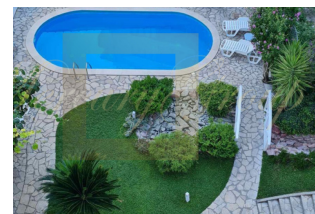
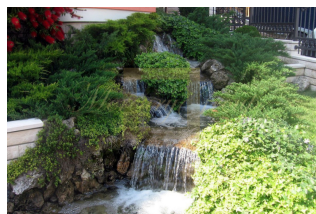




Exclusive villa for sale in Petrovac

Montenegro, Budva riviera

Price:	€ 1 650 000
Object type	House
Land area	555 m2
Area	600 m2
Category	For sale



An excellent villa in Petrovac is for sale. The villa has three floors and an area of 600 m², located on a plot of land of 555 m². Due to changes in regulations and the number of floors in buildings, the construction of 4 floors is allowed, so it is possible to add another floor to the villa itself. In addition, there is the possibility of expansion through the purchase of two more plots of approximately 250-300 m², which can be used to construct a building next to the villa of more than 800 m². The villa consists of 13 modernly equipped apartments with 50 beds and one luxury apartment of 50 m². All apartments are equipped with air conditioning, cable TV, safe, kitchen, bathroom and wireless Internet access. The villa is built and equipped with modern appliances, Spanish and Italian ceramics, plumbing and furniture. Throughout the villa there are central boilers that supply all apartments with hot water. The building has a 5,000 liter reserve water tank, which is filled from the source and used for service water, and also has a central hot water boiler and a central vacuum cleaner. The spacious courtyard has a swimming pool, two gazebos and a brick grill for guests, as well as two beautifully designed circulation fountains. The villa is located in a quiet part of the city and just 300 meters from the sea and city beaches. The apartment rental business is very profitable and has a 19-year tradition. Every season the occupancy rate is 100%. During the tourist season, all capacities are 100% occupied, because the villa occupies high positions in the Google and Yandex search engines thanks to excellent reviews from satisfied guests with a rating of 9.9.

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