



## 2 Villas with 9 Apartments For Sale In Sutomore Montenegro



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,388,253.49

### Posizione

Nazione:	Montenegro
Stato / Regione / Provincia:	Bar
Città:	Sutomore
Indirizzo:	Haj Nehaj
Cap:	85355
Pubblicato:	05/02/2025

Descrizione:

2 Villas with 9 Apartments For Sale In Sutomore Montenegro

Esales Property ID: es5554472

Haj Nehaj  
Sutomore  
85355  
Montenegro

Own a Piece of Paradise: Luxurious Villas with Income Potential in Sutomore, Montenegro

Immerse yourself in the captivating beauty of Montenegro's Adriatic coast with this exceptional investment opportunity. Nestled in the charming coastal town of Sutomore, this property presents a unique blend of luxurious living spaces, income-generating vacation rentals, and a thriving mini-market,



all conveniently located just a stone's throw away from the sparkling Adriatic Sea.

#### Prime Location and Established Business:

Sutomore, renowned for its pristine sandy beach and vibrant atmosphere, attracts tourists seeking a relaxed and affordable holiday experience. This well-established property, fully operational since 2005, boasts a prime location, allowing guests to enjoy the best of both worlds: unwinding on the beach and exploring the town's lively offerings. The property's successful track record as a short-term vacation rental business ensures a steady income stream for the new owner.

#### Spacious Main House with Private Residence and Commercial Apartments:

The heart of the property lies in the impressive main house, constructed in 2005 on a substantial 950 square meter plot of land. This expansive 450 square meter residence offers a comfortable and private living space on the first floor, featuring three bedrooms and two bathrooms. Ideal for the owner or property manager, this private haven provides a tranquil retreat.

The second floor of the main house is cleverly designed to maximize rental income. Five fully equipped apartments, each featuring a kitchenette and bathroom, cater to the needs of vacationers seeking a convenient and comfortable home base for exploring Sutomore's charm.

#### Modern Guest House with Additional Apartments:

Expanding the property's rental potential is a modern guest house, constructed in 2020. This two-story structure boasts four fully finished and furnished apartments, each offering a comfortable and inviting space for guests. With a total of three bedrooms across the guest house apartments, the property caters to a variety of guest sizes and preferences.

#### Comprehensive Amenities for Unforgettable Stays:

To ensure a truly memorable experience for guests, the property offers a multitude of amenities. Twelve well-appointed bathrooms and eleven fully equipped kitchens provide convenience and comfort throughout the apartments. Seven spacious terraces create ideal spots for guests to relax and soak in the breathtaking views or enjoy al fresco dining. Ample parking is available with fifteen designated parking spaces, eliminating any worries for guests arriving with vehicles.

#### Outdoor Entertainment and Year-Round Convenience:

Beyond the in-house amenities, the property provides additional features that elevate the guest experience. Outdoor stone-built barbecues create the perfect setting for social gatherings and evenings spent under the Montenegrin sky. For added convenience, a mini-market operating year-round ensures guests have easy access to everyday essentials throughout their stay.

#### Move-in Ready with Furniture and Appliances:



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This exceptional property is presented in impeccable condition, ready to welcome new owners and guests immediately. The sale includes all furniture and appliances, eliminating the need for additional investment or lengthy setup processes. New owners can begin reaping the benefits of this established business venture from day one.

## Investment Highlights:

- \* **Prime Location:** Situated in the heart of Sutomore, close to the beach and town center.
- \* **Established Business:** Proven track record of success as a short-term vacation rental business.
- \* **Multiple Income Streams:** Rental income from nine fully equipped apartments and a thriving mini-market.
- \* **Spacious Living:** Private residence with three bedrooms and two bathrooms in the main house.
- \* **Guest Accommodation:** Nine fully equipped apartments across the main house and guest house.
- \* **Modern Amenities:** Twelve bathrooms, eleven kitchens, seven terraces, and fifteen parking spaces.
- \* **Outdoor Entertainment:** Stone-built barbecues for guest enjoyment.
- \* **Year-Round Convenience:** On-site mini-market for guest essentials.
- \* **Move-in Ready:** Includes all furniture and appliances.

Owning a piece of paradise in Sutomore, Montenegro, has never been easier. This exceptional property offers a unique combination of luxurious living, a thriving business, and endless possibilities. Contact us today to schedule a viewing and explore the potential of owning this one-of-a-kind investment opportunity.

## ABOUT THE AREA

Sutomore is a charming coastal town in Montenegro, renowned for its beautiful sandy beach and vibrant atmosphere. Nestled between the picturesque towns of Bar and Petrovac, Sutomore offers a relaxed and affordable holiday destination. The town boasts a 2-kilometer-long sandy beach, ideal for sunbathing, swimming, and enjoying water sports. The beach promenade is lined with a variety of bars, cafes, and restaurants, offering something for every taste and budget.

Sutomore is a popular destination for young travelers, with its lively nightlife scene featuring numerous bars and clubs. The town also offers a range of historical and cultural attractions, including the Church of St. Petka and the ruins of the Ratac Monastery. For those seeking adventure, nearby opportunities for hiking, cycling, and exploring the stunning Montenegrin countryside abound.

The town's strategic location provides easy access to other popular destinations along the Montenegrin coast. Visitors can easily explore the historic town of Bar, with its Venetian fortifications and charming Old Town, or venture further south to the picturesque Bay of Kotor.

The nearest airport to Sutomore is Podgorica Airport (TGD), located approximately 45 kilometers away. From the airport, visitors can reach Sutomore by taxi, bus, or rental car.

## MAiN FEATURES:



- \* 610m2 of living space
- \* 950m2 plots
- \* 12 Bedrooms between all dwellings
- \* 11 Bathrooms between all dwellings
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Montenegro
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Comune

Camere da letto:	12
Bagni:	11
Finito piedi quadrati:	610 mq
Dimensione del lotto:	950 mq

## Rental details

Furnished:	Si
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.645.629

