



Excellent Plot of land with planning for sale in Risan Kotor Montenegro



Agent Info

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 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 393,337.33

Location

Country: Montenegro
 State/Region/Province: Kotor
 City: Risan
 ZIP code: 85337
 Posted: Mar 27, 2025

Description:
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Esales Property ID: es5554413

Risan

Kotor

Montenegro

A Unique Opportunity: 4323m2 Land with Planning for a Stone House in Risan, Montenegro

This exceptional 4323m2 plot of land presents an unparalleled opportunity to build a dream home in one of the most breathtaking locations in Montenegro. Nestled within the UNESCO-protected Bay of Kotor, this property boasts panoramic views that encompass the majestic expanse of the bay and the dramatic surrounding mountains.

A Picture-Perfect Setting



Imagine waking up to the sight of crystal-clear turquoise waters shimmering beneath a vibrant blue sky. This is the reality that awaits you in Risan, a picturesque town steeped in ancient history. The earliest recorded mention of Risan dates back to the 4th century BC, and the town's rich past is evident in its charming architecture and archaeological sites.

A Lifestyle of Unparalleled Beauty

This idyllic location offers a lifestyle of unparalleled beauty and convenience.

- * **Stunning Views:** The land itself commands breathtaking panoramic views, allowing for the creation of a truly unique and spectacular residence.
- * **Natural Beauty:** The surrounding area is a haven for nature lovers, with opportunities for hiking, cycling, and exploring the stunning coastline.
- * **Coastal Charm:** Risan offers a charming blend of modern amenities and traditional Montenegrin charm. Enjoy leisurely strolls along the waterfront, savor delicious al fresco dining at numerous waterfront restaurants, and indulge in a variety of water sports, from swimming and kayaking to sailing and diving.

Modern Conveniences

Despite its idyllic setting, Risan provides all the necessary amenities for modern living:

- * **Local Amenities:** The town boasts a well-stocked market, a selection of supermarkets, a pharmacy, a hospital, and other essential services.
- * **World-Class Accommodation:** Experience the pinnacle of luxury with the 5-star Mövenpick Hotel located just a short distance away.
- * **Easy Access:** Enjoy convenient access to international airports:
 - * Tivat Airport: 45 minutes
 - * Podgorica Airport: 1.15 hours
 - * Dubrovnik Airport (Croatia): 1.30 hours
- * **Active Lifestyle:** Indulge in a wide range of sporting and cultural activities, including water sports, mountaineering, and exploring the rich history and culture of the region.

Investment Potential

This property presents a unique investment opportunity. The combination of breathtaking views, a desirable location within the UNESCO-protected Bay of Kotor, and the potential to build a bespoke luxury residence creates a highly sought-after asset.

Experience the Magic of Montenegro

This extraordinary property offers a once-in-a-lifetime opportunity to create a dream home in one of the most beautiful and sought-after locations in the world. Immerse yourself in the magic of Montenegro, where ancient history meets modern luxury, and create a legacy that will be cherished for generations to come.



In 2023, Montenegro witnessed a surge in tourism, with a remarkable 2,613,306 arrivals and a total of 16,389,279 overnight stays. Notably, 96.3% of these stays were attributed to tourists, highlighting the significant growth potential within the tourism sector. This growth is particularly evident in Kotor, which recorded an impressive 1,293,632 overnight stays alone.

To capitalize on this burgeoning tourism industry, the Montenegrin government is actively exploring the expansion of building permits, particularly for projects that enhance tourism infrastructure. This initiative aims to address the increasing demand for accommodation and bolster the country's revenue streams. Given its strategic location and proximity to major tourist attractions, Risan is well-positioned to benefit from this policy shift.

To the east of Risan lies Perast, a picturesque village renowned for its 17 Baroque palaces and 19 churches, all nestled within a community of fewer than 500 residents. Further east, the magnificent citadel of Kotor, a UNESCO World Heritage Site, stands as a testament to Montenegro's rich history. This medieval old town, a masterpiece of Venetian defense architecture, is a major port of call for cruise ships, attracting hundreds of thousands of visitors annually. All Offers Considered.

About the Area

Risan, a charming coastal town nestled in the Bay of Kotor, Montenegro, offers a unique blend of ancient history and breathtaking natural beauty. The surrounding landscape is a dramatic tapestry of majestic mountains and crystal-clear turquoise waters under a perpetually blue sky. Risan itself boasts a rich history dating back to ancient times. The earliest recorded mention of the town appears in 4th-century BC chronicles, describing it as a fortress where Queen Teuta sought refuge from Roman legions. Legends abound, with the warrior Medaurus revered as the town's patron saint. Evidence of this ancient heritage can be found in the exquisite mosaics depicting Medaurus, some dating back to the 1st and 2nd centuries AD. The Villa Urbana, an archaeological site near Risan, further underscores the town's historical significance with the discovery of a unique and unparalleled stone depicting an ancient Greek god.

The town's mild and pleasant climate has contributed significantly to the preservation of its ancient buildings. From mid-spring to October, the sea temperature can reach a balmy +26°C, while summers in Risan are comfortably warm with average temperatures between +25°C and +27°C, making it an ideal destination for families with children and the elderly. The therapeutic properties of the bay's waters, enriched by minerals carried down from the surrounding mountains by rainwater, attract many visitors seeking health and rejuvenation. The gentle slope of the mountainsides creates a shallow bay with hidden coves, offering protection from the Adriatic Sea's waves and creating a serene environment for swimming and relaxation.

Just a short distance from Risan lies Perast, a picturesque village renowned for its stunning beauty and a popular summer destination for tourists.

Closest Airports to Risan:

* Tivat Airport (TIV): The closest airport to Risan, located approximately 15 kilometers away.



* Dubrovnik Airport (DBV): Situated in neighboring Croatia, Dubrovnik Airport is another convenient option, approximately 90 kilometers from Risan.

These airports provide convenient access to Risan for travelers arriving from various international destinations, allowing them to easily explore this captivating region of Montenegro.

Key Features:

- * 4323m² of land with panoramic bay and mountain views.
- * Planning permission for the construction of a stone house.
- * Located in the picturesque town of Risan, steeped in history and natural beauty.
- * Easy access to all essential amenities, including shops, restaurants, and a 5-star hotel.
- * Conveniently located near major international airports.
- * Excellent potential for both personal enjoyment and investment.

Contact us today to buy or sell your land or property in Montenegro fast online.

Common

Finished sq. ft.: 4323 sq m
Lot Size: 4323 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/UAJM-T2717/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 18703-es5554413

