



Montenegro. Spacious building plot in the heart of



Agent Info

Name: Юрий М
Email: youland@mail.ru
Company: EUROPE Gmbh
Name:
Country: Russia
Specialties:
Phone: +7921 (906) 737-7
Languages: English, Russian
Website: <http://www.youland.org>

Listing details

Property for: Sale
Price: USD 923,013.72

Location

Country: Montenegro
State/Region/Province: Kotor
City: Kotor
Address: Доброта
Posted: Jul 10, 2025

Description:

Montenegro. Spacious building plot in the heart of Dobrota, a few minutes' walk from the sea/
№11397

Spacious building plot in the heart of Dobrota, a few minutes' walk from the sea

€790,000

1,056m²

We offer a well-located plot of 1,056 m², located in Dobrota, just about 130 meters from the sea.

The plot is rectangular in shape, with convenient access, and a wide asphalt road runs along the entire lower border.

The plot offers a direct and unobstructed view of the sea and the slopes of Mount Vrmac.

The plot is an independent urban unit in a residential zone (SMG), ready for construction, with all the necessary documentation.

Urban planning parameters:

Development coefficient: 0.35 — permissible area of the object's base up to 370 m²

Development density coefficient: 1 — maximum gross area of the object up to 1,059 m²

Number of floors: first floor + second floor + attic

All connections to utilities and transport infrastructure at the border of the plot.

Behind the plot there is a green area untouched by nature, and below there are modern hotels and residential buildings.

The old town of Kotor is located approximately 3.5 km away, and Tivat Airport is approximately 12 km away.



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Phone:

+7921 (90673) 77-

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