



### Mini hotel for sale in Krimovica

Montenegro, Katarska

**Price:** € 450 000

**Object type** Commercial apartment building, Commercial apartment building, Commercial apartment building, Commercial apartment building

**House type** Detached house

**Market** Resale

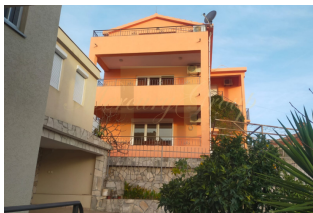
**Year built** 2008

**Bedrooms** 7

**Land area** 621 m2

**Area** 318 m2

**Category** For sale



An operating business mini-hotel is for sale in Montenegro, village. Krimovica.

The village is located 8 km from the main tourist center of Montenegro - Budva. A wonderful combination of tourist activity nearby and a quiet, relaxing holiday with beautiful air and clean sea, juniper forest.

House with a total area of 318 m2, 3 floors, built in 2008. The house is built with high quality, with a reinforced concrete frame and thermal insulation. The house has electricity, sewerage (septic tank), water (water supply - water tank 12 m3), heating (1st floor - warm water floor from an electric boiler and a solid fuel boiler), cable Internet and satellite TV.

On the ground floor there is a one-bedroom apartment. There are apartments for rent on the 2nd and 3rd floors. They are all of the same type - studio. There are 7 apartments in total, each with a terrace, a bathroom with a shower, a kitchen, a refrigerator, air conditioning, and all the necessary furniture. 4 apartments have sea views, 3 apartments have mountain views. The total capacity of 7 apartments is 16 people (4 apartments - 2 people, 1 - 3 people, 1 - 4 people, 1 - 1 person). On the 2nd floor there is a utility and storage room. Each apartment has the opportunity to install autonomous water and electricity meters.

The area of the land is 621 m2 (consists of two plots 221+400). The site is located on the edge of the forest, the last one on the street. There is a very large parking lot, which is a big advantage in Montenegro. The entire



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area is landscaped, there is a garden with fruit trees - figs, grapes, oranges, tangerines, lemons, quinces, plums, pomegranates, persimmons, peach, walnuts.

Business profitability. The high season lasts from June to September, but, if desired, you can work all year round. Our apartments have been rated 9.6 out of 10 for several years now. The license to rent out apartments is renewed every 3 years. Current license until 2025.

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