

#### **LOCATION**

## **APS**

The property is located in the municipality of Budva. Budva is a city located in the central part of the Montenegrin coast and covers an area of about 122 km2 and has about 11,000 inhabitants (according to the 2011 census).

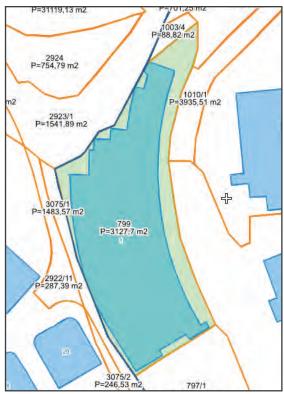
Budva is a central tourist destination in Montenegro. The old town of Budva is located on the coast and is an area of exceptional natural beauty.

The airport in Tivat is 20 km away from Budva, and the airport in Podgorica is 65 km away.

The property is located at a distance of:

- City center (Old town): 1.7 km
  - Sea: 115 m
  - Highway 40m





Cadastral parcels (GeoPortal Montenegro)





The apartment in question is located within the exclusive complex on Zavala, within the Kondo Hotel Harmonija.

Apart-hotel "Harmonia" is located in a beautiful place on the Adriatic Sea, on the shores of the clear azure sea, among the flowering Mediterranean plants, surrounded by picturesque mountains. The complex is located within walking distance of the center of Montenegrin tourism, the city of Budva, but at a sufficient distance so as not to disturb the peace of the inhabitants with loud music from bars and discos at night.

At the prices at which luxury real estate is sold in the complex «Harmonia», special attention should be paid. In Montenegro, the price especially affects the attractiveness of buying real estate.

Aparthotel "Harmonia" is located in the heart of Montenegro, in the elite part of the Budva Riviera on the Zavala peninsula, which was one of the protected parts of untouched nature. The complex is located within walking distance of the sea and clean beaches. All terraces offer a magnificent view of the sea: either towards the authentic Old Town of Budva, or the beach Bečići and the picturesque island of Sveti Stefan, which is a trademark of the country. Below the building is a tunnel that leads to the Budva promenade - the main place for walking by the sea.

**CONSTRUCTION: Reinforced concrete** 

FLOORS: The apartment is located on the fourth floor

WALLS: Brick - interior plastered and painted.

FLOORS: Parquet and ceramics of excellent quality

FACADE: Alu Bond, Demit (excellent), stone

HOLES: Aluminum, top quality, large holes, wood of excellent quality inside

INSTALLATIONS: Installations all connected to the city network

**PURPOSE: Housing and renting** 

OTHER: Exclusive complex, excellent quality

BUSINESS PREMISES CAN BE PURCHASED TOGETHER OR SEPARATELY.

POSSIBLE CONNECTION OF BOTH SPACES INTO ONE.



## **PROPERTY PHOTOS**

## **APS**











### **CONTACT**

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