



## Beautiful land for sale in the Tara River Canyon Pluzine



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 392,764.39

#### Location

Pays:	Monténégro
Adresse:	Grab
Indicatif régional:	81435
Soumis:	19/01/2024

#### Description:

Beautiful land for sale in the Tara River Canyon Pluzine Montenegro

Esales Property ID: es5553984

#### Property Location

Pluzine

81435

Montenegro

#### Property Details

Immerse Yourself in Nature's Majesty: Own Your Dream Eco-Escape in the Heart of the Tara Canyon



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Imagine... waking up to the melody of rushing water, surrounded by the breathtaking panorama of the Tara Canyon, Europe's deepest gorge. This isn't just a dream; it's the reality waiting for you on this magnificent estate, nestled within the pristine embrace of Durmitor National Park in Montenegro.

## Unveiling an Opportunity:

- \* **Expansive Canvas:** Spanning over 76,561 square meters, this prime land offers two distinct areas: a 16,075 sqm section and a 60,486 sqm section, both brimming with potential.
- \* **Eco-Conscious Dream:** Craft your vision within the framework of an 'Eco Lounge' estate, where responsible tourism thrives alongside environmental harmony. Durmitor National Park's official spatial plan welcomes your vision, allowing you to create a haven of sustainable luxury.
- \* **Flexible Canvas:** Design your paradise as a collection of intimate units centered around a bustling restaurant with a capacity of 70-100 guests, or opt for 25 individual havens, each a secluded sanctuary in the wilderness.

## Nature's Playground:

- \* **Adventure Awaits:** Your doorstep opens to the most coveted stretch of the Tara River, a playground for adrenaline-pumping whitewater rafting adventures.
- \* **Breathtaking Beauty:** Within striking distance, marvel at the towering 'HE Mratinje,' Europe's highest dam, gracing the navigable Piva Lake with its majestic presence.
- \* **Explore and Unwind:** Durmitor National Park unfolds its tapestry of wonders – from invigorating hikes and scenic walks to exhilarating mountain biking trails.

## Strategic Location:

- \* **Accessibility Made Easy:** Both sections boast convenient access via an asphalt road, ensuring seamless connectivity and ease of operation.
- \* **Infrastructure in Place:** Water and electricity connections are readily available, laying the foundation for your eco-conscious endeavor.
- \* **Marked for Greatness:** The Montenegrin general plan for tourism development recognizes this region's exceptional potential, promising a thriving future for your visionary eco-escape.

This is more than just land; it's an invitation to become a steward of nature, a storyteller crafting unforgettable experiences, and a pioneer in sustainable tourism. Embrace the allure of the Tara Canyon, and weave your own chapter in the tapestry of this magnificent landscape.

Don't miss this once-in-a-lifetime opportunity to own a piece of paradise. Contact us now.

## About the Area

Known as the Teardrop of Europe because of the vibrant blue river that cuts through the deepest canyon, Tara Canyon, in Europe in Durmitor National Park is the Tara River. This unique gem of Montenegro is made up from two glacial rivers Opasanica and Veruša. There are actually 14 rivers that flow into it, and has 69 rapids along the 158km length that are great for rafting, a plethora of hiking trails atop high



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mountains, to waterfalls and old villages, skiing, and even sun bathing on a beach.

Slicing through the mountains at the northern edge of the national park, the Tara River forms a canyon that is 1300m deep at its peak (the Grand Canyon plunges a mere 200m deeper). The best views are from the water, and rafting along the river is one of the country's most popular tourist activities. If you'd rather admire the canyon from afar, head to the top of Mt Ćurevac (1625m) – although even this view is restricted by the canyon walls.

Plužine! That's a beautiful town nestled in the heart of northwestern Montenegro, right by the stunning Piva Lake. It's a place where mountains kiss the sky, crystal-clear waters beckon adventure, and history whispers in the wind.

What piques your interest about Plužine? Are you looking for stunning scenery, outdoor adventures, or a glimpse into Montenegrin culture?

Here are some things that might entice you about Plužine:

#### Nature Enthusiasts:

- \* Piva Lake: Take a boat trip on the shimmering waters of Piva Lake, fringed by verdant mountains and dotted with charming islands. Kayak, paddleboard, or simply soak in the serenity.
- \* Durmitor National Park: Hike through untouched forests, climb rugged peaks, and witness breathtaking waterfalls in this magnificent national park, just a short drive away.
- \* Rafting Paradise: Plunge into the thrills of whitewater rafting on the Tara River, Europe's second-longest canyon. Experience the rush of adrenaline as you navigate rapids and conquer the wild waters.

#### Adventure Seekers:

- \* Canyoning: Explore hidden gorges and discover cascading waterfalls on exciting canyoning adventures. Rappel down rock faces, swim through natural pools, and feel the invigorating power of nature.
- \* Speleology: Delve into the mysteries of underground caves, like the Ice Cave near Plužine, adorned with breathtaking ice formations and offering a unique glimpse into the earth's depths.
- \* Horseback Riding: Embark on a horseback riding adventure through the scenic trails and meadows around Plužine, experiencing the thrill of connecting with these majestic creatures.

#### History Buffs:

- \* Mratinje Dam: Visit the awe-inspiring Mratinje Dam, the highest arch dam in Europe, and learn about its engineering marvel and contribution to Montenegro's energy production.
- \* Piva Monastery: Explore the remnants of the 16th-century Piva Monastery, a historical and cultural treasure submerged beneath the Piva Lake. The bell tower still emerges from the waters, a poignant reminder of the past.
- \* Cultural Delights: Immerse yourself in the rich traditions of Montenegrin culture. Visit local villages, sample delicious cuisine, and listen to enchanting folk music.



And that's just a taste of what Plužine offers! Whether you're seeking tranquility, adventure, or cultural immersion, Plužine has something for everyone. So, tell me more about what you're hoping to discover in this charming Montenegrin town, and I'll be happy to offer more specific recommendations and tips!

## Main Features

- \* 76561 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Montenegro fast online.

## Commun

Dimesions du lot: 76561 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/fPncNIIdZJKE?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/fPncNIIdZJKE?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

IMLIX ID: IX5.411.735

