



Montenegro. Urbanized plot with sea view, Risan. №



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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 202,128.32

Location

Pays:	Monténégro
État/Région/Province:	Herceg Novi
Ville:	Herceg Novi
Adresse:	Рисан
Soumis:	06/07/2025

Description:

Montenegro. Urbanized plot with sea view, Risan.

№11401

173.000€

910m²

This flat plot is located in the area of the bustling city center of Risan, only 500 meters from the sea.

Nearby - within walking distance - are grocery stores, restaurants, cafes, hotels, the famous and authentic green market of Risan, a post office and other amenities.

The total area of the plot is 910 m², of which 760 m² is an independent urban plot with the possibility of building a similar area - up to 760 m² of living space on three levels.

Maximum building coefficient (base): 0.35 (266 m²)

Maximum building density coefficient GROSS: 1 (760 m²)

Maximum number of storeys: three levels (basement + first floor + attic floor)

Residential development zone

A view of the sea opens up from the lowest point of the plot, and from the higher levels and floors of the future building there will be an almost panoramic and unobstructed view of the sea, the Verige Strait, the Lustica Peninsula and the coast of the Herceg Novi Riviera.

The plot is located in the city water supply zone and is fully provided with all the necessary infrastructure, with good access via an asphalt road along the entire upper boundary of the plot.

The shape of the plot is regular, rectangular, which ensures maximum use of the area.

The plot is located in a quiet environment of small residential buildings and green areas, protected from



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noise, but at the same time is close to all important infrastructure facilities.

Nearby is the famous Gabela street - from the times of ancient Rome, protected Roman mosaics, a specialized hospital, famous palaces Ivelić, Bjeladinović, Vlastelinović..

Perast is located about 2 km away, and Tivat airport is only 20 minutes away by car.

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