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# ATTRACTIVE UNDEVELOPED LAND

**DONJI ŠTOJ, MUNICIPALITY OF ULCINJ**

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**APS**  
Montenegro

# APS

The real estate is located in the quiet settlement of Donji Štoj in Ulcinj. This is one of the most attractive settlements complementing the tourist facilities and facilities of the city of Ulcinj. The main potential of the zone is the unique, undeveloped natural environment of sandy beaches and dunes, the area of Mediterranean plants and pine forests in the Great Beach, and areas with swamps, thickets and numerous habitats of indigenous plant species, amphibians, reptiles and birds in the Bojana delta. Hotels, luxury villas, individual houses, residential buildings were built on this location.

**Nearby is one of the longest sandy beaches in Europe and the longest beach in Montenegro GREAT BEACH.**

The zone in which the real estate is located is connected to the central city area of Ulcinj by a bridge over the Port Milena canal. The property can be reached by the local road R-17, and the distance from the road is only a few meters.

It is located within 7 km distance from Ulcinj and can be reached in approximately ten minutes. Infrastructure facilities: primary school, health center, university building and many more others are located in Ulcinj. There is also a shopping center in Ulcinj, while there are smaller shops nearby.

## LOCATION

MUNICIPALITY-----ULCINJ  
CADASTRAL MUNICIPALITY-----KO DONJI ŠTOJ  
PROPERTY AREA-----43979m2  
PROPERTY PRICE IN EUR-----ON REQUEST  
ID NUMBER-----ME10263L, ME10249L



The site is located on a flat terrain facing the longer side in a south-north direction, right next to the road. The land is suitable for construction though prior preparatory works need to be carried out for levelling and cleaning. It offers an excellent development opportunity for tourist facili-

The location is part of the planning documentation PART SECTOR 66 - MODULES IV AND V ", GREAT BEACH.

According to the planning documentation, the land is located in the zoning area where the construction is permitted, T2 tourism and the following parameters apply:

Urban parcell 48  
Occupancy index: 0.25  
Construction index: 0.70  
Floors P + 2  
Planning zone "D"

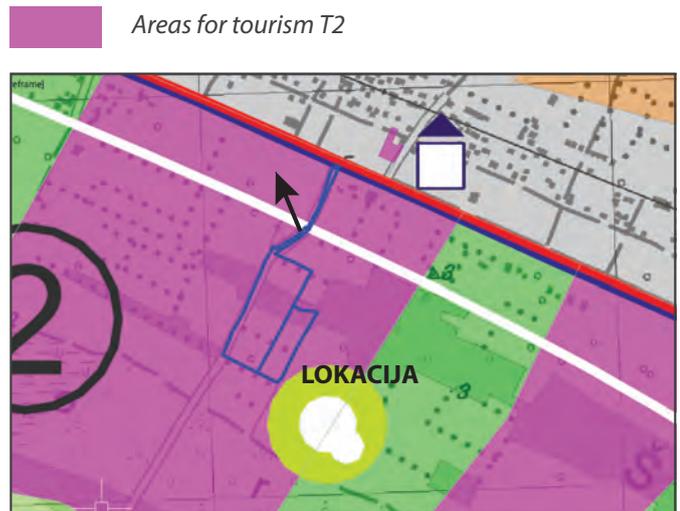
Urban parcell 56a  
Occupancy index: 0.25  
Construction index: 0.70  
Floors P + 2  
Planning zone "E"

The development potential of this plot is reflected in the following:

- favorable price of land per square meter
- undeveloped and flat land
- possibility of phased construction works
- within a radius of 75 km there are two international airports Tivat and Podgorica, and within a radius of 140 km there are two more important international airports Dubrovnik and Tirana.



Planning zones



Area use plan

**EXCELLENT POSITION, FAVORABLE ECONOMIC CLIMATE, A COUNTRY OF SECURITY AND STABILITY.**

**SIMPLE LEGAL FRAMEWORK, INVESTMENT HOTSPOT, COMPETITIVE RENTAL YIELD, STRONG INCREASE IN REAL ESTATE PRICES.**



URBANIZED LAND



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## **Montenegro**

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