# BUSINESS RESIDENTIAL SPACE WITH PLOT

## MUNICIPALITY OF PODGORICA

APS
Montenegro

# APS

## LOCATION

The property is located in the municipality of Podgorica, at 6 Hercegovačka Street. Podgorica is the capital of Montenegro and is located in the central region with excellent transport links to the cultural and historical center of Cetinje, the northern region and industrial and mountain centers such as Niksic, Zabljak and Kolasin, and especially the coastal region and cities, Budva, Bar, Ulcinj ..

Podgorica is the largest educational, administrative and economic center in Montenegro.

**DISTANCE FROM:**

- **City center: 120m**
- **Bus and train station: 1.7km**
- **University: 2.8km**
- **Clinical center: 2.3km**

**MUNICIPALITY----------PODGORICA**

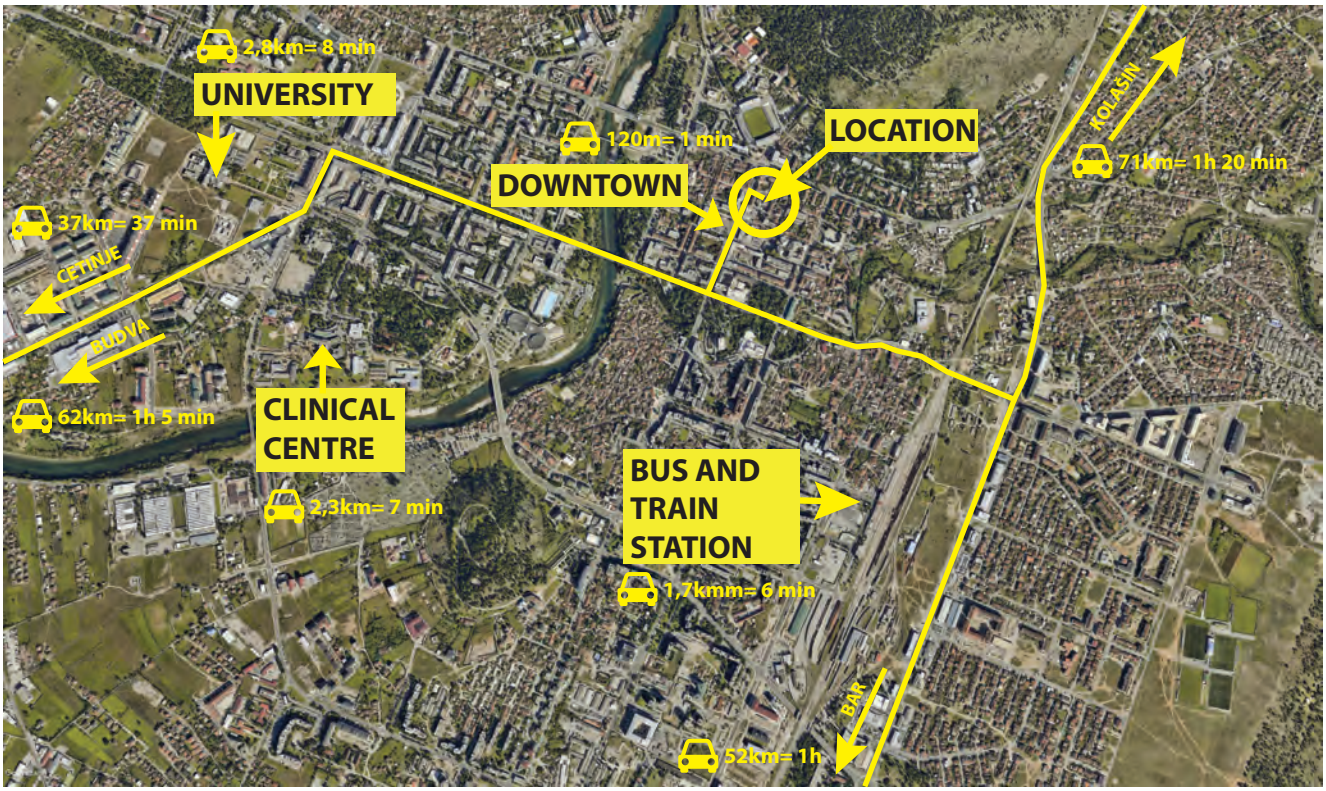
**CADASTRAL MUNICIPALITY---------KO PODGORICA I**

**PROPERTY AREA----------228m²**

**PROPERTY PRICE IN EUR----------ON REQUEST**

**ID NUMBER----------ME10244B01001**

*View of the cadastral plot for the building in where the real estate is located (GeoPortal Montenegro)*



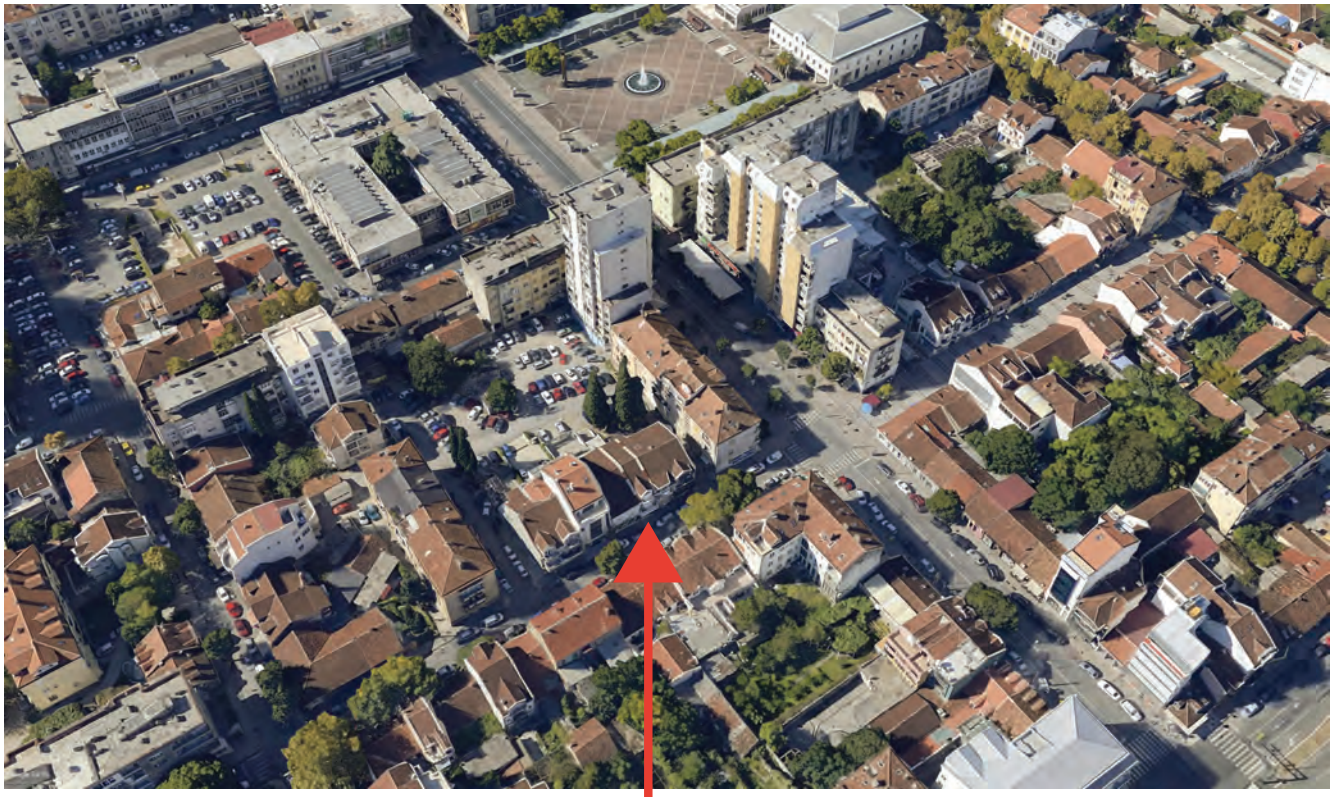
# PROPERTY DESCRIPTION

The real estate is a residential and commercial building in the very center of Podgorica. The building has a ground floor, first floor and attic. On the ground floor there are business premises 111m2, while on the first floor and attic there are residential units of 84m2

The building is made of reinforced concrete, made in the early 1980s. The roof is flat. The facade is plastered and painted. Exterior doors and windows are wooden. The entrance hall of the building is plastered and painted. Vertical communication between the floors is provided by an internal staircase and an elevator.

Parking space is located on the south-courtyard of the building. The entrance to the office space is on the street side, while the entrance to the other floors is on the courtyard side.

The property is equipped with all available utilities, such as electricity, low voltage network, water and sewage.)



**GREAT LOCATION IN THE CITY CENTER;**

**GOOD TRAFFIC AND PEDESTRIAN CONNECTION WITH ALL IMPORTANT LOCATIONS IN THE CITY;**

CASHMERE ITALIA

# CONTACT

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