

Investment opportunity in Budva (Hotel)

Cena: 2.200.000,00 EUR

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Kategorija: Kuća (Nekretnine, Prodaja)

Lokacija: Budva (Crna Gora, Budva)

Kvadratura: 640

Površina zemljišta: 230

Broj soba: 5 soba i više

Šifra oglasa: 03-3883014

Datum postavljanja oglasa: 06.06.2026

Kontakt:

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Dodatne informacije:

Tekst oglasa:

Investment Opportunity in Budva A fully operational hotel business for sale in Budva (direct owner sale) — an apart-hotel with 12 apartments with kitchens, designed for both short-term and year-round rental. Building and Land: The total area is 640m². This includes a 440m² building, 65m² two fully covered terraces (currently in the process of conversion into residential spaces for + 2 loft apartments), and 135m² of exploitable flat roof with a sea view. Additionally, there is a plot of 237m² of undeveloped land. Room Inventory: 12 fully equipped apartments with kitchens, suitable for both short-term and year-round rental (2 to 4 sleeping places). Occupancy: 80-90% year-round (guest rating 9.6). Parking: 5 parking spaces within the secured hotel territory with video surveillance. Infrastructure: 135m² exploitable flat rooftop with sea view (potential for additional floor / lounge zone) + dining area (F&B module with barbecue) for 16 guests + fitness zone + finnish sauna (wellness for up to 6 persons) + office (reception) + laundry + mini workshop + full business equipment (furniture, appliances, equipment, surveillance, etc.) Digital Capital: Accounts on aggregators, established processes, website, email accounts, and social media. Transfer of active accounts with high ratings and an established customer base. OPTIONAL ADD-ONS €200,000 (PURCHASED SEPARATELY): 1. Premium Parking: 5 individual parking spaces in a modern Class-A underground garage in a neighboring building. Ideal for VIP clients or long-term rental. 2. Car Fleet: Own fleet of 4 premium vehicles (BMW X5 + 3 Mercedes CLK) for transfers and rental — a ready additional income stream. === €2,200,000 For more details — please send a private message.

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