



## Luxury Boutique Hotel For Sale In Budva



### Information de l'agent

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Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,252,292.25

### Location

Pays:	Monténégro
Adresse:	Velji Vinogradi, ul. Babilonija
Indicatif régional:	85310
Soumis:	11/07/2024

Description:

Luxury Boutique Hotel For Sale In Budva Montenegro

Esales Property ID: es5554223

Property Location

Velji Vinogradi, ul. Babilonija, br. 97

Budva

85310

Montenegro

Property Details



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## Own a Piece of Budva's Charm: Established Mini Hotel Awaits Your Vision

Immerse yourself in the heart of Budva's vibrant energy with this captivating mini hotel brimming with character. Nestled within the town center, this charming property offers a unique opportunity for entrepreneurs seeking a turnkey business or creative individuals seeking an investment with potential.

### A Well-Established Haven:

This mini hotel, operating successfully since 2002, boasts a loyal clientele drawn to its inviting atmosphere and prime location. Twelve fully furnished and equipped rooms ensure guest comfort from the moment they arrive. Each room features a private balcony, offering delightful views of the bustling city and surrounding mountains. Modern amenities like air-conditioning, free Wi-Fi, a TV, refrigerator, safe, electric kettle, and a dining table cater to all travelers' needs. Positive reviews on booking sites and consistent seasonal bookings highlight the property's established reputation and strong potential.

### Unleash Your Vision:

Beyond its current configuration, the property presents exciting possibilities for expansion and customization. The Cellar floor currently houses a utility room, an equipped laundry room, a warehouse, and a wine cellar. With a little imagination, this space could be transformed into a relaxing spa area, maximizing your rental potential. Similarly, the first floor boasts a functional gym that could be converted into a charming cafe or an additional restaurant, providing guests with a delightful on-site dining option.

### Flexible Floor Plan:

The second, third, and fourth floors currently offer identical layouts, each featuring four comfortable studios with private bathrooms. This configuration could remain as-is for optimal guest accommodation. Alternatively, consider merging studios to create larger apartments for longer-term stays or families, catering to a wider range of clientele.

### Embrace the Outdoors:

Step outside and onto the lovely terrace, paved with warm stone and adorned with a charming pergola overflowing with grapevines and kiwi. This tranquil space offers guests a haven for relaxation, fostering a sense of community and creating a memorable experience. Planters and surrounding trees further enhance the outdoor ambiance.

### Prime Location and Convenience:

This mini-hotel's central location in Budva offers unparalleled convenience for guests. Situated away from bustling nightlife zones, it ensures a peaceful environment while remaining within walking distance of the town's vibrant heart. A plethora of restaurants, cafes, shops, and supermarkets are all on your doorstep, ensuring guests have everything they need for an enjoyable stay. Proximity to nightlife venues, historical attractions like Budva Old Town and Mogren Beach, and the captivating island of Sveti Stefan



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provides endless opportunities for exploration.

#### Transportation Connections:

The property boasts excellent connections, with the main bus station just 700 meters away and Tivat Airport within a 16 km radius. For added convenience, a car rental and taxi company operates right next door, ensuring guests enjoy easy mobility throughout their stay.

#### Investment Opportunity Knocks:

This charming mini hotel presents a unique opportunity to acquire a well-established business with proven profitability. The current configuration offers a strong foundation, while the potential for expansion and customization allows you to tailor the property to your vision and create a thriving hospitality haven. Whether you envision transforming the lower floors to accommodate additional guest units or consider converting the space into larger apartments or studio flats, the possibilities are endless.

Embrace the vibrancy of Budva and embark on your entrepreneurial journey. Contact the seller today to explore this exceptional property!

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#### ABOUT THE AREA

Budva, nestled along Montenegro's captivating coastline, is a postcard-perfect destination that lures in travelers with its irresistible charm. This vibrant town seamlessly blends history with a modern pulse, offering a diverse experience for every visitor. Here's what makes Budva a tourist magnet:

**A Fusion of History and Modernity:** Step back in time while exploring the enchanting Old Town, a maze of narrow cobblestone streets, medieval ramparts, and charming piazzas. Climb the Citadel, a mighty fortress overlooking the Adriatic, and soak in panoramic views that transport you back centuries. Just outside the fortified walls, the modern town thrives, boasting an array of trendy restaurants, chic bars, and upscale shops. This captivating synergy between ancient treasures and contemporary life ensures an unforgettable experience.

**Beach Bliss and Water Adventures:** Budva boasts a string of stunning beaches, each with its own unique allure. Stretch out on the soft sands of Slovenska Plaža, the town's most popular beach, where crystal-clear turquoise waters beckon for a refreshing swim. For a more secluded experience, explore Mogren Beach with its two picturesque coves, or Jaz Beach, a haven for windsurfers and kitesurfers. Venture beyond the shoreline and embark on thrilling water sports like kayaking, jet skiing, or scuba diving, exploring the vibrant marine life beneath the waves.

**Nightlife Nirvana:** As the sun dips below the horizon, Budva transforms into a vibrant hub for nightlife enthusiasts. Energetic music spills from trendy bars and lively nightclubs lining the streets and squares. Mingle with locals and fellow travelers, sip on refreshing cocktails under the starlit sky, and dance the night away in the infectious energy of Budva's nightlife scene. Whether you seek intimate lounges with



live music or pulsating dance floors, Budva caters to all styles, ensuring an unforgettable evening.

Beyond the Town Walls: Budva serves as the perfect base to explore the surrounding regions. Embark on a day trip to the mystical town of Kotor, with its dramatic fjord-like setting and Venetian architecture. Marvel at the cascading beauty of Lovcen National Park, or delve into the rich history of Cetinje, Montenegro's former royal capital. With its strategic location and abundance of nearby attractions, Budva offers an ideal springboard for exploring the captivating tapestry of Montenegro.

## MAiN FEATURES:

- \* 487m2 of living space
- \* 695m2 plot
- \* 12 Bedrooms
- \* 13 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Montenegro
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	12
Salle de bains:	13
Pied carré fini:	487 m <sup>2</sup>

## Rental details

Furnished:	Oui
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## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL:	<a href="https://www.youtube.com/embed/6-hJUvWYthM?v%3Fversion=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/6-hJUvWYthM?v%3Fversion=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX5.905.330
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