

# 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:** 690  
**Površina zemljišta:** 230  
**Broj soba:** 5 soba i više  
**Stanje objekta:** Novogradnja

**Šifra oglasa:** 03-3896190  
**Datum postavljanja oglasa:** 24.06.2026

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Dodatne informacije:

, Parking, garaža, Internet, Satelitska, kablovska TV, Klima

Tekst oglasa:

HOTEL BUSINESS FOR SALE — BUDVA, MONTENEGRO 100% Operational | Off-Market | €2,200,000 Apart-Hotel, Budva — fully operational business, direct owner sale. 14 fully equipped apartments with kitchens, perfect for both short-term and year-round rental, guest rating 9.6, occupancy 80-90% year-round. Single-owner managed for 11+ years. Debt-free asset, ready to generate income from day one. ASSETS INCLUDED IN THE PRICE • Building: 690m2 (14 apartments + infrastructure + 135m2 panoramic rooftop terrace with mountains/sea views: expansion potential: lounge / additional floor). • Land Plot: 237m2 with professional landscaping, fruit trees, green recreation area and 5 secured parking spaces within a closed perimeter with CCTV. • Infrastructure: Finnish sauna, fitness zone, laundry, workshop, reception, CCTV. • Digital Assets: Booking / Airbnb accounts with established history and ratings, website, CRM, social media — ready for transfer. KEY ADVANTAGES - Clean legal title - Sole ownership 1/1 - All permits + 3\* category - 11-year track record - Debt-free - On-site laundry and workshop / OPEX -15-20% - 3-month handover support - EU accession - property value upside OPTIONAL ADD-ONS - €200,000 (PURCHASED SEPARATELY) - Premium Parking: 5 spaces in a Class-A underground garage (neighboring building) - total 10 spaces, an infrastructural monopoly in parking-scarce Budva. - Car Fleet: 4 premium vehicles (BMW X5 + 3 Mercedes CLK) for transfers and car rental - a ready-made additional income stream. === Detailed information, financial model, and due diligence package are available upon request.

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