



## Two Plots of land for sale in Danilovgrad



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 113,844.75

#### Standort

Land:	Montenegro
Adresse:	Donji Zagarač - Jabuke
Postleitzahl:	81410
Veröffentlicht:	12.11.2024
Beschreibung:	Two Plots of land for sale in Danilovgrad Montenegro

Esales Property ID: es5554163

Property Location

Donji Zagarač – Jabuke

Danilovgrad

Montenegro – Katunska nahija

81410

Property Details



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## Unveiling Potential: Development Land Awaits in Danilovgrad, Montenegro

Nestled amidst the rolling hills and vibrant vineyards of Montenegro, two exceptional plots of land present a compelling opportunity for investors and visionaries. Located in the charming region of Donji Zagarač, within the municipality of Danilovgrad, these parcels offer a unique blend of development potential, tranquility, and proximity to historical significance.

### A Haven for Development:

Encompassing a total area of 8,106 square meters, these two neighboring plots (number 798 and number 1045) boast convenient access and essential infrastructure.

\* Plot 798: Spanning 3,196 square meters, this parcel presents a versatile canvas for your vision.

\* Plot 1045: Offering 4,910 square meters of space, this plot allows for even more expansive development possibilities.

### The Choice is Yours:

These plots can be developed in two primary ways, each catering to specific needs:

\* **Building Plots:** With necessary approvals, these parcels can be transformed into building sites for a variety of purposes. Imagine constructing a charming boutique hotel, a luxurious residential complex, or even a commercial center catering to the growing tourism industry.

\* **Agricultural Land:** Leveraging the rich soil and ideal climate of the region, these plots can be cultivated for agricultural endeavors. Embrace the region's renowned winemaking tradition by establishing a vineyard, or explore the possibilities of growing other fruits and vegetables.

### Beyond the Vines: A Destination of Rich History

Danilovgrad boasts a rich history, evident in its charming architecture and cultural heritage. Donji Zagarač itself holds a special place in Montenegrin history, with its primary school, established in 1892, still standing as a testament to the community's dedication to education. The area is sprinkled with family-owned properties and wineries, offering a glimpse into the local way of life.

### Strategic Location: A Balance of Tranquility and Accessibility:

Despite their rural charm, these plots are conveniently located:

\* **Distance from Podgorica:** 12 kilometers separate the land from Montenegro's capital, Podgorica, ensuring easy access to international airports and major transportation hubs.

\* **Proximity to Danilovgrad:** The distance from the Danilovgrad town center is just 6 kilometers, offering access to essential amenities and services.

\* **Boulevard Connection:** The Podgorica-Danilovgrad boulevard provides a convenient route for transportation and exploration.

\* **Asphalt Access:** All destinations, including the Winery Garač situated near plot 798, are accessible via



paved roads.

## Investing in Potential:

These land parcels represent a strategic investment opportunity. Montenegro's tourism industry flourishes, and the proximity to wineries and historical landmarks attracts visitors seeking a unique Montenegrin experience. Developing these plots can cater to this growing demand, generating significant returns in the future.

## Embrace Sustainability:

Whether the focus is on agricultural endeavors or construction projects, incorporate sustainable practices into your vision. Utilize water-efficient irrigation systems, prioritize renewable energy sources, and explore eco-friendly building materials for construction projects.

## About the Area

Amidst the picturesque valleys of central Montenegro, Danilovgrad enchants visitors with its blend of historical charm, natural beauty, and local character. This town, boasting a population of around 6,800, is steeped in rich history, serving as the former administrative center of Montenegro. As you explore its quaint streets, lined with traditional stone houses and terracotta roofs, you'll be transported back in time. The town center bustles with cafes and shops, offering a taste of the local lifestyle, while charming squares provide a perfect spot to relax and soak in the atmosphere. Whether you're a history buff or simply seeking a tranquil escape, Danilovgrad offers a captivating experience.

Beyond its urban core, Danilovgrad's true beauty unfolds in its surrounding landscapes. Rolling hills blanketed in vineyards and olive groves frame the town, offering a haven for nature lovers. Explore hiking trails that weave through the verdant countryside, or embark on a scenic bike ride through charming villages. For a touch of adventure, delve into the nearby Bjelopavlički Mountains, a playground for hikers, mountain climbers, and spelunkers. The region's crown jewel is undoubtedly the breathtaking Ostrog Monastery, a sacred pilgrimage site perched dramatically on a cliffside. Danilovgrad serves as a perfect base for exploring these natural wonders and cultural treasures.

Beyond its historical significance and scenic beauty, Danilovgrad is renowned for its warm hospitality and vibrant cultural scene. Immerse yourself in traditional Montenegrin music and dance at local festivals, or savor delectable local cuisine in family-run restaurants. The town comes alive with energy during summer months, with open-air concerts, art exhibitions, and lively street markets. Engage with the friendly locals and learn about their rich heritage and traditions, creating lasting memories during your time in Danilovgrad.

Danilovgrad offers a unique blend of historical charm, natural splendor, and authentic Montenegrin experiences. Whether you're seeking a relaxing escape amidst breathtaking scenery, a chance to delve into the country's rich past, or a taste of vibrant local culture, Danilovgrad has something for everyone. So, pack your bags, lace up your walking shoes, and prepare to be captivated by the magic of this hidden gem in the heart of Montenegro.



## Main Features

- \* 8106 m2 of land for development between both plots
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Allgemein

Grundstücksgröße: 8106 m<sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX6.385.104

