



ATTRACTIVE UNDEVELOPED LAND

DONJI ŠTOJ, MUNICIPALITY OF ULCINJ

APS
Montenegro

The real estate in question is located in a quiet settlement Donji Štoj in Ulcinj. This settlement is one of the most attractive settlements because it complements the tourist facilities and facilities of the city of Ulcinj. The main potential of the zone is in the unique, undeveloped natural environment of sandy beaches and dunes, the area of Mediterranean plants and pine forests in along the Long Beach, and areas with swamps, thickets and numerous habitats of indigenous plant species, amphibians, reptiles and birds in the Bojana river delta. Hotels, luxury villas, individual houses, residential buildings were built on this location.

In the vicinity of this location there is the Long Beach, which is the longest beach in Montenegro and one of the longest in Europe. .

The zone in which the real estate is located is connected to the central city area of Ulcinj by a bridge over the Port Milena canal. The property can be reached by the local road R-17, and the distance from which it is only a few meters away.

It is located within 7 km distance from Ulcinj and can be reached in approximately 10 minutes drive. Infrastructure facilities: primary school, healthcare center, university building and more are located in Ulcinj. There is also a shopping center in Ulcinj, while there are smaller shops nearby.

LOCATION

MUNICIPALITY-----ULCINJ
 CADASTRAL MUNICIPALITY-----KO DONJI ŠTOJ
 PROPERTY AREA-----13042m²
 PROPERTY PRICE IN EUR-----ON REQUEST
 ID NUMBER-----ME10249L



The site is located on a flat terrain facing the longer side in a south-north direction, right next to the road. The land is suitable for construction with though prior preparatory works need to be carried out for levelling and cleaning for leveling and cleaning. It represents an excellent development opportunity for tourist facilities.

The location is part of the planning documentation of the Spatial Urban Plan of the Municipality of Ulcinj.

According to the SUP Ulcinja, the land is located in the zoning area where the construction is permitted, tourism T1 and the following parameters apply:

Occupancy index: 0.30
Construction index: 0.80
Planning zone number: 2
Gross building area for the plot: 10433m²

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

- favorable price of land per square meter
- undeveloped and flat land
- possibility of phased construction works
- within a radius of 75 km there are two international airports Tivat and Podgorica, and within a radius of 140 km there are two more important international airports Dubrovnik and Tirana.

Areas for tourism T1



Area use plan

EXCELLENT POSITION, FAVORABLE ECONOMIC CLIMATE, A COUNTRY OF SECURITY AND STABILITY.

SIMPLE LEGAL FRAMEWORK, INVESTMENT HOTSPOT, COMPETITIVE RENTAL YIELD, STRONG INCREASE IN REAL ESTATE PRICES.



Area use plan





APS

Montenegro

APS Montenegro d.o.o.
Cetinjska 11, The Capital Plaza 4-th floor
81 000 Podgorica, Montenegro

me-public@aps-holding.com

+382 20 408 500