

Excellent Plot of land for sale in Budva Montenegro With Stunning views of Adriatic



Agent Info

Name: Niall Madden
Company: Esales Property Limited
Name:
Country: United Kingdom
Experience 2002
since:
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: English
Website: <https://esalesinternational.com>

Listing details

Property for: Sale
Price: USD 642,767.3

Location

Country: Montenegro
State/Region/Province: Budva
ZIP code: 88330
Posted: Nov 18, 2025
Description:
Excellent Plot of land for sale in Budva Montenegro With Stunning views of Adriatic sea

Esales Property ID: es5554867

Lapčići

Лапчићи

Montenegro

Unveiling the Adriatic Gem: Prime Urbanized Land for Dual Luxury Development in Budva, Montenegro

This represents a rare and critical opportunity to secure a prime piece of urbanized land in the highly sought-after, appreciating real estate market of Budva, Montenegro. Budva is not merely a coastal town; it is the undisputed capital of the Montenegrin Riviera, renowned for its historic Stari Grad, vibrant nightlife, and luxurious marina developments. The defining feature of this parcel is its stunning,

breathtaking views of the entire Adriatic Sea and the Budva city basin. An elevated position ensures these panoramic sea views are protected and permanent, providing the essential, high-value component that drives premium property pricing in this market. Budva's anticipated economic integration and continued tourism growth mean that this investment is poised for maximum capital appreciation.

This offering is not raw land, but a fully de-risked and urbanized parcel, a massive advantage that saves months, if not years, in the complex Montenegrin planning process. The site comes with complete urban documentation fully compliant with all legal requirements, making it instantly ready for the design and permitting phase. The plot encompasses a generous total area of 1,126 sqm, with a designated urban planning plot of 1,070 sqm. Most importantly, the official urban technical conditions explicitly permit the construction of two independent residential buildings. This dual structure potential allows for highly lucrative strategies, such as building two separate luxury villas or two boutique apartment buildings, perfectly leveraging Budva's strong year-round rental demand.

The official development parameters are clear and favourable for quality construction, ensuring the ability to maximize sellable area while preserving a high-end, low-density feel. The permitted Gross Built-Up Area (GBA) is 643 sqm across the two buildings. The specific height restriction of Basement + Ground Floor + 1 Floor (B+G+1) dictates a vision of elegant, low-rise architecture that integrates beautifully with the landscape and maintains the spectacular view corridors. Given that luxury properties in Budva with sea views often command premium prices (exceeding €4,000 per square meter for new builds), a meticulously designed project here is positioned for significant profit margins. The provision for a Basement (B) further allows for essential luxury features like secure underground parking or dedicated wellness facilities, significantly boosting the property's appeal and resale value.

Investing in this Budva land is fundamentally an investment in Montenegro's secure future, driven by its path towards EU membership and its status as a Euro-denominated economy. The location benefits from superior air accessibility: the nearest major airport is Tivat Airport (TIV), located only 17–20 kilometers away, facilitating quick transfers for owners and high-end rental guests. This ready-to-develop land, with guaranteed panoramic Adriatic views and fully compliant documentation, offers a unique opportunity to build the future of Budva luxury on its finest available canvas, providing both tranquility and exceptional capital growth potential.

About the Area

Budva stands as the vibrant, undisputed capital of tourism on the Montenegrin coast, often dubbed the 'Budva Riviera' for its concentration of stunning beaches, lively nightlife, and historical charm. The city's heart is the captivating Stari Grad (Old Town), a small, fortified peninsula that is one of the oldest settlements on the Adriatic, dating back over 2,500 years. Enclosed by thick medieval stone walls, the Old Town is a maze of narrow, cobblestone streets, picturesque squares, and historical landmarks like the

Citadel Fortress and the Church of Sveti Ivan. Just outside the walls, the modern city pulses with energy, defined by a luxurious marina and an extensive promenade lined with cafes, bars, and palm trees, creating an atmosphere that seamlessly blends ancient history with contemporary Mediterranean glamour.

The Budva Riviera offers an abundance of sun-soaked activities, centered around its famous coastline. Must-visit beaches include the easily accessible Mogren Beach, tucked into the cliffs just west of the Old Town, and the expansive, music-filled Jaz Beach, which often hosts major summer concerts. For a truly iconic sight, the nearby islet of Sveti Stefan—a 15th-century fortified village now converted into a private luxury resort—offers incredible photo opportunities from the mainland viewpoint. Beyond the beaches, visitors enjoy boat trips to Sveti Nikola Island, exploring the Budva Citadel for panoramic views of the entire Riviera, or seeking thrills with activities like paragliding over the turquoise waters. As the sun sets, Budva's reputation as a nightlife hotspot comes alive, featuring open-air clubs like Top Hill, particularly vibrant during the summer months.

The local food scene in Budva reflects Montenegro's dual identity: a Mediterranean coast and a rugged inland region. Along the waterfront, the cuisine is dominated by fresh Adriatic seafood, featuring dishes like grilled sea bass, calamari, mussels buzara (cooked in wine and garlic), and black risotto (coloured with squid ink). Restaurants in the Old Town and along the marina specialize in these coastal delicacies. However, traditional Montenegrin mountain flavors are also readily available, with starters often including Njeguški pršut (dry-cured, smoked ham) and local cheeses. For a quick, authentic street food experience, one must try Burek, a flaky, savory pastry typically filled with cheese or meat, often enjoyed with a side of yogurt.

For international travelers, Budva is very accessible via air travel. The nearest major airport is Tivat Airport (TIV), located just 17 to 20 kilometers away. Tivat is the most convenient option, especially during the summer high season, as it hosts numerous direct flights from across Europe. The short drive from Tivat to Budva typically takes about 30 minutes, offering scenic views along the coast. Alternatively, Podgorica Airport (TGD), the country's primary hub, is located approximately 65 kilometers away and offers a larger number of year-round international connections, with a transfer time of about an hour and fifteen minutes.

Main Features

- * 1162 m² of land for development
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.
- * The land is sold with the permit to construct for 2 buildings

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

Common

Finished sq. ft.:	1126 sq m
Lot Size:	1126 sq m



Lease terms

Date Available:

Contact information

IMLIX ID: IX7.859.917

