



## Montenegro. Urbanized plot of 2065m2 near the city



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 255,032.35

### Location

Country: Montenegro  
State/Region/Province: Bar  
City: Bar  
Address: УЛЬЦИН  
Posted: Aug 09, 2025

### Description:

Montenegro. Urbanized plot of 2065m2 near the city center, next to the Bar-Ulcinj highway/  
№J10290

Urbanized plot near the city center, next to the Bar-Ulcinj highway  
219.000€

Urbanized plot near the city center, next to the Bar-Ulcinj highway

For sale is an urbanized plot of 2.065 m<sup>2</sup>, located only 4 km from the city center, in the immediate vicinity of the main road Bar-Ulcinj.

The plot is flat, regular in shape, has a private access road 3 meters wide, and according to the urban plan, the road also runs on the other side of the plot. This makes it suitable for various types of construction.

According to the current urban development and technical conditions, the site is located in Block 4 — a mixed-use zone (central activity), which allows the construction of:

- commercial and business facilities,
- hotels and restaurants,
- cultural, sports and healthcare facilities,
- gas stations and related infrastructure.

### Development parameters:

- Number of storeys - 5
- Maximum development density: up to 50% of the site area
- Mandatory landscaping: at least 20% of the site area

Important: for each individual site, individual urban development and technical conditions (GTU) are



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issued, valid only for it.

The information above is taken from the general characteristics of the urban development plan.

For additional information, documents or to arrange an inspection, please contact us.

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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IMLIX ID:

IX7.219.052

