



---

# CITY HOTEL

---

MUNICIPALITY BUDVA

**APS**  
Montenegro

The real estate is located in the inner city area of the Municipality of Budva, near "Budva polje", Mainska Street. The microlocation is in the area north of the hotel "Blue star" and the mini hotel "Franeta", that the property borders with in its southern part of the plot. From the eastern and western borders, it directly exits the Main Road and the local traffic connection.

Immediate environment: Within a 700m radius, there are all important socio-economic facilities and the sea line.

Air distance of reference points:

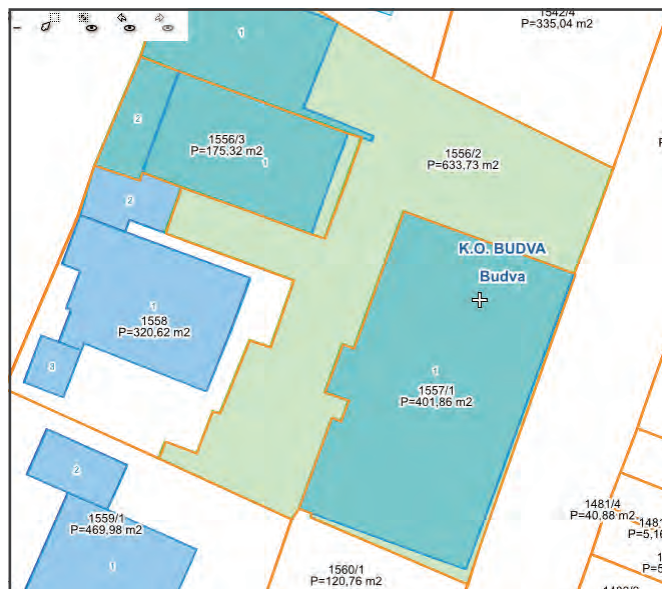
- Bus station - 130 meters-northwest;
- Budva Municipality Building - 170 meters - southwest;

Road / walking distance of reference points:

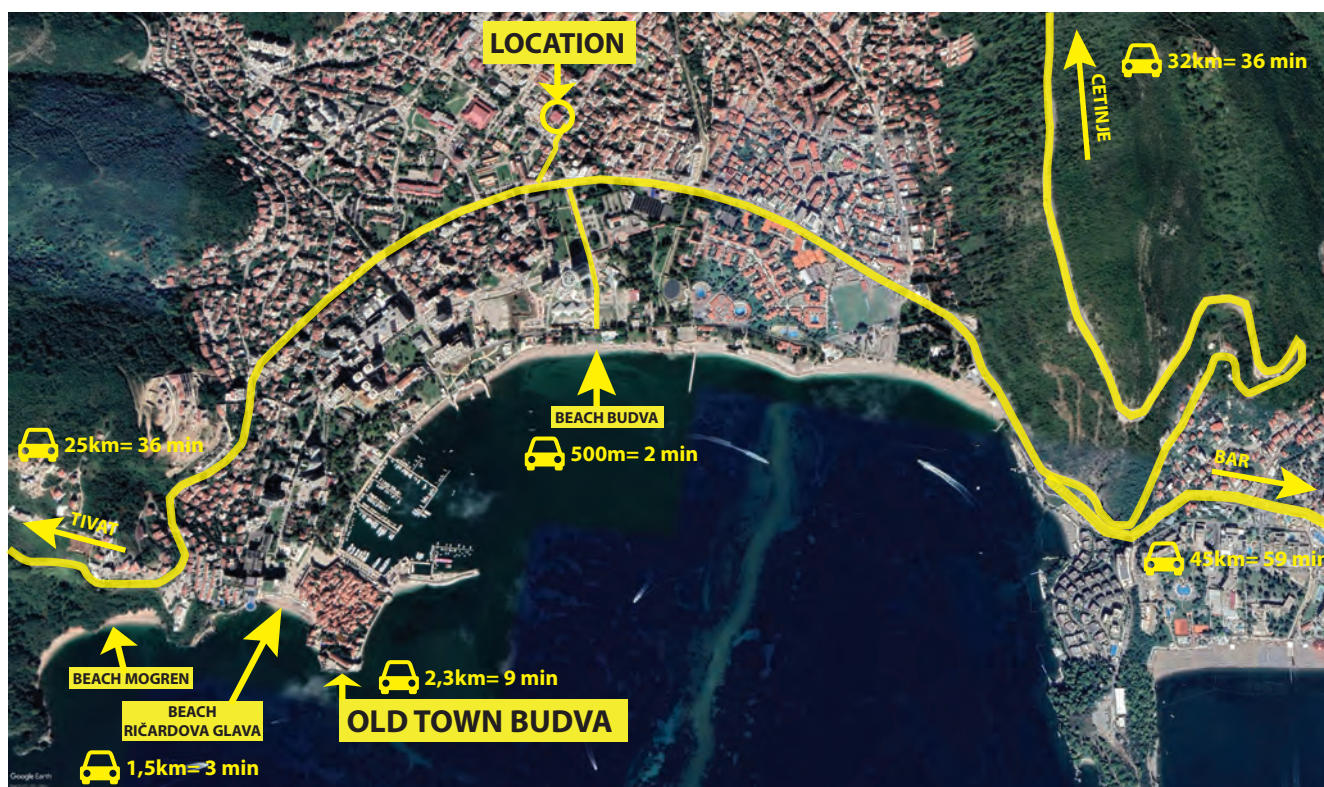
- TQ center (as a reference facility) - 1,000 meters-southwest;

Traffic: The real estate goes directly to the Main Road, which represents a significant city cross-traffic connection between the central city Boulevard and the Bypass.

MUNICIPALITY-----BUDVA  
 CADASTRAL MUNICIPALITY-----KO BUDVA  
 PROPERTY AREA-----1886m<sup>2</sup>  
 PROPERTY PRICE IN EUR-----ON REQUEST  
 ID NUMBER-----ME10285B



Cadastral parcels (GeoPortal Montenegro)



The hotel is a combination of a city hotel and a resort, classified as a two-star hotel with the capacity of 120 rooms.

On the ground floor there is a "walk-in" restaurant as well as business premises. The real estate consists of two buildings, namely a) a three-storey building with an attic, which building, with its front, is located along Mainska Street and the construction of which was started in the 80s and b) a five-storey modern building, not so much a modern architectural solution, construction of which was started in 2014. This building overlooks the surrounding buildings and there is the parking space behind the building.

The construction of the building is made of reinforced concrete with a sloping roof structure and tiles covering the roof. Facade hardware is made of aluminum profiles. Vertical communication between floors is achieved through internal AB staircase. Heating and cooling is provided by split systems. Most rooms have terraces. There is no parking space in the areas of the real estate in question, while the possibility of parking exists on the west side of the real estate. The hotel is marked with visible signs that are oriented towards the street front.

All rooms in the hotel are similar in terms of craftsmanship and condition. Most rooms have 15 to 20 m<sup>2</sup>. On the first floor there is a restaurant with a separate kitchen in the building. The entire area of the restaurant is equipped with about 80 tables.

In the part of the ground floor that is oriented towards Mainska Street, there are two retail spaces, one retail / commercial space is 110 m<sup>2</sup> while the other is 70 m<sup>2</sup>.

**GREAT ROAD CONNECTION**

**GOOD CITY LOCATION**

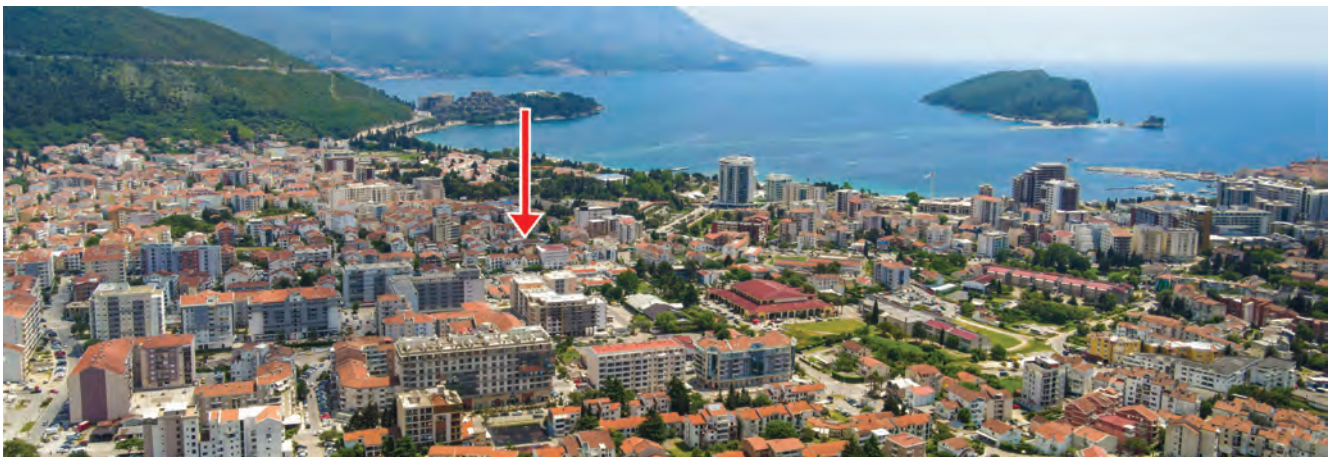
LOFT:  
ACCOMMODATION  
FACILITIES

II SPRAT:  
ACCOMMODATION  
FACILITIES

I SPRAT:  
ACCOMMODATION  
FACILITIES

GROUND LEVEL:  
COMMERCIAL  
FACILITIES









# **APS**

## **Montenegro**

APS Montenegro d.o.o.  
Cetinjska 11, The Capital Plaza 4-th floor  
81 000 Podgorica, Montenegro

[me-public@aps-holding.com](mailto:me-public@aps-holding.com)

+382 20 408 500