

THE  
RONAN MCMAHON  
REPORT



# MONTENEGRO

## Real Estate Buyer's Guide

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# WHY MONTENEGRO

It's hard to describe the sheer natural beauty of it all. Huge rippling gulfs and sparkling straits stretch on for miles, while enormous pine-covered limestone mountains loom majestically above. The dramatic drop of the mountains straight into the bay creates breathtaking views.

If you've never heard of Montenegro, you're not alone. Tucked away in the Balkans between a cluster of former Yugoslavian countries, Montenegro is smaller than the state of Connecticut. It sits across the Adriatic from Italy, with Croatia to the north and Albania to the south.

But what Montenegro lacks in size, it makes up for in beauty. Montenegro is an utterly breathtaking part of the world. The love child of Norway and Venice...where the Alps meet a Mediterranean vacation...

Montenegro boasts one of the most dramatic stretches of coastline in all of Europe, as well as some of the continent's wildest and most beautiful mountains. Its 183-mile Adriatic coastline is liberally sprinkled with historic towns, lively beach resorts, secluded coves, and white-stone fishing villages, all punctuated by strips of fine sand and pebbled beaches. The wild and remote interior, meanwhile, is a landscape of snow-dusted peaks, crystal-clear lakes, rivers, forests, and canyons.

Montenegro is said to be the only place on earth where you can pluck an orange from a tree overhanging a sunny beach while looking up at snow-capped mountains...

Montenegro has finally arrived as a destination. It's being touted as the latest "it" spot of the Mediterranean. A place that's still relatively unexplored by most Western visitors, but with the potential to have the same phenomenal tourism growth that neighboring Croatia saw over the past two decades.



Then there's the real estate. And here is where Montenegro really diverges from its more expensive neighbor to the north. Just a few miles over the border from Croatia, prices drop dramatically. Montenegro is every bit as stunning as Croatia, but in some cases, you'll pay half the price for similar real estate.

However, it's not staying that way for long. Prices are already catching up fast due to rising demand.

Montenegro is having its moment. Following the pandemic dip, tourism has bounced back in a big way. British, German, French, and Italian are coming in significant numbers.

Americans are, too. Montenegro has long been a popular resort destination for Serbians and Russians, though they tend to disembark further down the coast from Kotor, in the city of Budva—which accounts for 41% of all tourism.

People are here from all over. Europe, Russia, North America, the Gulf States... And there are historic reasons for this. The country sits at the crossroads of civilizations.

Divided one way, it is the difference between Latin Catholicism and Eastern Orthodoxy. Cut the other way, it sits on the historic border of Europe and the Middle East. It is a mix of Slavic, Byzantine, Muslim, and Albanian people, all living on top of Illyrian, Roman, Venetian, and Ottoman ruins. The invasion of tourists and real estate buyers from the West is just the latest chapter in a millennia-old story.

There are other factors at play, too. Montenegro is relatively new as an independent state, having gained its independence from Serbia in 2006. It joined NATO in 2017, has already adopted the euro, and is expected to join the EU.

Plus, the Montenegrin government is doing all it can to turn the country into one of Europe's top destinations for the super-rich. A new tourism strategy will help this tiny nation rival Monaco as a hub for Europe's wealthy and the global super-rich. Marinas are springing up along the coast—complete with luxury hotels, thousands of new villas and apartments, and infrastructure encompassing everything from supermarkets to luxury boutiques, restaurants, hospitals, and schools.

All of this amounts to an exciting investment case for Montenegro. It's become "internationalized," a place that's inherently desirable, where people want to be in good times and bad. Generally, internationalized places are also easy to get to, have great weather...often year-round, have a big international mix of people, lots of fun things to do, and good food.

Montenegro is ticking a lot of the boxes...



In this report, you'll learn about the real estate scene. And, yes, it is perfectly legal for foreigners to own property in Montenegro. But there are some country-specific guidelines to keep in mind.

In this guide, you'll also discover the many visa options available to expats, as well as details on safety and security, healthcare, infrastructure, the vibrant local culture...it's all in this guide and much more.

Plus, you can't tell the story of Montenegro without telling the story of its Balkan neighbors. Croatia has developed into an established tourist and expat powerhouse, with real estate prices to match. Albania is still more and up-and-coming...and, if you're a bit adventurous, might be worth a closer look.

First, let's take a dive into the most appealing expat hotspots in this beautiful country.





# THE BEST PLACES IN MONTENEGRO

The Bay of Kotor is Montenegro's most popular destination. There, huge rippling gulfs and sparkling straits stretch into the distance. Serpentine, fjord-like bays lie beneath towering pine-covered limestone mountains. Historic towns, lively resorts, and white-stone fishing villages sit in the narrow spaces between the mountains and long strips of fine-sand beach.

This bay is not just astonishingly beautiful, it's also in a prime location...

The Bay of Kotor is right next to Croatia. Three decades ago, Croatia was emerging from war and communism. Today, it's a tourism powerhouse renowned for historic towns and a stunning coastline. It saw 50 million tourists in 2024, with forecasts estimating nearly 60 million tourists in 2029. In the past 20 years, the country's seen €5.5 billion in foreign investment in real estate. Prices have soared, and coastal property is at a premium.

Next stop for this tourism juggernaut? Just over the border into Montenegro and the Bay of Kotor.

## **Kotor**

The town of Kotor is set at the very southern end of the bay. It feels more like a piece of ancient Venice transported to Norway. Because of the natural beauty, Kotor is hugely popular with cruise ships in the summer, which can mean a very crowded Old Town.

Kotor's Old Town is considered the best-preserved medieval settlement that still exists in the Mediterranean. It's a jumble of gray-stone, red-tile-roof buildings amid a tangle of stone lanes and alleys. Situated less than 2 hours from Dubrovnik Airport (if you can avoid border lines) and with its own regional airport at Tivat, it's also one of the most accessible parts of the coast.

Strolling through Old Town Kotor, you'll randomly come upon squares that are lined with restaurants and pubs. Winter can be quite gray, cold, and rainy—the upside being that you often have Old Town nearly to yourself.

In contrast to Croatia, where mass tourism exploded two decades ago, this isn't yet a regular destination for middle-class Europeans. While it is experiencing rapid tourism growth—it's also where you'll find Montenegro's upscale developments targeting the superyacht set.

And then there is the geography. This is crucial to the real estate investment case. The 17-mile bay is completely surrounded by steep mountains on all sides. And between the mountains and water, there is just a sliver of land that packs in small Venetian fishing villages and a narrow road. There is very little developable land available.



Furthermore, with its UNESCO status in the Old Town, the government is protective of the whole Kotor Bay area. You won't find high rises here or massive tourist resorts...

It's a textbook example of a geographical "moat." Indeed, Kotor's Old Town itself has a literal moat surrounding its walls. It's a compact and dense with ancient architecture, plazas, and churches. Behind it, crumbling city walls zigzag up the steep mountain, and in front of it is the sea.

It's also the first stop for any tourist visiting Montenegro. That's what makes it one of the strongest investment prospects.

A-listers, oligarchs, and Gulf state billionaires are flocking to Porto Montenegro, a short drive from Kotor's Old Town, to berth their super yachts. The stores rock high-end luxury brands like Dior, Rolex, Burberry, Balenciaga. And luxury penthouses sell for millions. The Saudi royal family even relocated its golden fleet of mega-yachts to here from Monaco in 2012 on a 30-year lease.

Now the “ordinary rich” are discovering stunning Montenegro too. These people are professionals who earn well...not super rich, but well off. They can often move around to some degree, too. Most aren't in the market for multi-million-dollar mansions or 5-star resort residences. But they want luxury and exceptional resort-style amenities... and they can pay for it. I'm talking about entrepreneurs, small-business owners... computer scientists, bankers, lawyers, doctors...

As the ordinary rich discover Montenegro, it's creating an incredible opportunity. When looking for the investment angle, it's imperative to identify where all of the growth trends are converging. And in Montenegro's case, that's undoubtedly along the Bay of Kotor.



## Budva

About a 40-minute drive south of Kotor, Budva has been nicknamed the “Montenegrin Miami.” In peak season, it's jam-packed with tourists, drawn to the town's array of beaches, watersports, and nightlife. They sunbathe through the afternoon; stroll the atmospheric Stari Grad (Old Town) in the evening, stopping for ice-cream or *palačinke* (Montenegrin pancakes filled with Nutella, nuts or jam); and at night they party 'til dawn at the many buzzing bars and nightclubs.



Despite the party-town reputation, however, most visitors find Budva pleasant and relaxed (aside from the busy traffic). No loud music spilling onto the street. And (like Kotor) even the city's construction is forced to pause during peak tourist season to maintain the peaceful atmosphere—a nice touch.

Folks come to Budva from all over—French, German, Polish. Italians road trip here, taking the ferry across the Adriatic from Bari to the port city of Bar farther south. There is even a noticeable contingent of Americans.

## **Petrovac**

Petrovac is a small town enclosed in a stunning bay. This was where the Romans built their summer villas long ago. Today, its beautiful beach is fronted by a long promenade, which brings you to a 16th-century Venetian fortress guarding a tiny stone harbor.



Petrovac's central location on the Montenegrin coast makes it an ideal location for a base. Budva is just 30-minute drive north, Bar is 30 minutes south, and the capital of Montenegro, Podgorica, is only an hour away.

You're also close to Skadar National Park, where you'll find the largest lake in the Balkans. It's a gigantic playground for kayaks, canoes, and SUPs. You can visit vineyards, take a cruise, or follow a shoreline bike trail.

# BUYING IN MONTENEGRO

You can buy property in Montenegro as a foreigner. In fact, the process is relatively straightforward compared to many other countries, particularly since the country encourages foreign investment.

Note that foreigners can buy property freely, except for agricultural land (unless purchased via a registered company) and properties close to military/strategic zones. Here's a step-by-step breakdown of the property buying process:

## 1. Find a Property

- Use local real estate agents or online listing sites.

## 2. Hire a Local Lawyer

Although this is not mandatory, it is highly recommended. Your lawyer will:

- Check land registry records.
- Ensure there are no legal disputes, debts, or encumbrances.
- Assist with drafting the contract.

Legal fees typically range from 0.5% to 1% of the property price.

## 3. Check Property Documentation and Status

Your lawyers will help with these tasks:

- Verify ownership in the Land Registry.
- Confirm no mortgages, liens, or usage restrictions.
- In case of land, confirm building permits/zoning laws.

## 4. Make a Preliminary Agreement

This is optional and not legally required, but this is a method in which you can reserve the property. It outlines the agreed sale price and timeframe for finalizing the purchase and usually involves a 10% deposit.

## 5. Sign the Sales Contract

The final contract must be signed in front of a Montenegrin notary. The contract must be in Montenegrin, and, if you're a foreigner, a court translator will be required during the signing. Payment is typically made through a bank transfer.



## **6. Register the Property**

Finally, your lawyer will submit the documentation to the government's Real Estate Administration to officially register you as the new owner. This can take from a few days to a few weeks.

### **Fees and Taxes When Buying Property**

When purchasing a property in Montenegro you will pay a property transfer tax of 3% of the purchase price for resales. VAT at 21% typically applies to new builds, although it is usually included in the purchase price (but do verify this with the seller).

Annual property taxes range between 0.25% and 1%.

### **Financing Your Property Purchase**

Montenegro is predominantly a cash market. Bank finance is really only open to resident foreign buyers.

But if you're buying in a new development, some top developers will offer financing to buyers.



## What is RETA?

My name is Ronan McMahon. I'm an international real estate scout. My team of researchers and analysts and I spend a small fortune on research and travel as we search out the best real estate opportunities in some of the most appealing locations around the world, including Portugal.

Often, what we find and the deals we make pay off with potential investment opportunities that I share with members of my Real Estate Trend Alert group. **(You can learn more about my RETA group here.)**

To be a RETA member is to be first on the very best real estate deals in the world. First to get wind of a big transformation, a big trend or major Path of Progress event, first to get in on the ground floor of that transformation...first to get in on a best-in-class real estate at off-market prices.

The core strength of RETA is our group buying power. It's by acting in unison with like-minded investors—fellow RETA members—that we get the incredible deals that we do.

Over the years, RETA has developed a heavy-hitting reputation in the right circles. Our group buying power is highly respected and sought after. It's how we get deals no one else gets, deals that even the most informed local real estate insiders can't believe. And RETA members will continue to access our pipeline of incredible off-market deals from the world's most desirable locations.

I've been watching Portugal closely and bringing investment opportunities to RETA members for many years, focusing on the appealing beach communities on the Algarve. Let's take a look at our track record.

\* In December 2019, RETA members could buy in a community called Santa Maria from €310,500. Two-bed condos available to RETA members for €390,000 now list for €550,000—a boost of €160,000.

\* In 2020, I recommended condos in a community called Adega in Lagos. RETA members could get penthouses here for the incredible price of €480,000. Those now list for around €1 million...meaning they've doubled in price.

\* In 2021, we had a RETA deal in the luxury community of Dona Maria. One RETA member purchased a penthouse there for €1.1 million. That was recently listed at double that—€2.2 million.

• RETA members could also buy two-bed condos in Dona Maria from €575,000. These now list for about €850,000—an uplift of €275,000.

Nobody I know does the kind of travel and first-hand research we do. Nobody I know has our contacts and ability to negotiate such incredible, off-market deals for members.

And nobody I know has RETA's track record of being ahead as destinations experience major transformations.

Members of Real Estate Trend Alert are the only people who get all my research reports... the inside scoop and contact information for some of the top experts in real estate...and the hottest off market opportunities from around the world.

**[Click this link to learn more about RETA and to join today.](#)**



# SAFETY & SECURITY

Safety and security in Montenegro are generally good. That said, it's worth considering some cautions when visiting or living in the country.

## **Crime**

Overall, Montenegro has a low crime rate. And violent crime is rare. However, pickpocketing can occur in tourist-heavy areas, especially in summer. Be cautious in markets, on beaches, and on public transport.

## **Driving Safety**

Road conditions vary—main highways are good, but rural roads can be narrow and poorly lit. Mountain roads can be steep and winding with no lighting or barriers. Montenegrin drivers can be aggressive, especially in urban areas. Use extra caution when driving at night or in winter (mountain areas can be icy).





# HEALTHCARE

Most expats choose an international health insurance plan when living in Montenegro. A number of companies offer such plans, which cover both Montenegro and other countries. Coverage includes emergency medical evacuation and repatriation. These plans ensure the highest level of medical care if needed.

Thanks to the low cost of healthcare services in Montenegro, some expats instead choose to pay cash for healthcare as needed, with doctor visits generally costing \$25 and medication costing approximately \$10.

All Montenegro citizens are entitled to public healthcare, known as mandatory health insurance (MHI). However, in most cases, expats living in Montenegro are not entitled to join the MHI unless they have obtained residency in the country.

While the public healthcare option is cost-effective, there can be big delays in receiving healthcare under this plan due to a shortage in facilities and supplies, and a private healthcare plan ensures more prompt treatment.





# VISAS & RESIDENCY

U.S. citizens do not need a visa to enter and stay in Montenegro for up to 90 days. Upon entry, a passport must be valid beyond the planned departure date and have one blank page. Travelers are required to declare currency exceeding €10,000 or equivalent upon entry or exit.

U.S. citizens who wish to extend their stay beyond 90 days must apply for a temporary residency permit at least one week before the 90-day period ends. Due to lengthy administrative procedures, you should apply as soon as you know you will stay longer than 90 days.

## **Temporary Residency Permit**

A temporary residence permit is required for stays of more than 90 days. It is valid for one year and is renewable. This permit is granted for employment, students, researchers, those receiving medical treatment, or engaged in humanitarian work. It is also given to visiting foreigners who are homeowners in the country.

Relevant documentary proof must support a temporary residency request, as well as a valid passport, proof of a clean criminal record, marriage and birth certificates, confirmation of intended place of residence and health insurance coverage. Foreign documents must be translated by a licensed Montenegrin translator. Maritime business is important to the national economy, so yacht owners and crew members get recognition in the residency program. (See *Three Pathways to Residency in Montenegro*.)

Temporary residency permits may allow the holder to leave the country for up to 90 days annually without penalty.

## **Permanent Residency**

After five years as a temporary resident, an application for permanent residency may be made. This permit is issued for five years and is renewable. This permit grants all the benefits of a citizen, except that it does not allow voting in elections.

## 3 Pathways to Residency in Montenegro

Here are three routes you can use to stay long-term in Montenegro:

### 1. Buy a Dream Home

The easiest way to get a residency permit is by buying a residential property. When you buy residential property, you'll be entitled to a temporary residency permit. There's no minimum value on the property, but it must be habitable. The permit is valid for a year and can be renewed if you continue to own the property. There is no specific income requirement, but you need to have at least €3,650 in a Montenegrin bank account.

The one catch is that you can't spend more than 90 days outside Montenegro during any 12-month period. Doing so could cause your renewal to be refused. (Also note that you can't use the national healthcare system with this type of residency.)

### 2. Register a Company

Another route to a temporary residency permit is to register a limited liability company (LLC) in Montenegro and employ yourself as the executive director. The company can have its main business elsewhere—ideal for digital nomads and consultants. You must pay yourself at least €570 a month, which includes taxes and social contributions. The advantage is that there's no maximum time limit outside the country. It also allows you to work other jobs as well... and you can take advantage of the national healthcare system.

### 3. Bring a Boat

The third option is a bit of an oddball. Montenegro is a popular location for yachting. Owners and crew of boats with a marina booking of longer than 90 days can get temporary residency in the country as long as the boat is located there. Unlike the residential property option, this allows you to be out of Montenegro for more than 90 days a year without penalty.





# INSIDER TIPS

## Climate and Weather

Despite its small size, Montenegro boasts a diverse climate that varies by region and elevation. Along the coast, you'll experience a typical Mediterranean climate—hot, dry summers and cooler, wetter winters. Coastal areas receive significant rainfall between September and April. In contrast, the inland climate is sub-Alpine, with much colder winters—especially in mountainous areas like the Dinaric Alps. The most pleasant time to visit Montenegro is between April and September.

## Money Matters

Montenegro uses the Euro as its official currency. Credit cards are widely accepted throughout the country, and it's wise to bring an international card that doesn't charge foreign transaction fees. While tipping isn't obligatory, it is appreciated—especially in the service industry. If you're happy with your experience, a tip of 10% to 20% is considered standard.

## Getting Around

Thanks to its Adriatic coastline, Montenegro offers scenic and budget-friendly boat and ferry routes between coastal towns. For intercity travel, buses are reliable and connect most cities and towns. Trains also operate on select routes. Taxis are widely available in urban areas—just make sure to use licensed services and avoid unmarked vehicles. Uber is also available in some locations.

Renting a car is a convenient way to explore the country at your own pace. Road-tripping offers a great opportunity to see Montenegro's natural beauty.

## Language

The official language is Montenegrin, though Serbian, Bosnian, Albanian, and Croatian are also recognized. English isn't widely spoken outside of tourist hotspots, but you'll find English speakers in popular travel destinations. Learning a few basic Montenegrin phrases is a thoughtful and helpful gesture.

## Etiquette

Montenegrins are known for their laid-back and relaxed approach to life. Punctuality is not always a high priority, and meeting times can be flexible. A handshake is the customary greeting and a polite way to meet new people.



## **Explore Montenegro's Neighbors: Croatia & Albania**

Montenegro isn't the only country in this part of Europe that offers an attractive lifestyle.

To the north is Croatia with its long strip of Mediterranean coastline. And directly to the south of Montenegro is overlooked Albania.

Both of these countries have had a tumultuous past...as recently as 40 years ago, Croatia and Albania were places of war and communist rule, but both have emerged from those tough times to become two of the most desirable spots in Europe for a laidback lifestyle and real estate investment.

Let's take a closer look...

Life moves at a relaxed pace in Croatia, not only on the islands, but also on much of the mainland. Sailboats glide on the glittering Adriatic Sea and on palm tree-lined promenades, and residents sip coffee as lavender and rosemary aromas fill the air. A member of the European Union since 2013, Croatia lies in southeastern Europe, across the Adriatic from Italy. Part of the former Yugoslavia until 1991, today, it borders Slovenia, Bosnia-Herzegovina, Montenegro, Serbia, and Hungary.

Similar in size to West Virginia, but, with a staggering array of landscapes, there is something for every taste in Croatia.

If it's island living you seek, Croatia boasts more than 1,000 islands (only a few dozen are inhabited). Some, like Hvar, have long been popular with the jet set, while others are virtually unknown to North Americans. On many of the islands, vineyards and olive are ubiquitous.

Though lively in the summer, the islands can be especially quiet during the winter months, when tourists go home and some residents head to the mainland. However, many of the islands' larger communities have year-round ferry connections, offering a lifeline to the rest of the country.

In the northern part of Croatia's mainland, the Istria region offers coastal communities with Mediterranean flair and hilltop towns reminiscent of Tuscany. In fact, Istria was part of Italy until 1947, so some locals still speak Italian. The region is celebrated for its outstanding truffles, seafood, and olive oil. Biking, hiking, and sailing are popular activities in Istria. Cosmopolitan Venice, Trieste, Ljubljana, and Zagreb are not far away, making them perfect day trips from Istria.



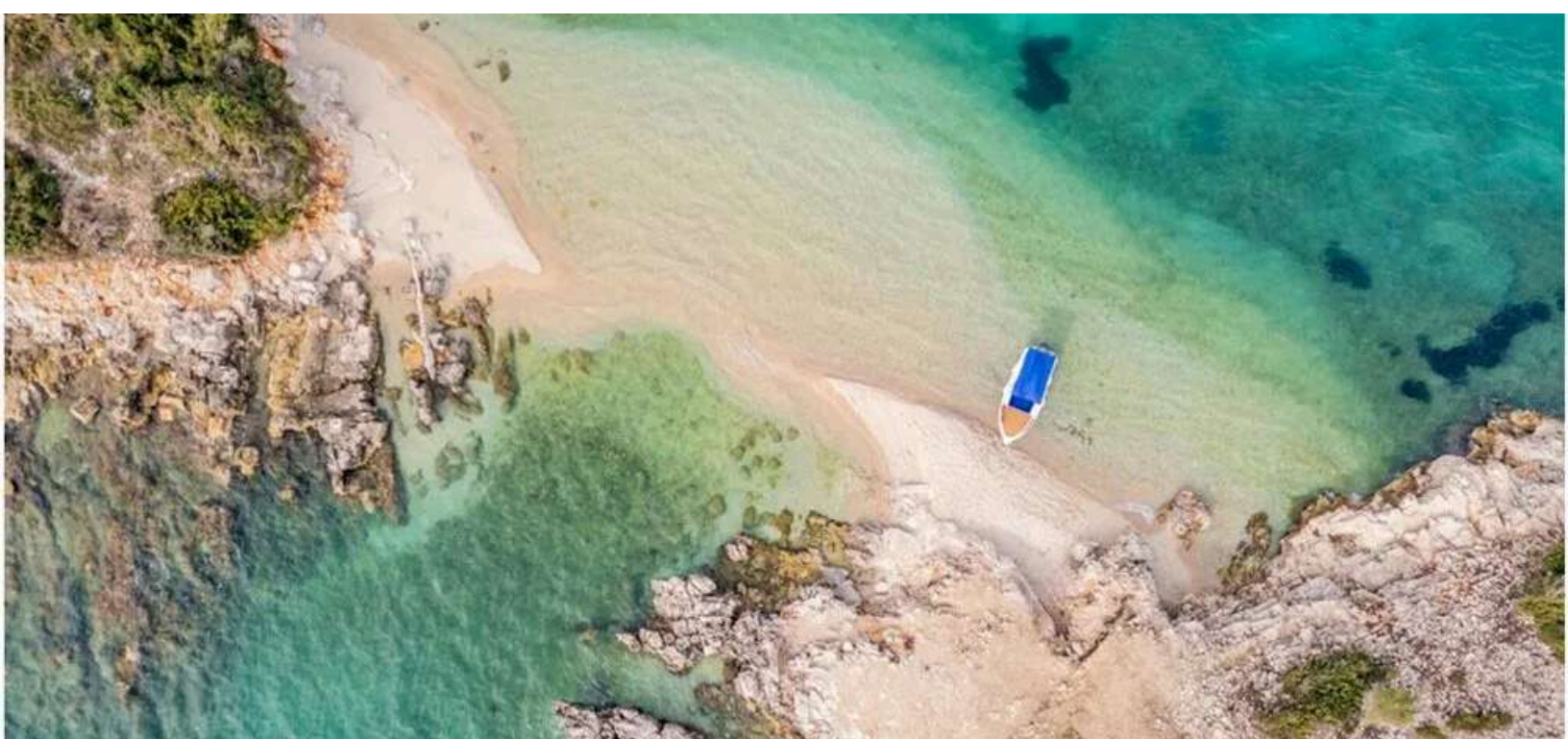
South of Istria is the famed Dalmatian Coast, home to Croatia's second-largest city, Split, as well as historic Dubrovnik. As you drive the coast, you'll encounter picturesque towns like Zadar, Primošten, and Makarska, each with a characteristic limestone bell tower punctuating the sky.

The Dalmatians are passionate about food that is *domaći*—or homemade. At outdoor markets, you'll find copious amounts of fresh seafood, cheese, olive oil, and organic produce. Many recreational activities revolve around the sea like sailing, swimming, and kayaking. However, for the land-lovers, there are many opportunities for walks in the rugged countryside, or along the seaside.

With so much to offer, it's no wonder that Croatia's tourism industry is booming. Twenty million tourists visited Croatia in 2024. In the past 20 years the country's seen €5.5 billion in foreign investment in real estate.

But be aware, as a result of Croatia's explosion in popularity over the last couple of decades, real estate prices have soared, and coastal property is at a premium.

Dubrovnik is just across the border from Montenegro's Bay of Kotor. It's the most luxurious corner of Croatia's coast, and nothing but an imaginary line and a few mountains separates it from Montenegro, yet as you've read in this report, you'll get more bang for your buck in Montenegro. It's the same coast...just a different country.



## Up-and-Coming Albania

Sandwiched between Greece and Italy, farther down the coast from Montenegro, Albania is a stunningly beautiful country that was cut off from the world for decades by a communist dictatorship.

The regime collapsed in the 1990s and the country plunged into anarchy amid a giant web of Ponzi schemes that saw many citizens lose all their savings. The army simply dissolved, and gangs ran amok. Ordinary people armed themselves or fled the country—thousands left to find work in Italy, England, and Germany.

From that chaos, a more stable Albania has now quietly emerged. One that's been using World Bank money to pay for ambitious infrastructure projects that could open up the country and the Albanian Riviera to mass tourism.

The Albanian Riviera—a three-hour drive from the capital Tirana—runs from the UNESCO Heritage site of Butrint, a superb ancient city on the Greek border, up to Dhermi and the magnificent and daunting Llogara Pass—a series of mindboggling switchbacks winding up the side of a massive mountain.

Following the coast road from the town of Saranda to Dhermi—the length of the Albanian Riviera—takes about two hours. The views are spectacular, the beaches outstanding, and much of the central stretch is—as yet—undeveloped.

This destination is emerging. It's an increasingly popular tourist destination, though accessing it is still not easy. The best way to get to the Albanian Riviera is probably to fly to the Greek island of Corfu and catch the fast ferry—it takes just 30 minutes. (Corfu is well connected within Europe, a popular tourism destination in its own right.) There is a Path of Progress transforming this coast...





Work was ongoing on new roads, new tunnels to increase access to the coast, and on a new international airport in Vlorë, Albania's third most populous city. This airport, which welcomed its first international flight in May 2025, will put this Riviera a short flight from the rest of Europe and beyond.

There's clearly something happening along the Albanian Riviera.

Foreigners can buy property in Albania...but not land. However, you can set up an Albanian company that can buy the land. Albanians say that setting up a company takes a day.

But there's the question of title. Before communism, a few powerful families owned a lot of the land here. With communism, the state took ownership. And when you ask people who own various parcels of land, you might come across, you'll get different answers depending on who you ask.

What about buying an existing property...an apartment, house, or a villa? Well, there are Italians, Dutch, Germans, and Poles doing just that. The Poles and Italians seem to be the biggest pool of buyers. If you're wondering where Italians retire abroad, apparently, you'll find a lot of them on the Albanian Riviera.

Prices are low. You can find apartments for under \$100,000. But the inventory so far is unimpressive. Sometimes cheap is just cheap, and an apartment built to Albanian standards in the last few decades is nothing special.

What about an old village house, something historic to renovate? That is an intriguing idea and one worth digging into. To do it successfully, you'd need to get boots on the ground, spend time here, and get to know who owns what before considering making an offer.

Albania has a deserved reputation for corruption, but that doesn't mean you couldn't do business there. Bottom line, there's plenty to be figured out yet...but this is definitely a destination worth watching.