



HOTEL

**OFFICE
SPACES**

MUNICIPALITY OF BUDVA

APS
Montenegro

APS

The real estate is located in Budva in the wider city center. It is located in one of the two main roads in Budva, in 29 Novembra Street, which is locally known as the "bypass". The building is located directly next to the street and is directly connected to it through the yard and sidewalks. It is away from the roundabout flow at the entrance to the city from the direction of Cetinje and Bečići about 300 m. It is about 550m away from the sea (Slovenian beach). The location is very well connected with the exits from the city, towards Podgorica, Cetinje and Bar, as well as towards Kotor, Tivat and Herceg Novi. It is about 20 km away from the airport in Tivat.

The airport in Tivat is 20 km away from Budva, and the airport in Podgorica is 65 km away.

DISTANCE FROM:

- Old town: 2.5 km
- Slovenian beach: 450 m
- Budva beach: 500 m
- Becici beach: 2.6 km
- Jaz beach: 7.4 km

LOCATION

MUNICIPALITY-----BUDVA
CADASTRAL MUNICIPALITY-----KO BUDVA
PROPERTY AREA-----316m²
PROPERTY PRICE IN EUR-----ON REQUEST
ID NUMBER-----ME10186B01001



View of cadastral plot and building (GeoPortal Montenegro)



The real estate is business premises within the Regina Elena hotel in the wider center of Budva. The object in question is a hotel with 30 rooms, a restaurant, a cafe bar and a swimming pool on the roof terrace.

The subject spaces are located on the third floor and in the attic of the building.

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

**13 OFFICE SPACE IN THE CENTER OF BUDVA
AREA OF OFFICE SPACE 15m²-30m²**

**7 OFFICE SPACE ON THE 3RD FLOOR AND OFFICE SPACE IN
THE ATTIC WITH SEA AND CITY VIEWS**







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