

An aerial photograph of a coastal area. In the top right, there's a blue sea with white foam. Below it, a paved road curves through a green, hilly landscape. Several buildings are visible, including a large white one with a flat roof and some smaller houses with red roofs. A large, undeveloped green area is prominent in the center. The image is overlaid with a semi-transparent grey diagonal band and a solid red diagonal band at the bottom right.

# ATTRACTIVE UNDEVELOPED LAND

REŽEVIĆI, MUNICIPALITY BUDVA

**APS**  
Montenegro



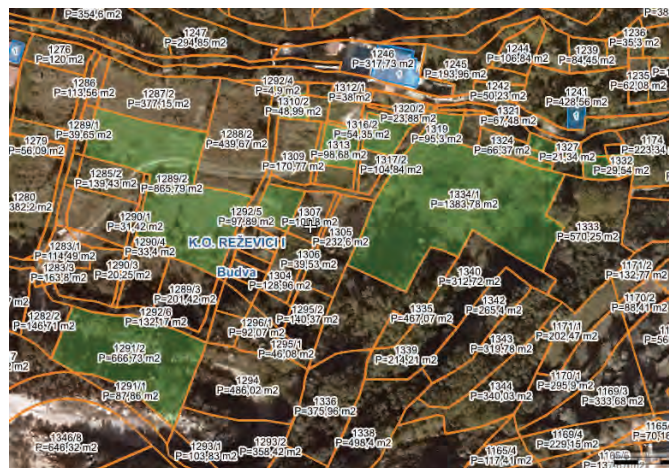
The real estate is located in a quiet village Reževici in the municipality of Budva, with a beautiful view of the sea and mountains. This settlement is one of the attractive development tourist resorts. It is located between Budva and Bar, only 4km from the hotel-town of Sveti Stefan. Mini hotels, luxury villas, individual houses, residential buildings were built on this location.

**Nearby is one of more attractive beaches "Drobni pjesak".**

The traffic connection of the location is good. The property can be reached by the highway E65 / E80 Bar-Budva, and the distance from the highway is only 550 meters. The distance from Budva is 13 km and it can be reached in 19 minutes approximately, while a similar distance from Bar is 12.5 km and can be reached in approximately 18 min. Infrastructure facilities: primary school, healthcare center, university building and other facilities are located in Budva and Bar. There are also shopping centers in Budva and Bar, while nearby at a distance of up to 500m there are grocery stores and the settlement center Reževica Rijeka. The property can be accessed from the public road.

The plots are undeveloped and covered with low Mediterranean vegetation, relatively flat terrain, with a slight slope towards the sea.

**MUNICIPALITY**-----**BUDVA**  
**CADASTRAL MUNICIPALITY**-----**KO REŽEVICI**  
**PROPERTY AREA**-----**4202m<sup>2</sup>**  
**PROPERTY PRICE IN EUR**-----**ON REQUEST**  
**ID NUMBER**-----**ME10119L01001**



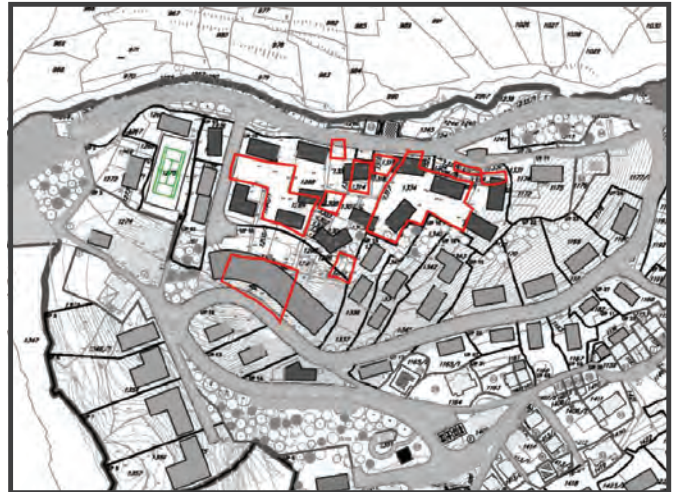
Cadastral parcels (GeoPortal Montenegro)



The site is located on a relatively flat terrain facing the sea, near the main road. The plots are covered with Mediterranean low vegetation, and partly olive trees and has an unobstructed view of the sea. The land is suitable for construction though prior construction works are required for leveling and cleaning. It is an excellent development opportunity for tourist, residential buildings and commercial facilities.

The site is part of the planning documentation of the Local Study of the Rijeka Reževica site "

According to LSL "Rijeka Reževica", the subject plots are included in the urban plots UP 10 and UP 65. On the urban plot UP 10 the construction of an apart hotel is planned, while on UP 65 the construction of a hotel is planned.



*Parceling plan  
with overlapping cadastral parcels*

The development potential of this plot is reflected in the following:

- favorable price of land per square meter
- permanent sea view
- possibility for phased construction works
- close to the international airports Tivat and Golubovci (Podgorica)

**EXCELLENT POSITION, FAVORABLE  
ECONOMIC CLIMATE,  
A COUNTRY OF SECURITY AND STABIL-  
ITY.**

**SIMPLE LEGAL FRAMEWORK,  
INVESTMENT HOTSPOT,  
COMPETITIVE YIELD  
RENT, STRONG PRICE GROWTH  
REAL ESTATE.**

Urban lot	Area UP	Area under buildings	Unbuilt area	Storeys	Gross extended floor area of building	Occupation index	Construction index	Purpose
UP 10	6 157	1 539	4 618	B+Gf+1	4 618	0.25	0.75	apart hotel
UP 65	2 967	979	1 988	B1+B2+B3+B4+B5	4 302	0.33	1.45	hotel
Urban lot	Cadastral parcel	Area	Storeys	Occupation index	Construction index	Max occupation	Max. construction	
UP 10	1295/2, 1289/2, 1308 1314 1313 1310/2 1311/2 1319 1334/1 1326/1 1325 1327 1329 1332	2900	B+Gf+1	0.25	0.75	725	2 175	
UP 65	1291/2	663	B1+B2+B3+B4+B5	0.33	1.45	218.8	961.4	

*Urban parameters*





# **APS**

## **Montenegro**

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