

The background image shows the interior of a modern residential building. It features a series of white, fluted columns supporting a ceiling with large, arched sections. The walls are made of light-colored stone or brick. The floor is polished and reflects the light. The overall atmosphere is bright and airy.

# **RESIDENTIAL BUILDING**

**SRBINA, MUNICIPALITY HERCEG NOVI**

**APS**  
**Montenegro**

# APS

The property is located in the Municipality of Herceg Novi in a part of town called Srbina. It is located north of the city center near the fortress of Spanjola. The property is approximately 650 m away by car from the main road. It is connected to the local road - access road directly, on the north side. Access to the property is a two-way street of unconditional width, about 4.5 m and on a slope. It is about 2 km away from the center of Herceg Novi by car. In relative proximity are all major public buildings, at a maximum distance of 4 km. Distance from the sea is about 4 km.

**There are a number of smaller beaches and pongs nearby, while the main feature of the location is characterized by a large number of significant cultural assets located in the immediate vicinity.**

## LOCATION

**MUNICIPALITY**-----**HERCEG NOVI**  
**CADASTRAL MUNICIPALITY**-----**KO TOPLA**  
**PROPERTY AREA**-----**653m<sup>2</sup>**  
**PROPERTY PRICE IN EUR**-----**ON REQUEST**  
**ID NUMBER**-----**GoB94**



Cadastral parcels (GeoPortal Montenegro)

**GOOD MICROLOCATION**

**EXCELLENT ROAD CONNECTION**

**PERMANENT SEA AND CITY VIEW**





The object in question is located on a steep terrain that is oriented towards the south-sea. Road access to the building is possible only from the north side, where the plot borders the street leading to the Spanjola Fortress. The building has an entrance on the north side from the street, four entrances symmetrically. Two entrances through the towers of the building and two from the parking lot.

The object in question is -4P + P + Pk, if the number of floors is observed from the street level. The building has a total of 6 floors. The building has a panoramic elevator - communication of the attic with the last basement floor of the building.

The building can be divided into two halves - east and west, which have a common entrance from the hall, but also from the stairs on the west side directly from the street.

### THE FACILITY IS ORIENTED TO THE SEA AND HAS AN OPEN VIEW OF THE MEDITERRANEAN ENVIRONMENT

Both halves of the building contain one duplex apartment and two apartments. Duplex apartment is modernly equipped and has a unique view from the terraces of the sea and the city. The advantage of this apartment is that it has an additional terrace-lookout, from which there is an excellent basement. The total usable area of living space is about 157 m<sup>2</sup>, terrace area 82 m<sup>2</sup>, 20 m<sup>2</sup> and lookout 27 m<sup>2</sup> total 286.

The apartments, which are located on the lower floors, are luxuriously equipped, with all the necessary facilities, as well as terraces with an excellent view.

The total usable living space of one apartment is about 58 m<sup>2</sup>, terrace area 19 m<sup>2</sup> total 77 m<sup>2</sup>. Both apartments are identical.











# **APS**

## **Montenegro**

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