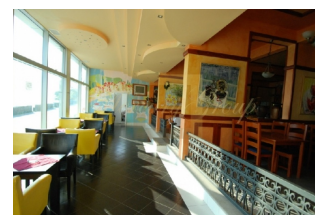




### Hotel on the first line

Montenegro, Boko-Kotor Bay

<b>Price:</b>	<b>€ 2 700 000</b>
<b>Object type</b>	Hotel, Investment project, Hotel Apartment, Commercial apartment building
<b>Market</b>	Resale
<b>Reconstruction date</b>	2013
<b>Land area</b>	1000 m2
<b>Area</b>	1630 m2
<b>Category</b>	For sale



Hotel in Stoliv (Bay of Kotor, Montenegro)

\* Built in 2006. Refurbished and upgraded in 2013.

\*1630 sq.m. + 1000 sq.m. of park area (land around the hotel purchased for a park with the possible construction of 12 bungalows for +30 beds.

\* 26 rooms (10 triple, 12 double, 4 single) = total for 60-70 tourists.

(Including 4 superior rooms + 1 junior suite for 2 rooms).

\*3 staff rooms on the 6th floor.

\*In the rooms: 3-2-1 beds, furniture, toilet with shower, TV, refrigerator, terrace

All rooms - with terraces and sea views.

\*There is a large semi-open terrace (~140 sq.m.) overlooking the sea and the pool.

\*There is a conference room for ~100-120 people on the 5th floor

\*There is (1st floor) a wonderful own restaurant "Castello di Boca" for 50-60 people. with kitchen and coffee shop.



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\*Has its own marina and 2 small beaches (surface: artificial turf and pebbles)

\*Around (within 5-30 minutes) - amazingly beautiful places with historical monuments, islands, lakes, monasteries. 6 km. there is the pearl of the Bay of Kotor - the city of Kotor.

\*The place is very beloved by Europeans and Russian tourists. The city of Stoliv, where the hotel is located, is known as the "Camellia Paradise", where in March a lot of tourists come to see the camellias bloom.

The cost includes the whole business:

Operating hotel 1630 sq.m.

Acquired land ~1000 sq.m

Registered in 2007 firm

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