

Private offering

OFF-MARKET HOTEL

Montenegro, Adriatic Coast



New construction

First sea line



Presented by

Lak🏠Invest

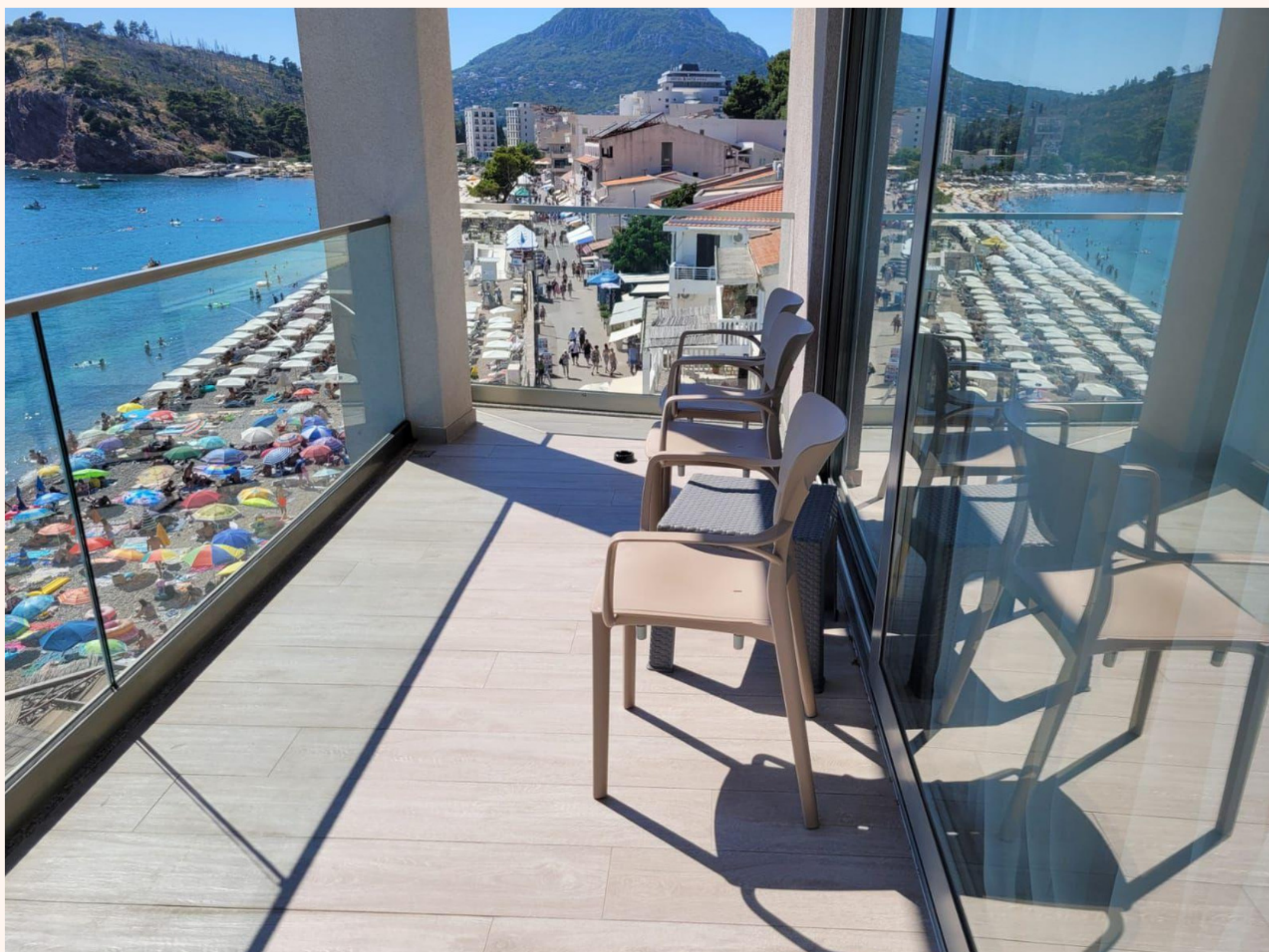
PRIME SEASIDE LOCATION



The hotel is located on the first line of the Adriatic sea in Montenegro.



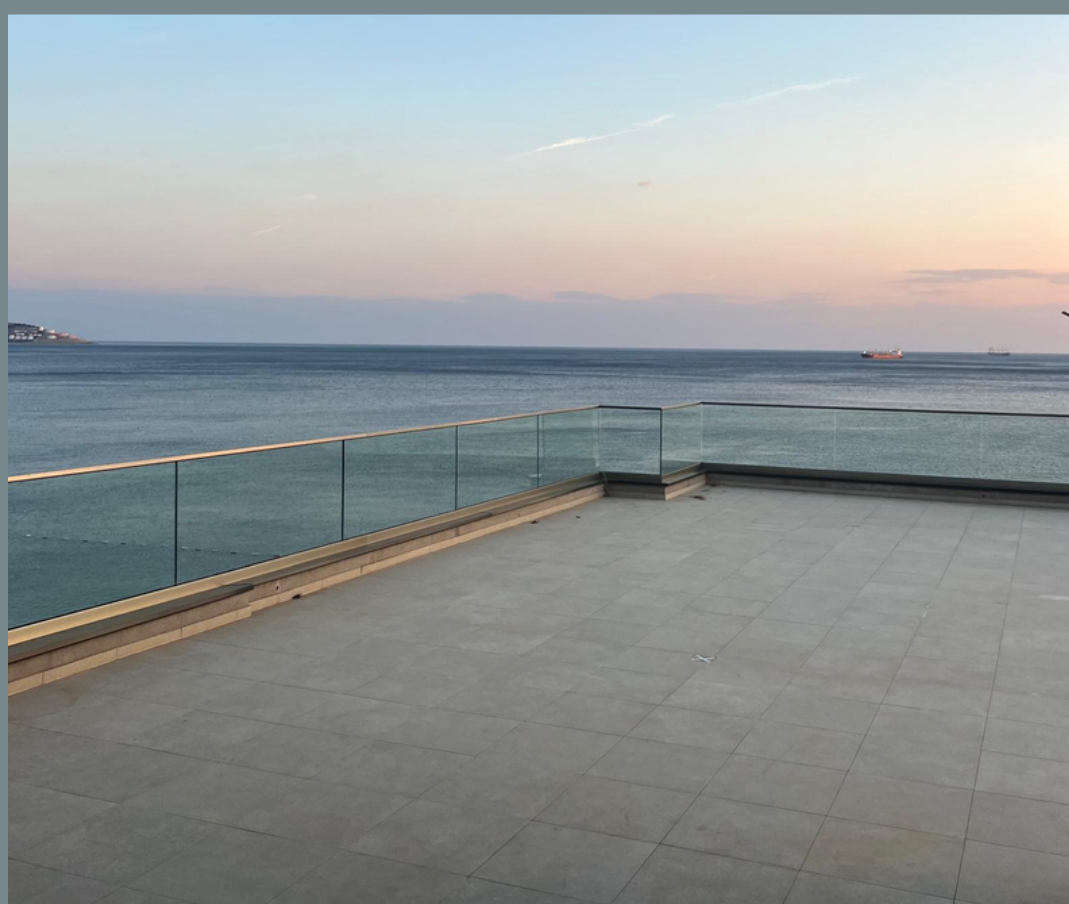
Airport Podgorica 38 km



A well-established tourist area with direct access to the beach and sea promenade.

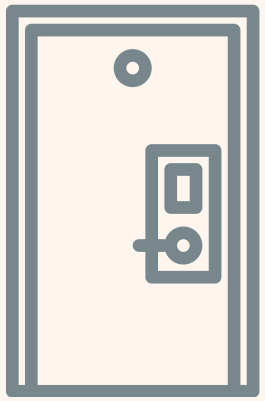
PROPERTY OVERVIEW

- Hotel building area: 1,280 m²
- Rooftop terrace: 260 m²
- Land plot: 1,500 m²
- First sea line
- Private parking: 10 spaces



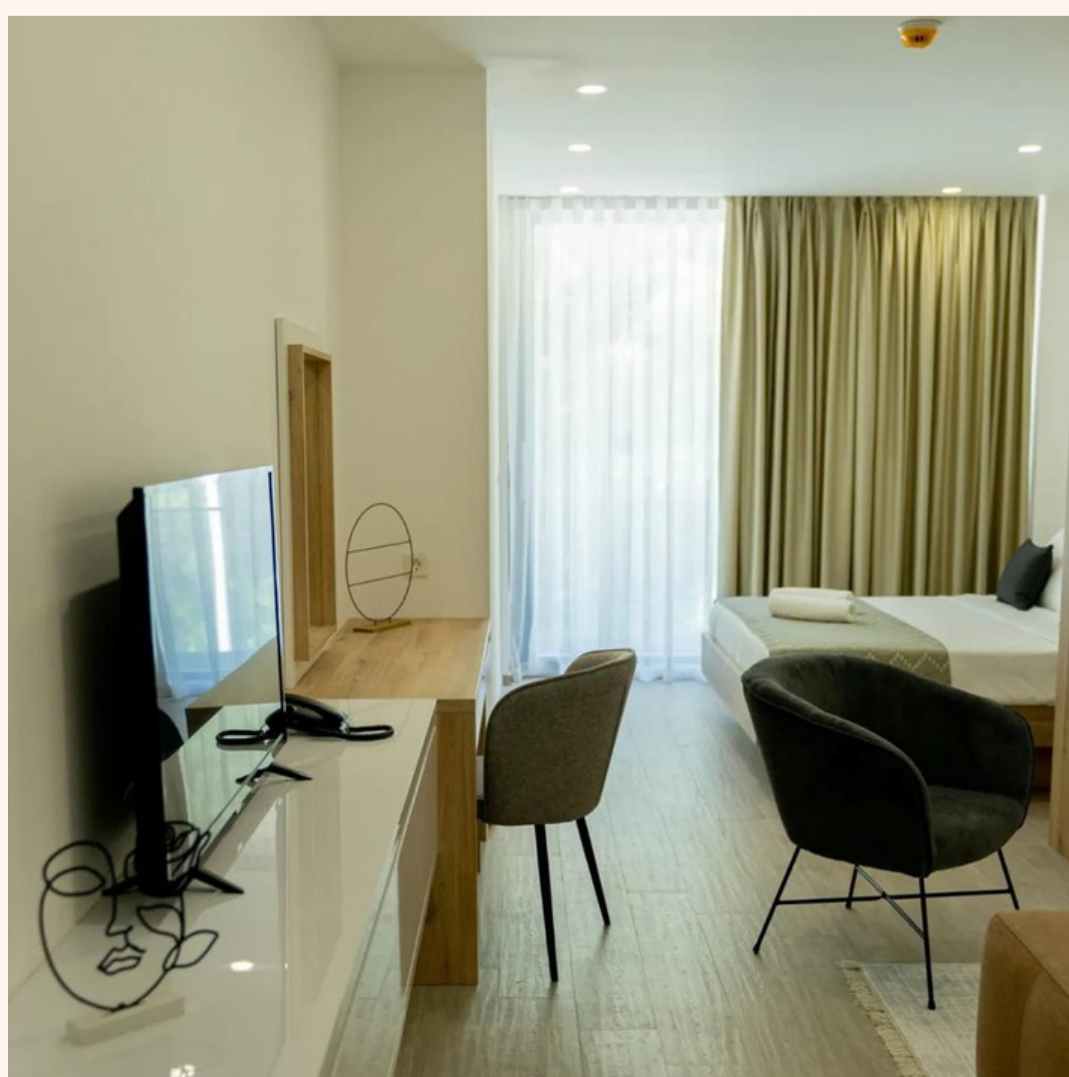
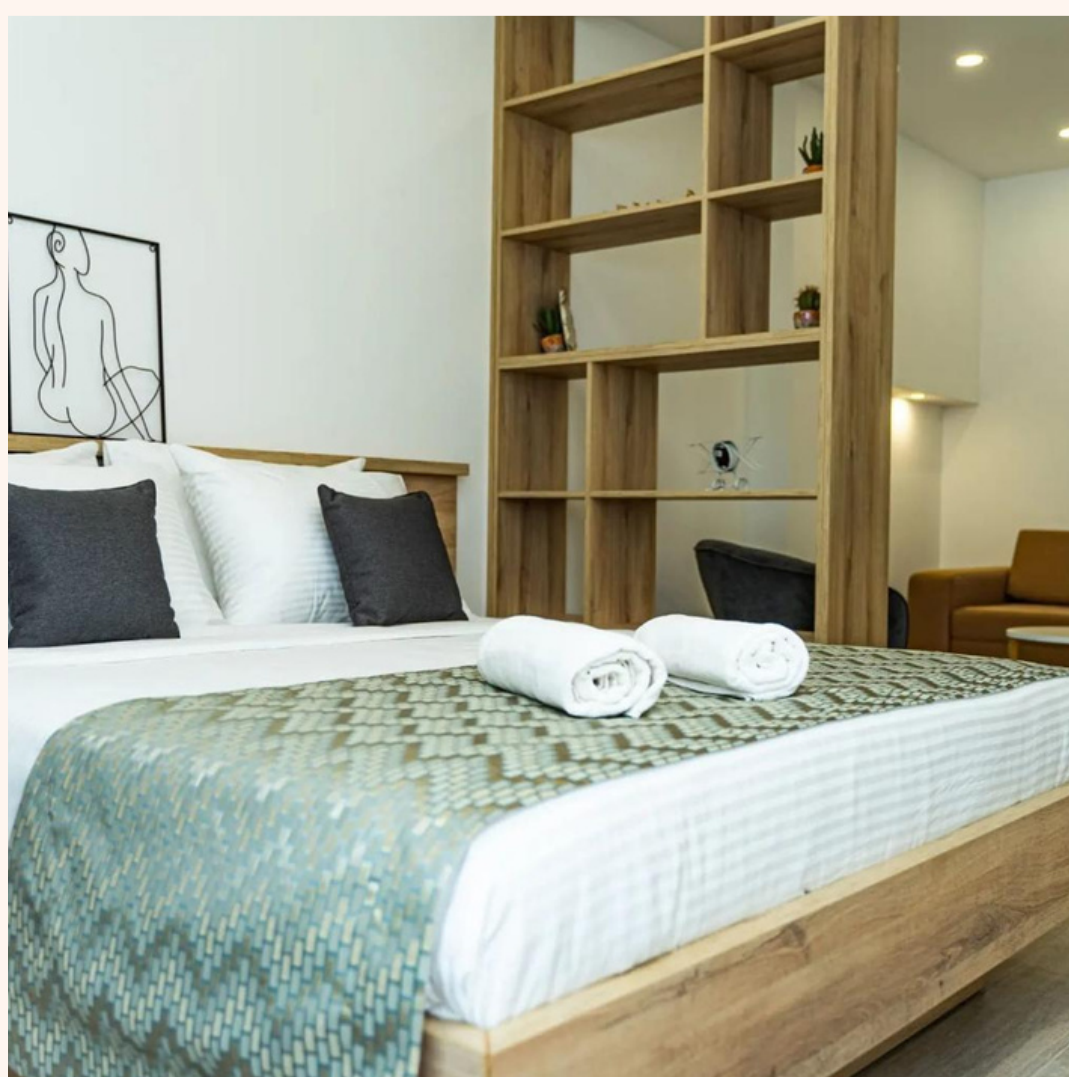
The property is fully built and operational.

ROOM STRUCTURE



- 12 rooms with 4 beds
- 5 rooms with 3 beds
- 5 rooms with 2 beds
- 2 rooms with 5 beds

- Total:
- 24 rooms
 - 83 guest capacity



RESTAURANT AND TERRACES



- Restaurant with fully equipped professional kitchen
- 16 tables / 66 seats inside
- Additional 44 seats on the hotel terrace



The hotel also rents a beach terrace:
20 tables for 4 guests each

TURNKEY CONDITION

All rooms, restaurant, terraces and common areas are fully furnished and equipped:



- Quality furniture and appliances
- Modern sanitary equipment
- Contemporary interior design
- High level of comfort for guests



No additional furnishing or setup required.

OPERATIONAL STATUS

The hotel is currently operating on a seasonal basis and is fully occupied during the season.

- Year of construction: 2020
- Years in operation: 5



KEY FIGURES



- Total building area: 1,280 m²
- Rooftop terrace: 260 m²
- Plot size: 1,500 m²
- Rooms: 24
- Guests capacity: 83
- Parking spaces: 10
- Restaurant capacity: 110+ seats total (including terraces)



MARKET CONTEXT

- Prime beachfront location
- Operating hospitality property
- Established tourist destination
- Limited supply of first-line seaside hotels



Further financial and operational details are available upon individual request.