Invest in ME

HOTEL
Sky ★★★★

PRČANj — KOTOR

REAL ESTATES | Montenegro

Montenegro

Montenegro is situated on the Balkan Peninsula and is on the south part of the Adriatic Sea. Montenegro is certainly one of the most interesting spots in the world. About 500 km from Rome, 1,500 km from Paris, and Berlin, and about 2,000 km west from Moscow, Montenegro lies on the Balkan Peninsula in the very heart of Europe.

In spite of its small area, it is full of natural beauty, rich in the cultural and historical sights what makes Montenegro one of the most attractive tourist destinations. The coast of Montenegro, thanks to the temperature above 18°C during more than 6 months yearly, belongs to the hottest and the sunniest tourist regions in Europe.

Montenegro is a typical mountain country, where the mountains above 1000 metres constitute 60.5% of the territory.

Montenegro offers numerous beaches, bays, inlets and seacoasts you have always been dreaming of. Beauty of the southernmost world fjords, inlets of Bay of Kotor and beaches are surrounded by the limestone hills of Loven or Orjen. Mountains, the highest-lying hills of the Durmitor, Bjelasica or Visitor with hidden lakes, meadows and forests, with sharp peaks, varied flora and fauna and breathtaking rivers are parts of this wonderful region.

Tourism is an important contributor to Montenegrin economy. Montenegro is well suited for development of all kinds of tourism, as it has both a picturesque coast and a mountainous northern region. The Government of Montenegro has set the development of Montenegro as an elite tourist destination and top priority. It is a national strategy to make tourism a major, if not the single largest, contributor to the Montenegrin economy. A number of steps were taken to attract foreign investors into Montenegro's tourism industry.

SKY HOTEL

Boka Kotorska

THE MOST BEAUTIFUL BAY AND UNESCO HERITAGE

Boka Kotorska - the largest and most beautiful bay of the Mediterranean.

The natural, cultural and historical area of Kotor is an integral part of the impressive Boka Kotorska, a unique natural harbor on the Montenegrin coast of the eastern Adriatic. Thanks to its exceptional and universal value, it was included in the UNESCO World Heritage List in 1979.

UNESCO protected area of Boka Kotorska also includes the Gulf of Tivat and Krašići. Boka is officially included in the Association of the 28 most beautiful bays in the world.

The Bay of Kotor is the most exclusive location for yachting in the Adriatic. In addition to its exceptional cultural and natural heritage, the bay has developed into an exclusive destination for tourism and yachting in the past decades. Numerous locations of world hotel brands, the development of marinas for mega yachts, the development of yacht repair and maintenance services, as well as the offer of luxury yacht brands for sale or rent, have made this bay a desirable European destination for yachting tourism.
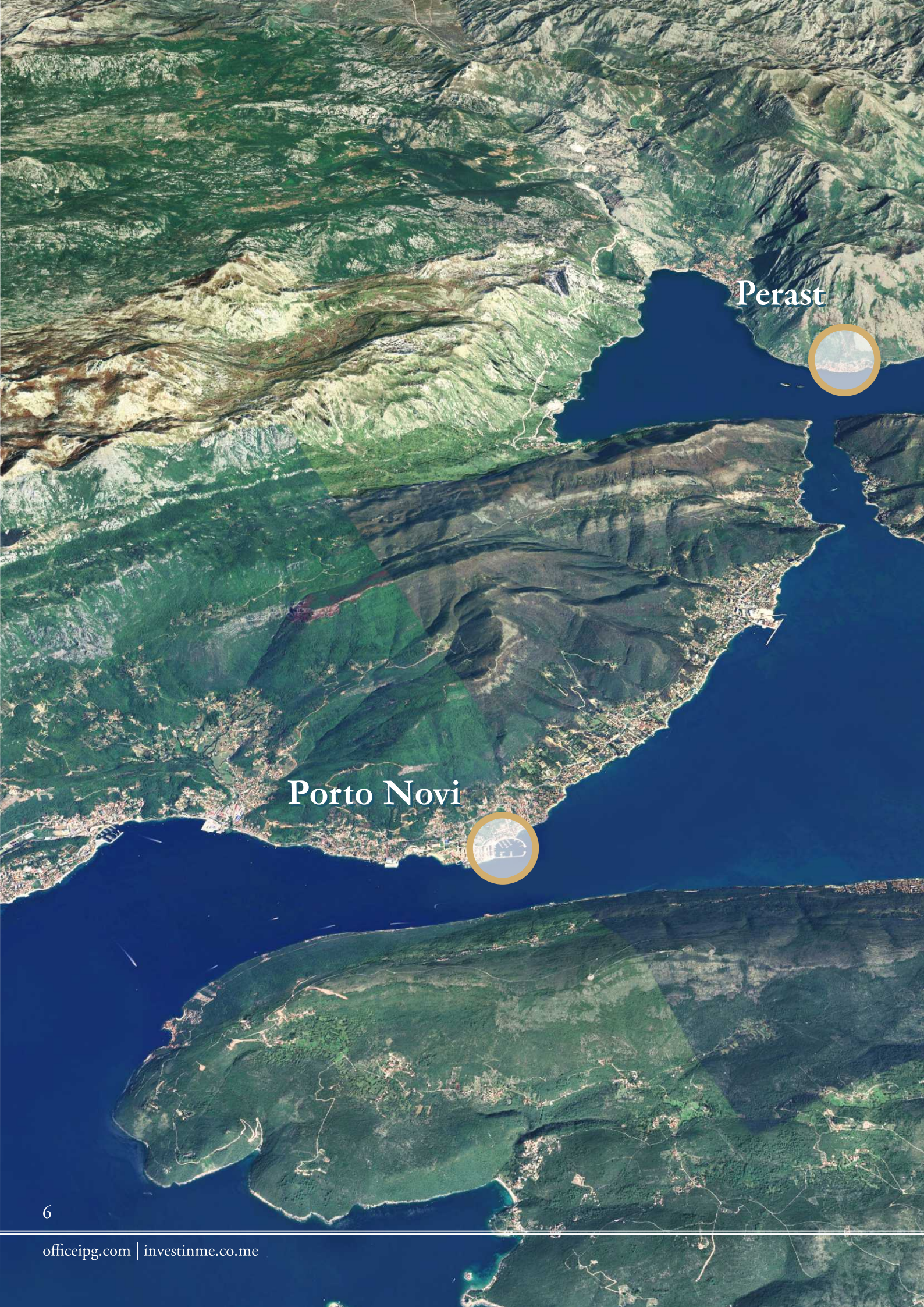
Kotor

Traveling around Montenegro, you are always surprised that each of the cities of this small country does not look like others. However, it is Kotor that, perhaps, occupies a special place among them due to the unique combination of the medieval atmosphere, impressive architecture, monuments of historical significance and at the same time the usual steady life that is lead here, as hundreds of years ago. Kotor is located in one of the most picturesque places on the Montenegrin coast - in the Kotor bay.

Kotor is a major tourist destination. It has one of the best preserved medieval old towns in the Adriatic, listed with UNESCO world heritage sites. It has numerous other sights, such as Cathedral of Sveti Tryphon in the old town built in 1166, and ancient walls which stretch 4,5 kilometer directly above the city.

Sveti Đjorde and Gospa od Škrpjela islets off the coast of Perast are also among more popular destinations in Kotor vicinity. Nightlife is another thing which attracts tourists to Kotor. Old town is filled with pubs, taverns and cafes, and there are some excellent nightclubs in Kotor. With the opening of Maximus nightclub, it has once again become the focus of nightlife of Montenegro's coast. Summer events, such as Summer Carnival or Bokeljska Noc, are visited by thousands of tourists. These are the most visited happenings in Montenegro during the summer, with over 30,000 people partying in Kotor during Summer Carnival. Kotor is not a premium destination for sunbathing, as there are no sandy beaches, and water is not of reasonable quality in this part of the Boka Kotorska. However, the drive is no more than half an hour to some of the beaches on the Budva and Tivat Rivièra.

Kotor itself is roughly composed of three parts; the old town, Dobrota and Škaljari. Officially, however, Kotor even exists only of the old city, with only 961 inhabitants. But Dobrota and Škaljari are counted as Kotor's urban areas. Dobrota is the part that lies on the narrow coastal strip, at the foot of the Orjen Mountains. In the coastal area of Dobrota you can find beautiful monumental villas, which are now offered as accommodation. These have traditionally been the richer parts of the bay.

Perast

Porto Novi

Sky HOTEL

Kotor
Old Town

Porto
Montenegro

Tivat
Airport

Airport
marina

Luština Bay

Much of Kotor's charm consists of the beautiful hidden location surrounding steep cliffs in the deepest part of the bay. The city is starting to become as a real European tourist destination and the number of visitors has taken ever increasing growth in recent years and with it the demand for accommodation. Which then logically again led to the construction of new accommodations, especially apartments. Due to the limited space in Kotor itself, in recent years much has gone to the surrounding villages of Muo, Prčanj to meet the growing accommodation demand. The location of Kotor with the narrow coastal strip with little space is the cause of this. At first glance this part seems to belong entirely to Kotor, because the transition between Kotor and the surrounding villages is not easy to see or not noticable at all. Most new accommodations have been built in Muo and Prčanj. Situated next to each other at the foot of the Vrmac mountain, which cuts the bay in half, it faces Kotor, which gives a nice panoramic view of the old town of Kotor, and the Orjen and Lovćen mountains. However, both villages also have their own history and beauty, which made them a suitable place for tourism development.

Prcanj is located in the most beautiful bay of the southern Adriatic. Since 1920, by decision of the tsarist government, the place has been declared a natural and climatic health resort. This place is first mentioned in the 13th century, and Ivo Vizina, a sailor who circumnavigated the world, was born here.
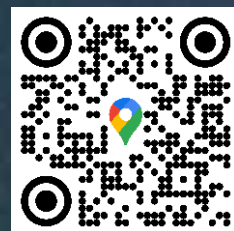
Prcanj is a place with small beaches, mostly concrete, calm sea and healing air currents. The most famous beach is Markov st. This pebbly beach, about 1000 meters long, is located on the road from Prčne to Stolovo. Part is intended for hotel guests, and part can be used by other tourists. There is also a small bar on the beach where you can hide from the sun and have a drink. The proximity of Kotor also allows you to visit some of its rocky beaches. Nearby Stoliv is also known for its beautiful sandy beach.
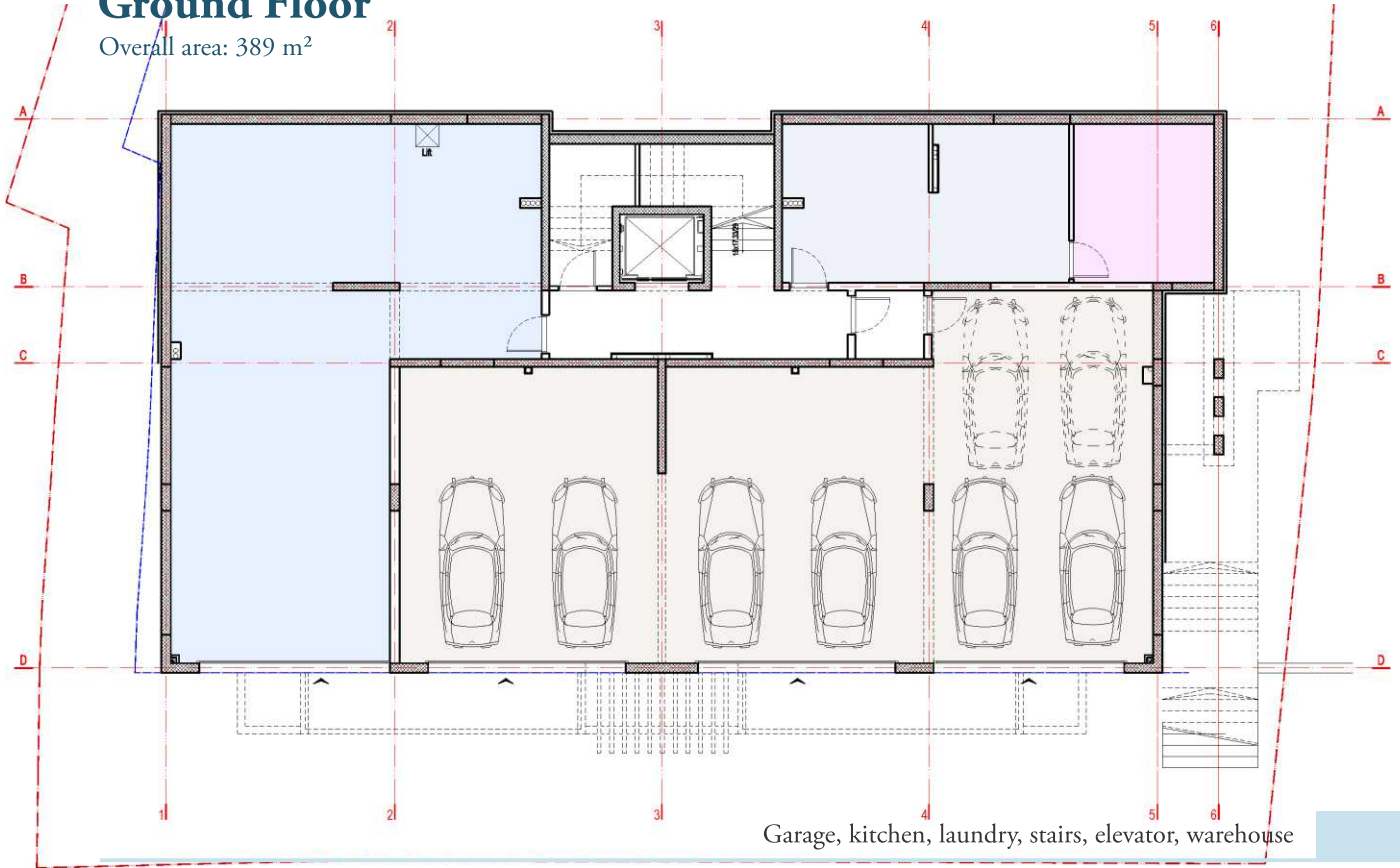
SKY HOTEL

✳ ✳ ✳ ✳

The tourist facility is located on the very seashore in the village of Prcanj, not far from Kotor.
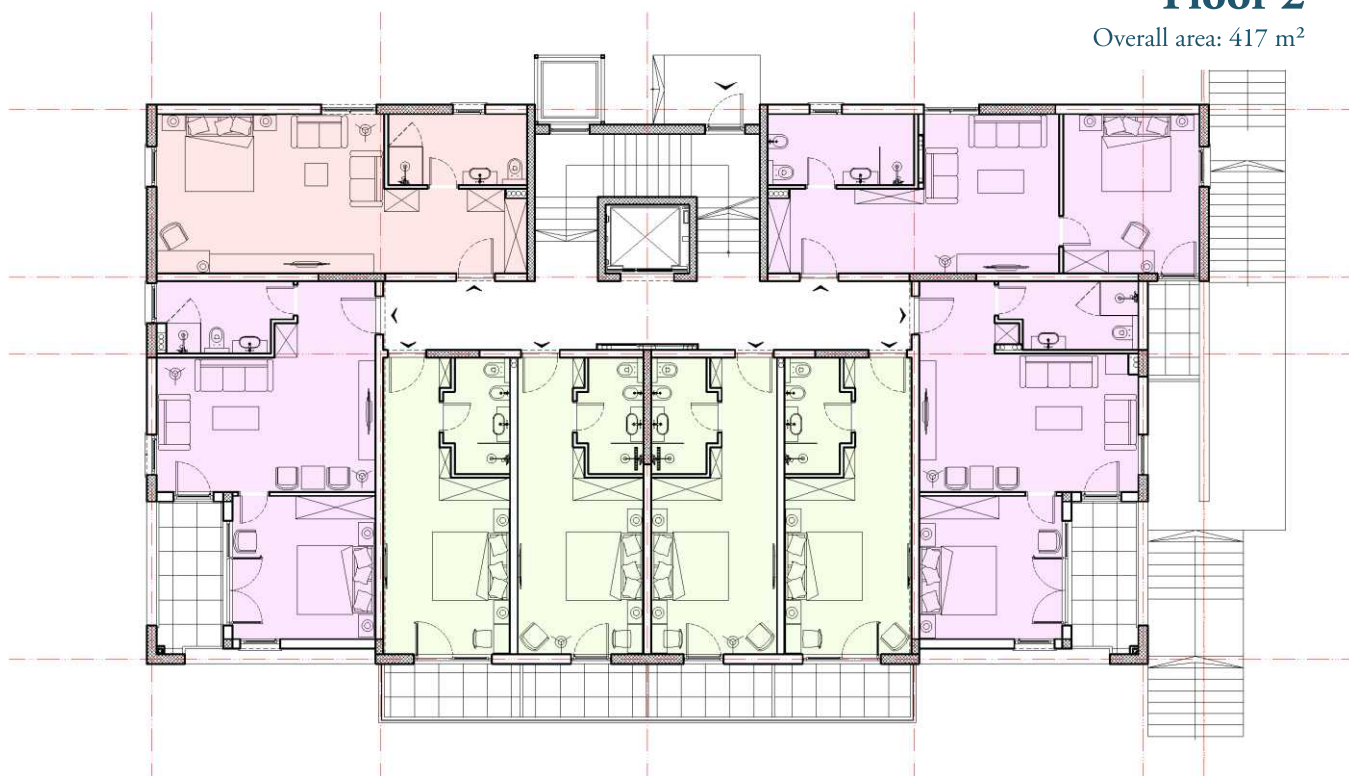
Ground Floor

Overall area: 389 m²

Garage, kitchen, laundry, stairs, elevator, warehouse

Floor 1

Overall area: 427 m²

Common areas, stairs, elevator, administration, restaurant, 4 double rooms, 1 studio apartment

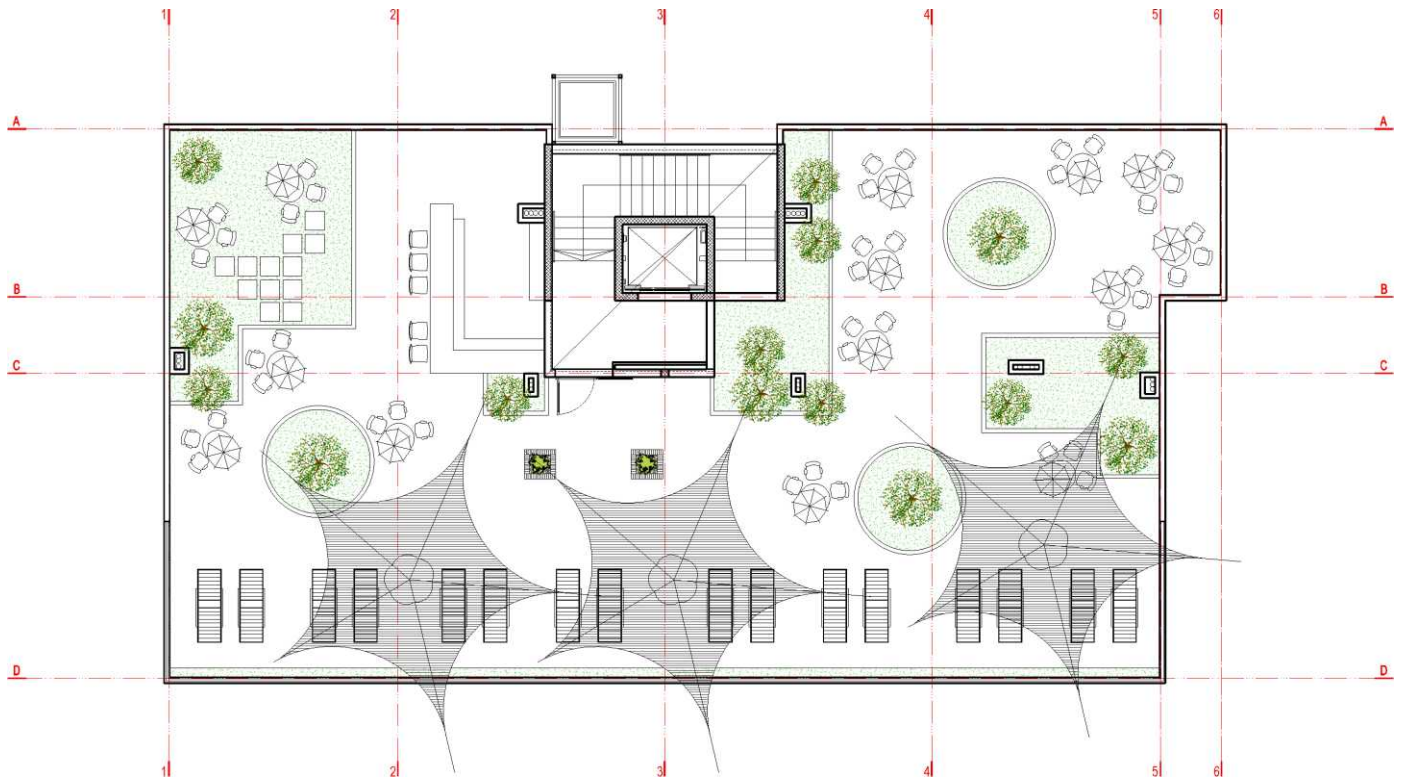Common areas, stairs, elevator, panoramic elevator, 3 apartments, 4 double rooms, 1 studio apartment

Common areas, stairs, elevator, panoramic elevator, 3 apartments, 4 double rooms, 1 studio apartment

SKY HOTEL
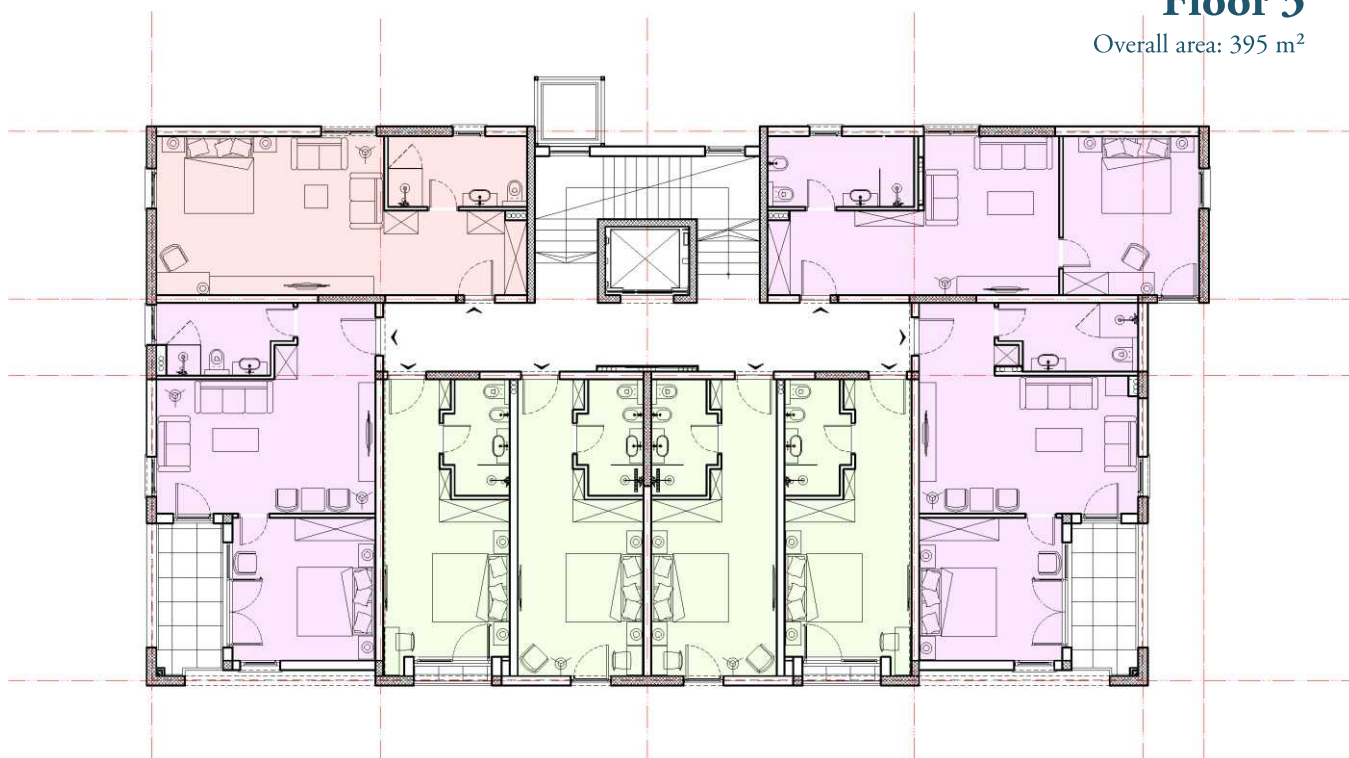
Green terrace on the top

Overall area: 395 m²
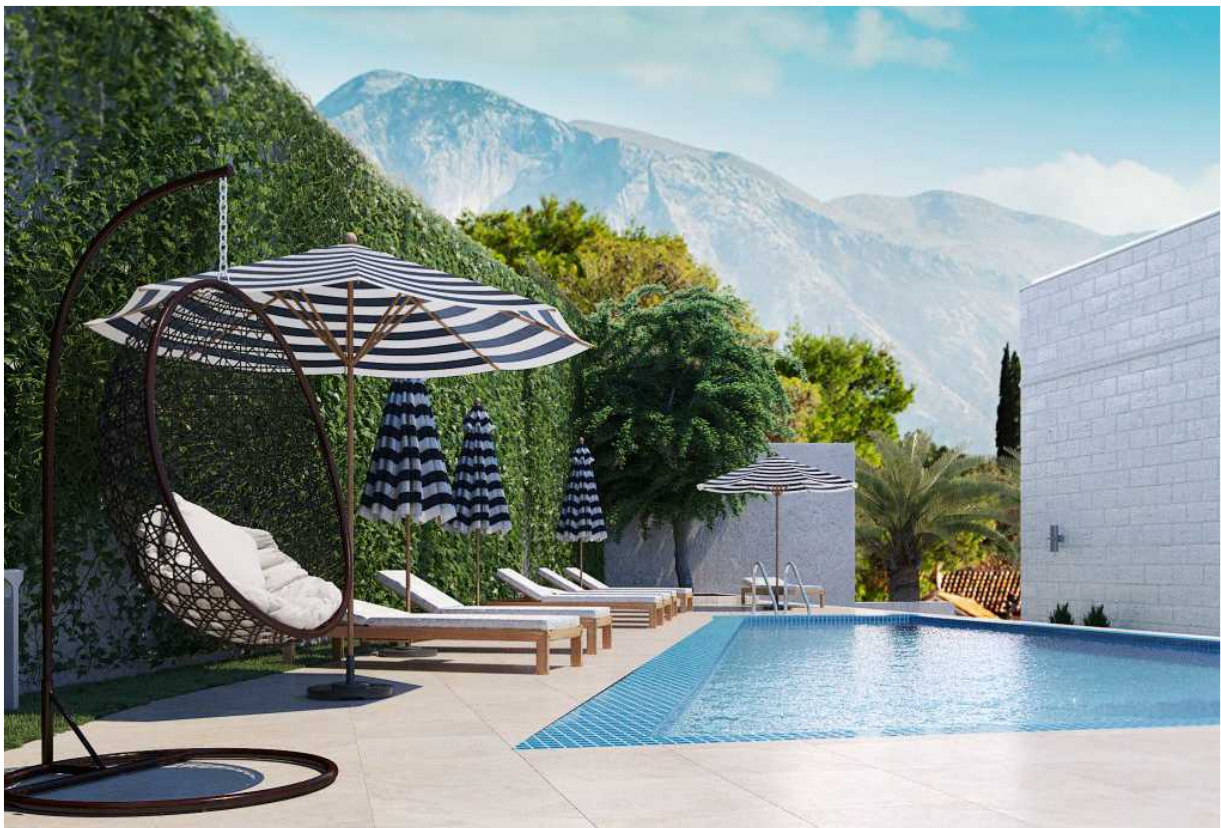
The hotel has an outdoor terrace with swimming pool and sun loungers, an outdoor bar, barbecue, children's playground and its own parking space.
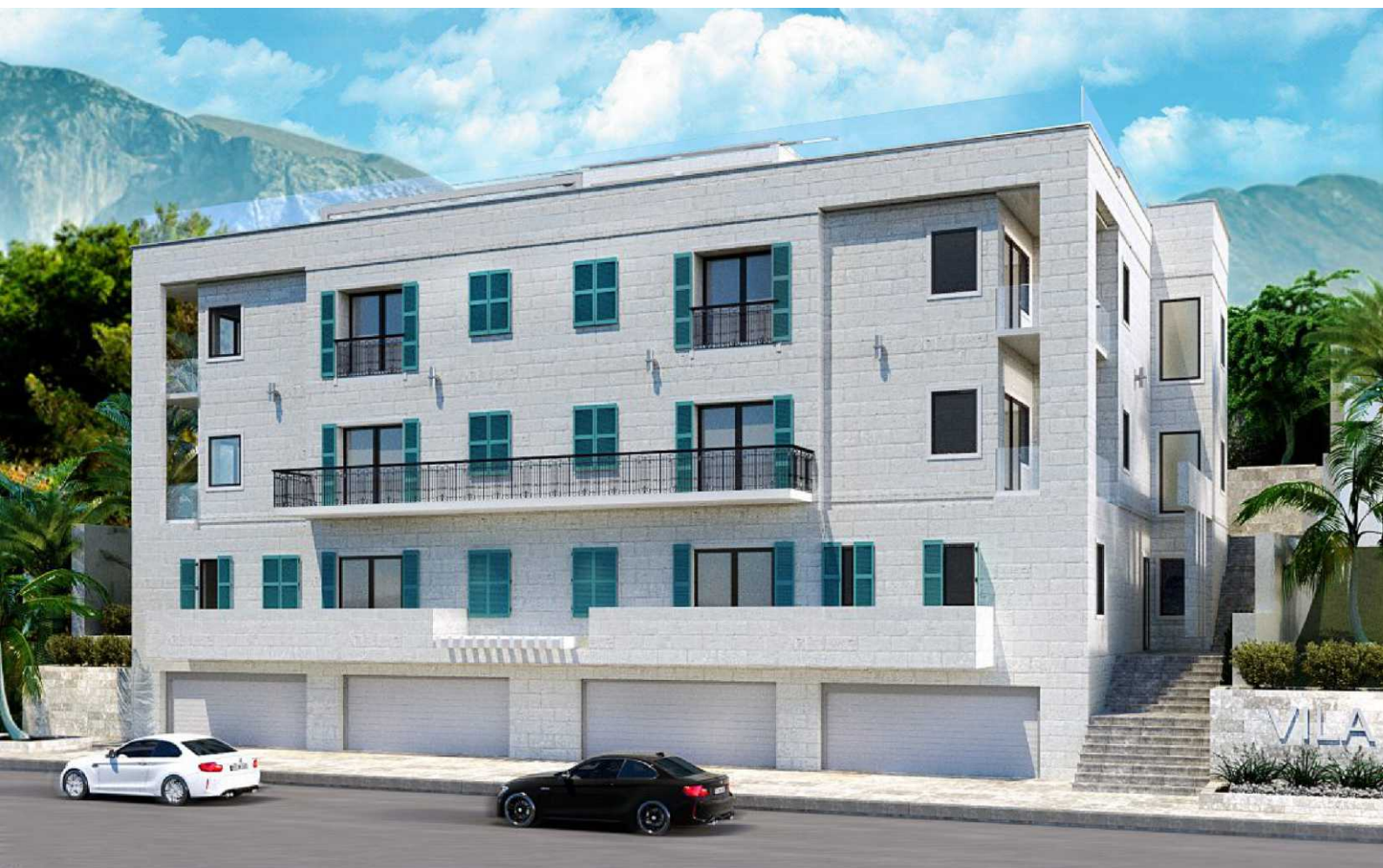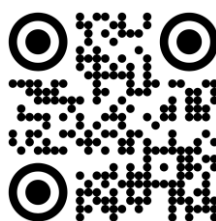
At the top of the building there is a green roof terrace, which is accessed by a staircase inside. It also can be accessed by a panoramic lift from the courtyard, which connects the outdoor pool and cafe with the roof terrace.

Land area: 1104 m².

The gross area of the object is 2023 m².

Documentation

IPG

INTERNATIONAL
PARTNERS
GROUP

Invest in ME

Make beauty your address

officeipg.com

investinme.co.me

Address: 584 Benovo, Kotor
Phone: +382 69 000 888
e-mail: **office.investinme@gmail.com**