FIELD
VILLA

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MONTENEGRO

Montenegro is a place where nature, culture, and opportunity come together in perfect harmony. From its dramatic mountain peaks to the sparkling Adriatic shores, this small but captivating country offers a lifestyle and investment potential that few destinations in Europe can match.

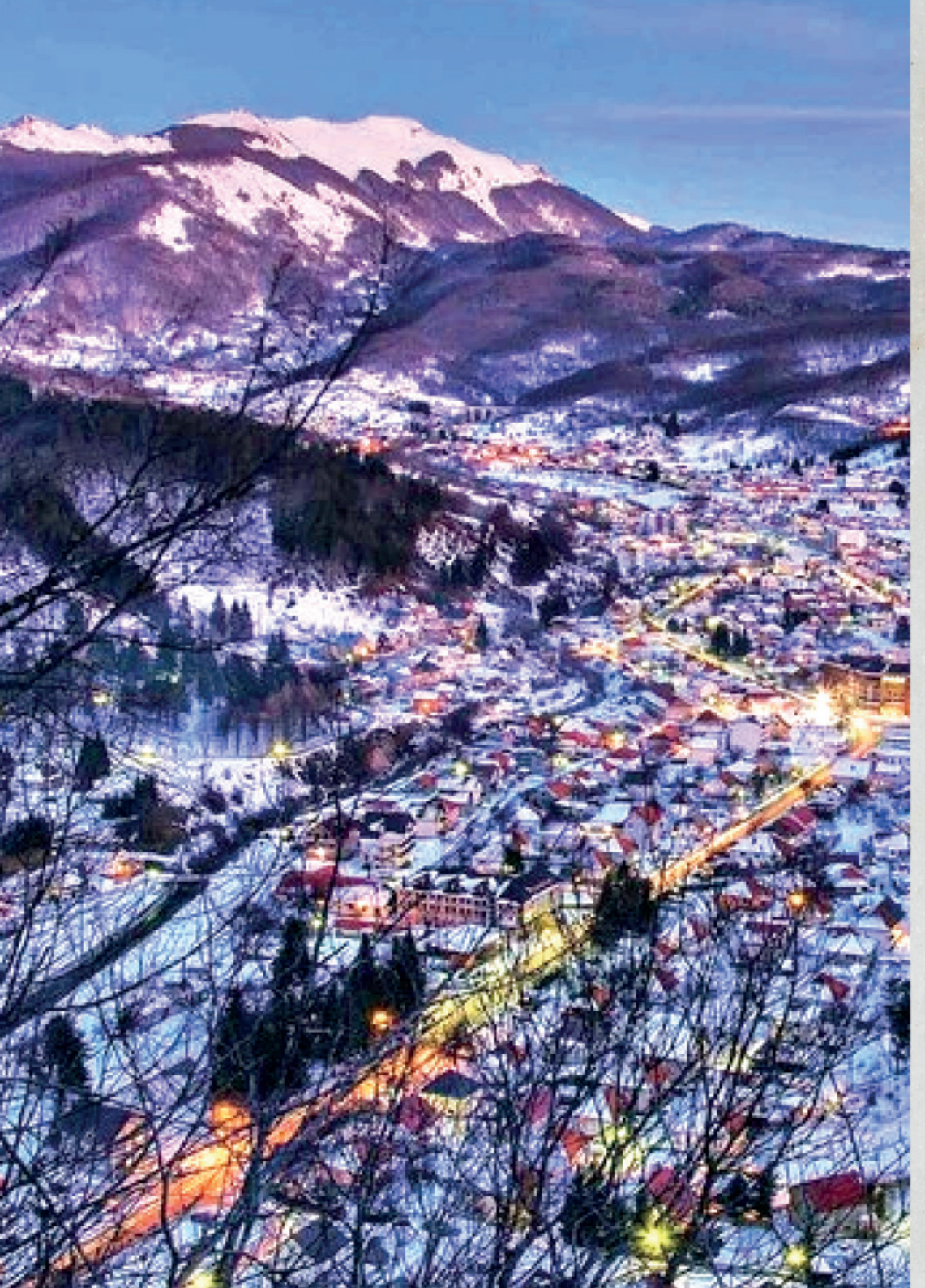
Its location in Southeast Europe makes Montenegro highly accessible, with two international airports, a key seaport in Bar, and a growing network of roads and infrastructure. Combined with a stable economic environment and government policies that welcome international investors, the country is steadily becoming a regional hub for development.

Real estate remains one of the most dynamic sectors, with ongoing projects attracting interest from around the world. Coastal cities such as Budva, Kotor and Tivat are home to premium developments, while the northern region is emerging with exclusive mountain retreats. With the euro as its official currency, low corporate taxes, and a range of investment incentives, Montenegro offers a secure and attractive business climate.

Whether you're looking for a vacation home by the sea, a foothold in a growing market, or a peaceful place to settle long-term, Montenegro delivers on all fronts — combining natural charm, investment security, and a high quality of life.







KOLAŠIN

Located in northern Montenegro, Kolašin is a small town surrounded by the Bjelasica mountain, forests, and rivers — a place that offers peace, clean air, and year-round appeal. It has long been known for its natural beauty, but recent developments are turning it into one of the country's most interesting investment locations.

The new highway from Podgorica has made Kolašin easily accessible, and its ski resorts – Kolašin 1450 and 1600 – are expanding every year. This growth has brought new hotels, restaurants, and infrastructure, as well as increasing demand for quality real estate — from modern apartments to private mountain homes.

Kolašin is ideal for those looking to own property away from the busy coast, yet still within reach of everything. Whether as a second home, a holiday rental, or a long-term investment, the town offers a unique mix of nature, development, and future potential — all in one of Montenegro's most scenic regions.

01

ABOUT THE PROJECT

PROPERTY TYPE
RESIDENTIAL VILLA

PLOT AREA
471 sq.m.

DESCRIPTION
G + P + 1

NUMBER OF BEDROOMS
4

NUMBER OF BATHROOMS
4

PARKING LOTS
4 + garage



FIELD VILLA

Presenting Field Villa, an exquisite residential property that combines modern architecture with the natural beauty of Kolašin. This meticulously designed villa offers a total living area of 256.5 m², spread across three levels, ensuring both practicality and elegance. The property is structured with a garage, ground floor, and first floor, each offering distinct, well-considered spaces.

The garage (65.5 m²) is designated to house all essential systems for the house's operation, including central heating, air conditioning, and boiler systems. In addition to its technical functions, the space also accommodate vehicle, snowmobiles, or quad bikes, offering flexibility and convenience.

The ground floor (92.5 m²) features an open-space living area that integrates the kitchen, dining room, and living room, creating a spacious and inviting environment ideal for both private use and hosting guests. This level also includes a ski room and a guest toilet, adding to the practicality of the home.

The first floor (98.5 m²) consists of four well-appointed bedrooms. Two of these bedrooms are en-suite, complete with private bathrooms and dedicated sauna spaces, ensuring the utmost comfort and privacy. The remaining two bedrooms share a large, well-designed bathroom, making the first floor an excellent solution for families or multiple guests.

Field Villa has been thoughtfully designed to harmonize with its natural surroundings. The exterior combines high-quality materials, with a distinctive use of wood, stone, and contemporary finishes that blend effortlessly with the landscape of Kolašin. The property is enclosed by a stone wall, providing both privacy and an elegant connection to the environment.

A spacious outdoor patio area is available for leisure, offering a perfect place to relax or entertain guests while enjoying the scenic views of the surrounding area.

Field Villa represents an exceptional opportunity to acquire a residence that is both sophisticated and functional. Designed to provide the highest standard of living, this villa is ideal for discerning individuals seeking a luxurious home in one of Montenegro's most picturesque regions.



02

DESIGN DETAILS

The interior design combines modern mountain aesthetics with functionality and warmth, creating a refined yet inviting atmosphere. Natural materials such as wood and stone dominate the space, providing texture, comfort, and a timeless look that reflects the surrounding alpine landscape. Exposed wooden beams, soft neutral tones, and custom-made furniture give each area a distinct character. Special attention has been paid to storage and organization, as seen in the ski room and entrance area, which offer elegant, custom-built solutions for seasonal gear. Every detail, from lighting to layout, has been thoughtfully curated to support a cozy mountain lifestyle with a contemporary twist.













03

FLOOR PLANS

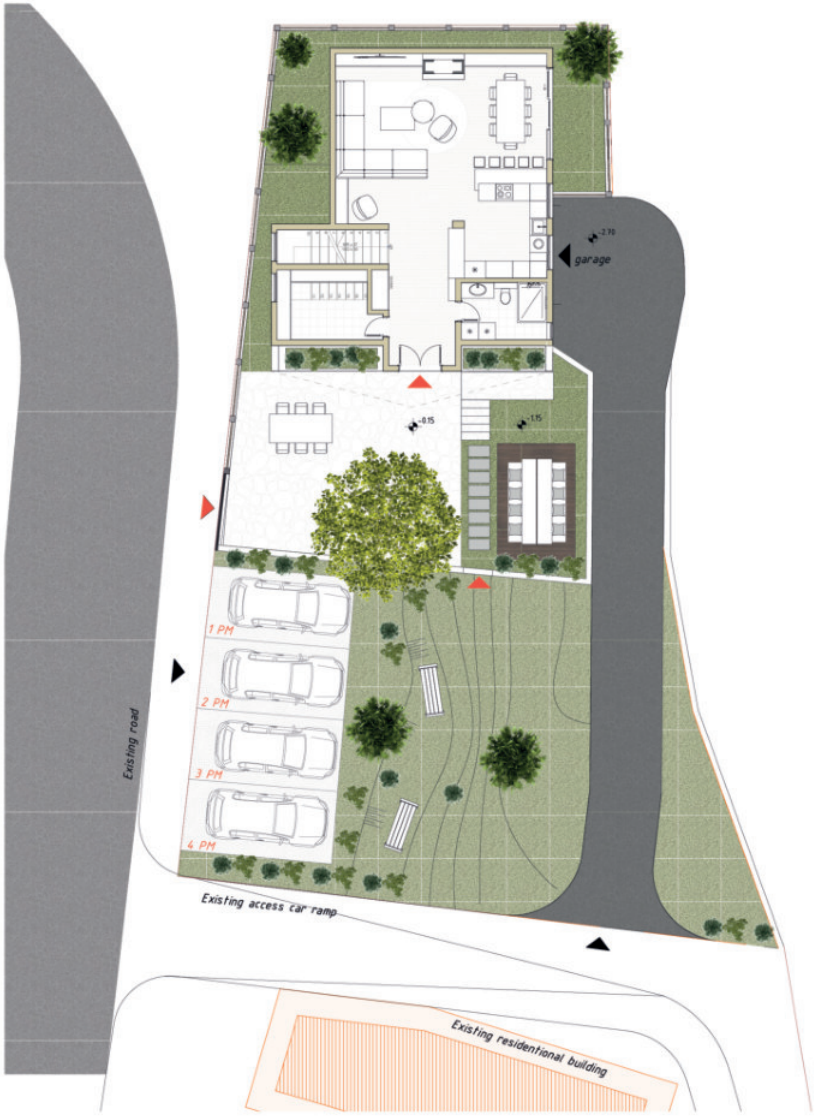
The layout has been carefully designed to balance comfort, functionality, and aesthetics. Open living spaces, smart storage solutions, and a natural flow between rooms ensure that the interiors feel both spacious and practical.

Large windows allow plenty of natural light and offer views of the surrounding landscape, while clearly defined zones — for living, dining, and resting — create a sense of order and ease.

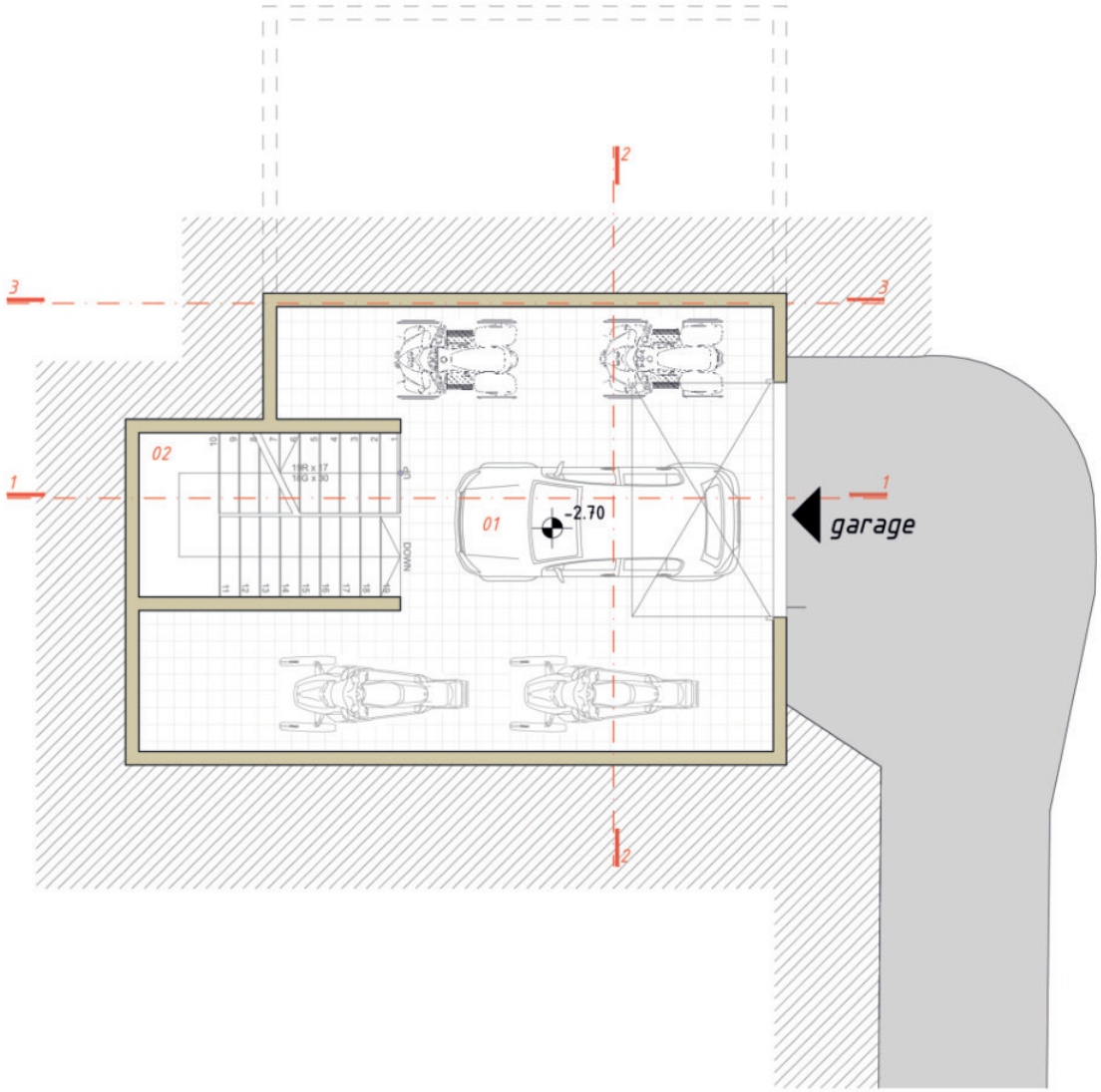
Whether you're looking for a cozy retreat or a space for entertaining, the floor plans are tailored to meet a variety of needs without compromising on style or quality.



FIELD VILLA

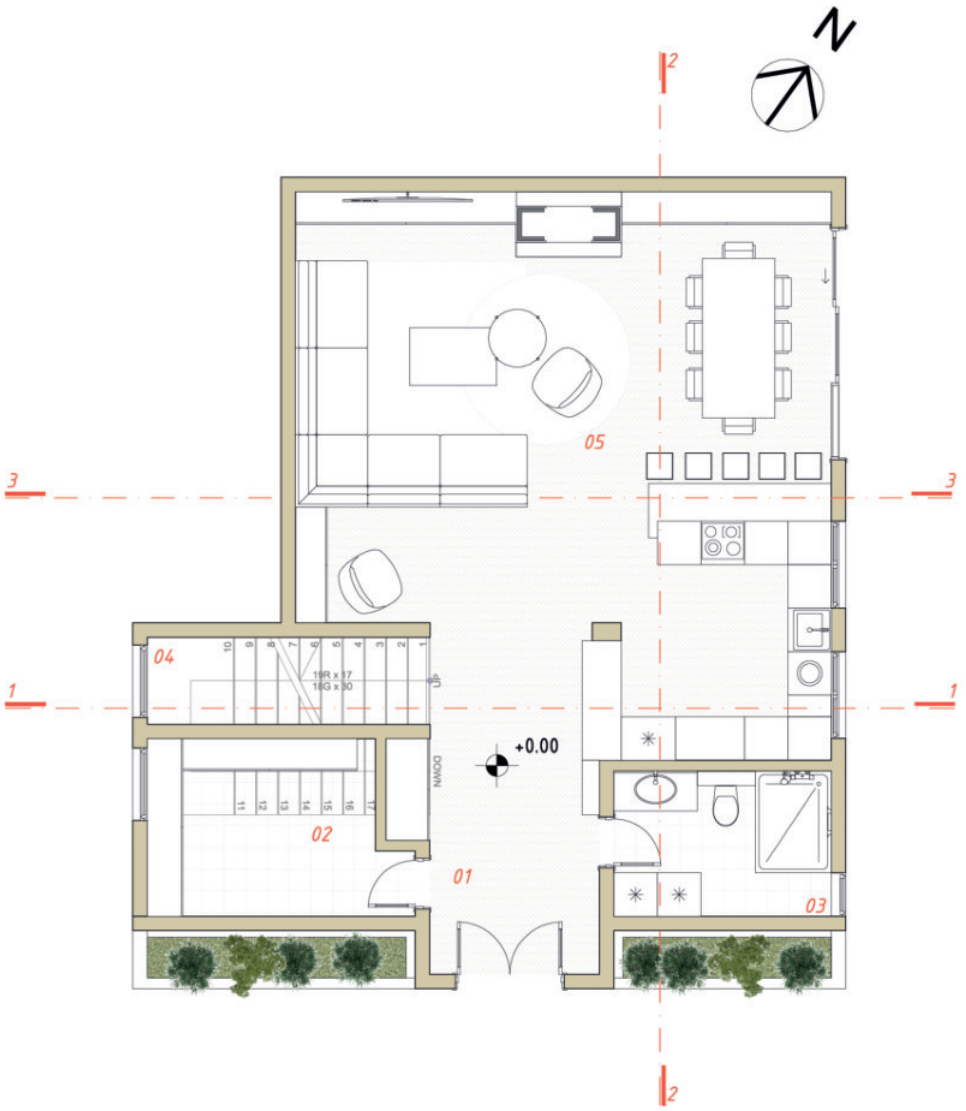

garage
1 PM
2 PM
3 PM
4 PM
Existing road
Existing access car ramp
Existing residentional building

GARAGE



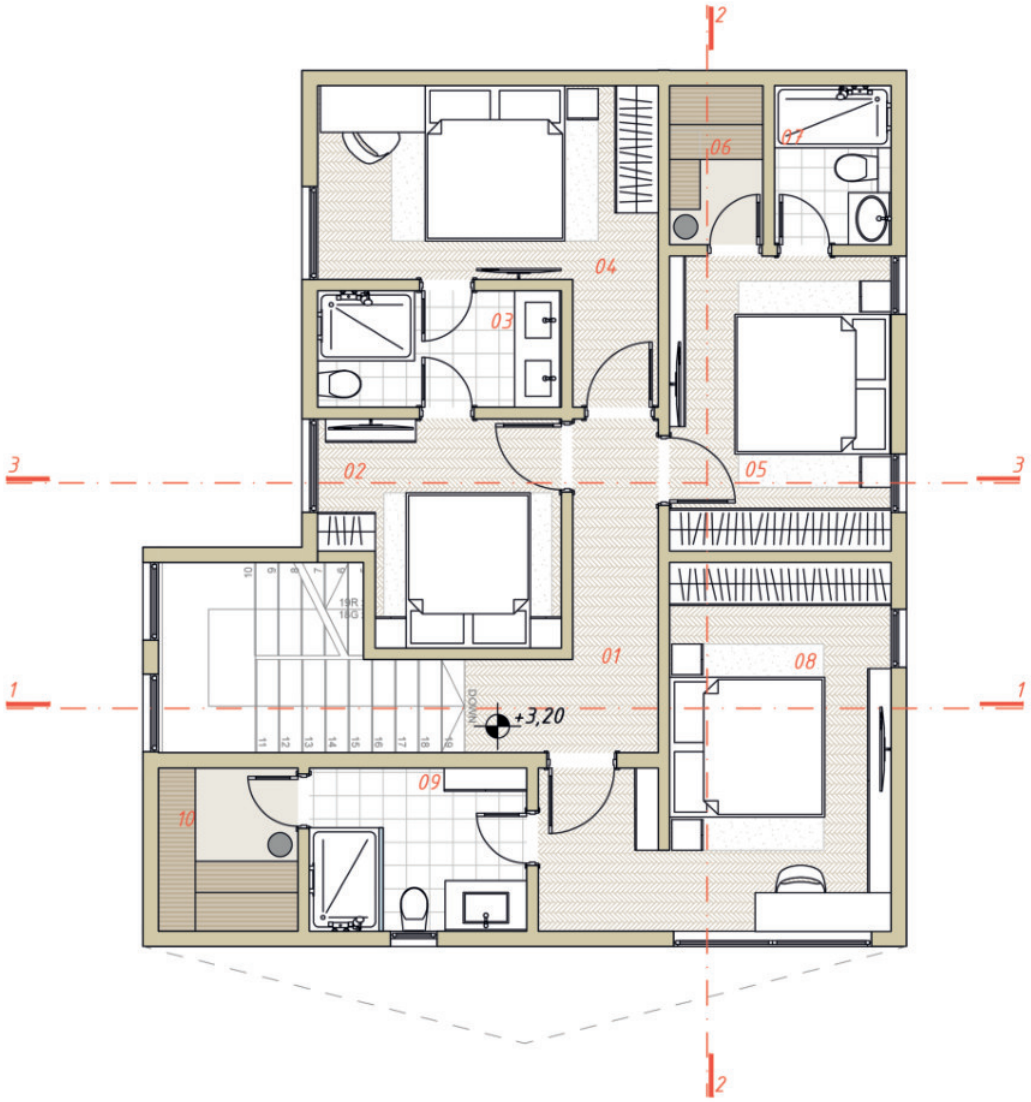
01	Technical room	48,8
02	Staircase	8,94
Total net area		57,74
Total gross area		65,38

GROUND FLOOR



01	Entrance hall	11,58
02	Ski storage!	8,20
03	Toilet	6,08
04	Staircase	4,68
05	Living area	50,12
Total net area		80,66
Total gross area		92.29

FIRST FLOOR

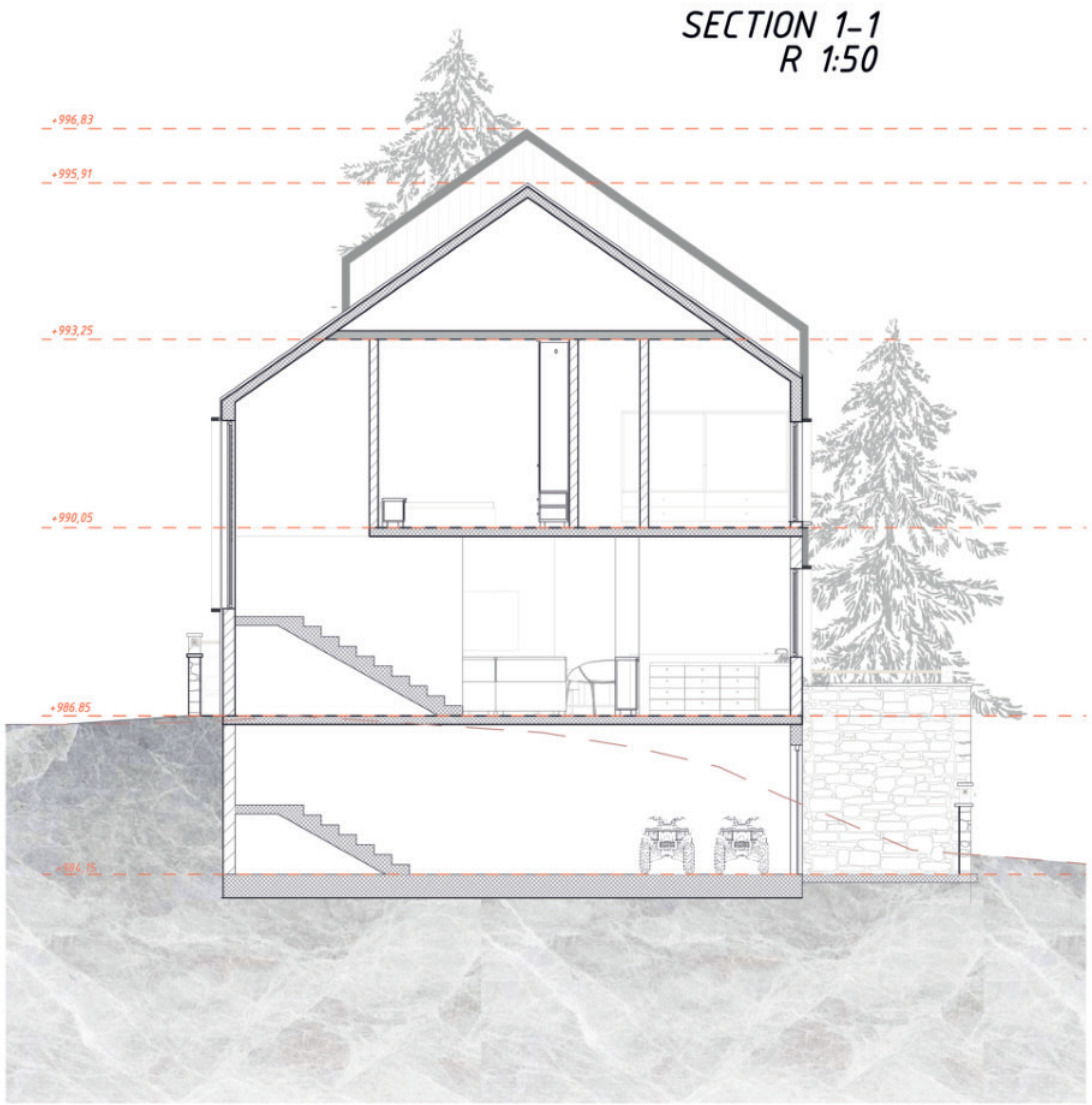


01	Hall with staircase	13,53
02	Bedroom 1	8,35
03	Bathroom	4,71
04	Bedroom 2	12,77
05	Bedroom 3	10,84
06	Sauna	2,46
07	Bathroom	3,07
08	Bedroom 4	16,9
09	Bathroom	5,88
10	Sauna	3,78
Total net area		82,29
Total gross area		98,67

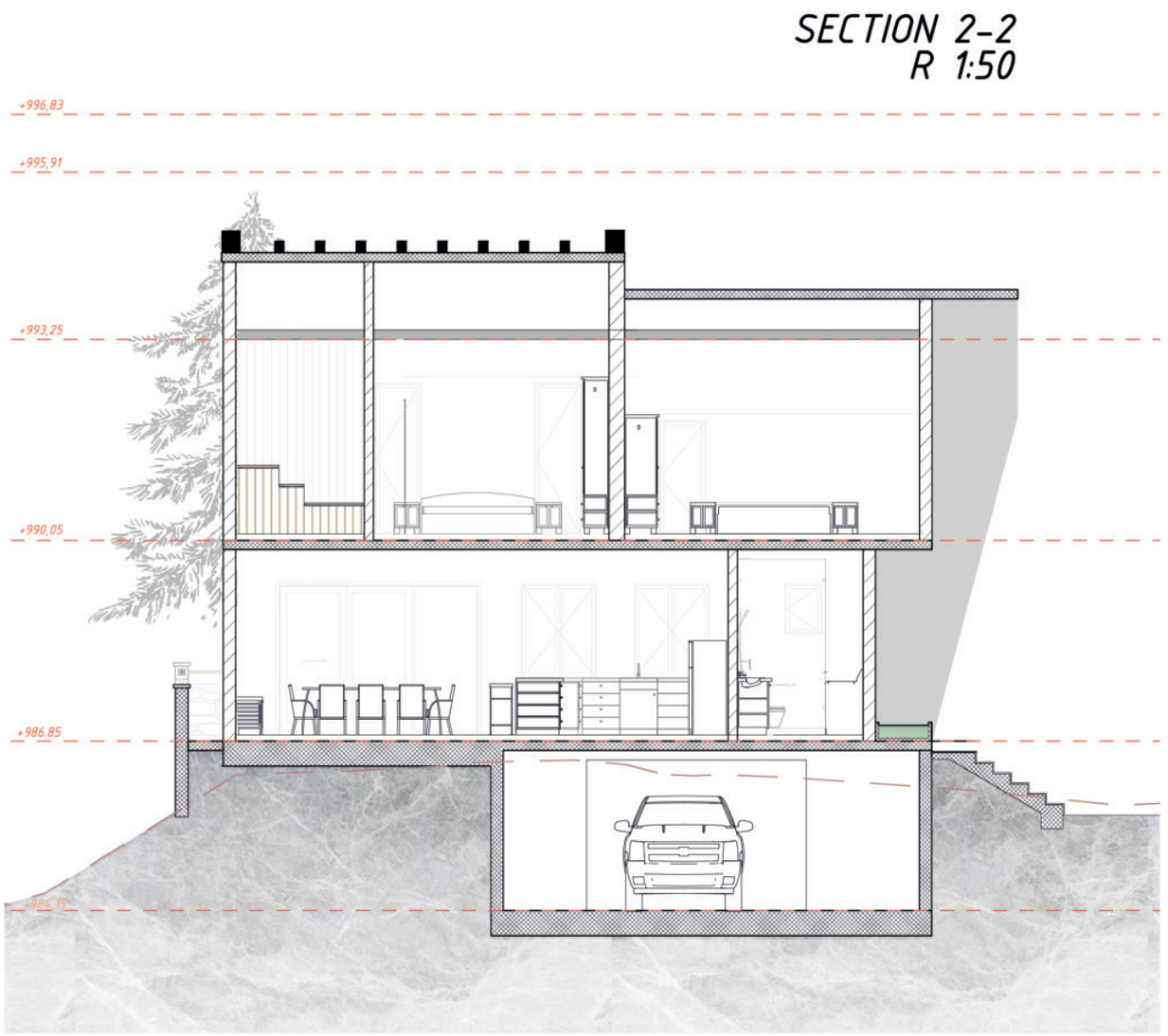
ROOF



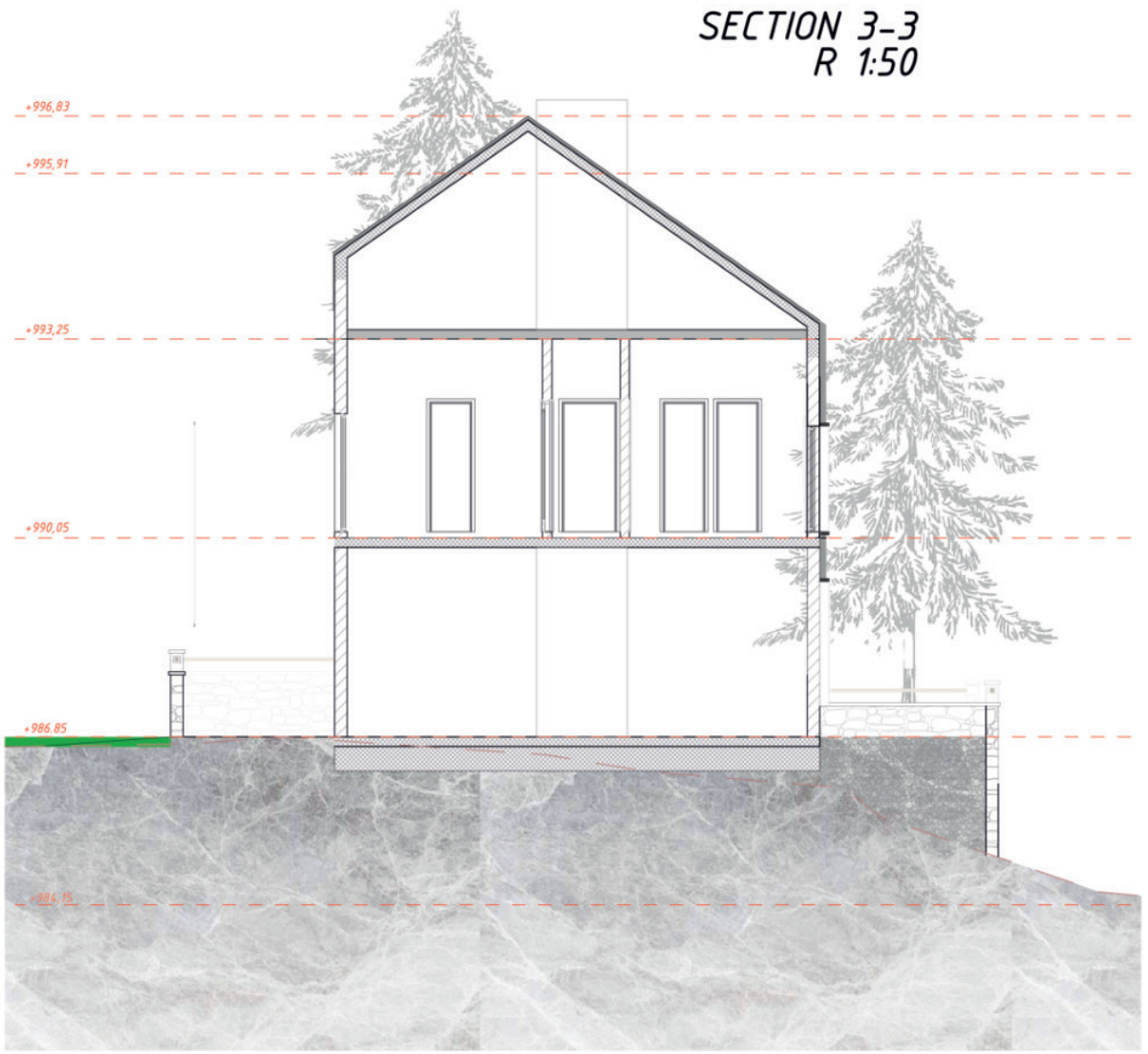
SECTION 1-1



SECTION 2-2



SECTION 3-3



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