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### Apart hotel in Budva

Montenegro, Budva riviera

<b>Price:</b>	<b>€ 2 000 000</b>
<b>Object type</b>	Hotel
<b>Number of rooms</b>	8
<b>Category</b>	For sale



Luxury Tourist business with a full set of documents of the Ministry of Tourism of Montenegro and the Community of Budva, which confirm the status of the Apart Hotel on the international rating in \*\*\*\* and allow the service of tourists in Montenegro - are available for sale. Completely new, finished in 2017, the Apart - Hotel having 52 beds, is located in the center of Budva in walking distance from beaches (10 minutes), supermarkets (2 minutes), Old Town (18 minutes), bus station (5 minutes), City Hall (4 minutes). The apartments occupy the entire 8th floor of the building, which provides a breathtaking view of the sea, mountains and the whole city from the height of the 8th floor. Loggias have a high concrete parapet to ensure the safety of children and adults. The total useful area of the hotel (excluding the corridor) is about 1000 m2. A modern elevator allows you to enter the 8th floor only to guests who have special cards. Security is also provided around the clock video surveillance of the main entrances and exits of this building. The total number of apartments is 8, with a maximum capacity from 6 to 8 guests in it. Each luxury apartment is equipped with a full kitchen from natural wood with a new modern equipment and home appliances, Italian made dishes. All furniture in living rooms, bedrooms and even a hallway made without exception of genuine leather and natural wood. All interiors were made by a famous designer and have its own style and attractiveness for every taste. Each room of Luxe Apartments is equipped with split-type temperature control systems, which allows maintaining the required and established coolness even in the hottest months of the year. Four of the 8 Apartments are single-level. Its two bathrooms are equipped with Jacuzzi and massage shower. All apartments differ both in size of kitchens and in the configuration of the loggias. Number of beds: up to 6 in each apartment. There are two bedrooms with king and single beds, and a sofa bed in the living room. Two of the 8 Luxe Apartments are penthouses, duplex, with two bathrooms on the first and second floors. There are a living room and kitchen on the first floor and there are two bedrooms with a royal and single beds at the second floor. A sofa bed is available in the living room. Number of beds: up to 6 in each apartment. Two of the 8 Suite Apartments are duplex Penthouse type, with two bathrooms on the first and second floors. There are a living room with two sofa beds, a kitchen and a bedroom with a royal bed at the first floor. And there are two bedrooms with a king-size bed and single beds at the second floor. The number of beds in each of these suites are 8. For guests with babies, there are cots and chairs for feeding. The hotel's crossover provides transfers from any airport or station in Montenegro, trips to famous places, excursions and visits to the best comfortable beaches around Budva. There is a large free parking near the apart - hotel. In the underground garage of the building there are three parking spaces in the property of Apart - Hotel. In the same complex of buildings are being completed the construction and



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equipment of the swimming pool, SPA salon, Beauty salon, Massage parlor and a list of saunas and baths, available 24/7. The equipment for computer diagnostics will be installed and, following the results of testing, consultations on prevention and treatment. Apart-hotel has already concluded contracts and posted advertising on the leading sites for sales of tourist services and booking ONLINE (AirBNB, Booking.com, Trip Adviser and others). It is possible to sell both a targeted tourist business and renting out apartments in a year-round lease. Profitability of the project is 12-14%.

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