



**House with a swimming pool and an urbanized plot in Kavac**

*Montenegro, Kavač*

<b>Price:</b>	<b>€ 600 000</b>
<b>Object type</b>	House, House, Twin Houses, Mansion, castle, estate
<b>House type</b>	Individual project
<b>Market</b>	Resale
<b>Bedrooms</b>	4
<b>Number of rooms</b>	10
<b>Land area</b>	2424 m2
<b>Area</b>	637 m2
<b>Category</b>	For sale



Area: 637 m2

Land area: 2,424 m2

Three floors

Large swimming pool on site

4 km to the Old Town of Kotor

7 km to Porto Montenegro

Occupancy ratio: 0.3

Construction ratio: 0.8

House for sale in Kavach district. On the plot in front of the house there is a swimming pool, outdoor parking, and a small garden. The house is located in a quiet location surrounded by greenery. At the border of the plot there begins a green zone where coniferous trees grow.

House layout:

First floor: unfinished premises in the rough work phase. It was planned to equip two separate apartments, a garage and a utility room.



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Second floor: two separate apartments. Large apartment with three bedrooms, two bathrooms. Small apartment with one bedroom and one bathroom.

Third floor: unfinished premises in the rough work phase. It was supposed to equip two separate apartments. The configuration of the third floor assumes high ceilings (about 3-4 meters).

The site is divided into urbanized and non-urbanized parts. The urbanized part is 2010 m<sup>2</sup>. It is possible to build an additional building on the site and expand the total internal area of all buildings to (BGRP) 1608 m<sup>2</sup>. Buildings on the site cannot exceed three above-ground floors (P+1+Pk).

This plot represents an excellent opportunity for investment and construction projects, such as a mini-hotel of two buildings or a residential complex with apartments for sale.

Price: 600,000 euros

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