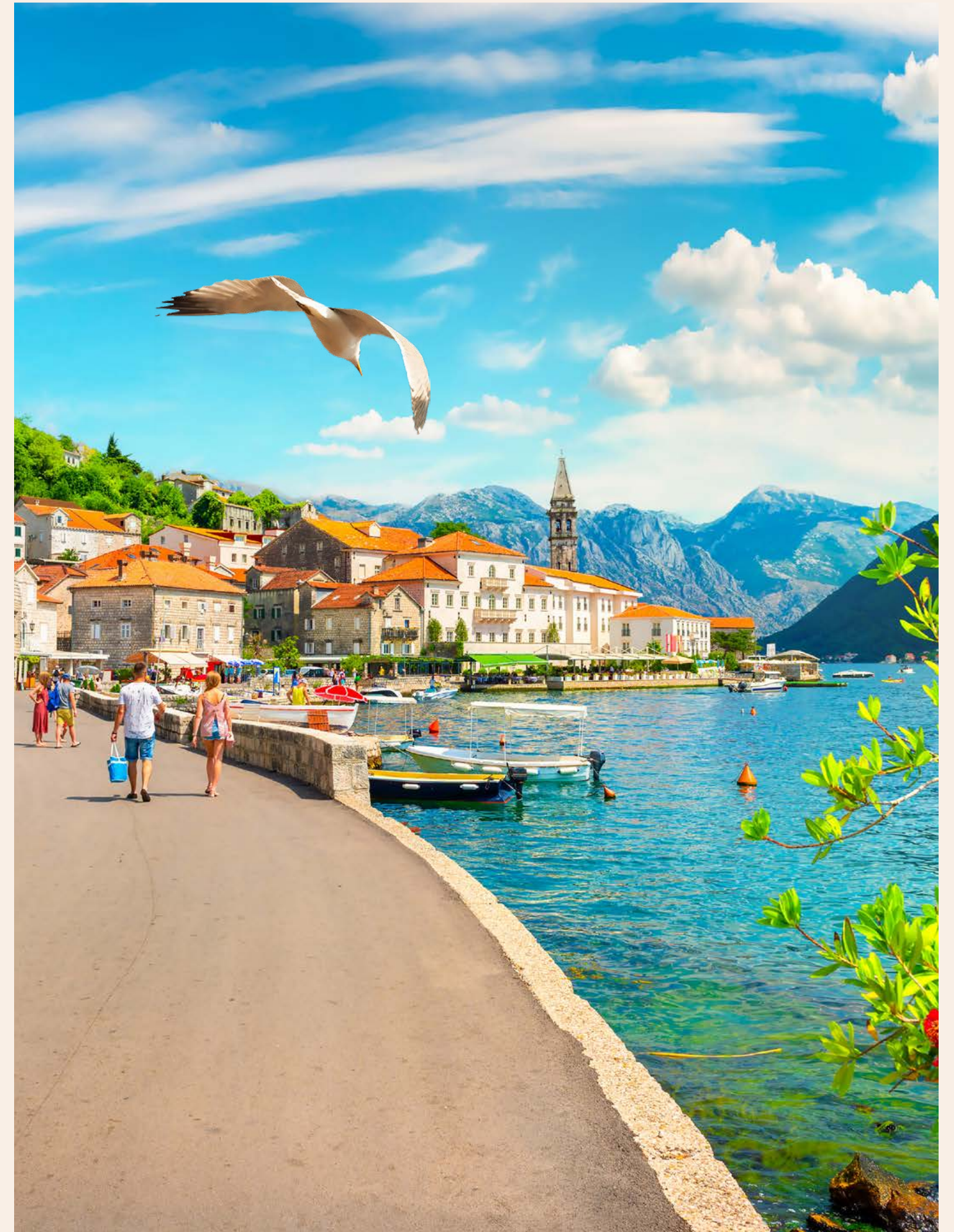
at a UNESCO Preserved Gem

Nestled in the stunning UNESCO World Heritage site of Kotor Bay, Montenegro, Sveti Stasije in Dobrota offers rare villa properties. With high demand and limited supply, these homes boast seafront living and historical charm. Enjoy stunning Adriatic views and modern amenities in this exclusive enclave. Invest for both legacy and financial gain, as property values appreciate in this protected area. Don't miss out on this blend of luxury, history, and exclusivity.

## About The Developer

Sun Sea Development, under Perast Homes, is a leading property developer in the U.S. with over 15 years of expertise in crafting luxurious residential spaces. Based in the vibrant Washington DC area, they blend modern design with top-notch construction techniques to create exceptional homes. Their portfolio ranges from urban condos to suburban estates, all emphasizing detail and quality. Notably, they prioritize sustainability, employing energy-efficient materials and innovative technologies.

Learn more at [www.perasthomes.com](http://www.perasthomes.com)







[www.morenakotor.com](http://www.morenakotor.com)

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