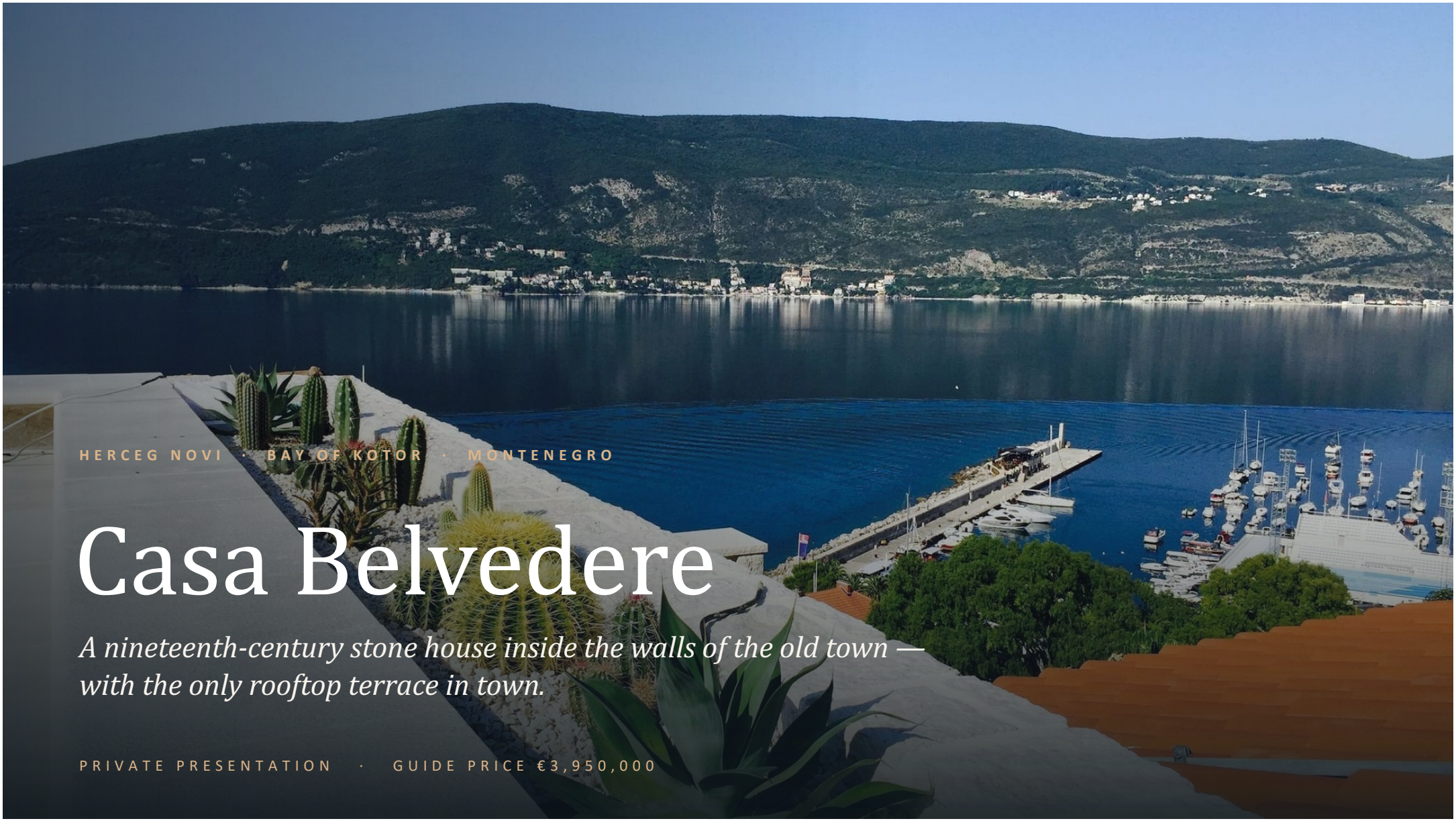


HERCEG NOVI · BAY OF KOTOR · MONTENEGRO

Casa Belvedere

A nineteenth-century stone house inside the walls of the old town — with the only rooftop terrace in town.

PRIVATE PRESENTATION · GUIDE PRICE €3,950,000



AT A GLANCE

A house that cannot be built again

€3,950,000
GUIDE PRICE

290 m²
INTERIOR · 3,122 SQ FT

138 m²
TERRACES · 1,485 SQ FT

3
BEDROOMS, ALL EN SUITE

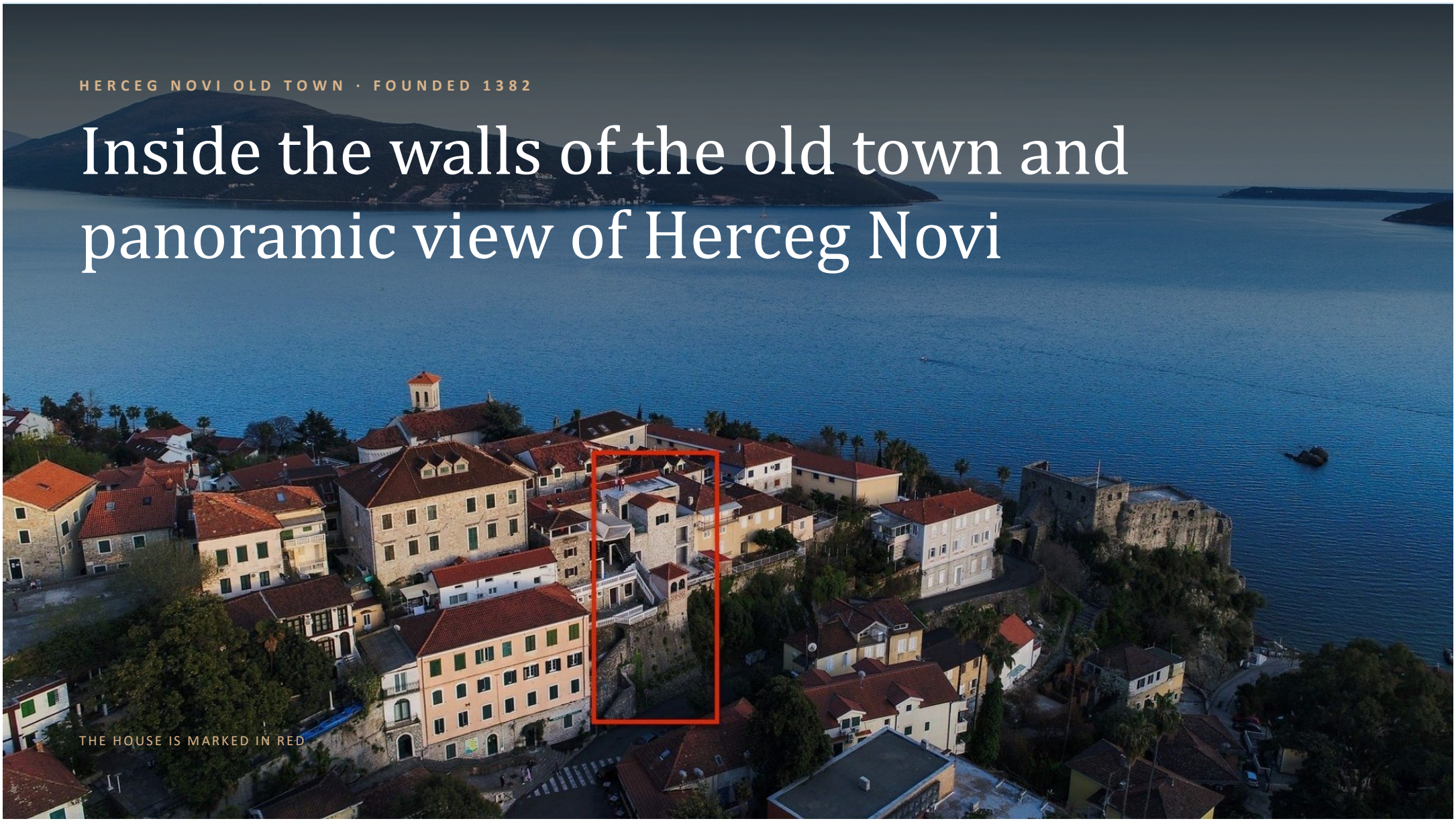
360°
FROM THE ROOFTOP

256 m²
PLOT

Restored 2010–2016 by its architect-owner, Principal of the Franch company Gray International, under the supervision of Montenegro's Heritage Agency.

HERCEG NOVI OLD TOWN · FOUNDED 1382

Inside the walls of the old town and panoramic view of Herceg Novi



THE HOUSE IS MARKED IN RED

THE STORY · 2010–2016

It began as a ruin

In Herceg Novi, in the most picturesque town of Montenegro, a magnificent 19th-century Austro-Hungarian residence comes back to life after an extensive multi-year renovation. The old stone building in ruin like condition was purchased by a French architect, founder of the renowned Parisian architectural studio Gray International

When it was bought it had no roof. Trees grew through the upper floor, and the staircase had gone.

What followed was not a conversion but a restoration. The original massing and façade lines were kept, as the Heritage Agency required. Everything inside them was rebuilt — by local craftsmen, with an architect's patience for getting things right rather than getting them done.



BEFORE · 2010 — EASTERN FACADE - PHOTOGRAPH TAKEN BEFORE WORK BEGAN

BEFORE · 2010

Stone by Stone. A triumph of restauration.



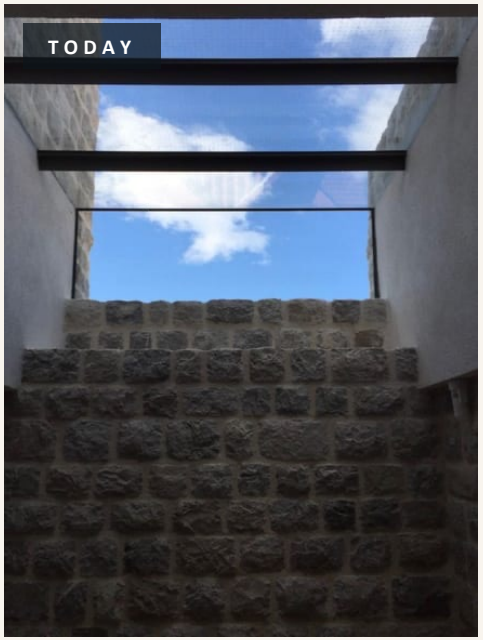


After long period of conceptualization and discussions with Heritage Agency, Gray International team conducted renovation project seeking to introduce 21st century comfort requirements while remaining faithful to traditional values - in its original spatiality. The project aimed to restore the existing abandoned house, transforming it into a living, socializing and leisure space.

THEN AND NOW

Same walls. Same angle. Six years apart





LOOKING UP THE STAIR VOID

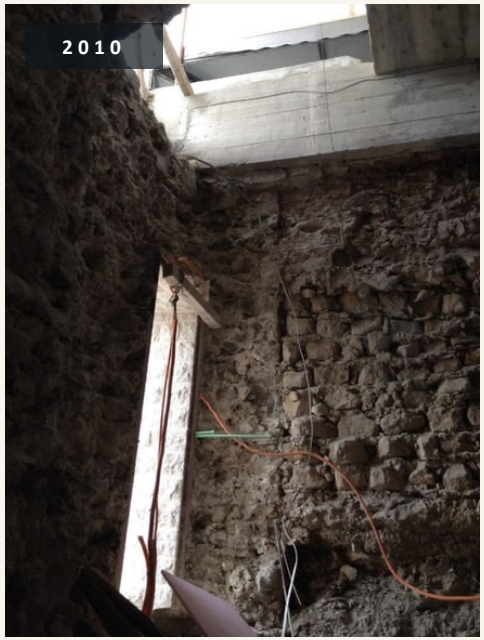


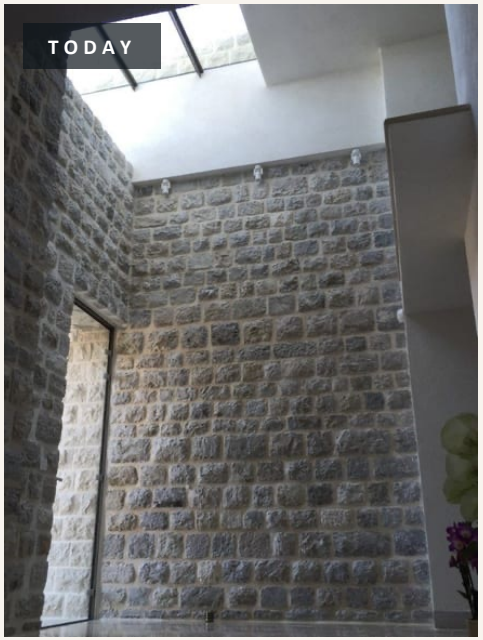


THE MAIN STAIRCASE

THEN AND NOW · CONTINUED

Rebuilt from the inside out





THE STONE STAIR HALL





THE UPPER DOORWAY



THE WEST OPENING, AND THE WORKS THAT MADE IT

THE RESTORATION

Old walls, new house

Stone as climate

Walls of 75–200 cm kept as thermal mass: warm in winter, cool in summer.

Built to stay

Seismic reinforcement behind façades that could not be altered.

Sealed and quiet

Full thermal and waterproof envelopes; modern ventilation.

Smart home

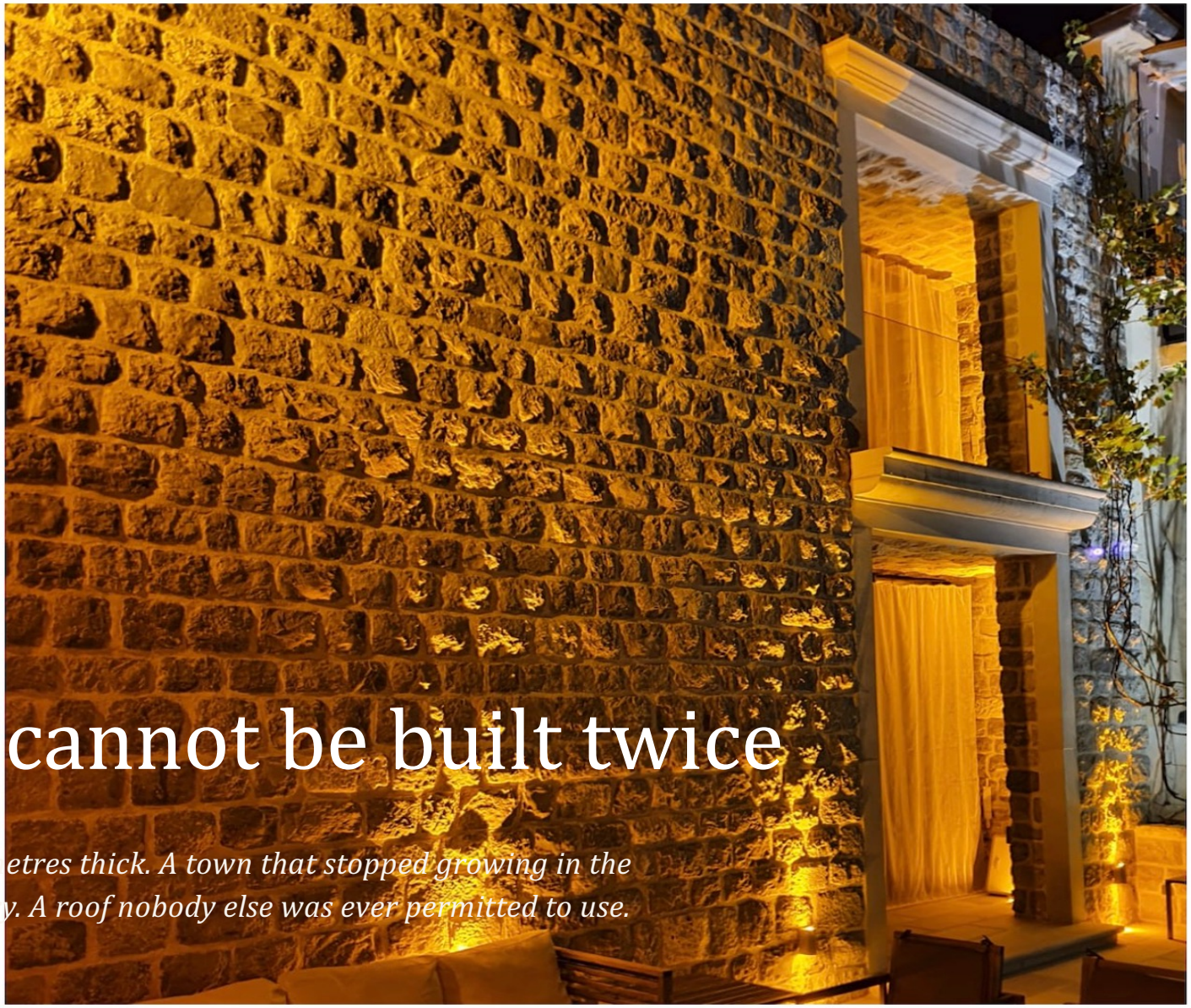
Heating, cooling and a smart-home system throughout.



THE WESTERN FAÇADE AT BLUE HOUR





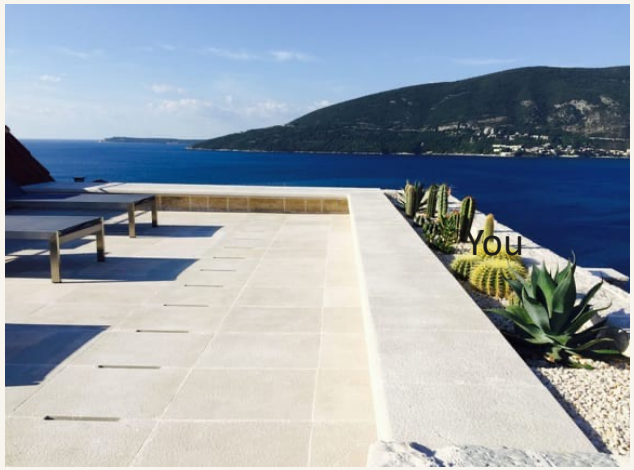


Some things cannot be built twice

Stone walls two metres thick. A town that stopped growing in the nineteenth century. A roof nobody else was ever permitted to use.

WHY THIS HOUSE

Three things no other house in the old town can offer



i. A view nobody else is allowed

The only rooftop terrace in a protected old town of tiled roofs — 52 m², 360°.



ii. An architect's own house

Restored over six years by French architectural studio Gray International, with the Heritage Agency and local stonemasons.



iii. Finished, not a project

Seismic reinforcement, insulation, smart home. Furnished, on a clean freehold title.



LEVEL 0 · 115 M² · LIVING

One opening changed the house

A single large opening was cut into the west wall — the one modern move in the building. The 62 m² salon and dining room now run straight out to the terrace and the bay.

Entrance hall	23 m²
Salon	42 m²
Dining room	20 m²
Kitchen	15 m²
Restroom	4 m²
Staircase	4 m²
Summer kitchen	7 m²
West-facing terrace	55 m²

LEVEL 0

Stone, light and air









LEVEL 1 · 89 M² · LIBRARY & GUEST SUITE

A library above the town





Office & library 40 m² · Guest room with bathroom 23 m² · Dressing & technical room 16 m² · Staircase 10 m² · Balcony 5 m²







LEVEL 2 · 86 M² · MASTER SUITE

The master suite

The master bedroom opens onto its own terrace over the bay, with a spa-style bathroom and walk-in closets. A second en-suite bedroom completes the floor.

Master bedroom	24 m²
Spa-style bathroom	14 m²
Walk-in closets	10 m²
Restroom	5 m²
Guest room + bathroom	23 m²
Staircase	10 m²
Master bedroom private terrace	16 m²
Glass-floored terrace	10 m²

THE TERRACES

138 m² outdoors, on four levels



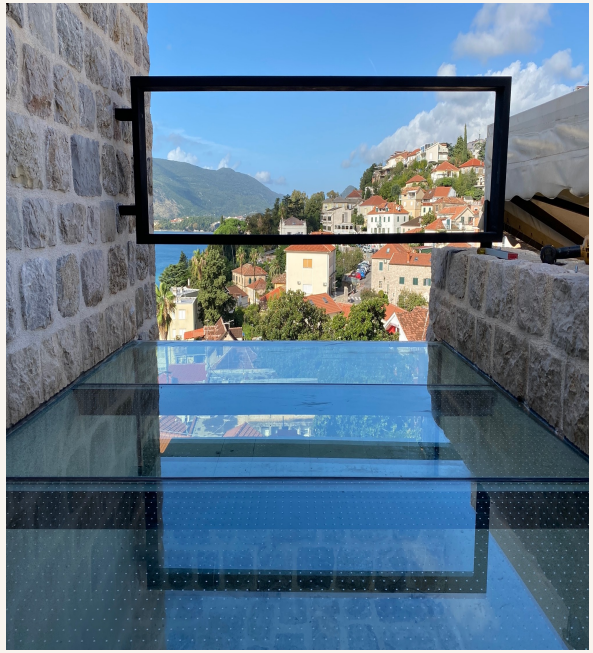
55 m² west terrace

Straight off the salon, looking down the bay to its entrance.



A decade of planting

Bougainvillea, citrus, loquat, agave and cactus — all well established.



Private terraces above

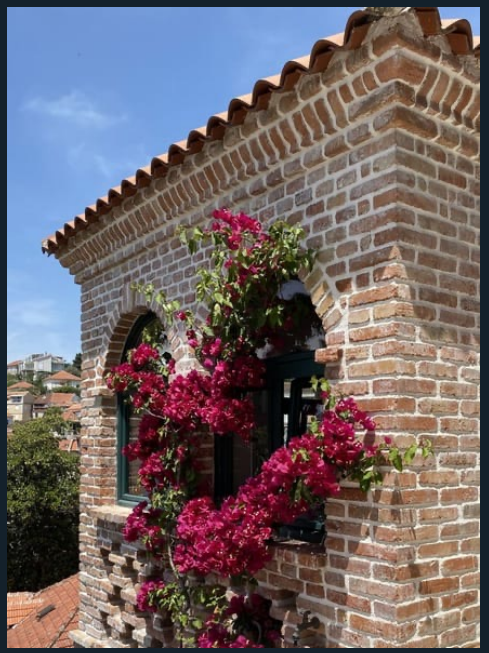
16 m² off the master suite, a glass terrace, a balcony — and the roof.

THE TURKISH HOUSE

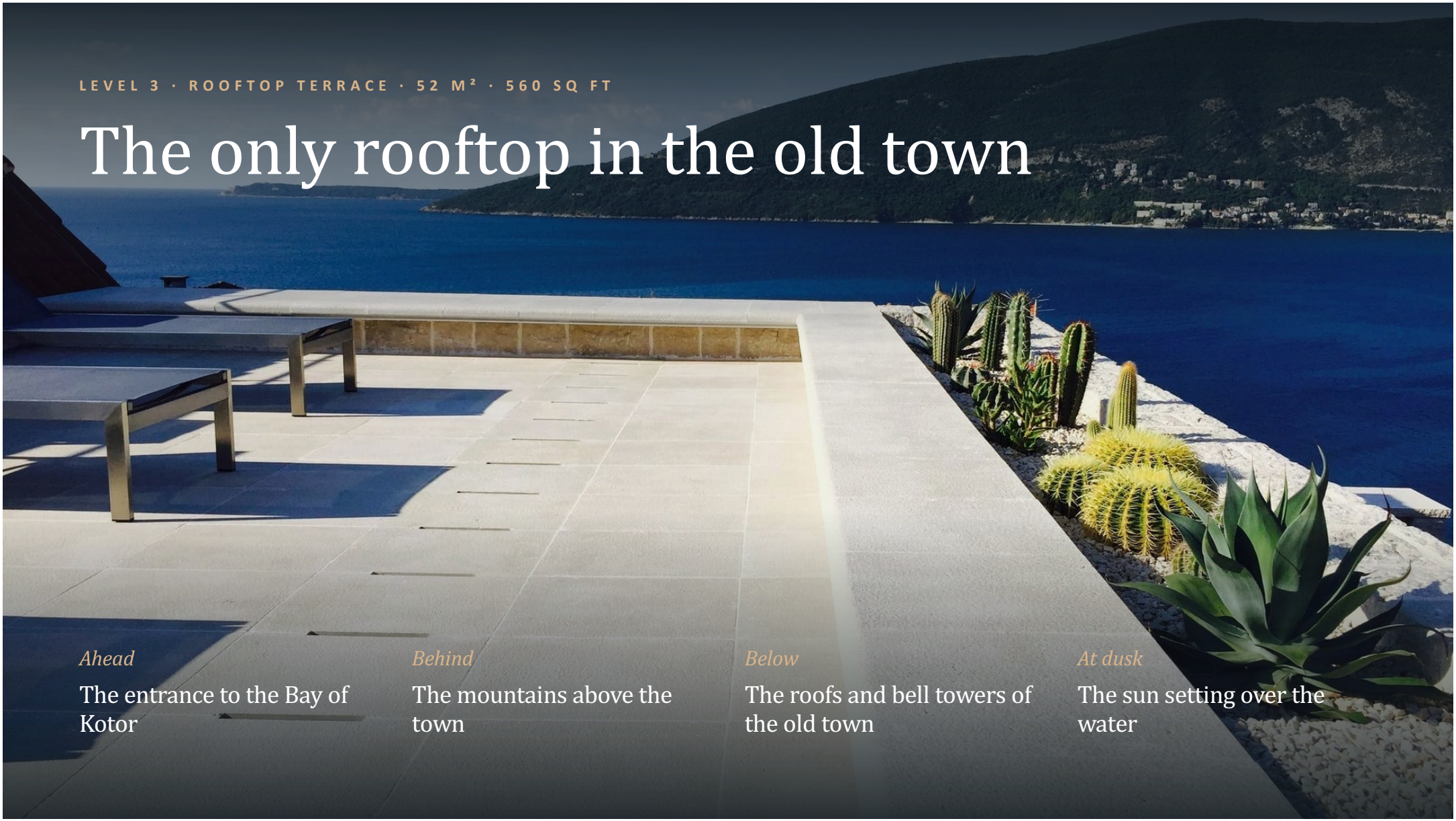
A summer kitchen in a brick outbuilding







A small nineteenth-century brick structure on the boundary of the terrace, known locally as the Turkish house, holds a fully fitted 7 m² summer kitchen with arched windows onto the water.



LEVEL 3 · ROOFTOP TERRACE · 52 M² · 560 SQ FT

The only rooftop in the old town

Ahead

The entrance to the Bay of Kotor

Behind

The mountains above the town

Below

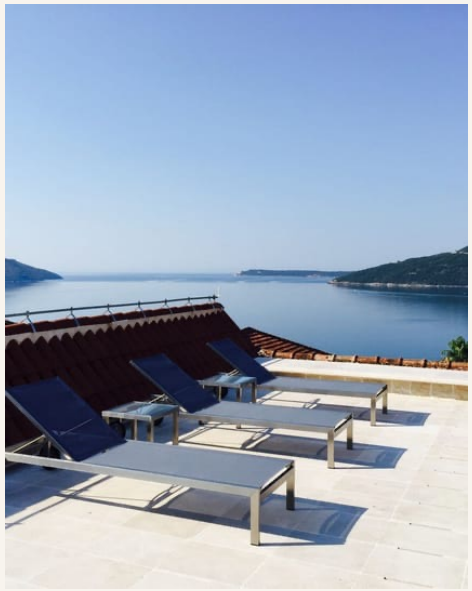
The roofs and bell towers of the old town

At dusk

The sun setting over the water

A DAY AT CASA BELVEDERE

Morning on the roof. Dinner on the terrace



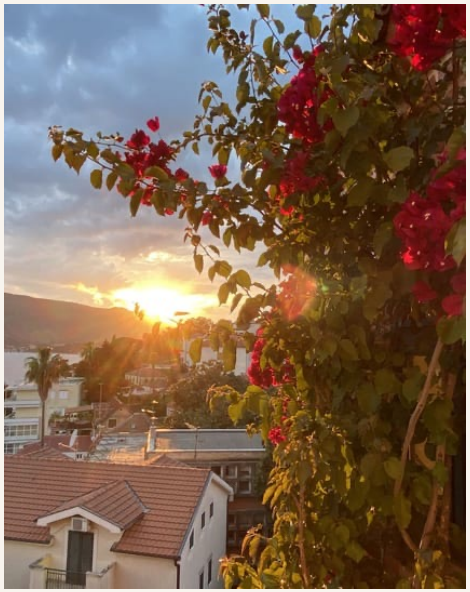
MORNING

Coffee, and the bay before the town wakes



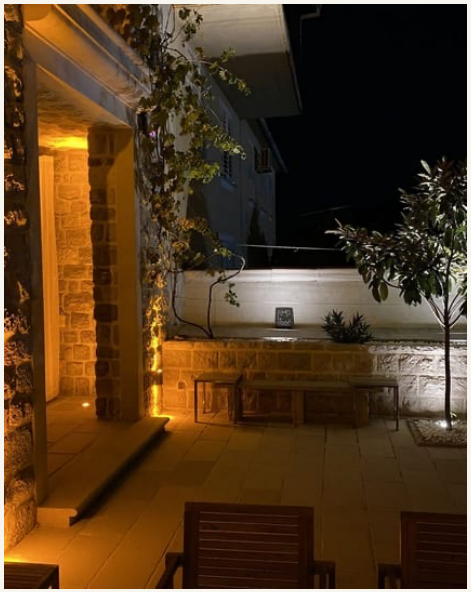
AFTERNOON

Shade on the west terrace



EVENING

The sun goes down over the entrance to the bay

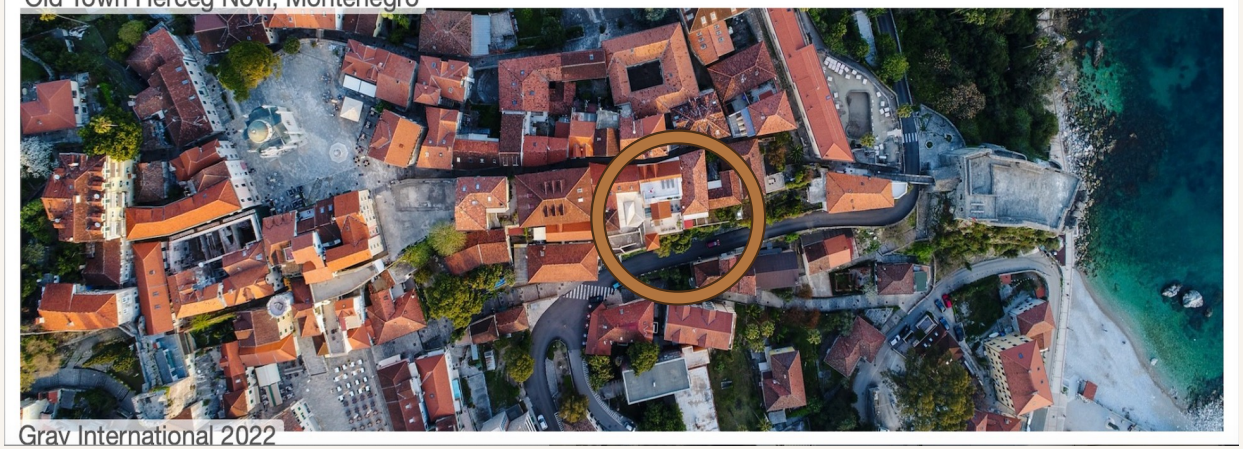


NIGHT

Stone, lit from below



Old Town Herceg Novi, Montenegro



Grav International 2022

THE SETTING · HERCEG NOVI

Where the Bay of Kotor meets the sea

Founded in 1382 by King Tvrtko I of Bosnia and held in turn by Ottomans, Venetians and Austrians, Herceg Novi is a town of fortresses and stone stairways — with around 200 days of sunshine a year.

5 min
THE SEA, ON FOOT

30 min
DUBROVNIK AIRPORT

30 min
PORTO MONTENEGRO

40 min
TIVAT AIRPORT

The Adriatic's most interesting coastline

i.

The euro

Montenegro's currency is the euro — no currency risk for eurozone buyers.

ii.

On course for the EU

21 of 33 negotiating chapters provisionally closed (Oct 2026); membership targeted for 2028.

iii.

Direct ownership

Foreign buyers can own residential property in their own name.

iv.

Easy to reach

Dubrovnik Airport 30 min, with seasonal non-stop flights from New York; British Airways from Heathrow to Tivat.

v.

Good neighbours

One&Only Portonovi and its marina; Mamula Island by Banyan Tree; Porto Montenegro.

vi.

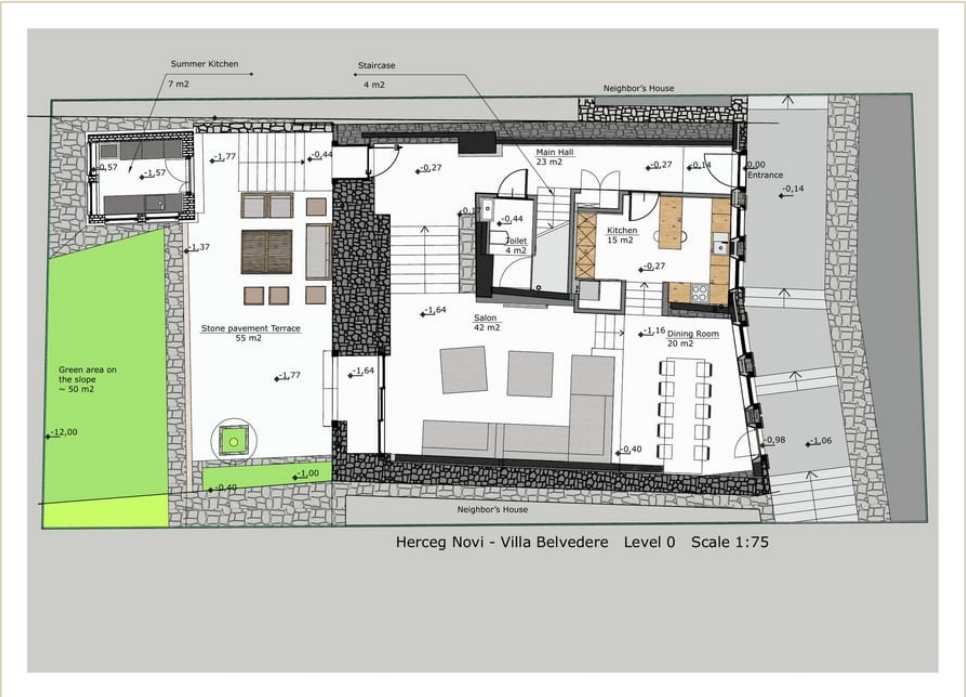
A slower, better life

Around 200 days of sun, the sea at the door, mountains behind, a town built for walking.

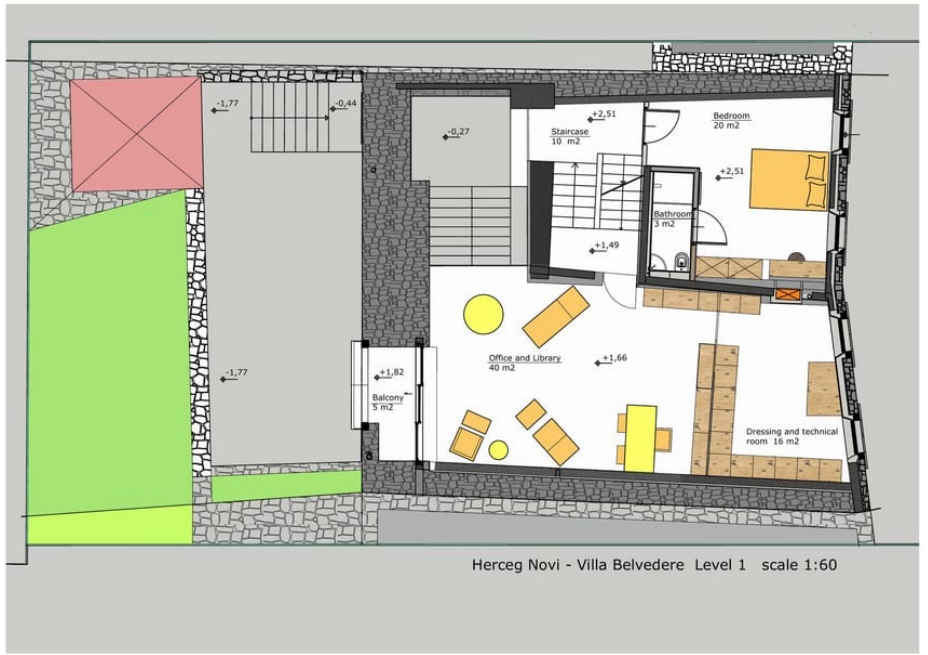
Information as of October 2026, given in good faith; not legal, tax or investment advice.

PLANS

Levels 0 and 1



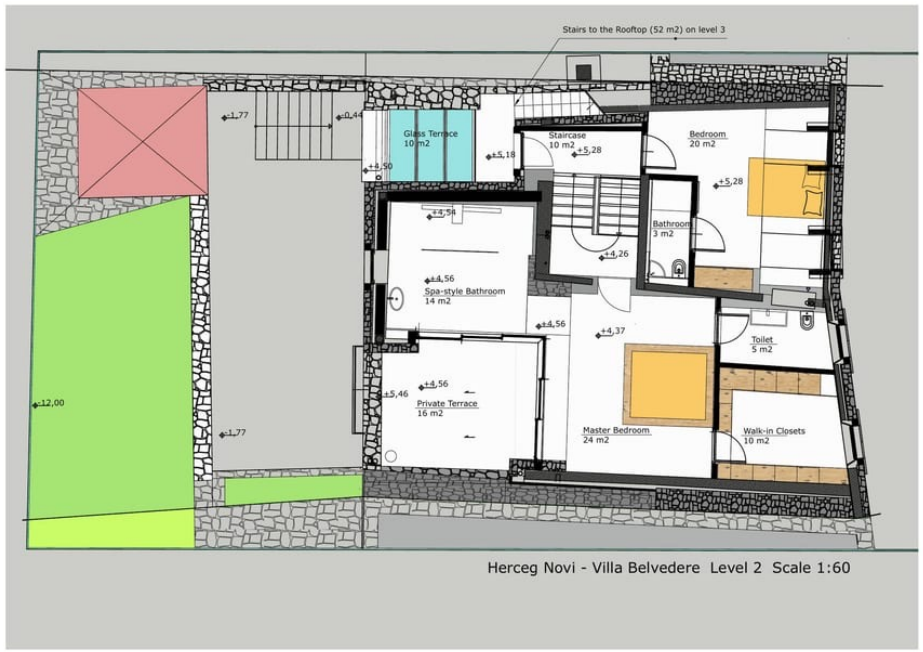
LEVEL 0 · LIVING, DINING, WEST TERRACE



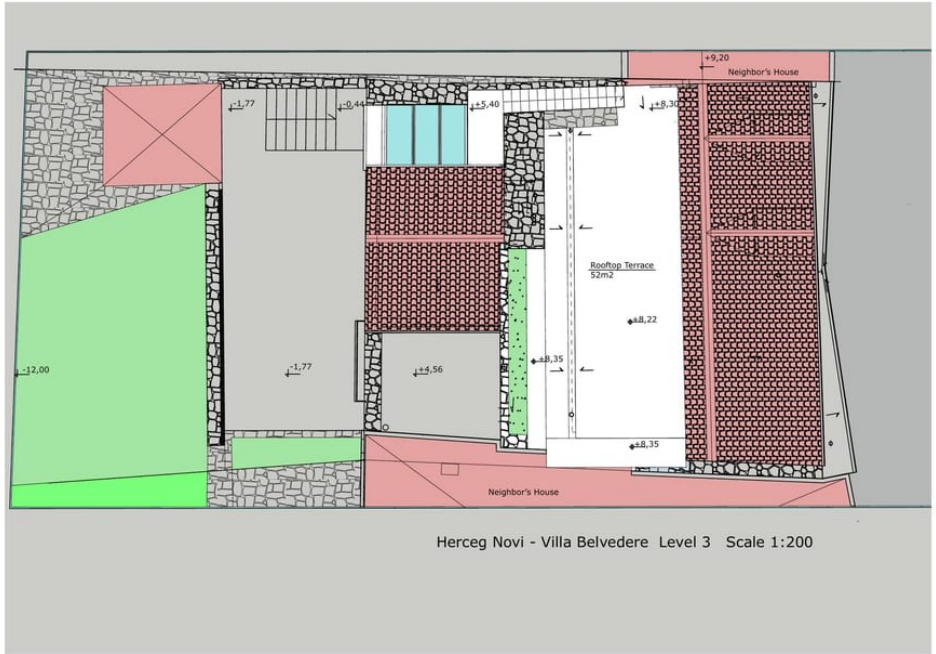
LEVEL 1 · LIBRARY, GUEST SUITE, BALCONY

PLANS

Levels 2 and 3



LEVEL 2 · MASTER SUITE, SECOND BEDROOM



LEVEL 3 · ROOFTOP TERRACE, 52 M²

ACCOMMODATION & SPECIFICATION

The details

LEVEL	INTERNAL	EXTERNAL	PRINCIPAL ROOMS
Level 0	115 m²	55 m²	Hall, salon, dining, kitchen; west terrace
Level 1	89 m²	5 m²	Office & library, bedroom suite; balcony
Level 2	86 m²	26 m²	Master suite, second bedroom suite; terraces
Level 3	—	52 m²	Rooftop terrace
Total	**290 m² 3,122 sq ft**	**138 m² 1,485 sq ft**	**Plot 256 m² · 2,756 sq ft**

Specification

- Three bedrooms, each with its own bathroom
- 7 m² summer kitchen in a historic brick outbuilding
- Original stone walls, 75–200 cm, as thermal mass
- Seismic reinforcement; thermal and waterproof envelopes
- Heating, cooling, ventilation, smart-home system
- Restoration completed 2016, Heritage Agency supervised
- Offered furnished; artworks excluded

OWNERSHIP & PROVENANCE

Straightforward to buy

Freehold

Clean title, no debt, no co-owners. Held personally.

Asset or share sale

Buy the house, or the company that holds it.

No covenants

No heritage covenants on alteration, letting or resale.

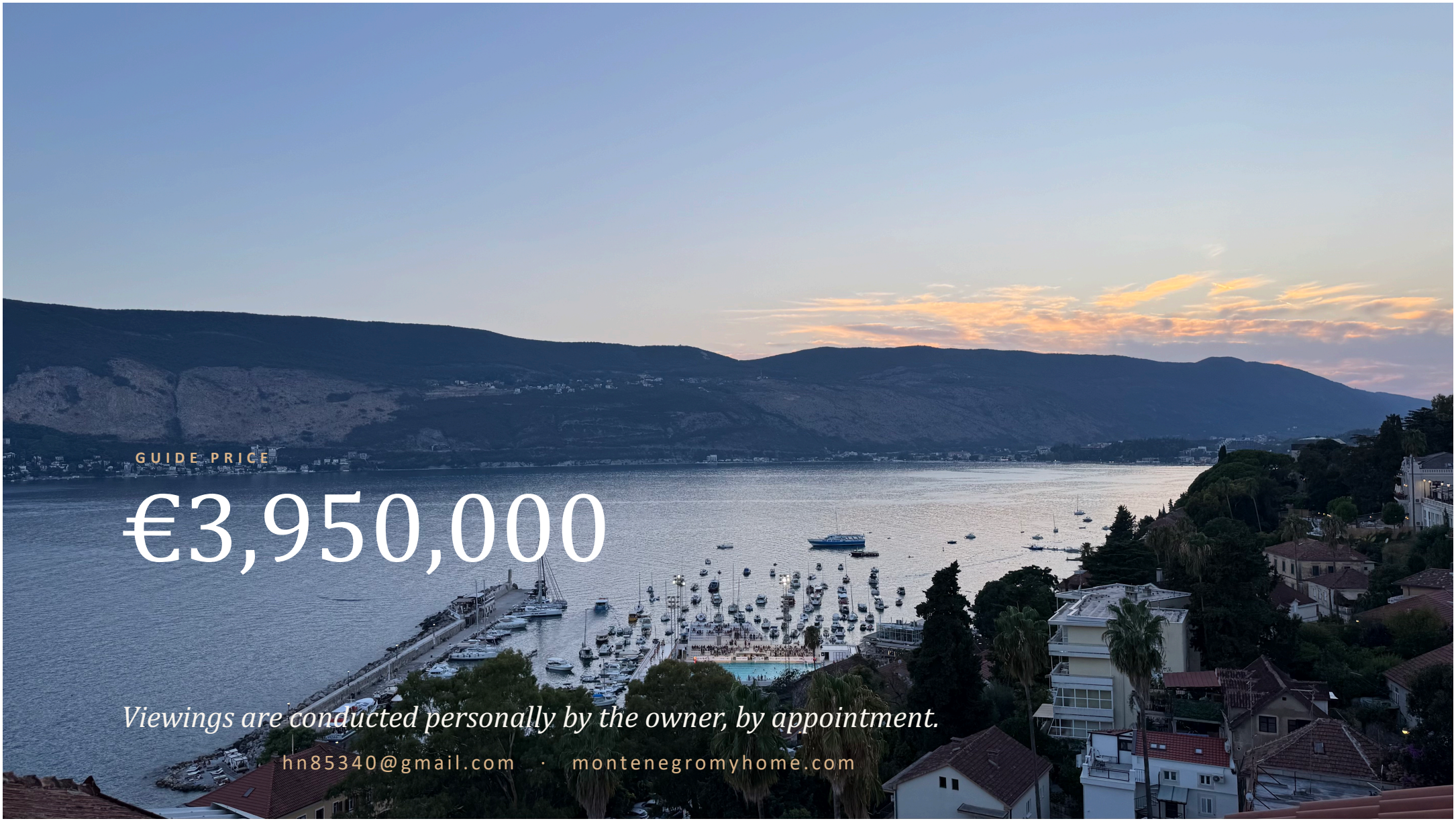
Ready to live in

Vacant, furnished and viewing-ready.

Provenance

Restored 2010–2016 by its architect-owner, a founding partner of Gray International (Paris architectural office setup in 1988), with Montenegro's Heritage Agency and local stonemasons.




GUIDE PRICE
€3,950,000
Viewings are conducted personally by the owner, by appointment.
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