



BUSINESS BUILDING

MUNICIPALITY BAR

APS
Montenegro

The real estate that is the subject of this assessment is located in the municipality of Bar. Bar is a town located in the southern part of Montenegro.

Bar is a popular summer tourist destination, as well as a business center of the southern part of the Montenegrin coast. The Port of Bar represents the tourist and business connection of Bar with the world. The old town of Bar is located at the foot of the mountain Rumija, in the hinterland of the city which is on the coast.

Bar is 25 km away from Ulcinj, 50 km from Podgorica Airport and 60 km from Tivat Airport, 140 km from Tirana Airport and 120 km from Dubrovnik Airport.

MUNICIPALITY-----BAR
 CADASTRAL MUNICIPALITY-----KO NOVI BAR
 PROPERTY AREA-----2690m²
 PROPERTY PRICE IN EUR-----ON REQUEST
 ID NUMBER-----ME10181B01001



Cadastral parcels (GeoPortal Montenegro)

The location of the real estate, which is the subject of this assessment, located at the following distance from:

- City center: 1,2 km
- Sea: 1 km
- Bus stop 140m



This office building is commercial property, with an entrance on the ground floor of the building, on two sides (technically - directly from the street and pedestrian entrance to the office building).

The building has 4 levels in total.

On the ground floor and offices are planned a warehouse space and offices, a large gym is planned on the first floor, office space on the second floor as well as on the third floor as well.

According to the previous report on the valuation, the plan was to have an entrance hall in this building, 2 smaller rooms, an office, toilets and a warehouse space on the ground floor.

A gym and spa, showers, toilets and locker rooms were planned on the first floor. On the second and third floor there is a large open space suitable for offices.

ATTRACTIVE BUILDING

IT IS POSSIBLE TO DIVIDE THE BUILDING BY FLOORS INTO SEVERAL UNITS TO BE USED FOR DIFFERENT PURPOSE

PLANNED AND DESIGNED IN A MODERN STYLE





CONATCT

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