



## Eco-Luxury 4★ Tourist Complex for Sale – Kolašin

### Agent Info

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

### Listing details

Property for: Sale  
 Price: EUR 2,780,000

### Location

Country: Montenegro  
 Posted: Mar 10, 2026

#### Description:

Located in Kolasin.

**EXCLUSIVE INVESTMENT OPPORTUNITY** Eco-Luxury 4★ Tourist Complex for Sale – Kolašin For sale is a modern, fully equipped four-star tourist complex, designed according to contemporary principles of sustainable and eco-friendly construction, located in one of Montenegro’s most перспективных mountain destinations – Kolašin. This property represents an ideal investment opportunity, offering stable year-round income, fast return on investment, and long-term profitability, with low operating costs.

**Purchase – Tourist Complex Kolašin** A unique opportunity is offered to purchase a complete tourist complex in one of the fastest-growing mountain destinations in Montenegro – Kolašin. The property is fully completed, energy-efficient, and ready for operation, with a total capacity of 50 beds, including a restaurant, SPA center, reception, and all accompanying facilities necessary for professional accommodation management.

**Key Advantages** Energy self-sufficiency: solar panels, own water source (well), and generator Low operating costs and reliable year-round operation No additional investment required – the property is fully functional and immediately operational Possibility of branding and operating under the buyer’s own name

**Location** An ideal position – just a few minutes from the center of Kolašin and the Kolašin 1600 Ski Center, in close proximity to Biogradska Gora National Park. The location enables year-round operations and attracts various guest profiles: skiers, hikers, wellness tourists, families, and international visitors.

**Market Potential** Kolašin records stable growth in tourist demand throughout the year, with strong winter and summer seasons. The complex is ideal for stable and sustainable operations, offering high return potential through accommodation, hospitality, and wellness services. This complex represents a rare opportunity to acquire a stable, self-sustaining, and attractive tourist project in a market with proven growth and long-term potential.

**ACCOMMODATION CAPACITY** 5 luxury duplex apartments (84 m<sup>2</sup> each)  
 Ground floor: living room, kitchen, bathroom, covered terrace  
 First floor: two bedrooms, hallway, enclosed terrace  
 Additional units: 4 rooms (20 m<sup>2</sup>)



each) 4 apartments (30 m<sup>2</sup> each) Corridors and storage areas: 70 m<sup>2</sup> Basement: reception, SPA zone, lobby bar, technical room HOSPITALITY FACILITY – 150 m<sup>2</sup> Indoor restaurant area Covered terrace: 46 m<sup>2</sup> Open summer terrace: 80 m<sup>2</sup> Capacity: up to 80 seats Ideal for à la carte service, breakfasts, après-ski, events and private celebrations. ECO & ENERGY EFFICIENCY Solar panels: total capacity 20 kW Backup generator: 40 kW Natural materials and mountain-adapted architecture Low operating costs and minimal environmental impact YEAR-ROUND INCOME POTENTIAL Winter season: proximity to Kolašin 1600 Ski Resort (~10 km) Summer season: eco, adventure and wellness tourism (Biogradska Gora National Park, rafting, hiking) ✓ Four-star category ✓ Stable annual income ✓ High occupancy in all seasons ✓ Sustainable and future-oriented investment

## Common

Bedrooms: 3  
Bathrooms: 3  
Finished sq. ft.: 4881 sq m

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/MGPD-T17027/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T17027/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 53435

