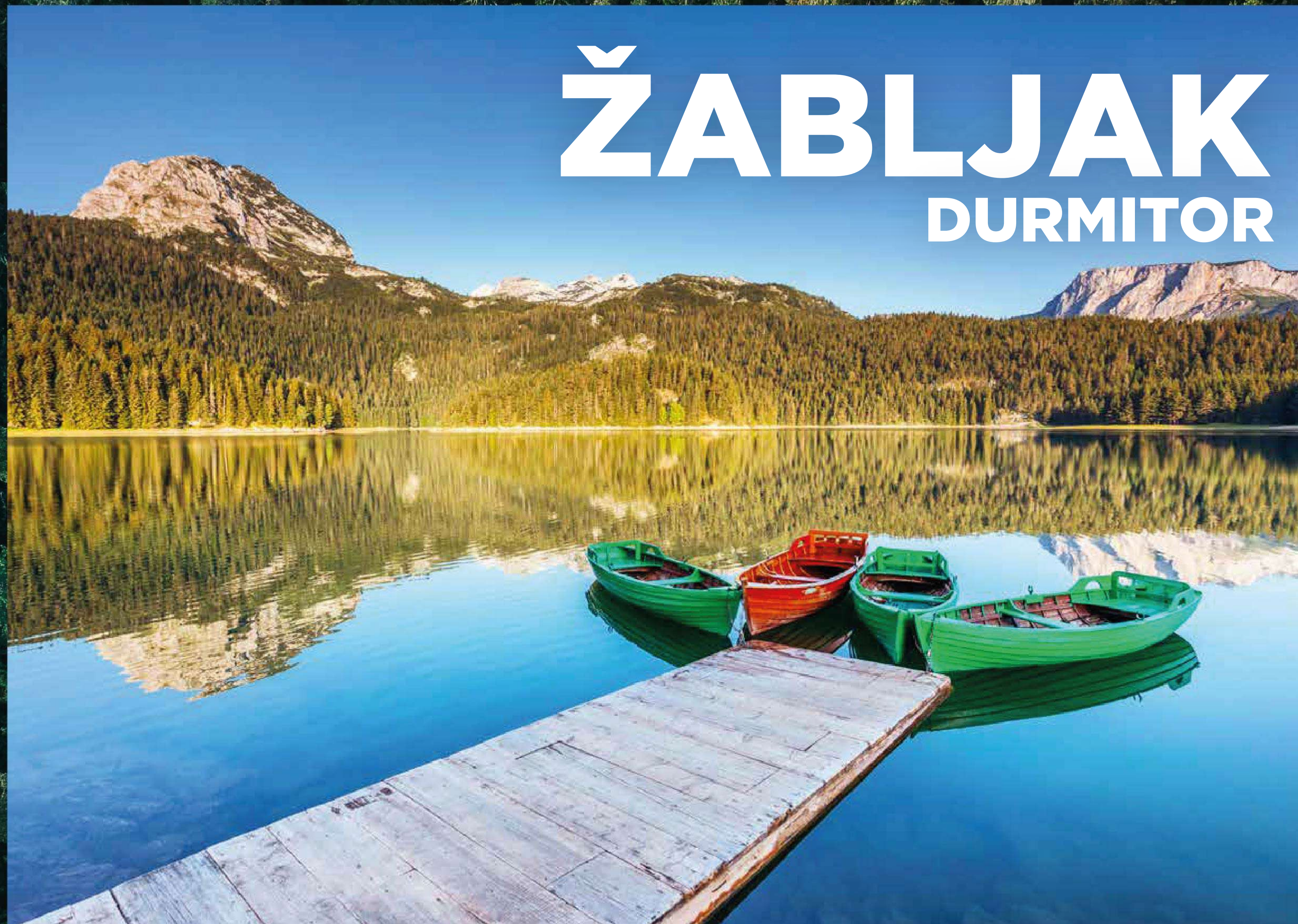


An aerial photograph of a dense forest of evergreen trees, viewed from directly above. The trees are packed closely together, creating a textured, dark green canopy. The lighting is somewhat dim, giving the forest a moody, natural feel. In the center of the image, the word "WELCOME" is written in a large, bold, white, sans-serif font. The letters are slightly shadowed, making them stand out against the dark background of the forest. The overall composition is centered and balanced.

WELCOME

ŽABLJAK

DURMITOR







Reljef i klima Durmitora

ME

Osnovna odlika reljefa durmitorskog područja je prostrana visoravan na 1500 m nadmorske visine, koju presecaju duboke kanjonske doline (najniža tačka 512 mnv) sa koje se uzdižu impozantni planinski vrhovi, od kojih je 48 sa preko 2000 m nadmorske visine i među njima najviši Bobotov kuk sa 2523 m. Na visoravni se nalazi planinski gradić Žabljak (1450 mnv), zimski turistički centar koji ima oko 5000 stanovnika. Strategija razvoja Žabljaka, kao i durmitorskog kraja u celini, zasniva se na turizmu i proizvodnji biološki zdrave hrane.

Razudjeni reljef i nadmorska visina bitno utiču na klimu durmitorskog kraja. Do 1200 m nadmorske visine prevladjuje subplaninska, a iznad, alpska klima. Zime su duge i hladne, leta relativno kratka i sveža, a jeseni toplije od proleća. Srednja godišnja temperatura kreće se između 2o i 8oC.

Za zimski turizam značajne su klimatske inverzije – spuštanje hladnog vazduha u niže predele i rečne doline, dok se sunčano vreme i topao vazduh zadržava u višim, planinskim. Na Durmitoru tokom čitavog leta ima snežnih nameta, a Debeli namet u Velikoj Kalici dugačak je 200 do 300 metara i pogodan za skijanje i kada je na Crnogorskom primorju, udaljenom dva sata vožnje, temperatura i do 40oC. Lepoti durmitorskog masiva posebnu draž daje 18 ledničkih jezera, nazvanih gorske oči, na visinama iznad 1500 m. Najveće i najatraktivnije je Crno jezero. Veličanstvenosti pejzaža doprinose, pored lepote jezerskog basena i blistave vodene površine, prostrani šumski predeo koji ga okružuje i vrh Međeda, gorostasno uzdignut nad njim. Udaljeno je svega 2 km od Žabljaka. Među najlepšim ukrasima parka su i bistre, silovite reke koje su ovom području podarile razne kanjonske doline. Posebno impresionira reka Tara, kako lepom i pokretom svojih voda, tako i dubinom (1300 m) i pejzažem kanjona koji je najveći u Evropi, te posle Velikog kanjona Kolorada u SAD-u, drugi u svetu. Kanjon je udaljen svega 5-10 km od centra mesta. Tara je dugačka 146,4 km, sa prosečnim padom 4,5 m/km predstavlja idealno mesto za splavarenje, rafting i ribolov.

Relief and climate of Durmitor

EN

The main feature of the relief of the Durmitor area is a vast plateau at 1500 m above sea level, intersected by deep canyon valleys (lowest point 512 m above sea level) from which rise imposing mountain peaks, 48 of which are over 2000 m above sea level and among them the highest Bobotov kuk with 2523 m. On the plateau is the mountain town of Zabljak (1450 m above sea level), a winter tourist center with about 5,000 inhabitants. The development strategy of Žabljak, as well as the Durmitor region as a whole, is based on tourism and the production of biologically healthy food.

The rugged relief and altitude significantly affect the climate of the Durmitor region. Up to 1200 m above sea level, the sub-mountain climate prevails, and above, the alpine climate. Winters are long and cold, summers are relatively short and fresh, and autumns are warmer than springs. The average annual temperature ranges between 2o and 8oC.

Climate inversions are important for winter tourism - the descent of cold air into the lower regions and river valleys, while the sunny weather and warm air remain in the higher, mountainous ones. There are snow drifts on Durmitor throughout the summer, and Debeli namet in Velika Kalica is 200 to 300 meters long and suitable for skiing, even when it is up to 40oC on the Montenegrin coast, two hours away. The beauty of the Durmitor massif is given a special charm by 18 glacial lakes, called mountain eyes, at altitudes above 1500 m. The largest and most attractive is the Black Lake. The majesty of the landscape is contributed, in addition to the beauty of the lake basin and the glistening water surface, by the vast forest landscape that surrounds it and the top of Medjed, which is majestically raised above it. It is only 2 km away from Zabljak. Among the most beautiful decorations of the park are the clear, powerful rivers that have given this area various canyon valleys. The Tara River is especially impressive, both for the beauty and movement of its waters, and for the depth (1300 m) and landscape of the canyon, which is the largest in Europe, and after the Grand Canyon of Colorado in the USA, second in the world. The canyon is only 5-10 km away from the center. Tara is 146.4 km long, with an average drop of 4.5 m / km and is an ideal place for rafting, rafting and fishing.



2,8 km from Žabljak City Center

130 km from Podgorica Airport

173 km from Tivat Airport

LOKACIJA

LOCATION



ME

Predmetno zemljište se nalazi se u Crnoj Gori, na planini – nacionalnom parku Durmitor, uz regionalni put Žabljak – Pljevlja, na 2,8 km od centra Žabljaka ka mostu na reci Tari, i na manje od dva sata vožnje od Jadranskog mora.

Parcela širine 80-1100m, dužine 500m i ukupne površine 45.556m², uzdiže se od regionalnog puta na jug, ka brdu Ćiperovača, savladavajući visinsku razliku od gotovo 90m.

Veliki nagib terena i severna orijentacija pogoduju izgradnji interne početničke ski staze za koju je urađen projekat i potvrđena mogućnost instalacije savremenog ski lifta .

EN

The land is located in Montenegro, on the mountain - Durmitor National Park, along the regional road Zabljak - Pljevlja, 2.8 km from the center of Zabljak to the bridge over the river Tara, and less than two hours drive from the Adriatic Sea.

The plot is 80-1100 m wide, 500 m long and has a total area of 45,556 m², rising from the regional road to the south, towards the hill Ćiperovača, overcoming the height difference of almost 90 m.

The large slope of the terrain and the northern orientation affect the construction of the internal beginner ski slope for which the project was done and the possibility of installing a modern ski lift was confirmed.

Žabljak
City center

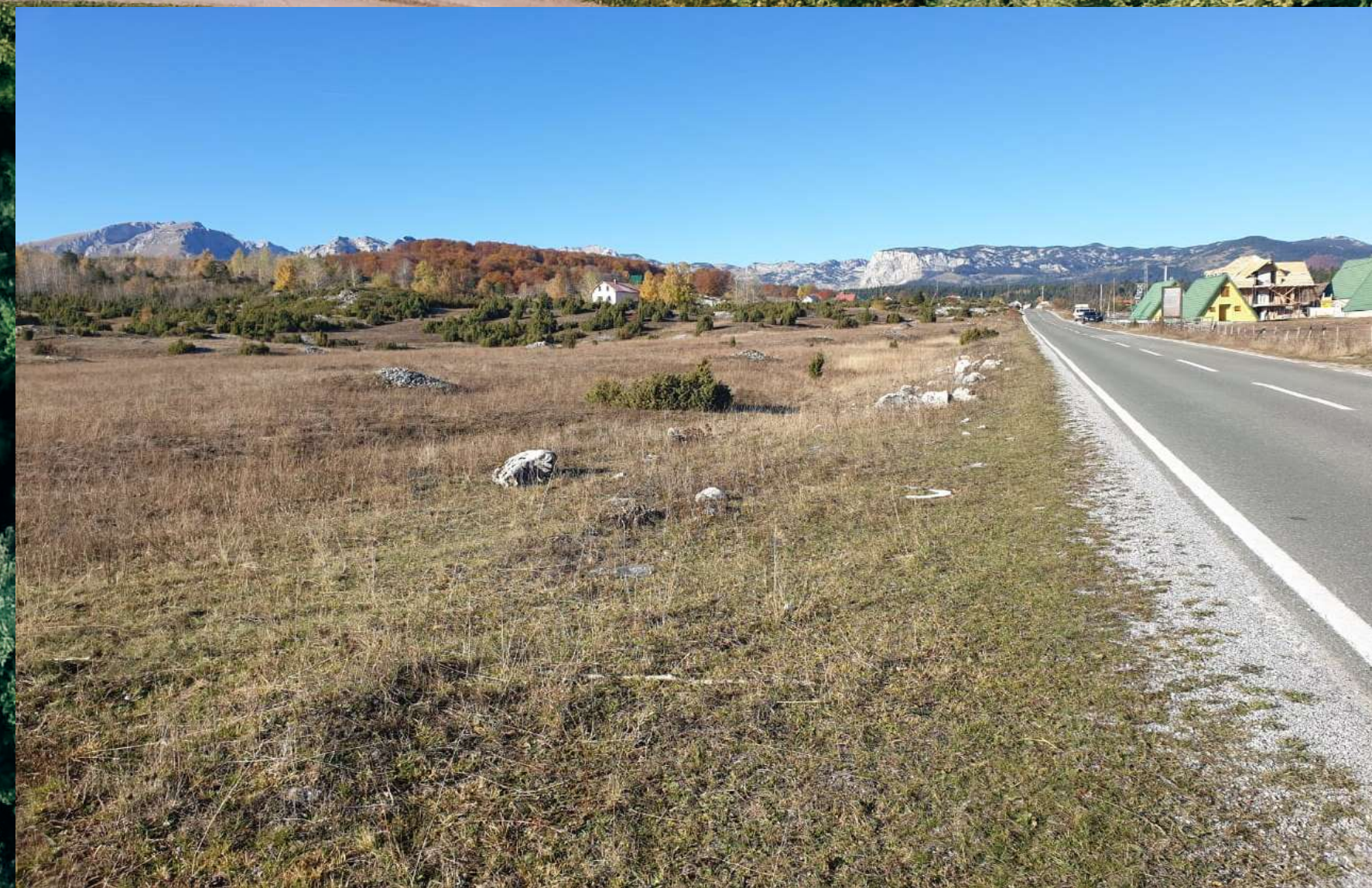
▲
Pijevlja



Ski staza za početnike
Ski slope for beginners

FOTOGRAFIJE PLACA PHOTOS OF THE PLOT







PODRUČNA JEDINICA
ŽABLJAK

Datum: [REDACTED] 20[REDACTED]
KO: [REDACTED]

LIST NEPOKRETNOSTI [REDACTED] - PREPIS

Podaci o parceli							
Broj/podbroj	Broj zgrade	Plan Skica	Datum upisa	Potes ili ulica i kućni broj	Način korišćenja Osnov sticanja	Površina m ²	Prihod
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	0.00
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	37.60
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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	0.24
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1.34
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	0.25
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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	45.556	[REDACTED]

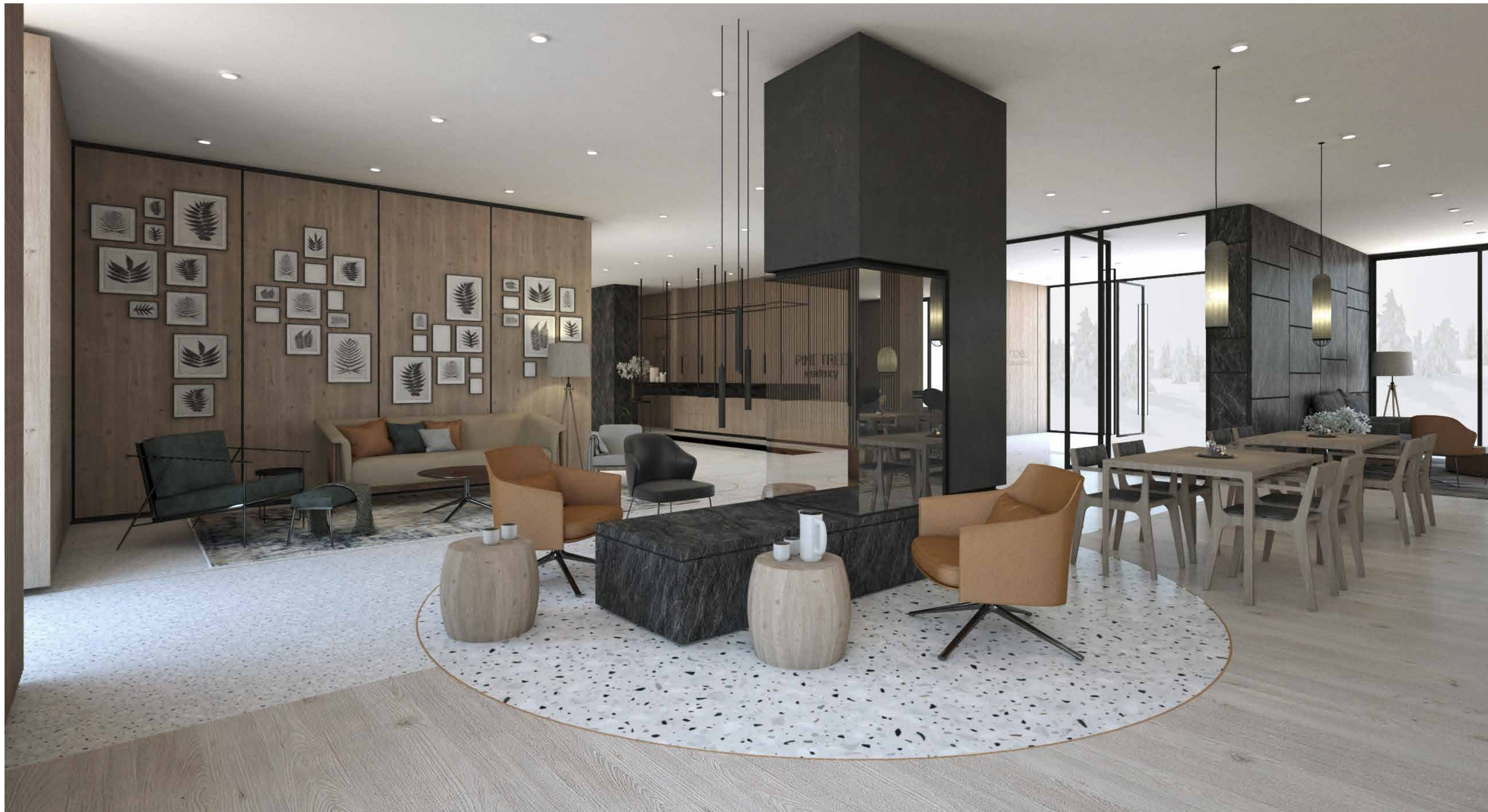
Podaci o vlasniku ili nosiocu prava			
Matični broj - ID broj	Naziv nosioca prava - adresa i mjesto	Osnov prava	Obim prava
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*	[REDACTED]	[REDACTED]	[REDACTED]





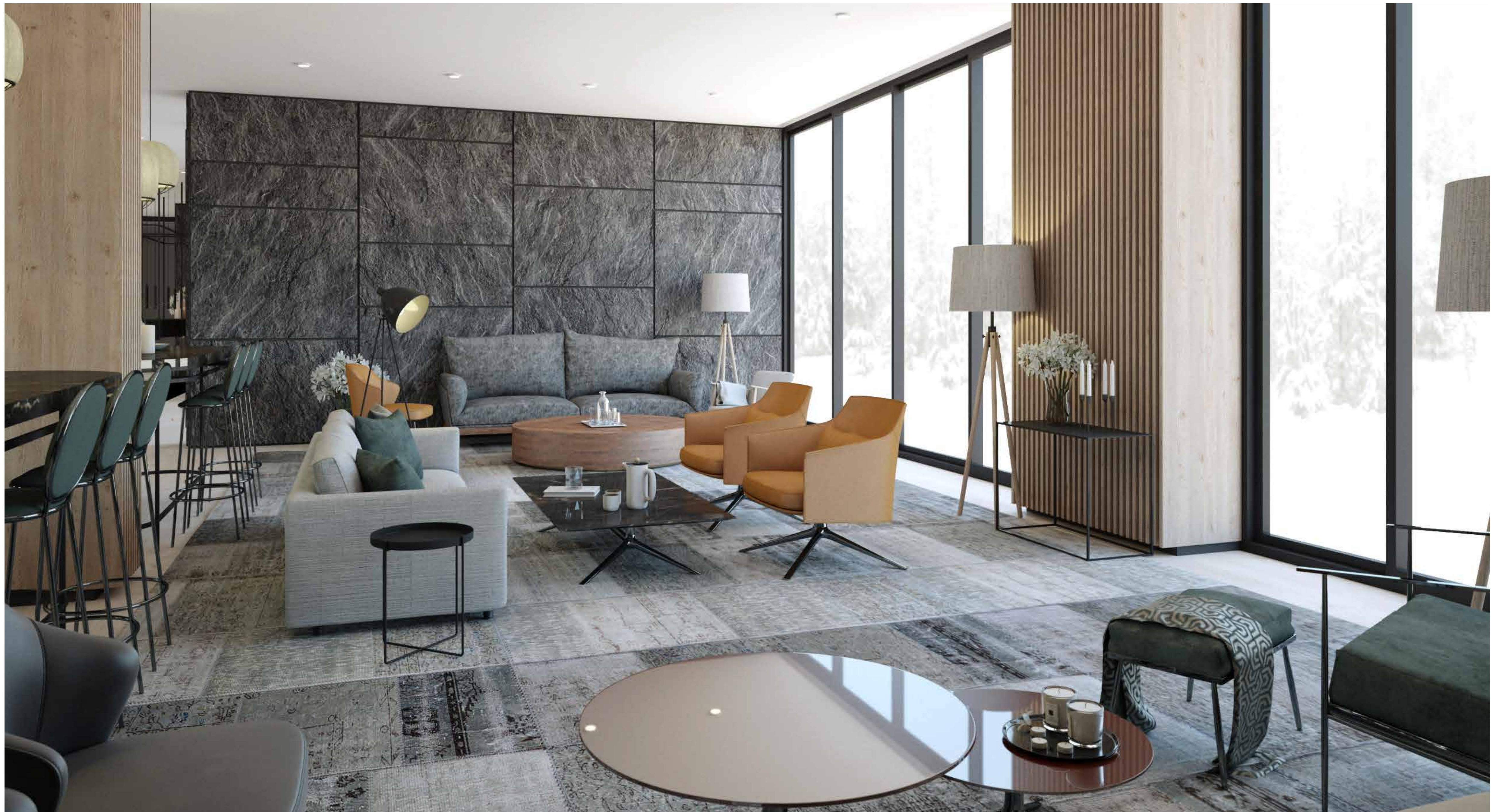


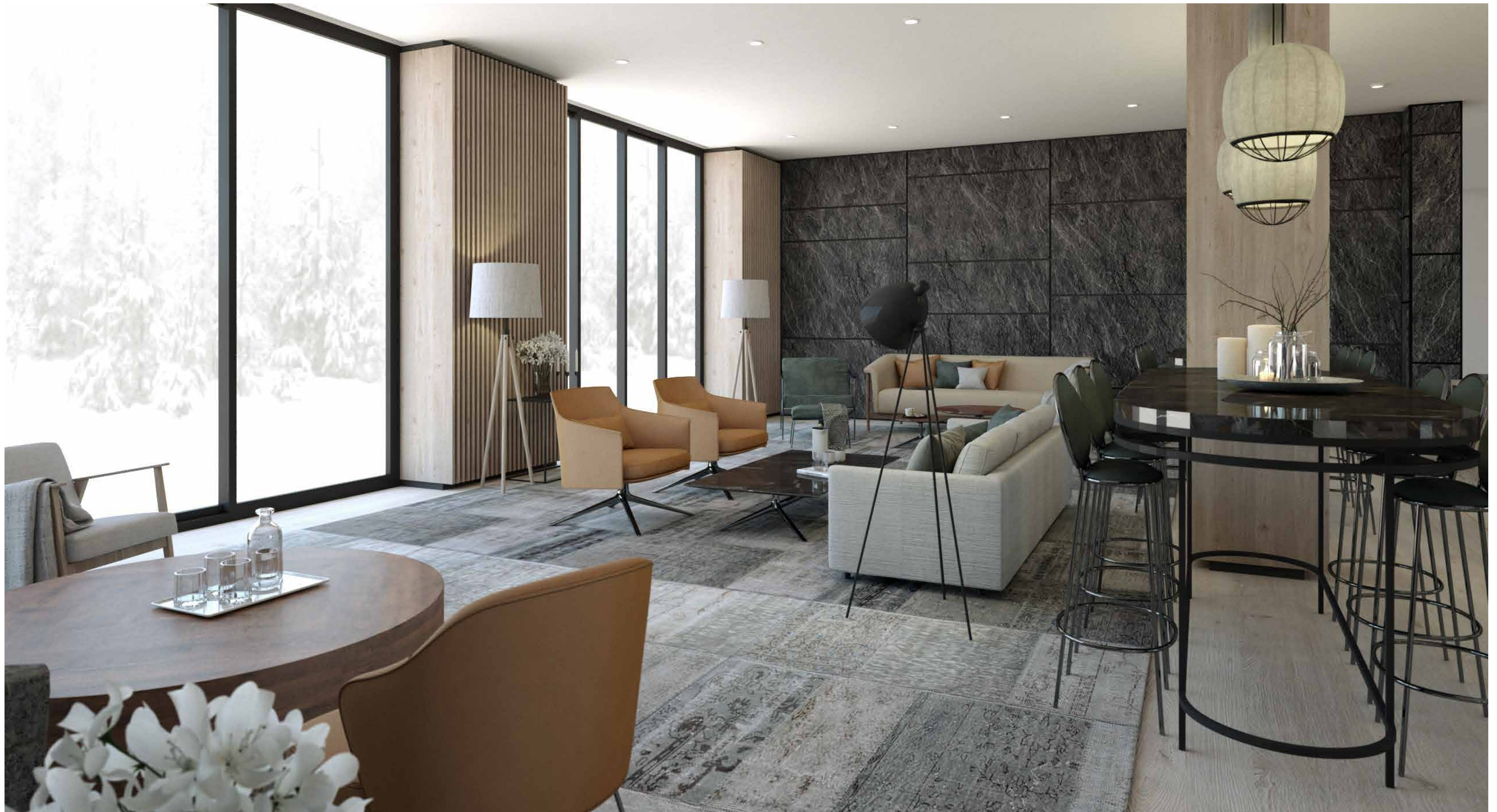


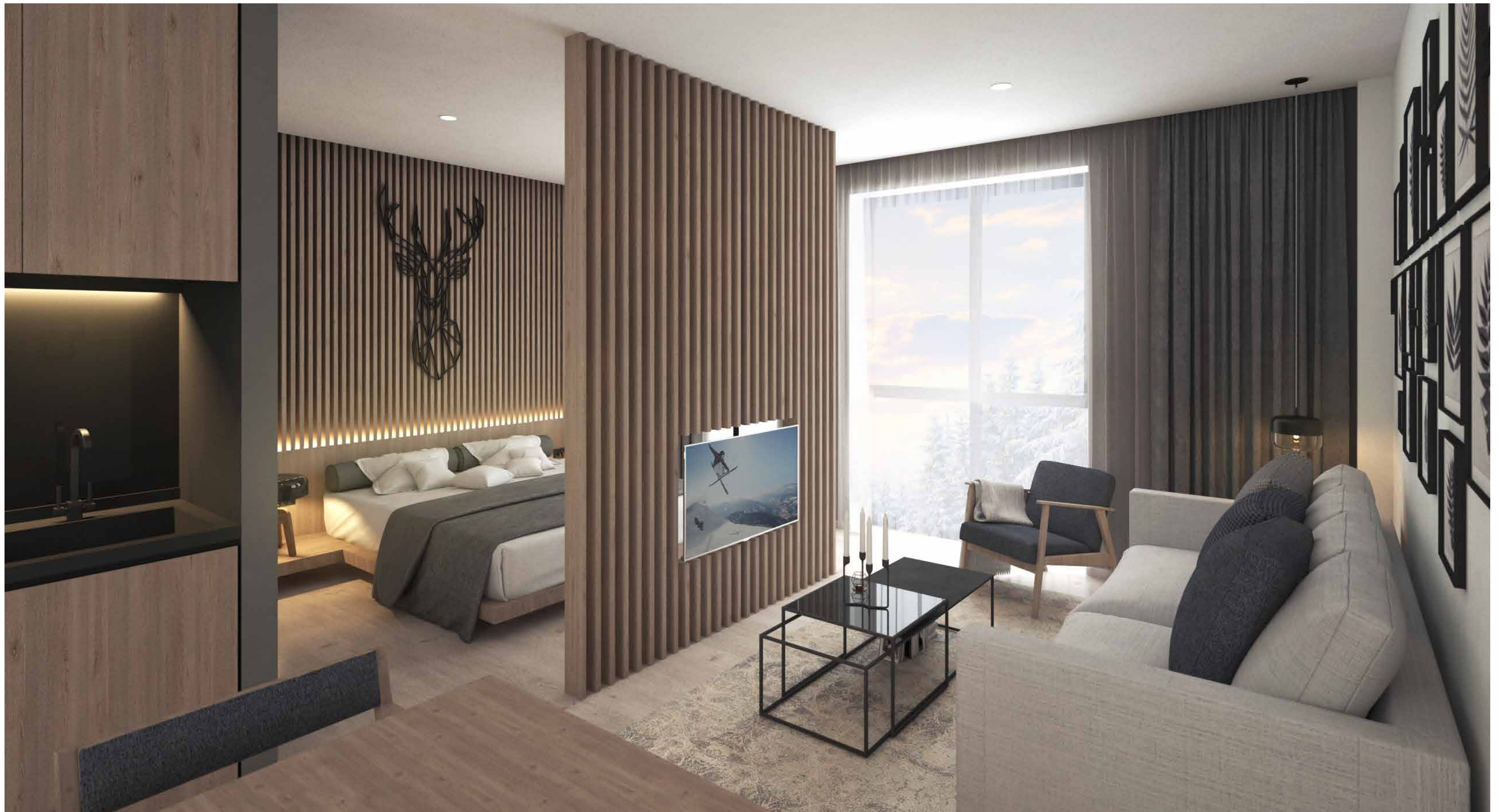




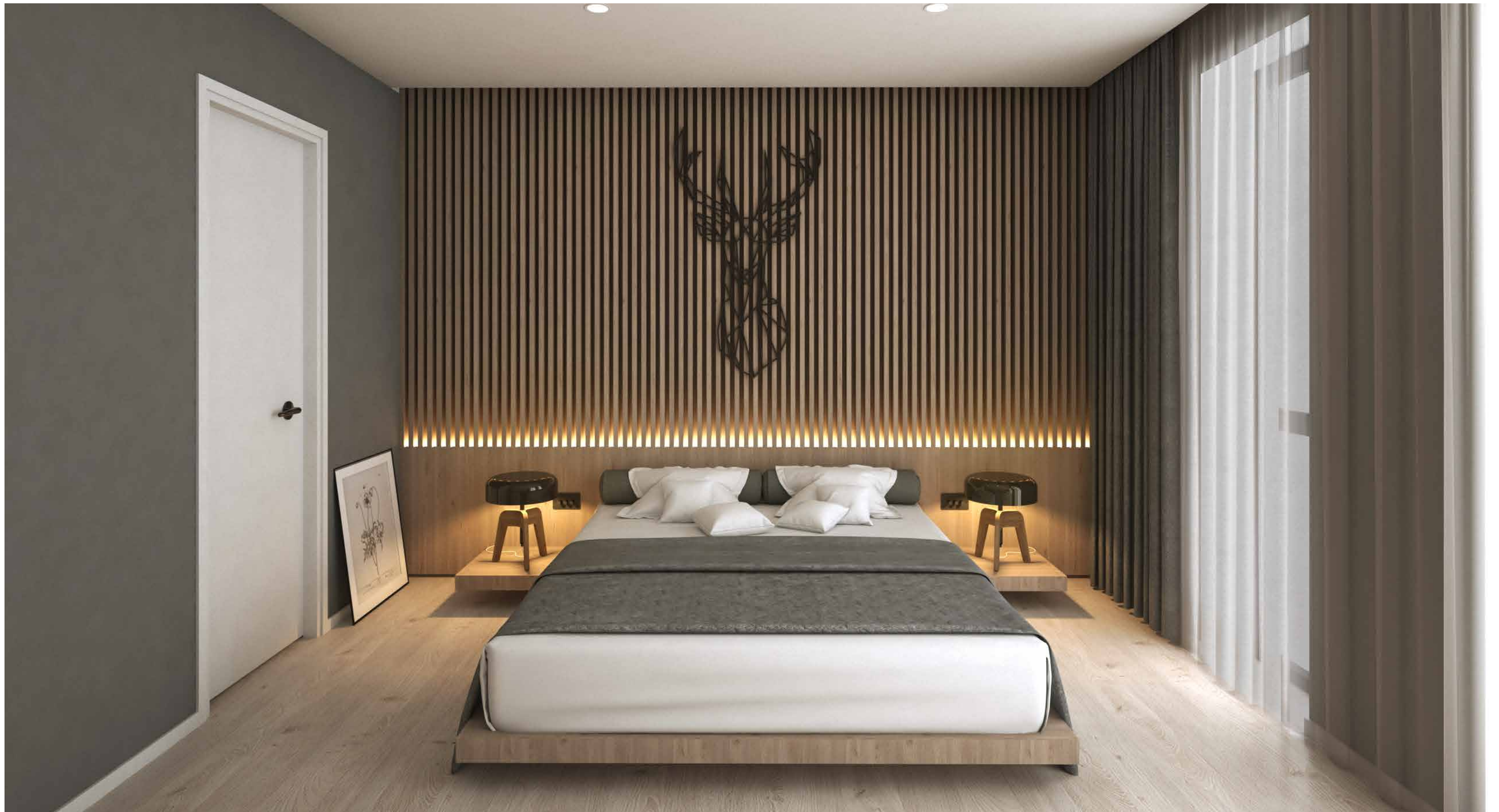






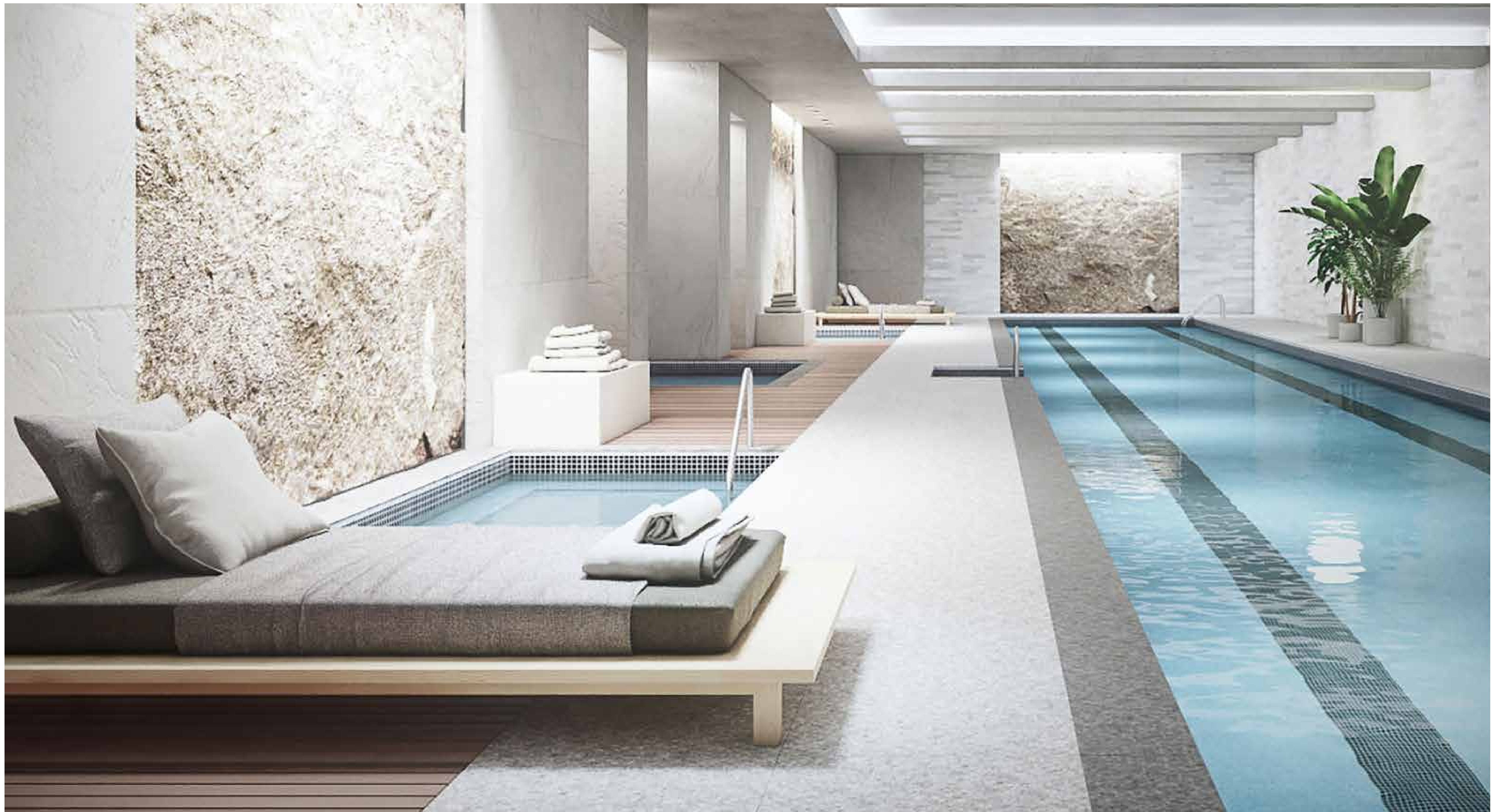
















PRICECJENIЦEHHA

EN

The plot area is 45,556 m².

On the plot, according to the project, a Condo hotel can be built with 5 villas with a total area of 9,456 m² with 4 *, also, a mini ski slope of approximately 390 m is planned on the site.

The future buyer should only report the works and within 10-15 days he can start building the hotel.

The price of the property is € 1.4 million, which includes a revised project (€ 300,000) designed by Studio Synthesis and audited by CAU.

ME

Površina placa iznosi 45.556 m².

Na placu, po projektu može da se gradi Condo hotel sa 5 vila ukupne površine od 9.456 m² sa 4*, takođe, na lokaciji je predviđena i mini ski staza cca 390 m.

Budući kupac bi trebalo samo da prijavi radove i u roku od 10-15 dana može već da krene sa izgradnjom hotela.

Cijena nekretnine je 1,4 milion € u koju je uračunat revidovani projekat (300.000€) koji je radila dizajn firma Studio Synthesis a reviziju je radila firma CAU.

RU

Площадь участка 45,556м².

Согласно проекту, на участке может быть построен кондо-отель с 5 виллами общей площадью 9.456 м² с 4 *, а также на участке запланирован мини-горнолыжный спуск примерно 390 м.

Будущему покупателю достаточно сообщить о работах, и в течение 10-15 дней он сможет приступить к строительству гостиницы.

Стоимость недвижимости составляет 1,4 миллиона евро, включая доработанный проект (300 000 евро), разработанный Studio Synthesis и прошедший аудит CAU.