

Invest in 



# Mini Hotel & Yacht Club

KRAŠIĆI - TIVAT



# 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.





# Boka Kotorska

## THE MOST BEAUTIFUL BAY AND UNESCO HERITAGE

Boka Kotorska - the largest and most beautiful bay of the Mediterranean.

The natural, cultural and historical area of Kotor is an integral part of the impressive Boka Kotorska, a unique natural harbor on the Montenegrin coast of the eastern Adriatic. Thanks to its exceptional and universal value, it was included in the UNESCO World Heritage List in 1979.

UNESCO protected area of Boka Kotorska also includes the Gulf of Tivat and Krašići. Boka is officially included in the Association of the 28 most beautiful bays in the world.

The Bay of Kotor is the most exclusive location for yachting in the Adriatic. In addition to its exceptional cultural and natural heritage, the bay has developed into an exclusive destination for tourism and yachting in the past decades. Numerous locations of world hotel brands, the development of marinas for mega yachts, the development of yacht repair and maintenance services, as well as the offer of luxury yacht brands for sale or rent, have made this bay a desirable European destination for yachting tourism.

**Tivat** is the most exclusive town on the Montenegrin coast with the largest number of foreign residents. Tivat experienced the most dynamic planned development on the Montenegrin coast. It has become a center of tourism, yachting, cultural events, nightlife, luxury trade, and education. A large number of international schools were opened in Tivat.



# Krašići

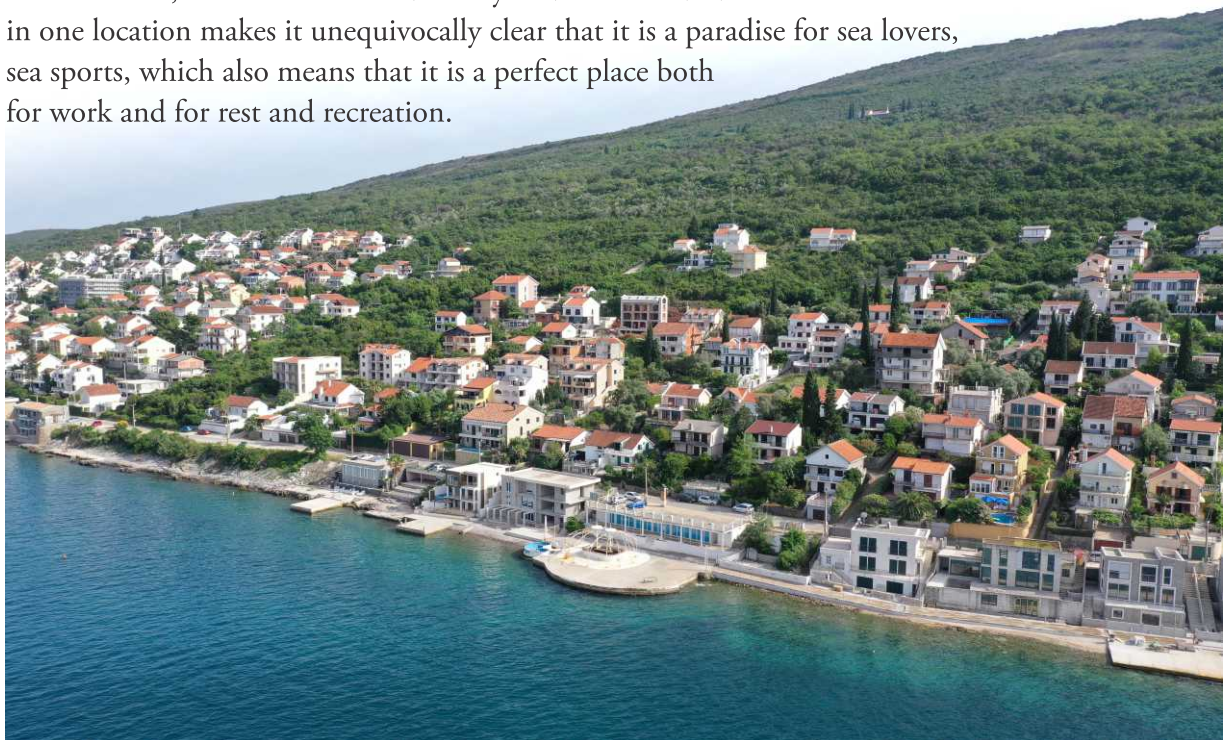
the tourist pearl of Tivat Bay and Luštica Peninsula

Krašići is located on the Luštica peninsula with a view to the entire Bay of Kotor. Krašići has a direct view of the “gate of the bay” - Verige, a place through which there is a direct view of the historic city of Perast, significant for its architecture, but world-famous for the greatest sailors and captains of the Adriatic.

[The location](#) of Krašići is hidden inside the bay, and its position is sheltered from the direct impact of sea waves from the open sea. A quiet place with beautiful surroundings. On the same Luštica peninsula there is the fashionable tourist-residential complex [Luštica Bay](#), opposite Krašići, in the Tivat marina, there is the world-famous marina for mega yachts [Porto Montenegro](#). Also, opposite to Krašići and 3 km away by air, there is famous [Porto Novi Resort](#), within which is [One & Only Hotel](#). The largest service for mega yachts in the Mediterranean is being developed in town of [Bijela](#) only 4 km from Krašići by air.

[Tivat Airport](#) is located less than 6 km from Krašići which is extremely important for the people of Krašići. Nearby [Airport Marina](#) allows passengers to be transported from airport to any location in the country vice versa. It is also significant that in the vicinity of Krašić there are two large capacity marine pumping stations, for dispensing fuel for the propulsion of vessels. One is within Porto Montenegro, and the other within Porto Novi resort. In support of the fact that Krašići is an exceptional location, there is also a big tourist attraction, and not so long ago an extremely important strategic point - the [Tunnel for submarines of the former Yugoslav Army](#). It is located right near Krašić, and it is today a very popular tourist attraction for divers.

Professional divers and recreational divers from all over the world are attracted to the entire Bay of Kotor as it offers them unusual scenes in the form of remains of sunken ships, amphorae from ancient times, as well as rich biodiversity and marine culture. The combination of all of the above in one location makes it unequivocally clear that it is a paradise for sea lovers, sea sports, which also means that it is a perfect place both for work and for rest and recreation.







**Porto Novi**

**Mamula  
Island**





Perast

Vrmac

Kotor  
Old Town

Porto  
Montenegro

Tivat  
Airport

Mini Hotel  
& Yacht Club

Island  
of Flowers

Airport  
Marina

Nikki Beach

Luštica Bay



All of the above clearly shows that Krašići is located in the epicenter of modern infrastructure for yachting and cruising tourism with the most beautiful view of the universal cultural and natural beauty of the Bay of Kotor. This is the only center of the cruise industry in the area under UNESCO World Heritage protection in the Mediterranean!

Krašići is a popular tourist destination with a large number of foreign investments. The most luxurious villas with a view of the Bay of Kotor have found their place on the slopes of Krašići. The exclusivity of Krašići location is reflected in its proximity to the seashore. The most luxurious area is the coast, where the Mini Hotel with a restaurant, yacht club, beach and beach bar is located.

From the location, you can see the Island of Flowers complex and the Sveti Marko island. Sveti Marko Island is the former Yugoslavian Club Méditerranée, owned by a French tourist operator. Natural exclusivity with the concept of “wild beauty” tourism found its realization in Club Méditerranée. Investments from 480 million euros are planned on the island according to the project of the famous architect Zaha Hadid for the construction of the Four Seasons Hotel.

In the immediate vicinity of the location there is an exclusive tourist complex with a beach of the famous Nikki Beach brand. Krašići is a part of the brand presented in Miami, Dubai, Marbella, Saint Tropez, Ibiza, Monte Carlo, Porto Heli, Santorini. Nikki Beach is an example of a successful foreign investment in Krašići. Also, nearby is the health-tourism center “Vrmac”, intended for the treatment of respiratory organs, diseases of the heart, skin and nerves. This is a spa that, in terms of thalassotherapy, is compared to the French Deauville where stress is treated.





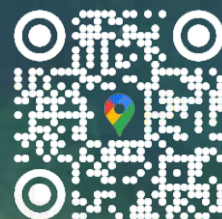
# Mini Hotel & Yacht Club



The hotel is in a wonderful location, right on the coast of Krašići. The entire building is oriented towards the sea, all areas of the hotel have a sea view.

A microlocation for Mini hotel and Yacht Club development, is located in the immediate vicinity of Tivat airport, less than 6 km from the airport. Tivat Airport, in addition to commercial flights, provides landing and takeoff services for private small planes.

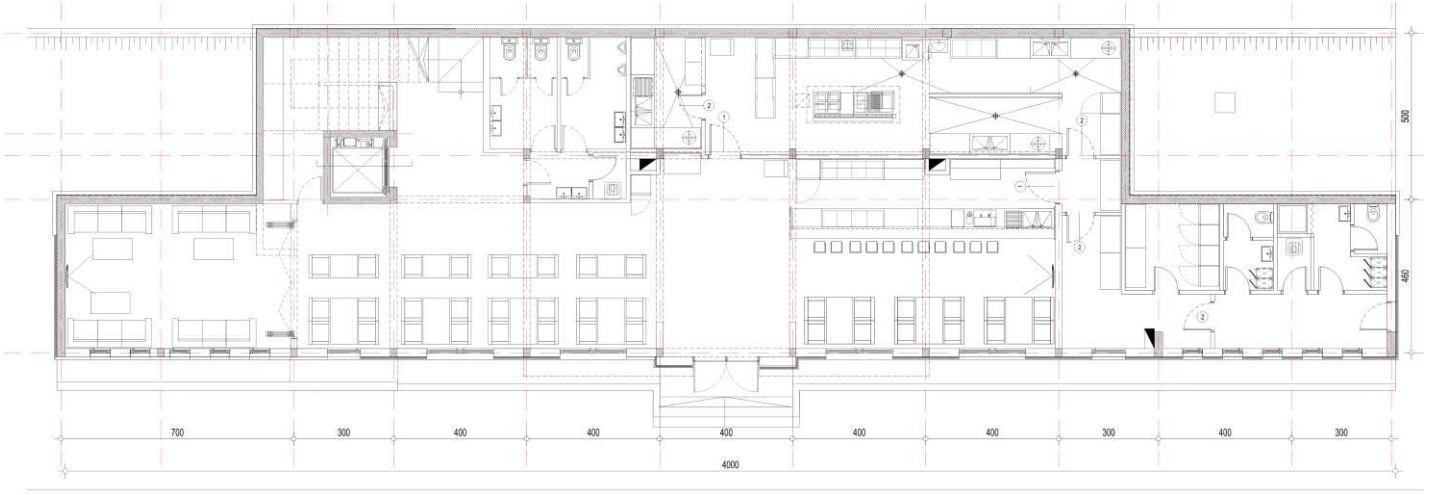
The Mini Hotel with Yacht Club is designed in the style of prestigious seaside residences. It contains an accommodation area, a restaurant area, a special area for the yacht club, an area for renting yachts. The special exclusivity of this object is reflected in the usage of the beach punta of 500 m<sup>2</sup> area, exclusively for hotel guests and club members, with direct access from the sea.





# 1st Floor

Overall area: 329m<sup>2</sup>



The ground floor of the building is for public use, restaurant, reception, yacht club. The beautiful ponton in front of the hotel is an extension of the public spaces in the building. Our hotel went into the sea at this point. Ponton is a special experience for all lovers of the Mediterranean. Privileges of this type are rare, so they should be experienced. Our investment allows you to become a resident not only of the coast but also of the sea. This convenience makes your “walking on the surface of the sea” dream come true.



RESTAURANT  
a la carte  
40 seats



PARKING  
5 lots



SNACK BAR



## 2nd Floor

Overall area: 310m<sup>2</sup>



After the extraordinary experience of hotel public spaces, the first floor opens the door to the luxurious private world of hotel apartments. The apartments are sized to meet the category of even 5 stars. The balcony of your apartments offers a view of the unique experience of the Bay of Kotor.

  
HOTEL UNITS  
5 units  
(about 12 beds)





A small hotel on the first line of the coast accessible from the sea, it is possible to rent a pontoon for the organization of a restaurant and a beach with a large capacity (approx. 500 m<sup>2</sup>).

According to the positive regulations of the state of Montenegro, by investing in tourist nautical facilities of category 4 stars and above, the investor acquires the right to a refund of value added tax (VAT) in the amount of 21% on the entire investment.

Gross area of the building: 639 m<sup>2</sup>. Building plot area: 604 m<sup>2</sup>.



#### Documentation:

- Urban planning - technical conditions of the municipality of Tivat from November 5th, 2018
- Approval of the Chief State Architect for the reconstruction of the hotel building from July 30th, 2019
- Main reconstruction project with Revised Report
- Regulated fees for urban construction land as well as for regional water supply
- Accepted construction application on June 12th, 2020, by the construction inspection
- Proof of payment of real estate tax
- Property Sheet no. 1245, cadastral unit Tivat.



NOTE:

Article 93 of the Law on Spatial Planning and Building Construction defines the obligations of investors:

"Before starting the construction of the building, the investor is obliged to deliver to the contractor a certified revised main project in electronic and analogue form.

The investor is obliged to complete the construction of the facility within five years from the date of registration of the construction of the facility."

From the above, it is clearly concluded that the building has complete, valid documentation for construction.



Documentation





# IPG

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