

Invest in 



# Hotel Petrovac

PETROVAC

# Montenegro





Montenegro is situated on the Balkan Peninsula and is on the south part of the Adriatic Sea. Montenegro is certainly one of the most interesting spots in the world. About 500 km from Rome, 1,500 km from Paris, and Berlin, and about 2,000 km west from Moscow, Montenegro lies on the Balkan Peninsula in the very heart of Europe.

In spite of its small area, it is full of natural beauty, rich in the cultural and historical sights what makes Montenegro one of the most attractive tourist destinations. The coast of Montenegro, thanks to the temperature above 18°C during more than 6 months yearly, belongs to the hottest and the sunniest tourist regions in Europe.

Montenegro is a typical mountain country, where the mountains above 1000 metres constitute 60.5% of the territory.

Montenegro offers numerous beaches, bays, inlets and seacoasts you have always been dreaming of. Beauty of the southernmost world fjords, inlets of Bay of Kotor and beaches are surrounded by the limestone hills of Lovcen or Orjen. Mountains, the highest-lying hills of the Durmitor, Bjelasica or Visitor with hidden lakes, meadows and forests, with sharp peaks, varied flora and fauna and breathtaking rivers are parts of this wonderful region.

Tourism is an important contributor to Montenegrin economy. Montenegro is well suited for development of all kinds of tourism, as it has both a picturesque coast and a mountainous northern region. The Government of Montenegro has set the development of Montenegro as an elite tourist destination and top priority. It is a national strategy to make tourism a major, if not the single largest, contributor to the Montenegrin economy. A number of steps were taken to attract foreign investors into Montenegro's tourism industry.





# Budva Riviera

## RIVIERA OF SANDY BEACHES

Budva with Sveti Stefan and Petrovac form the central part of the Montenegrin coast, which is also called the “**riviera of sandy beaches**”. As noted by the famous geographer Jovan Cvijic, this is “**one of the most beautiful coasts, with intimate and hidden shallows, with clean sand and gravel, with abundant vegetation, a sunny region**”. Due to climatic conditions, Budva belongs to the category of resorts with the most favorable climate with an average annual temperature corresponding to the temperatures on the French and Italian Riviera. This area is one of the sunniest on the Adriatic.

Its sixteen beaches - Jaz, Mogren, Slovenska beach, Bečići, Kamenovo, two beaches in Miločer, two in Sveti Stefan, beaches in Petrovac, Buljarica and Lušica can accommodate about 40,000 holidaymakers.

The vegetation here is usually Mediterranean, and dense olive groves grow along the entire coast.

Having started its history two and a half thousand years ago, Budva is one of the oldest settlements on the Adriatic.

Legend claims that it was founded by Cadmo, the son of the Phoenician king, later the king of the Illyrians.

# Petrovac

Every part of the land of Paštrović is beautiful and beautiful, and this unique beauty cannot be reduced to any existing standards, because it has stood the test of time, transience and invincibility. On this small mythical land, next to the sea coast, behind the walls of the old Petrovac Fortress, the city proudly stands, surrounded by olive groves and vineyards, sun and sea. Calm and clean, washed by the Adriatic Sea and fragrant of pines and cypresses, with a small bay in the shape of a horseshoe, it always welcomed every guest with the same warmth.

Experience the first meeting with Petrovac even before you get there, because its panorama is perfectly visible from the highway. A small bay where the romantic Lučica beach is located, a beautiful main city beach with red sand, a yellow sun on the wall of an old Venetian fortress, pine forests. And there, high above the olive groves and vineyards, rises a hill, the width of which is crossed by the main road leading into the hinterland.

The old fortress was built by the Venetians in the 17th century. In its not so distant past, dramatic human destinies are hidden, exciting paths of beauty and love, heroic hearts of warriors who defended all this with honor. However, the chronicle begins in prehistoric times, on behalf of Pastra, who is mentioned in the Illyrian world, through the Romans, who left deep traces in stone and a wonderful mosaic of the 3rd century depicting the god of sleep Hypnos, and continues with written documents and annals of Priest Dukljanin, who knew this pleasant place under named Kastel Lastva.

The young girl Rosa threw herself into the sea from the highest cape, west of Petrovac, to escape her pursuers in order to remain faithful to her fiancé Stevan. Therefore, the cape is called Skočidevojka. This tragic story has been told in the region for more than a hundred years, and S. M. Ljubiša also wrote about it.





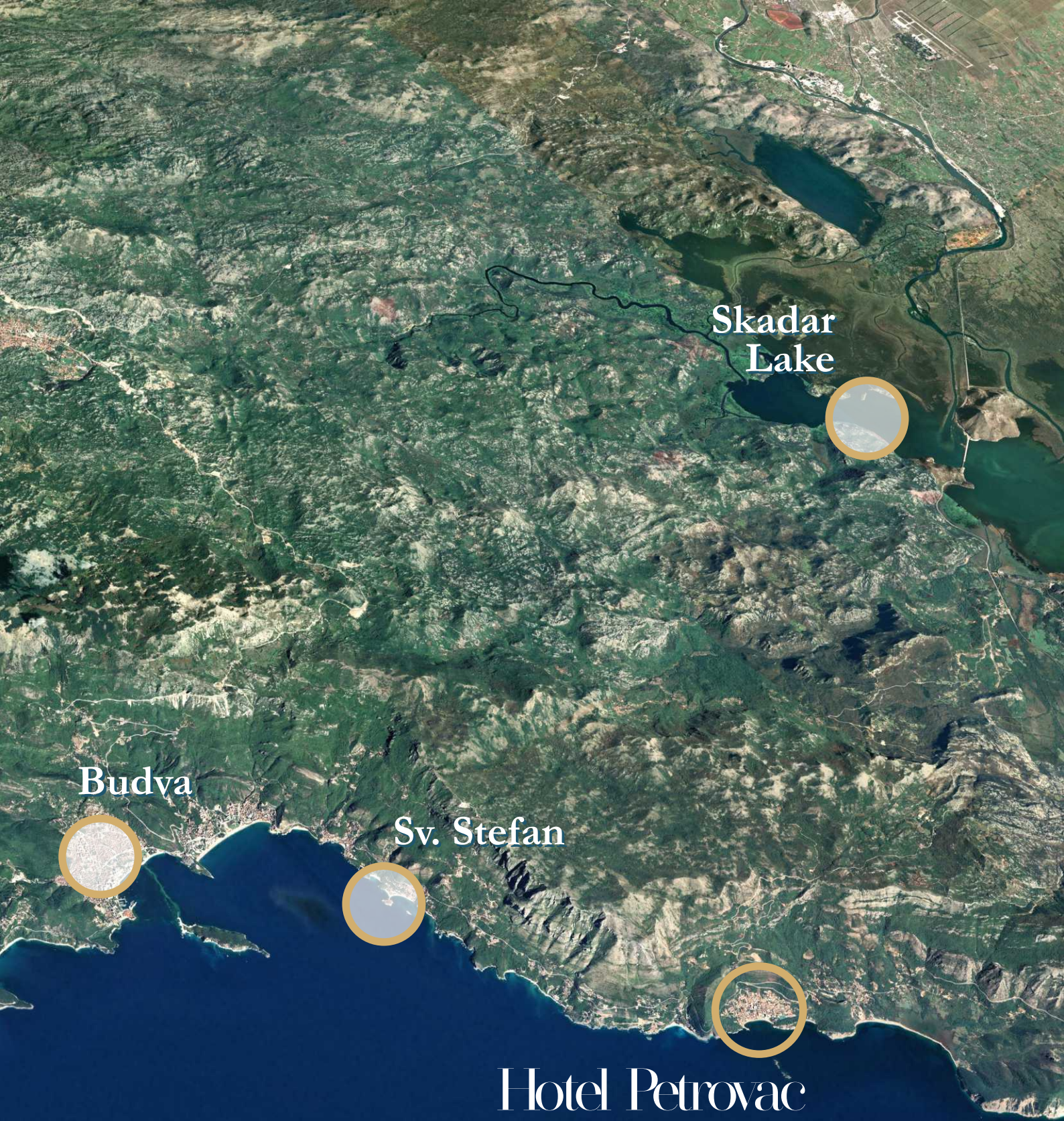
Perast

Old Town  
Kotor

Porto  
Montenegro

Tivat  
Airport

Luštica Bay



Budva

Sv. Stefan

Skadar  
Lake

Hotel Petrovac

The tribes of Paštrovići knew very well that truth should be sought above tradition in order to better protect, support and preserve themselves without the slightest self-abasement. Simply put, they acquired this prioritization skills through the ability to live in harmony with nature, as well as to sail the distant and unknown seas in search of real - natural connections of human existence. This is how the famous Venetian fortress was created, the construction of which was approved by the Paštrovići themselves, having received such wide autonomy from the Venetian Republic in order to save themselves from the Turkish conquest. Its steps lead to the highest plateau, an observation deck, from where it is no coincidence that an old cannon facing the sea is visible, as well as two islands: Katič with a small church on a rock and Sveta Nedelja.

Reževići Monastery, located between Petrovac and Sveti Stefan, is a place where many Montenegrin bishops often sought refuge. On Drobni Pijesak, the leaders of Paštrovići held meetings. There they looked for ways to take revenge on the enemy, and also sought reconciliation for many warring fraternal tribes.

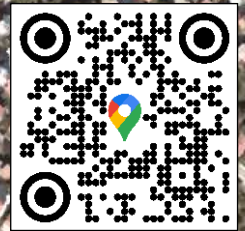
Monastery Gradište is located four kilometers from Petrovac. Next to it is the votive church of local sailors. Many of them donated valuable works of art to the monastery, and from distant wanderings, from exotic lands, they brought various decorative and rare plants and the most diverse types of palm trees in order to decorate their church gates as beautifully as possible. The church has a beautiful iconostasis from 1796, which was carved by the skillful hands of the famous Risan icon painter Vasilije Rafailović.

Petrovac na moru, under the hills of Paštrovići, revived, calm, polished, very important on the map of Montenegrin tourism, with the main goal of becoming a luxurious place for many tourists, it is the most beautiful place in the world for a holiday where it is impossible to resist the smells of the earth and the purity of the sea.





# Hotel Petrovac



The hotel is located in the center of Petrovac, about 130 meters from the city beach.

The hotel is under construction. There are all building permits.

The hotel consists of two separate buildings (H1 and H2), which are connected by a passage (above ground). One of the main roads of the city passes under the crossing.

The hotel can contain 106 hotel rooms / maximum 133, garage spaces in both buildings, several restaurants and bars, a leisure center, SPA, pubs and VIP areas, as well as the largest conference capacity of any Petrovets hotel.

5 star hotels have priority when renting a beach area for a hotel beach in accordance with the law.

The company EAGLE FZL owns half of the neighboring plot and part of the building on plot number 708/2, KO Petrovac. In the next phase, the construction of a casino and a business center is planned, uniting all plots.

Overall area of both facilities: 16,101 m<sup>2</sup>.

Plot area: 2,871 m<sup>2</sup>.



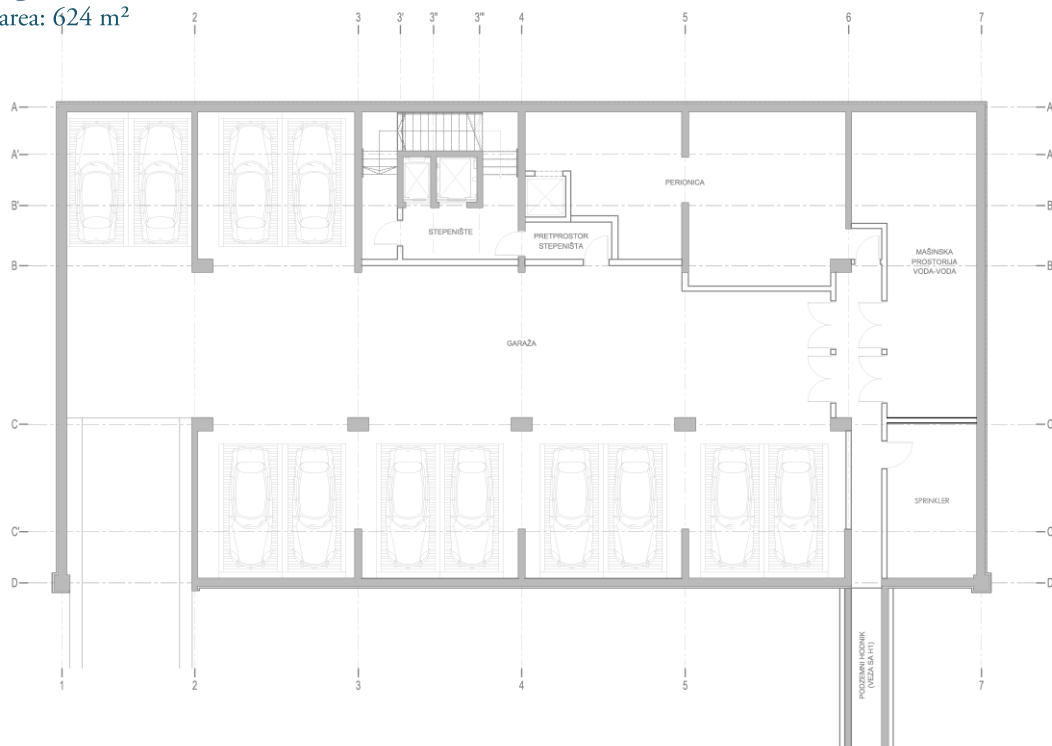
Documentation





## Garage

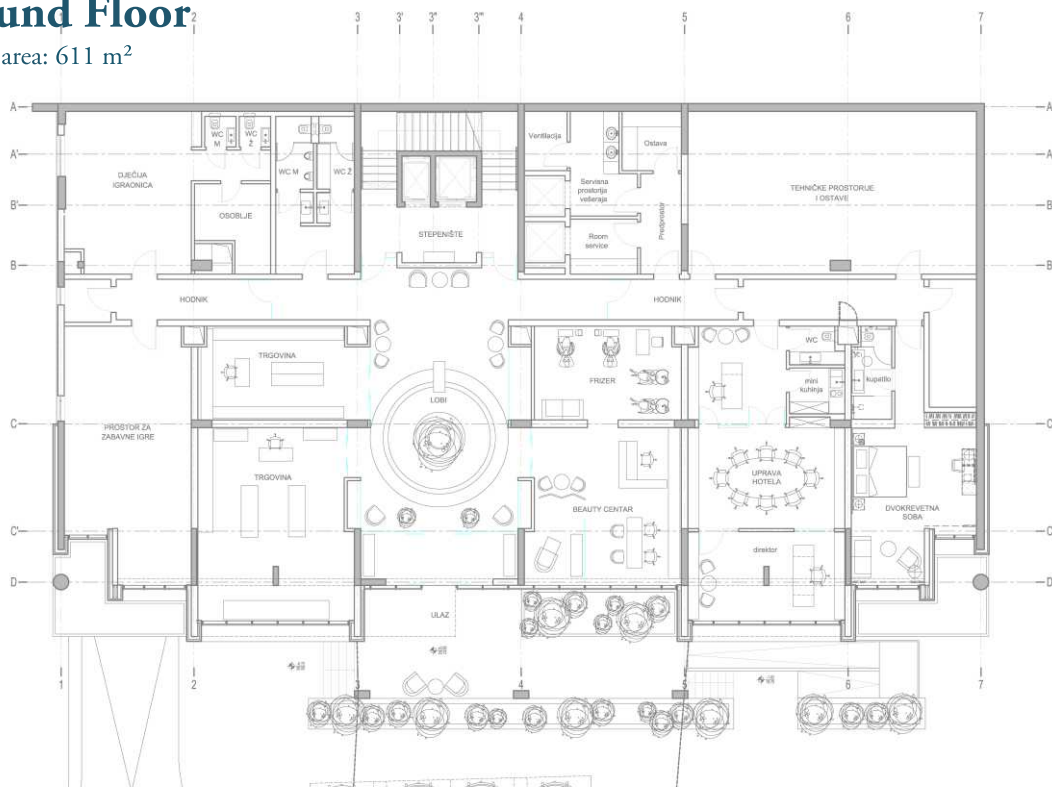
Overall area: 624 m<sup>2</sup>



garage, stairs, elevators, technical rooms, laundry

# Ground Floor

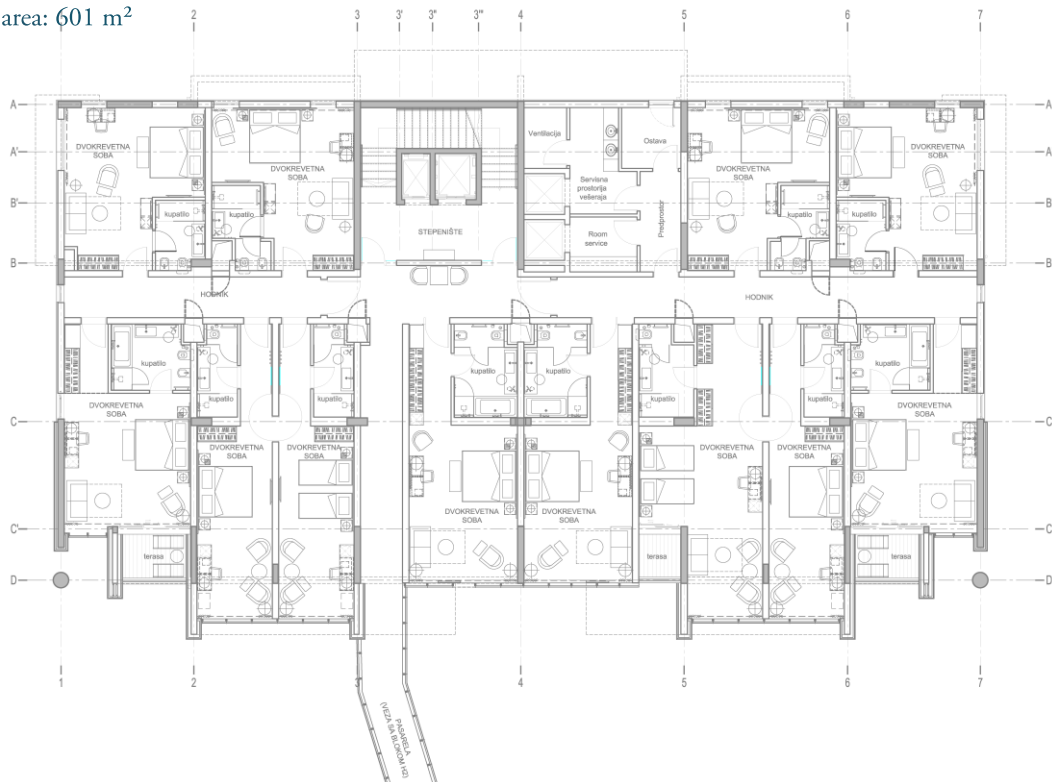
Overall area: 611 m<sup>2</sup>



lobby, reception and offices, toilets, room service, laundry service, beauty center, games area, double room, technical room

# Floor 1

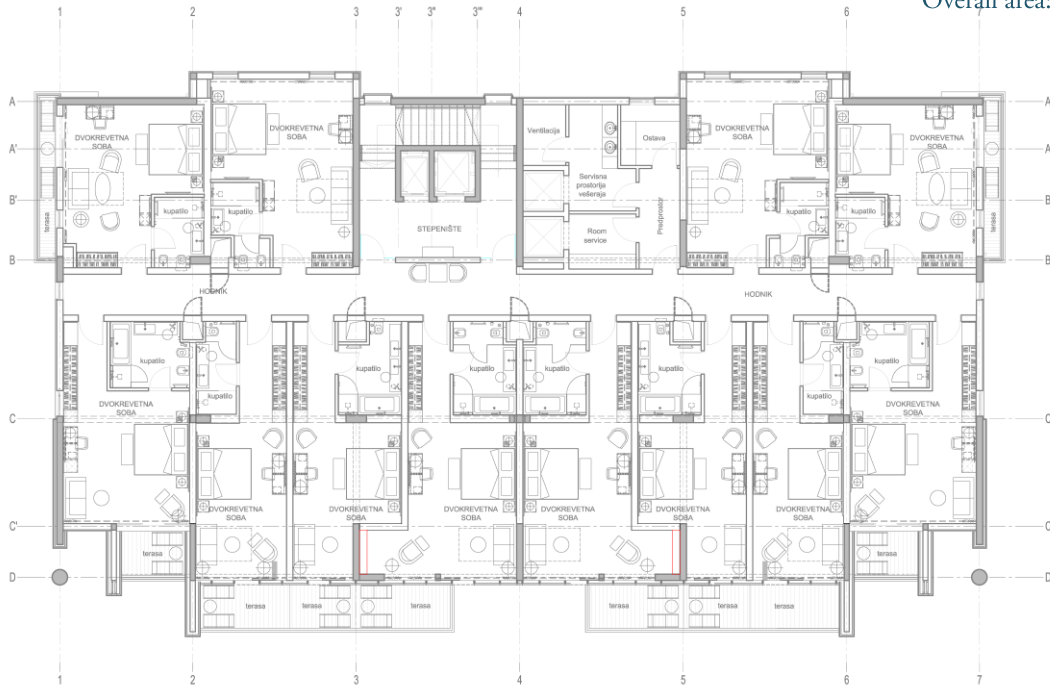
Overall area: 601 m<sup>2</sup>



8 standard rooms, 2 junior suites, stairs, elevators, room service, laundry, pantry, pasarela to hotel H2

## Floor 2

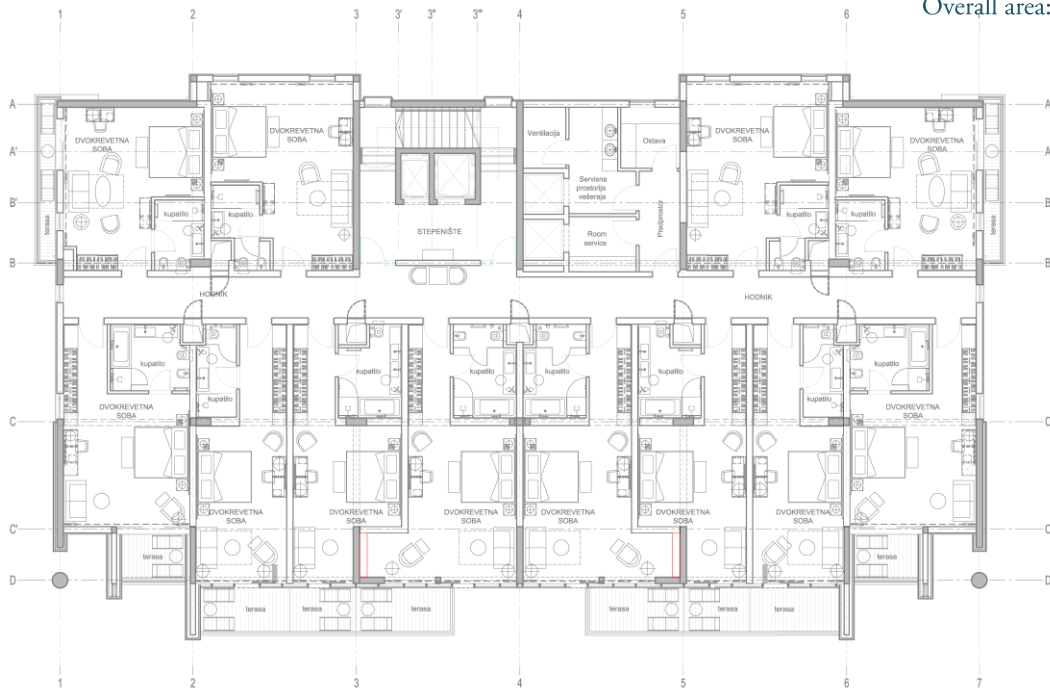
Overall area: 643 m<sup>2</sup>



12 standard rooms, 2 junior suites, stairs, elevators, room service, laundry, pantry

## Floor 3

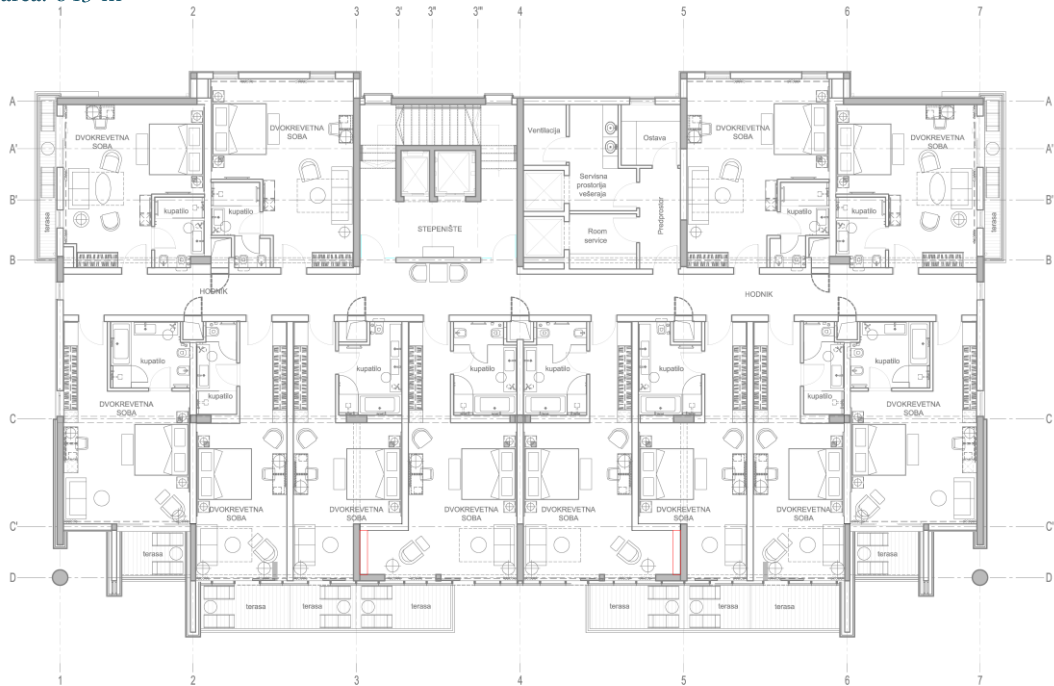
Overall area: 643 m<sup>2</sup>



12 standard rooms, 2 junior suites, stairs, elevators, room service, laundry, pantry

## Floor 4

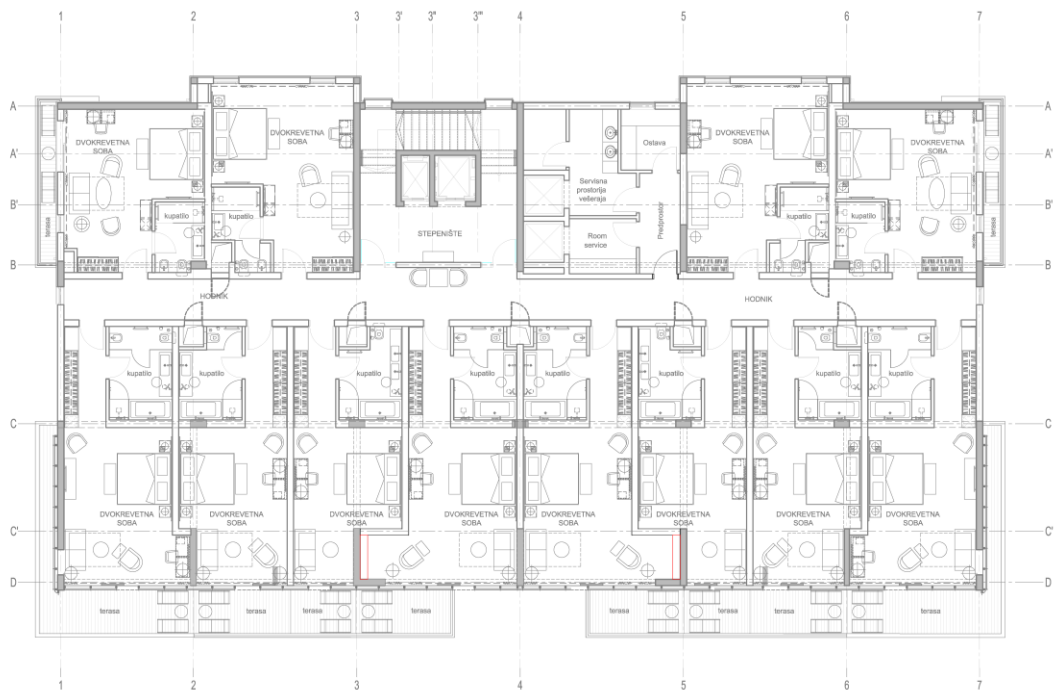
Overall area: 643 m<sup>2</sup>



12 standard rooms, 2 junior suites, stairs, elevators, room service, laundry, pantry

## Floor 5

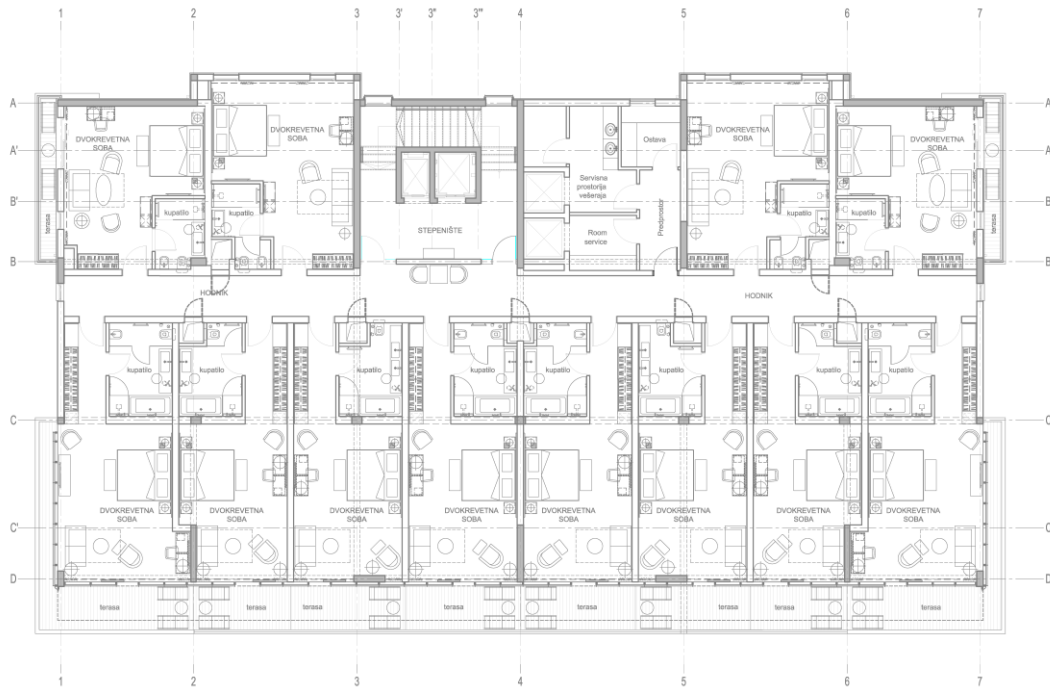
Overall area: 683 m<sup>2</sup>



12 standard rooms, 2 junior suites, stairs, elevators, room service, laundry, pantry

# Floor 6

Overall area: 694 m<sup>2</sup>



12 standard rooms, 2 junior suites, stairs, elevators, room service, laundry, pantry





## Garage

Overall area: 658 m<sup>2</sup>

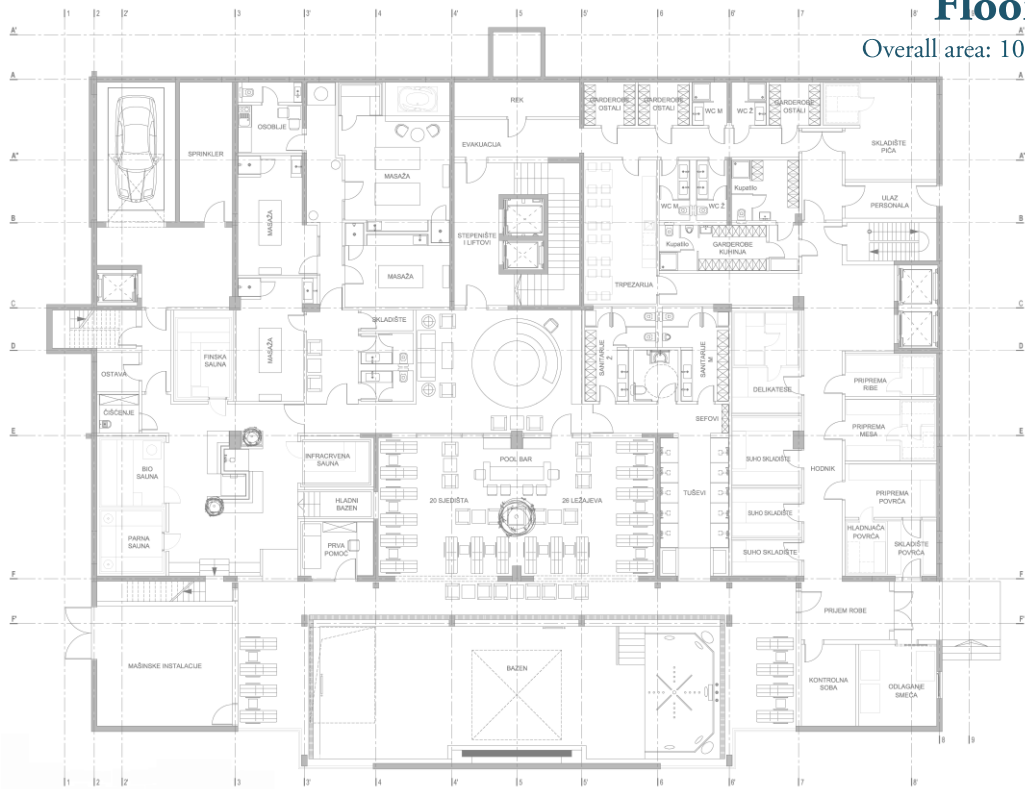


garage, technical rooms, laundry, pantry



## Floor -1

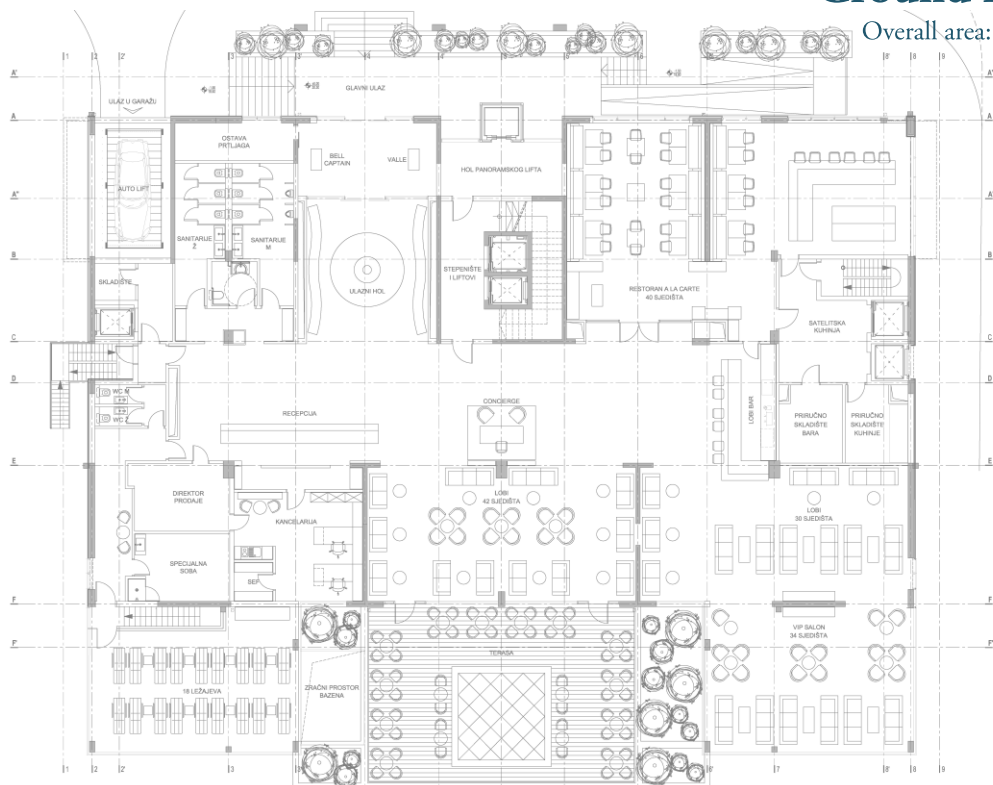
Overall area: 1080 m<sup>2</sup>



SPA center, technical rooms, restaurant kitchen, stairs, elevators

## Ground Floor

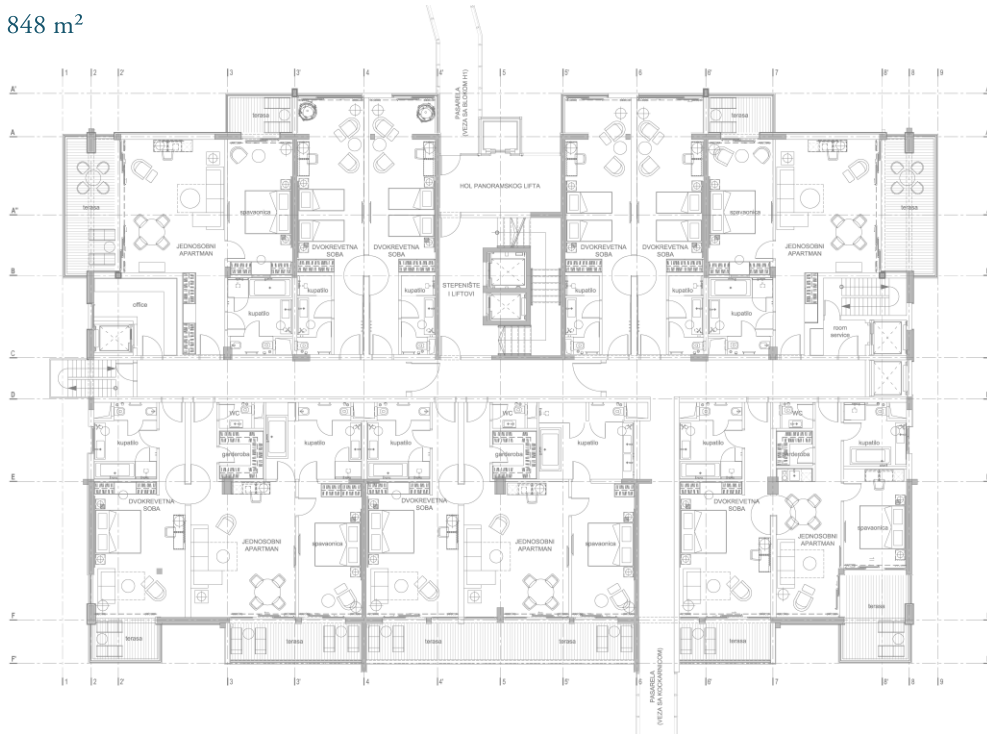
Overall area: 1032 m<sup>2</sup>



lobby, panoramic elevator, reception, hotel management, restaurant, VIP lounge, pool beach, garden, public areas, elevators

# Floor 1

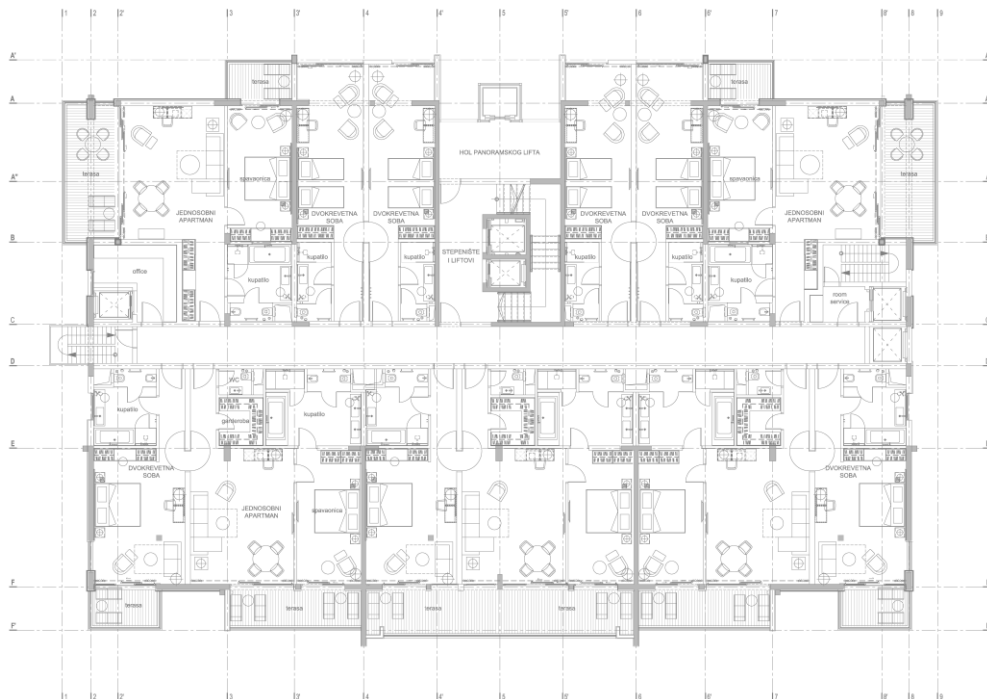
Overall area: 848 m<sup>2</sup>



2 junior suites, 5 apartments, stairs, elevators, room service, pasarela, fire escape

# Floor 2

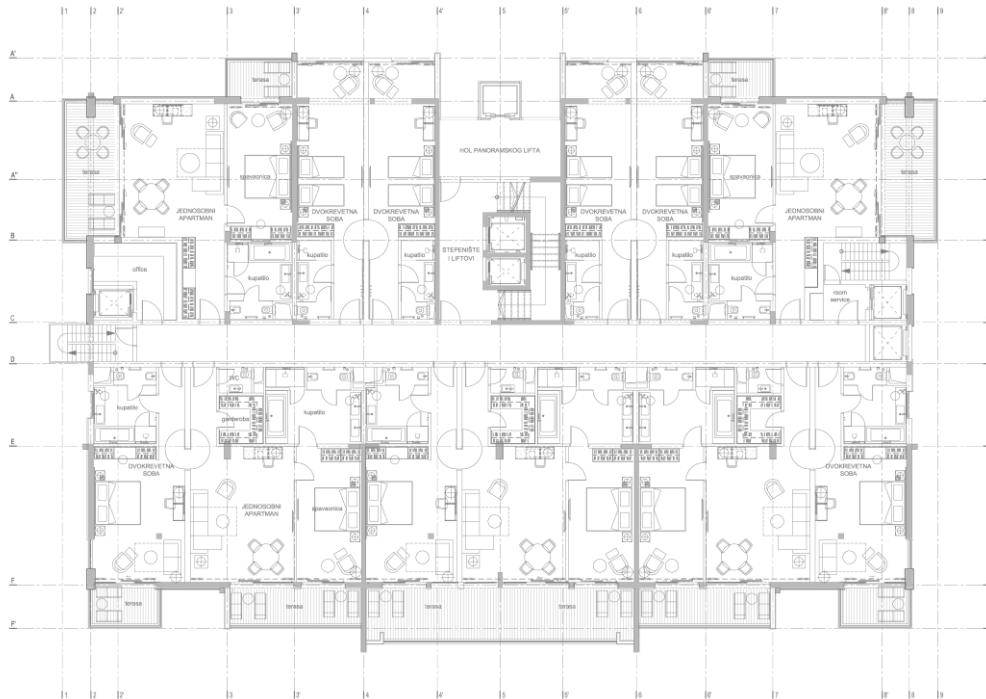
Overall area: 856 m<sup>2</sup>



2 junior suites, 5 apartments, stairs, elevators, room service, pasarela, fire escape

## Floor 3

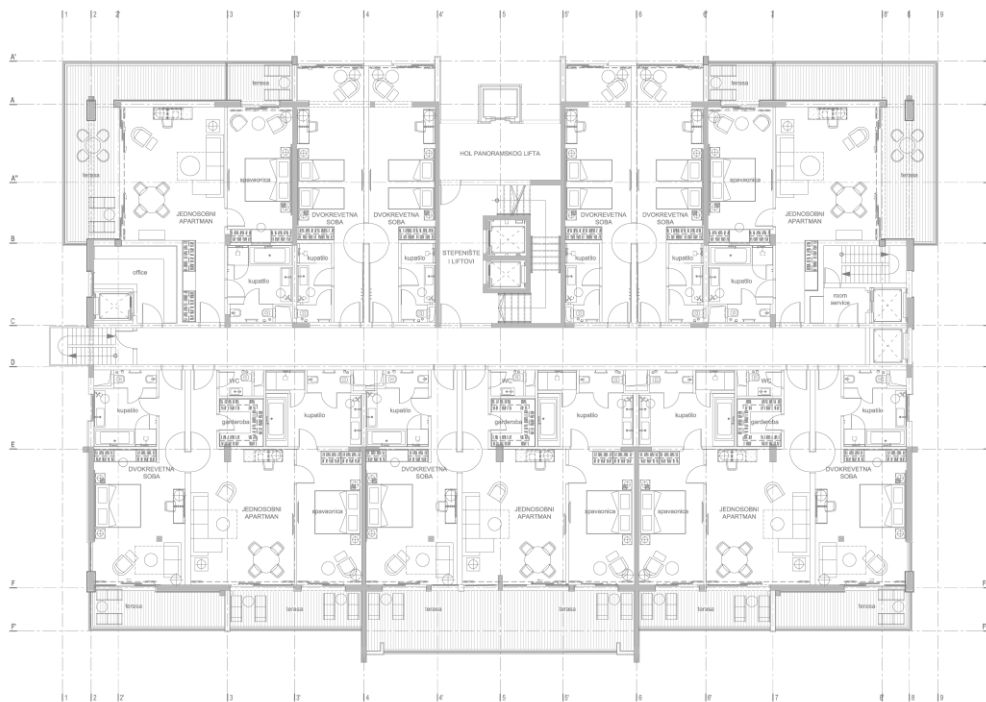
Overall area: 856 m<sup>2</sup>



2 junior suites, 5 apartments, stairs, elevators, room service, fire escape

## Floor 4

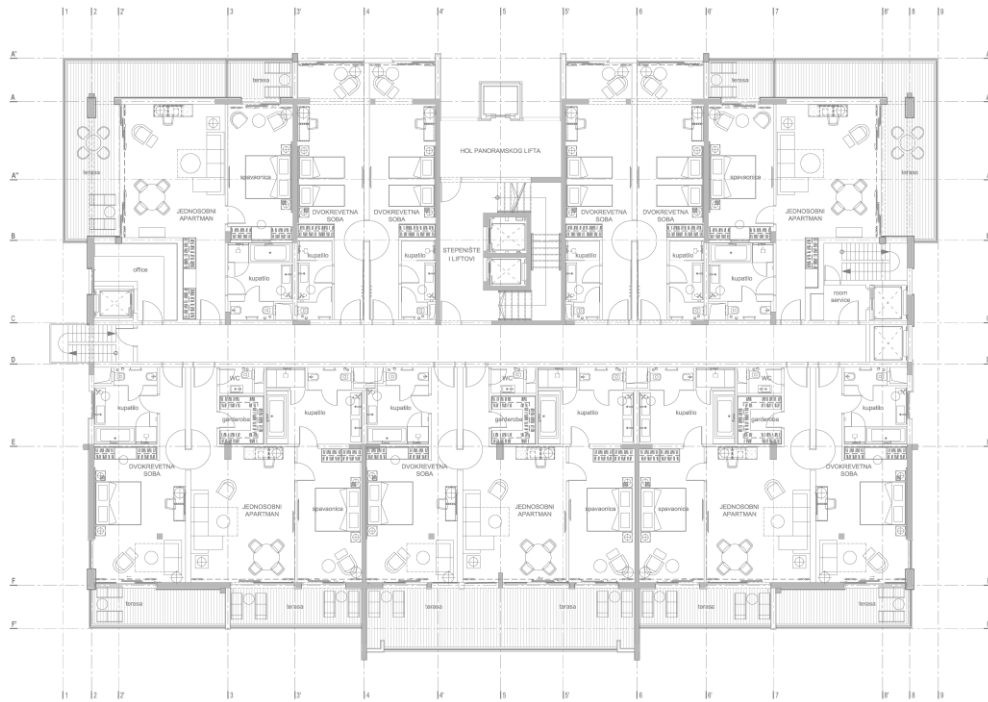
Overall area: 884 m<sup>2</sup>



2 junior suites, 5 apartments, stairs, elevators, room service, fire escape

## Floor 5

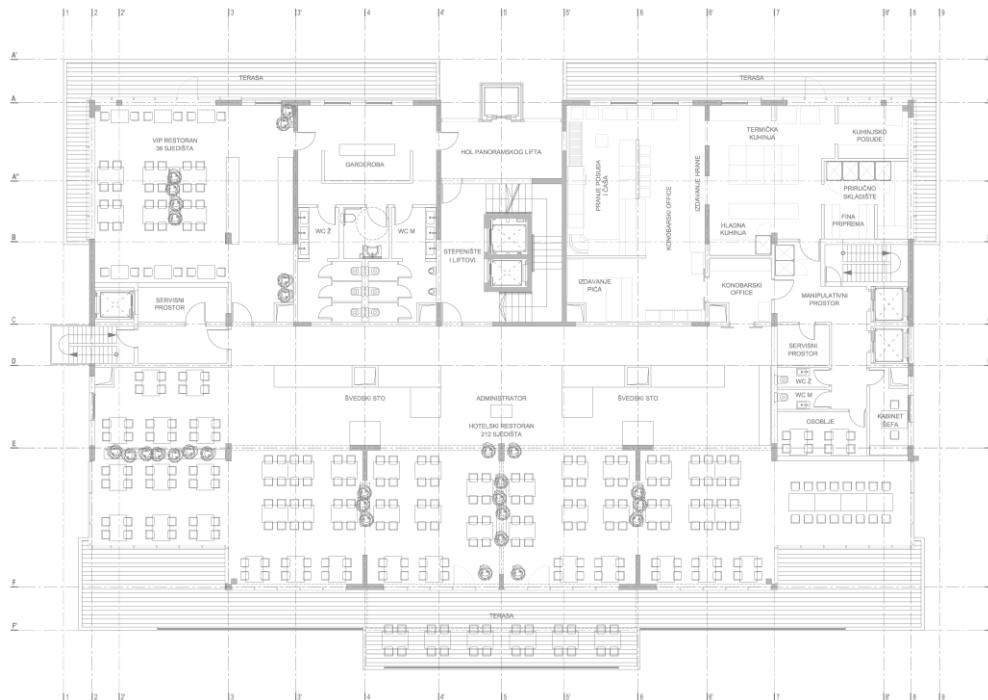
Overall area: 884 m<sup>2</sup>



2 junior suites, 5 apartments, stairs, elevators, room service, fire escape

## Floor 6

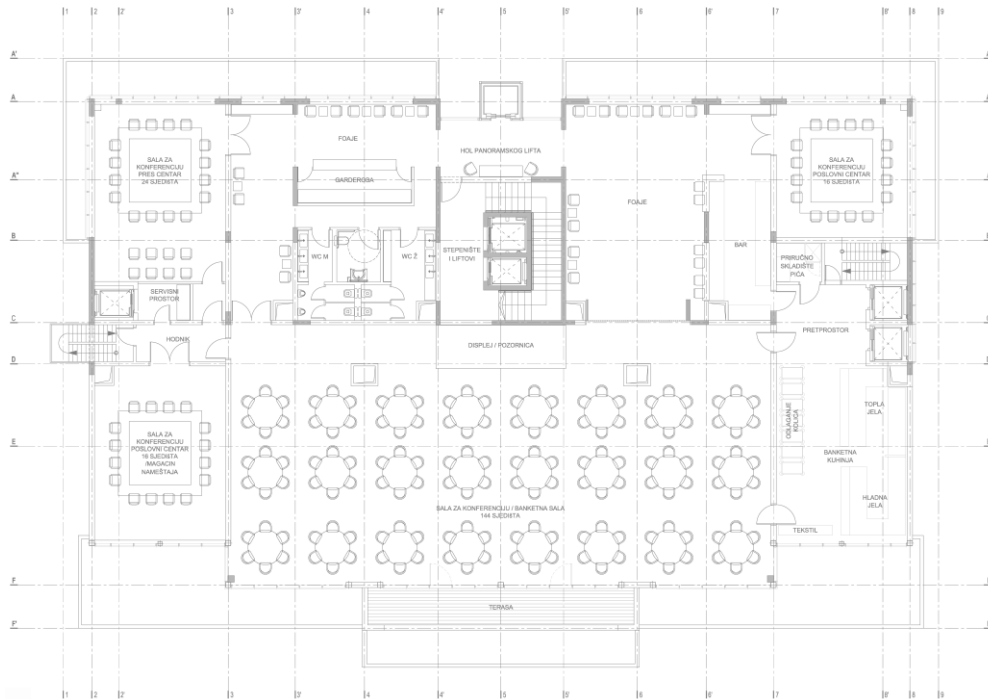
Overall area: 956 m<sup>2</sup>



restaurant, restaurant buffet, VIP room, terraces, service rooms, stairs, elevators, fire escape

## Floor 7

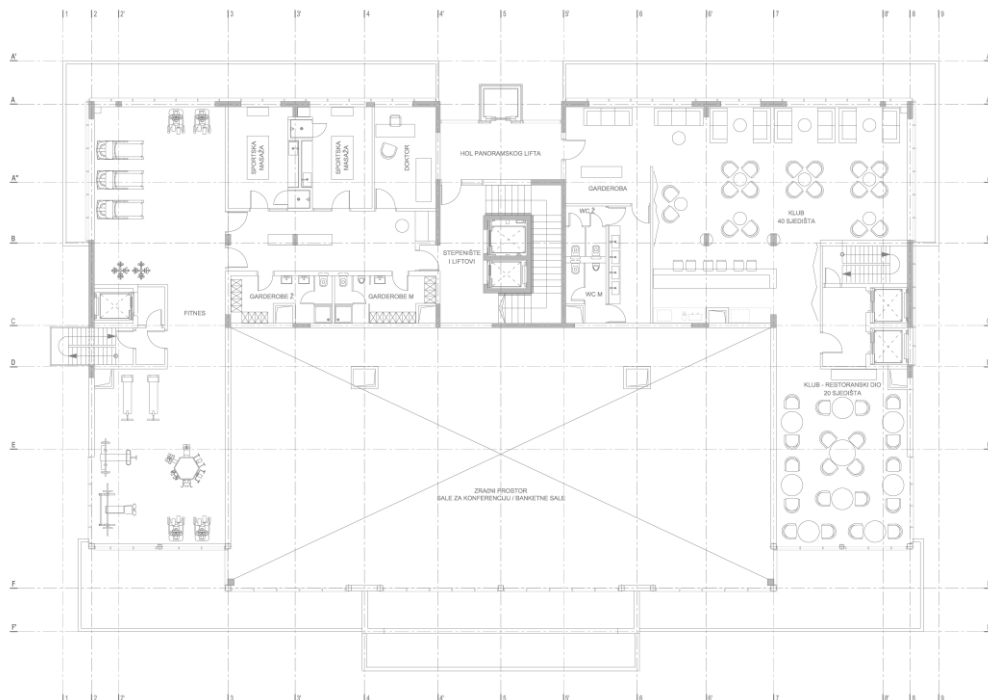
Overall area: 814 m<sup>2</sup>



multipurpose room, bar, congress hall, banquet hall, ballroom, press hall, terrace, business center, VIP room, stairs, elevators

## Floor 8

Overall area: 453 m<sup>2</sup>



fitness center, multipurpose room, service rooms, stairs, elevators





## HOTEL H1

gross area

Garage	Ground floor	1st floor	2nd floor	3rd floor	4th floor	5th floor	6th floor	Roof
624m <sup>2</sup>	611m <sup>2</sup>	601m <sup>2</sup>	643m <sup>2</sup>	643m <sup>2</sup>	643m <sup>2</sup>	683m <sup>2</sup>	694m <sup>2</sup>	694m <sup>2</sup>

Overall area **5836m<sup>2</sup>**

## HOTEL H2

gross area

Garage	Floor -1	Ground floor	1st floor	2nd floor	3rd floor	4th floor	5th floor	6th floor	7th floor	8th floor	Roof
658m <sup>2</sup>	1080m <sup>2</sup>	1032m <sup>2</sup>	848m <sup>2</sup>	856m <sup>2</sup>	856m <sup>2</sup>	884m <sup>2</sup>	884m <sup>2</sup>	956m <sup>2</sup>	814m <sup>2</sup>	453m <sup>2</sup>	944m <sup>2</sup>

Overall area **10.265m<sup>2</sup>**

Overall area of both facilities: 16101m<sup>2</sup>

# IPG

INTERNATIONAL  
PARTNERS  
GROUP

Invest in 

*Make beauty your address*

**[officeipg.com](http://officeipg.com)**

**[investinme.co.me](http://investinme.co.me)**

Address: 584 Benovo, Kotor

Phone: +382 69 000 888

e-mail: **[office.investinme@gmail.com](mailto:office.investinme@gmail.com)**

