



## Montenegro. Urbanized plot with sea view, Risan. №



### Ügynök információ

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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 203,030.47

### Elhelyezkedés

Ország:	Montenegro
Állam/Régió/Tartomány:	Herceg Novi
Város:	Herceg Novi
Cím:	Рисан
Feladta:	2025. 07. 06.

### Leírás:

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№11401

173.000€

910m<sup>2</sup>

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 m<sup>2</sup>, of which 760 m<sup>2</sup> is an independent urban plot with the possibility of building a similar area - up to 760 m<sup>2</sup> of living space on three levels.

Maximum building coefficient (base): 0.35 (266 m<sup>2</sup>)

Maximum building density coefficient GROSS: 1 (760 m<sup>2</sup>)

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



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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.

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial properties.

## **Lease terms**

Date Available:

## **Contact information**

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