



**GARNI
HOTEL**
MUNICIPALITY OF ULCINJ

APS
Montenegro

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The real estate is located in Ulcinj, at the address Bulevar Skenderbeg. The garni hotel building is located next to the Boulevard, across from the city market, and along the entire boulevard there are buildings of banks, insurance companies and similar facilities, and this part of the city can be considered the administrative center of Ulcinj.

Ulcinj is also one of the leading tourist summer destinations, with the longest sandy beach.

The airport in Tivat is 85 km away from Ulcinj, and the airport in Podgorica is 72 km

LOCATION

MUNICIPALITY-----ULCINJ
CADASTRAL MUNICIPALITY-----KO ULCINJ
PROPERTY AREA-----314m²
PROPERTY PRICE IN EUR-----ON REQUEST
ID NUMBER-----ME10247B01001



DISTANCE FROM:

- Old town: 1.4km
- Small beach: 1.4km
- Large beach: 9km
- Ada Bojana: 16km

View of the cadastral plot (GeoPortal Montenegro)



The hotel building in question is part of a single plot, ground floor and two floors. The building is of recent date, modern architecture, maintained and in excellent condition. The ground floor is 110m² while the first and second floor are 102m². The facility has accommodation units with reception and restaurant space, public character.

The parking space is located along the boulevard and is for public use. The entrance is oriented towards the boulevard along the pedestrian sidewalk.

The property is equipped with all available utilities, such as electricity, low voltage network, water and sewage.

GREAT LOCATION IN THE CENTER OF THE CITY;

EXTREMELY TRAFFIC PEDESTRIAN AND TRAFFIC ZONE OF THE CITY;

GOOD TRAFFIC AND PEDESTRIAN CONNECTION WITH ALL IMPORTANT LOCATIONS IN THE CITY;







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