

Invest in 



B O K A B E L L E V U E

DOBROTA — KOTOR

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.

Kotor

Traveling around Montenegro, you are always surprised that each of the cities of this small country does not look like others. However, it is Kotor that, perhaps, occupies a special place among them due to the unique combination of the medieval atmosphere, impressive architecture, monuments of historical significance and at the same time the usual steady life that is lead here, as hundreds of years ago. Kotor is located in one of the most picturesque places on the Montenegrin coast - in the Kotor bay.

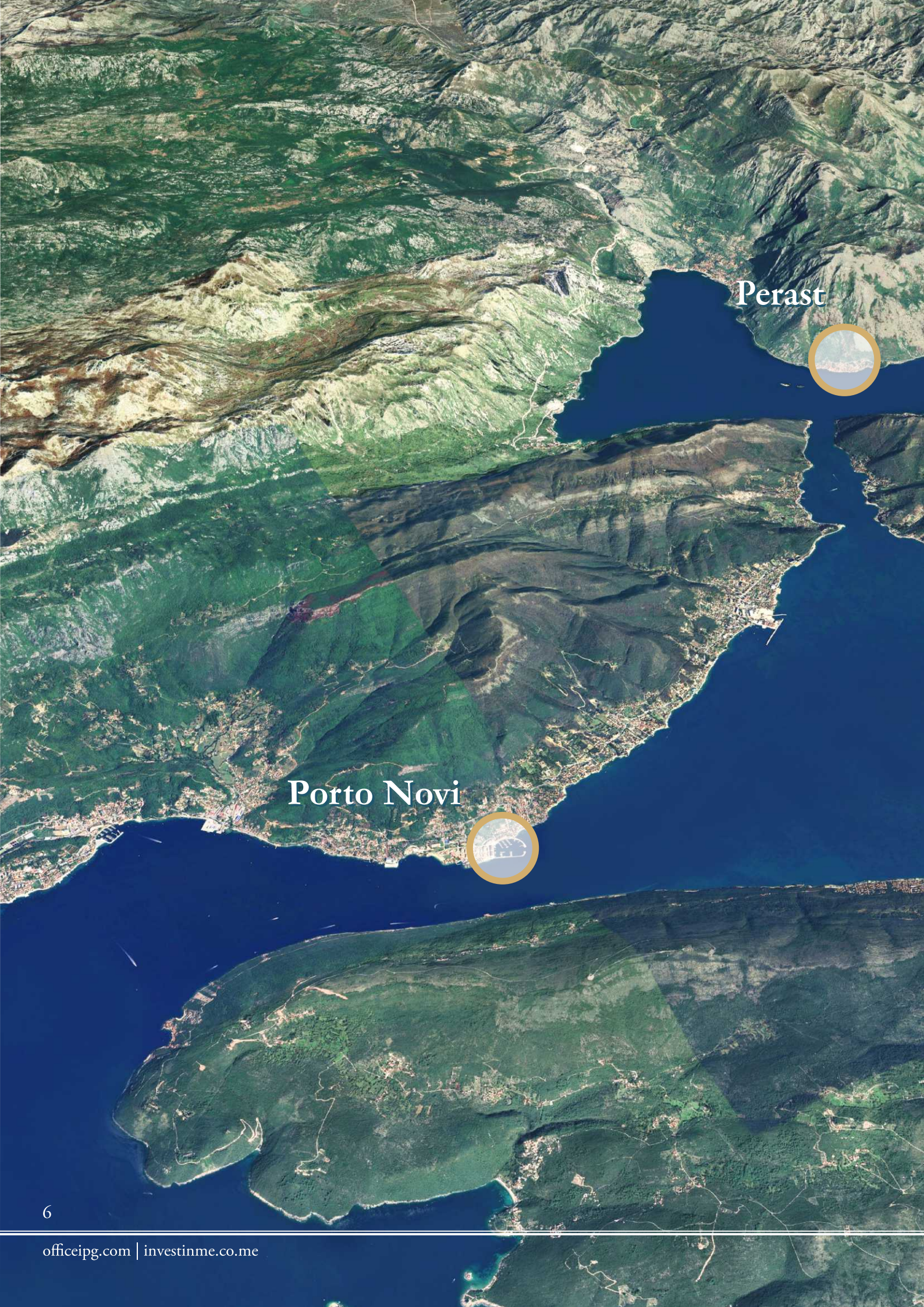
Kotor is a major tourist destination. It has one of the best preserved medieval old towns in the Adriatic, listed with UNESCO world heritage sites. It has numerous other sights, such as Cathedral of Sveti Tryphon in the old town built in 1166, and ancient walls which stretch 4,5 kilometer directly above the city.

Much of Kotor's charm consists of the beautiful hidden location surrounding steep cliffs in the deepest part of the bay. Most new accommodations have been built in Dobrota, Muo and Prčanj.

Dobrota is a small village on the shore of Kotor Bay. The population of the village is about 8,200 people. Dobrota stretches for several kilometers along the picturesque coastline, from the ancient city of Kotor to the village of Ljuta, and is rightfully considered one of the most beautiful settlements of the Bay of Kotor.

In Dobrota at the time of greatest prosperity, the majority of noble families who became rich in maritime trade settled. In memory of this era there remained a large number of "captain palaces", among which the Palace of Ivanovici occupies not the last place. Built in the Baroque style, it has become one of the most notable buildings of the Bay Coast in this part of the Bay of Kotor. The palace was built in the second half of the 18th century for the captain's family of Ivanovici. The Ivanovici was considered one of the richest families of Dobrota - by the beginning of the XIX century they had 11 houses in Dobrota. Thriven on sailing, in the 18th century there were 28 ships in their property, they traded with Italian and Albanian ports. During the war between Venice and Turkey in 1714-1718 Ivanovici allocated part of his fleet for the liberation of Ulcinj from the Turks, for which they received praise from the Venetian governor Alvise Mocenigo. In 1756 the brothers Mark and Joseph Ivanovic defeated the Turks in a sea battle near the Greek port of Piraeus, after which they were knighted and awarded with the Order of St. Mark.





Perast



Porto Novi





**BOKA
BELLEVUE**

**Kotor
Old Town**

**Porto
Montenegro**

**Tivat
Airport**

**Airport
marina**

Luštica Bay



Business model

The "Boka BELLEVUE" complex consists of four facilities (F1, F2, F3 and SPA center).

The offer includes facility F3, which contains 17 apartments, an outdoor pool and three ancillary facilities, a SPA center with a pool, a wellness center, a fitness club, a beauty salon, a restaurant, and a conference room.

The offer of facilities F3 and SPA can also be proposed with the possibility of purchasing 15 apartments in the neighboring facilities F1 and F2. The offer includes a management company that enters into contracts with other owners in buildings F1 and F2, which would additionally include a minimum of 50 apartments for management.

Within the complex there is a children's playground, lush green areas and parking lots. Also, there is a parking for guests of the complex right next to the main road.

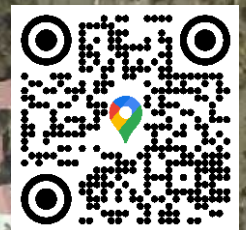
Boka Bellevue is currently negotiating with the state institutions for the lease of an investment beach in the immediate vicinity of the complex. So this investment increases the exclusivity of the entire complex. Also, negotiations are underway with the owners of the land in front of the complex, which would be intended exclusively for sports fields. In that manner the complex would be complete in terms of content and meet the highest demands and needs of tourists.



BOKA BELLEVUE

Residential and tourist complex «Boka Bellevue» is located in the village of Dobrota.

It has a magnificent view to the bay.





Buildings F1 and F2



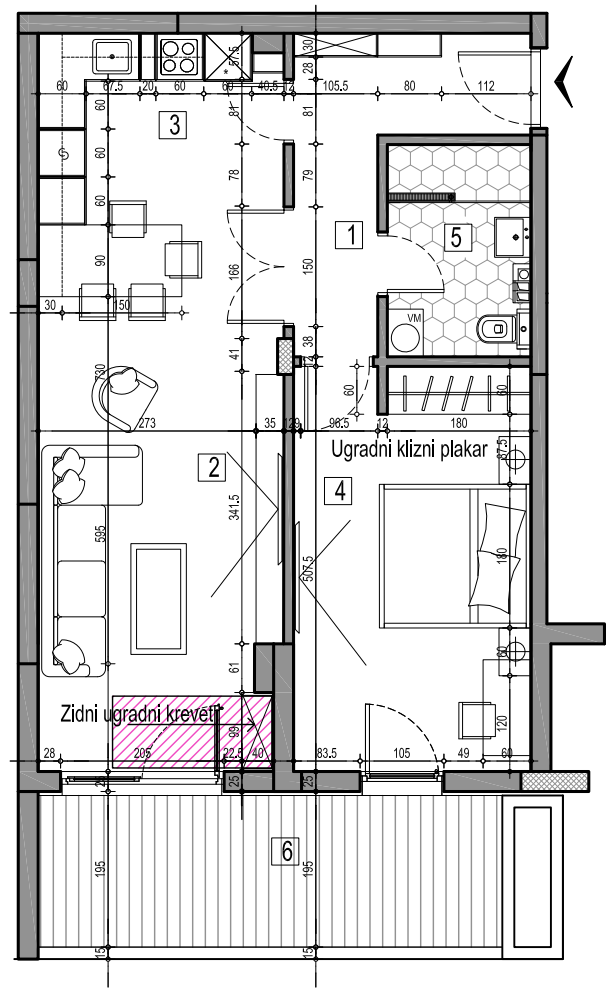
Type 1



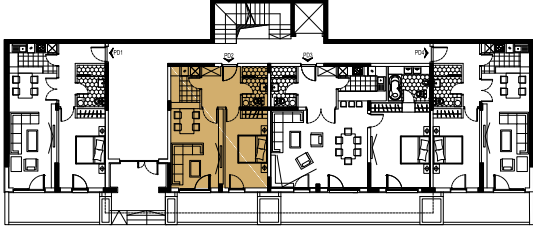
Building F1: PD1, PD4, PD11
 Building F2: PD1, PD4

1	Entrance hall	6 m ²
2	Living room and dining room	22 m ²
3	Kitchen	6 m ²
4	Bedroom	15 m ²
5	The bathroom	5 m ²
6	Balcony	11 m ²

65m²



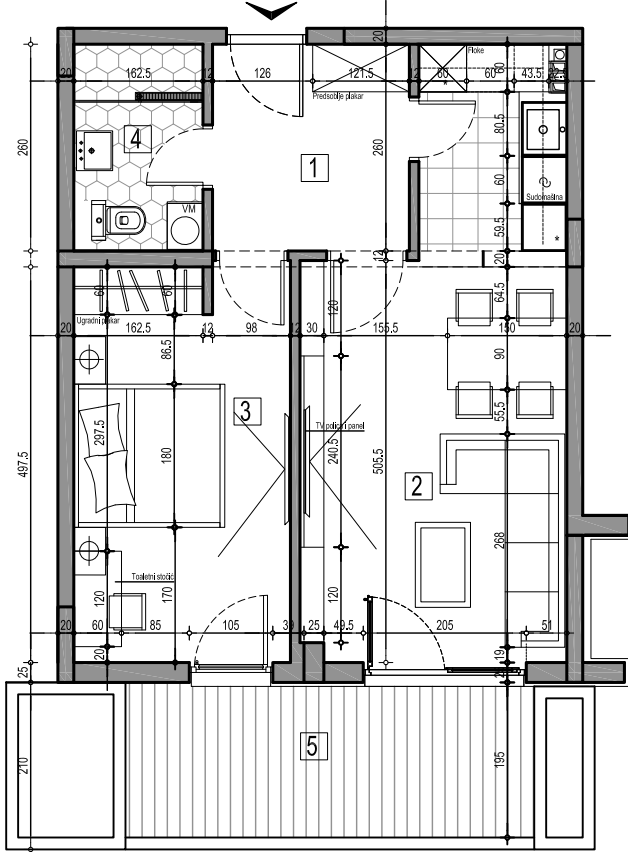
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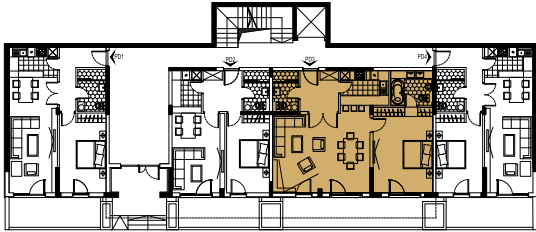
Building F1: PD2
 Building F2: PD2

- | | | |
|---|--------------------------------------|-------------------|
| 1 | Entrance hall | 6 m ² |
| 2 | Kitchen, dining room and living room | 22 m ² |
| 3 | Bedroom | 14 m ² |
| 4 | The bathroom | 4 m ² |
| 5 | Balcony | 9 m ² |

55m²



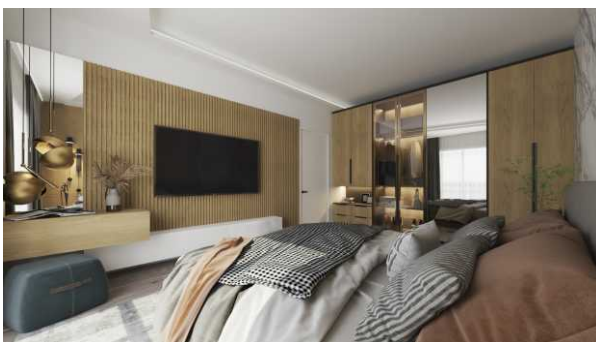
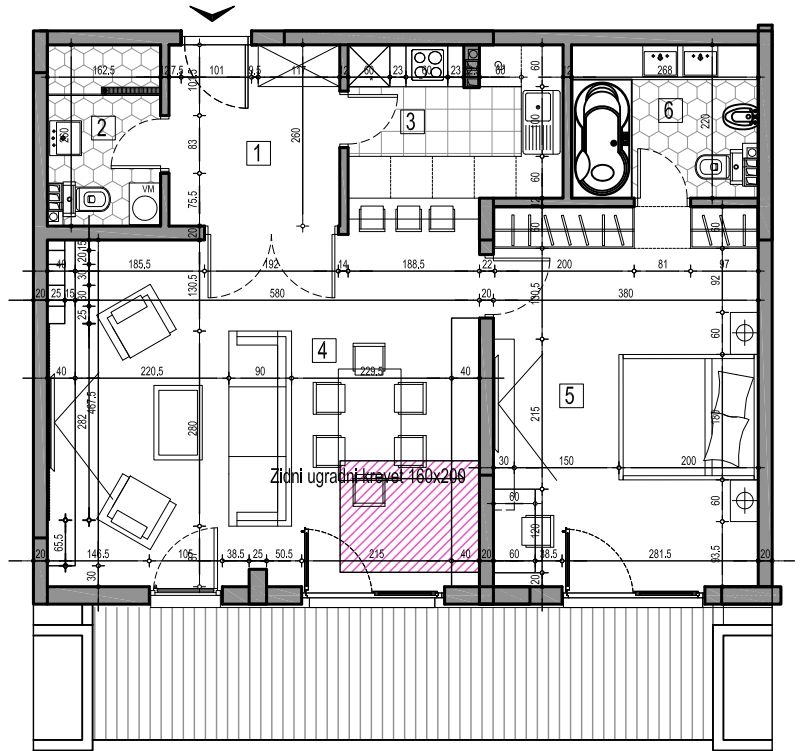
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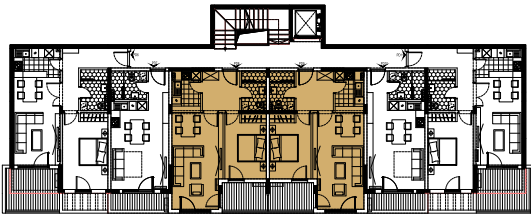
Building F1: PD3
 Building F2: PD3

1	Entrance hall	6 m ²
2	The bathroom	4 m ²
3	Living room and dining room	32 m ²
4	Kitchen	7 m ²
5	Bedroom	21 m ²
6	The bathroom	6 m ²
7	Balcony	16 m ²

92m²



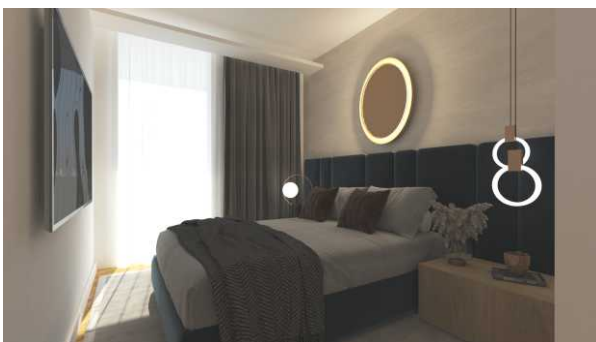
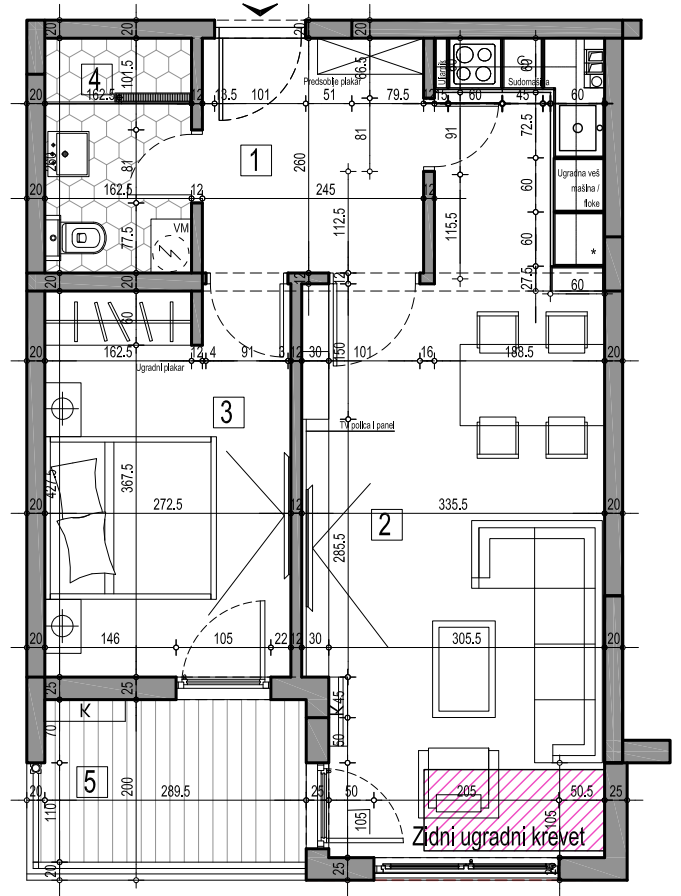
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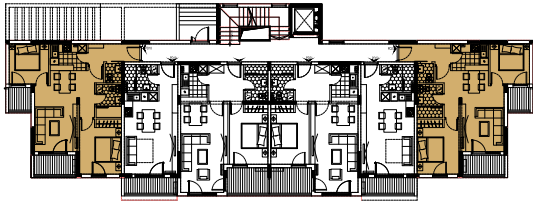
Building F1: PD9
 Building F2: -

1	Entrance hall	6 m ²
2	Kitchen, dining room and living room	25 m ²
3	Bedroom	12 m ²
4	The bathroom	4 m ²
5	Balcony	5 m ²

52m²



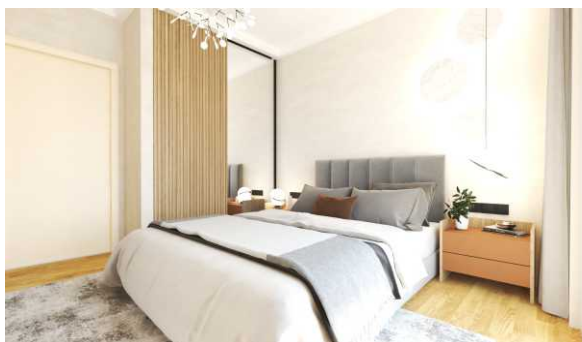
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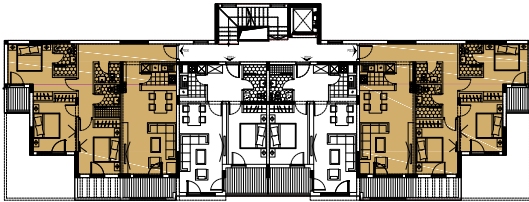
Building F1: PD18
Building F2: -

1	Entrance hall	5 m ²
2	Kitchen, dining room, living room	25 m ²
3	Toilet	2 m ²
4	The bathroom	4 m ²
5	Bedroom	11 m ²
6	Bedroom	8 m ²
7	Balcony	3 m ²
8	Balcony	4 m ²

62m²



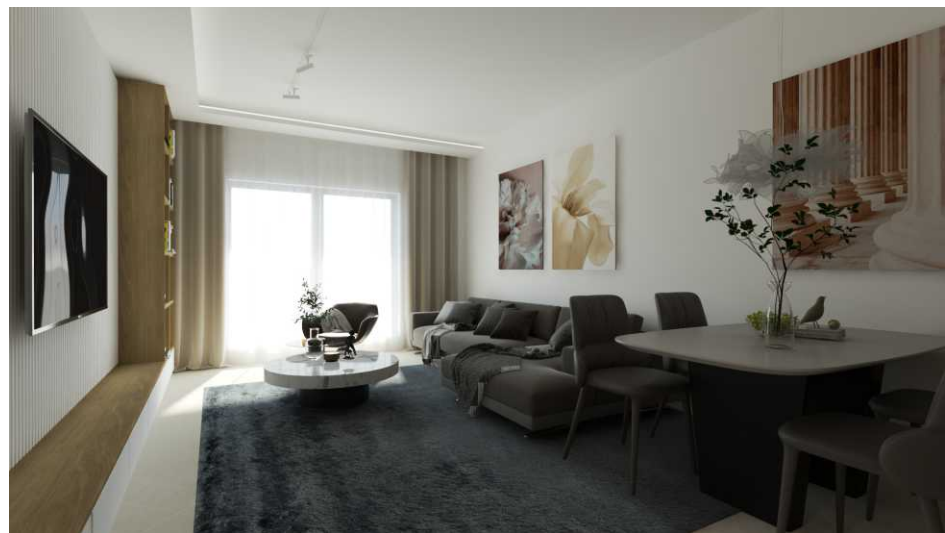
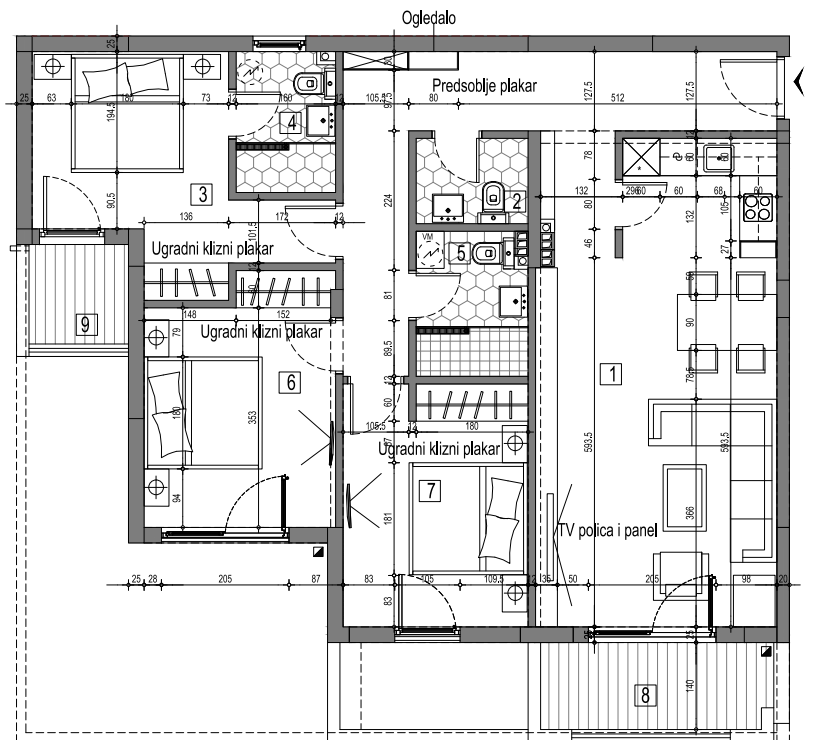
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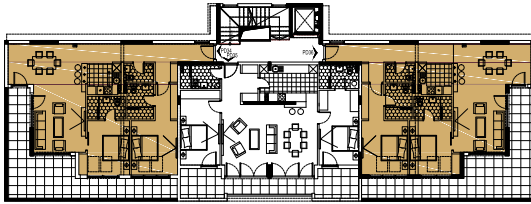
Building F1: PD33
Building F2: PD30

1	Entrance hall, kitchen, dining room and living room	42 m ²
2	Toilet	2 m ²
3	Bedroom	12 m ²
4	The bathroom	4 m ²
5	The bathroom	4 m ²
6	Bedroom	12 m ²
7	Bedroom	11 m ²
8	Balcony	10 m ²
9	Balcony	3 m ²

100m²



Type 9

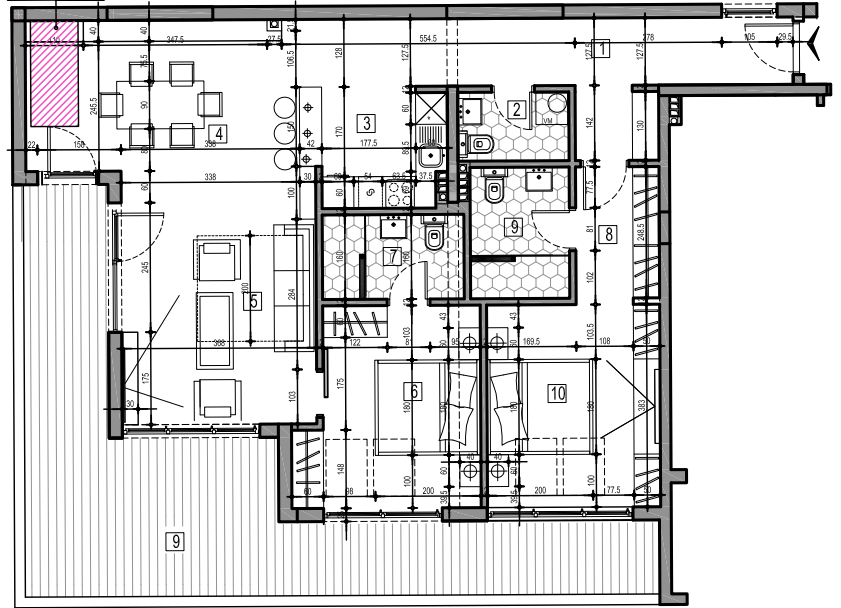


Building F1: PD36
Building F2: PD34

1	Entrance hall, kitchen, dining room and living room.	52 m ²
2	Toilet	2 m ²
3	Bedroom	12 m ²
4	The bathroom	4 m ²
5	Bedroom	16 m ²
6	The bathroom	5 m ²
7	Balcony	29 m ²

120m²

Zidni krevet 90x200



Available apartments

BUILDING

F1

Ground floor	PD1	65m ²	Floor 1	PD9	52m ²	Floor 5	PD33	100m ²
	PD2	55m ²		PD11	60m ²			
	PD3	92m ²						
	PD4	65m ²						
			Floor 3	PD18	62m ²	Attic	PD36	120m ²

Total area of apartments in building F1: **671m²**

BUILDING

F2

Ground floor	PD1	65m ²	Floor 5	PD30	100m ²
	PD2	55m ²			
	PD3	92m ²			
	PD4	65m ²			
			Attic	PD34	120m ²

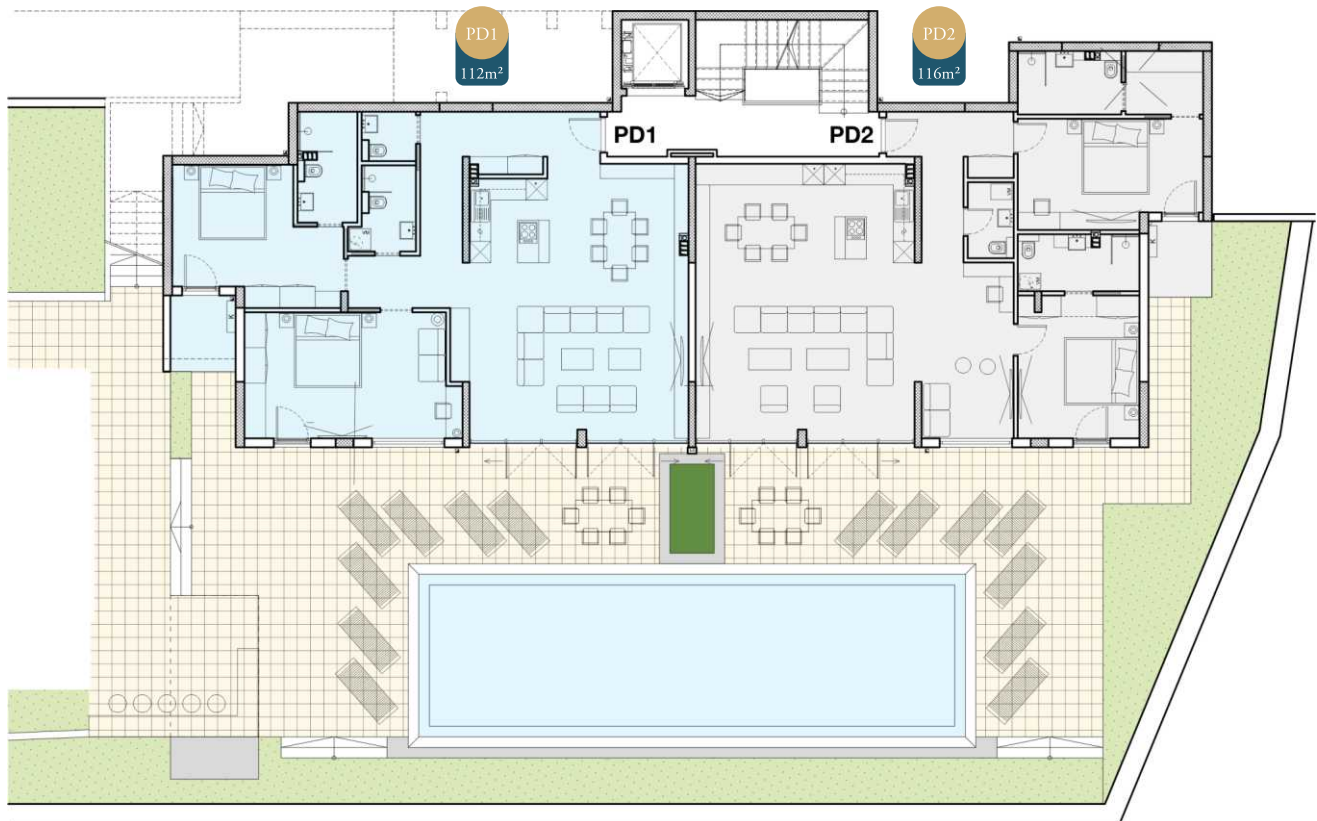
Total area of apartments in building F2: **497m²**

Total area of apartments: **1168m²**

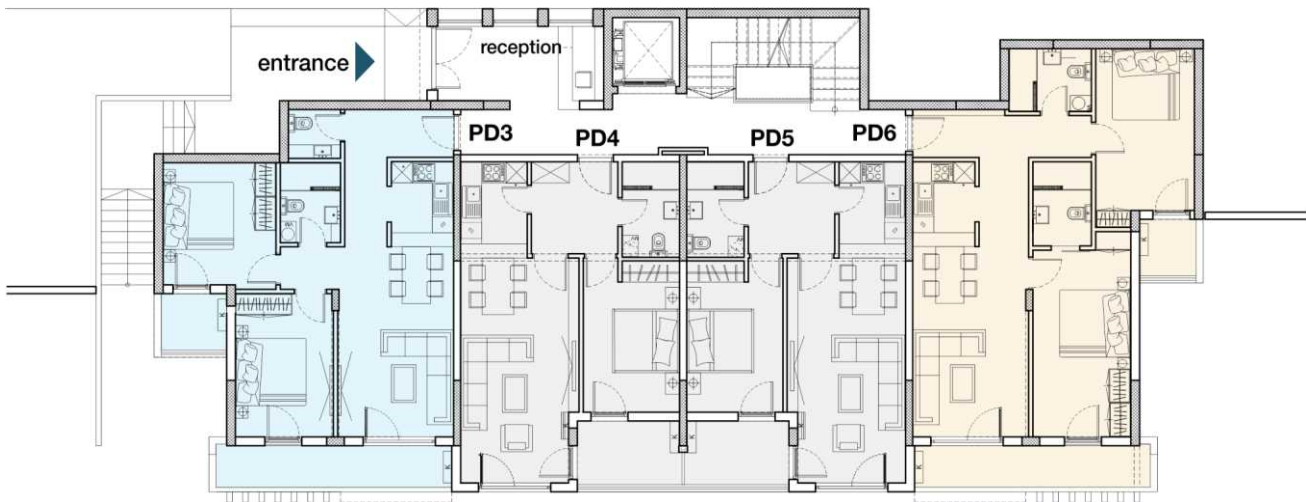


Building F3

Ground Floor



Floor 1



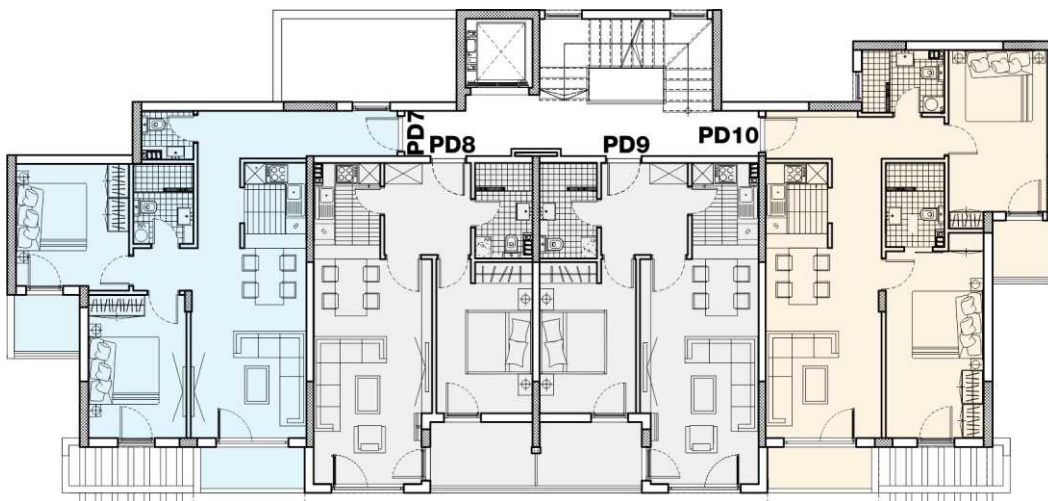
PD3
69m²

PD4
52m²

PD5
52m²

PD6
78m²

Floor 2



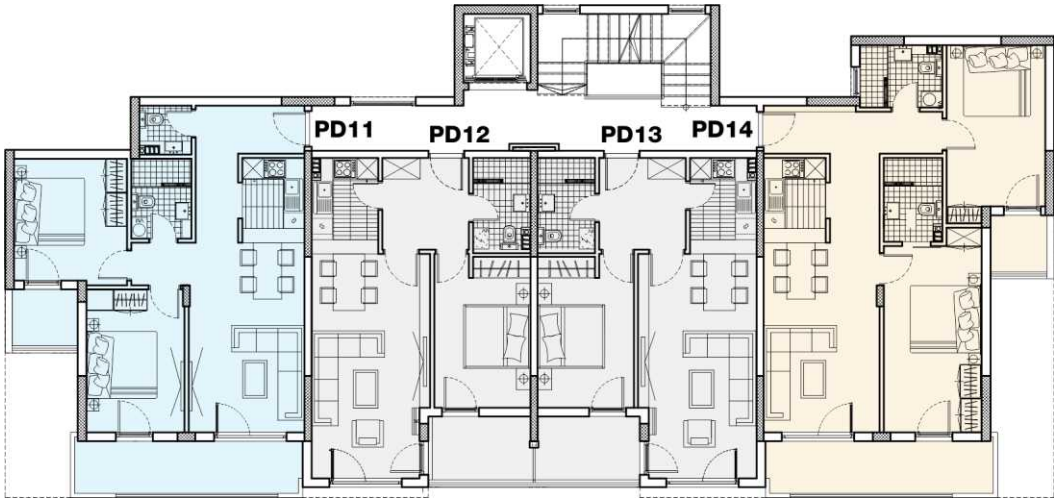
PD7
68m²

PD8
52m²

PD9
52m²

PD10
74m²

Floor 3



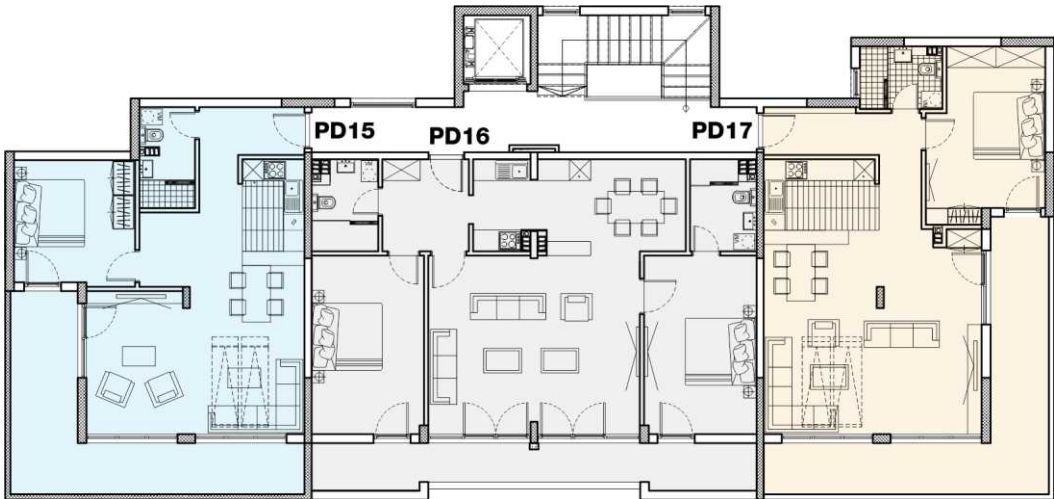
PD11
70m²

PD12
52m²

PD13
52m²

PD14
79m²

Floor 4



PD15
79m²

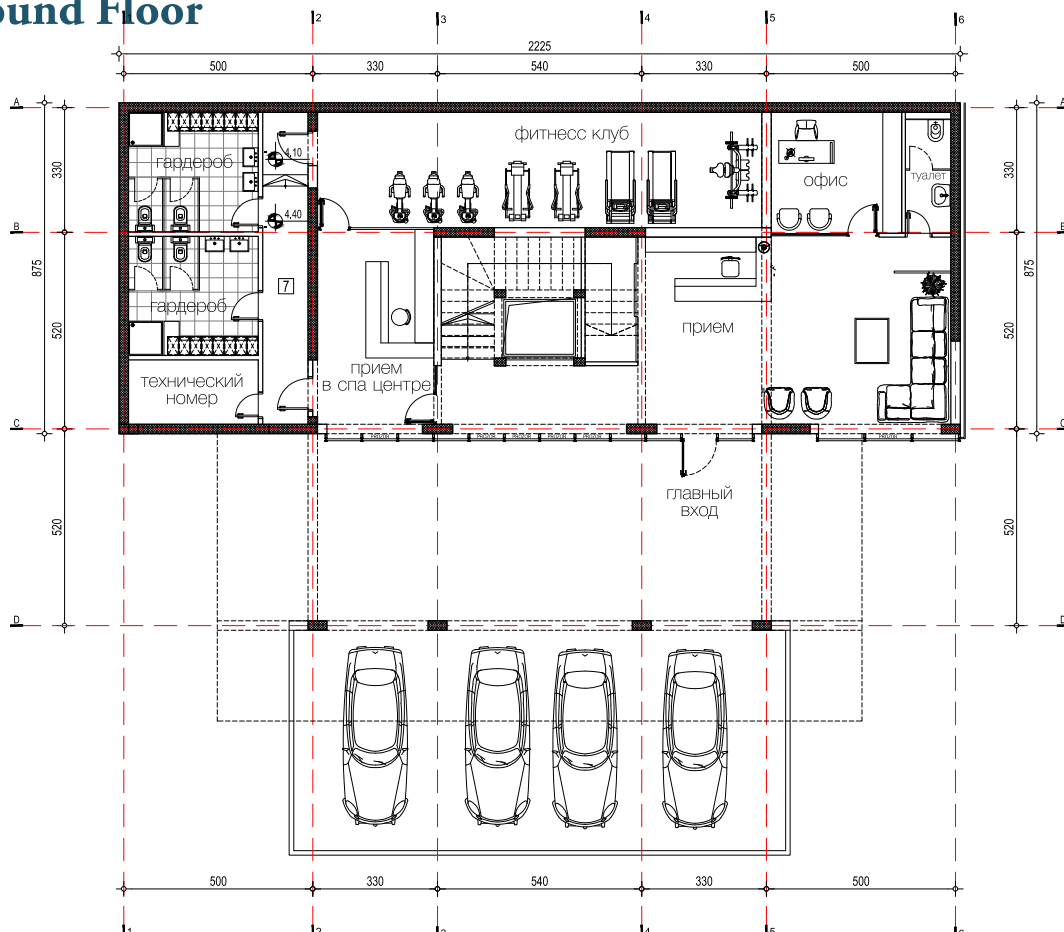
PD16
107m²

PD17
91m²

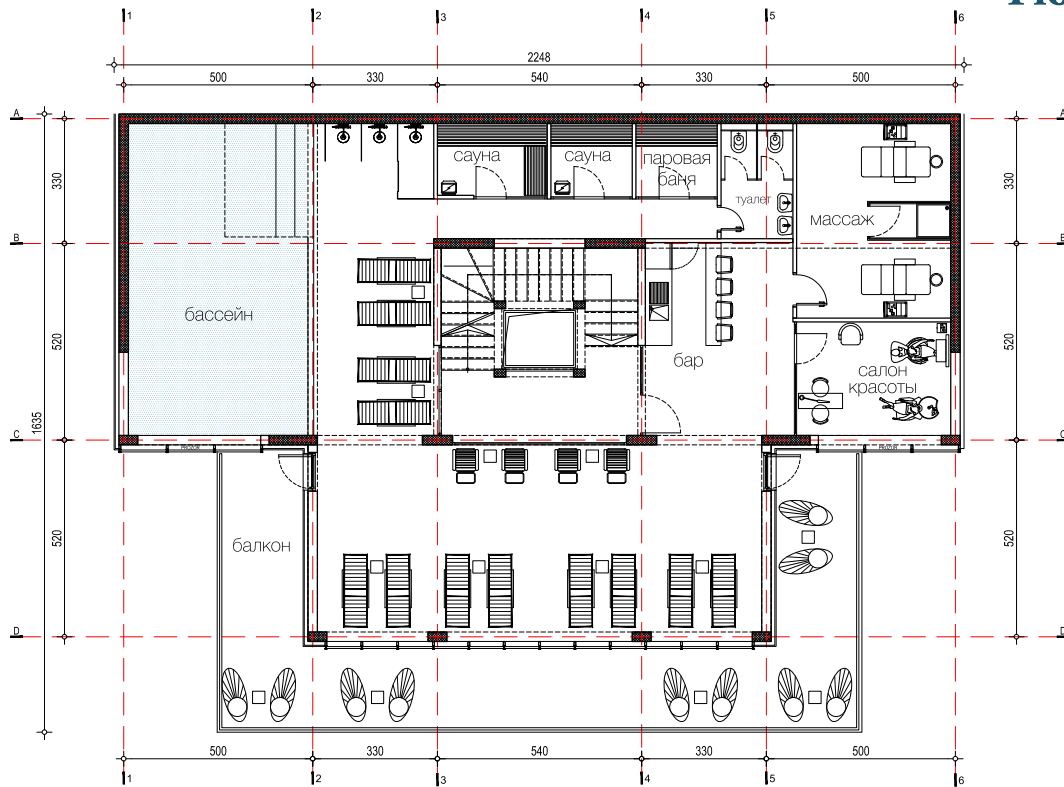




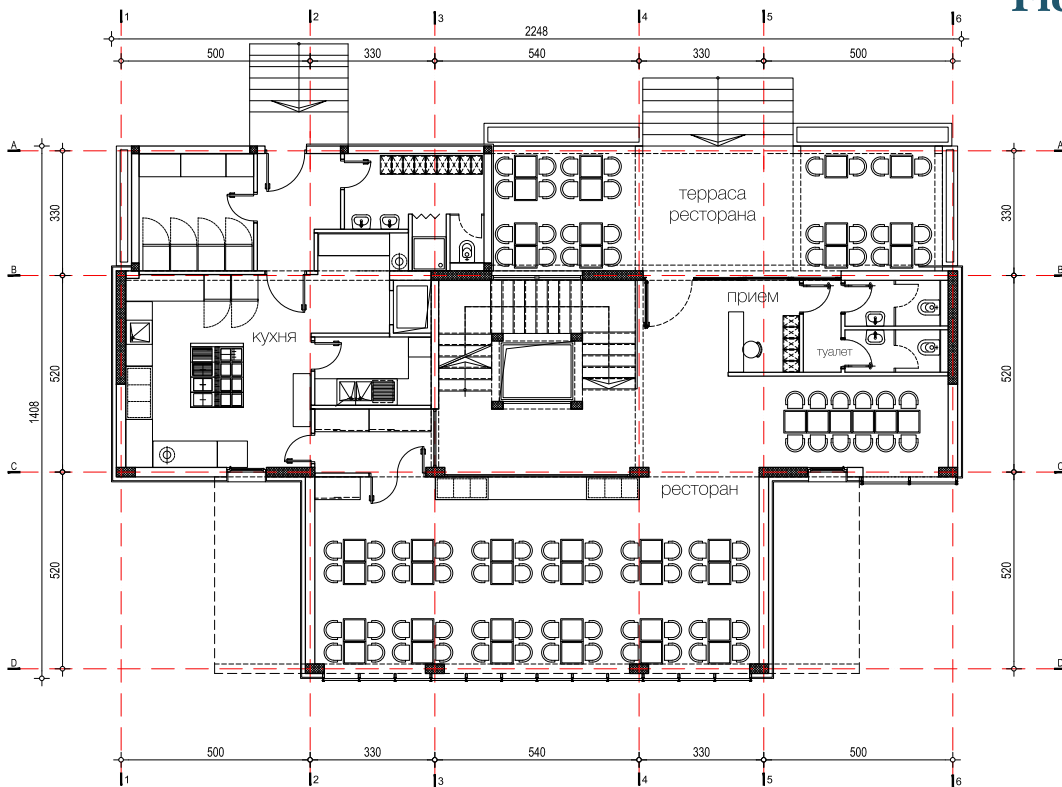
Ground Floor



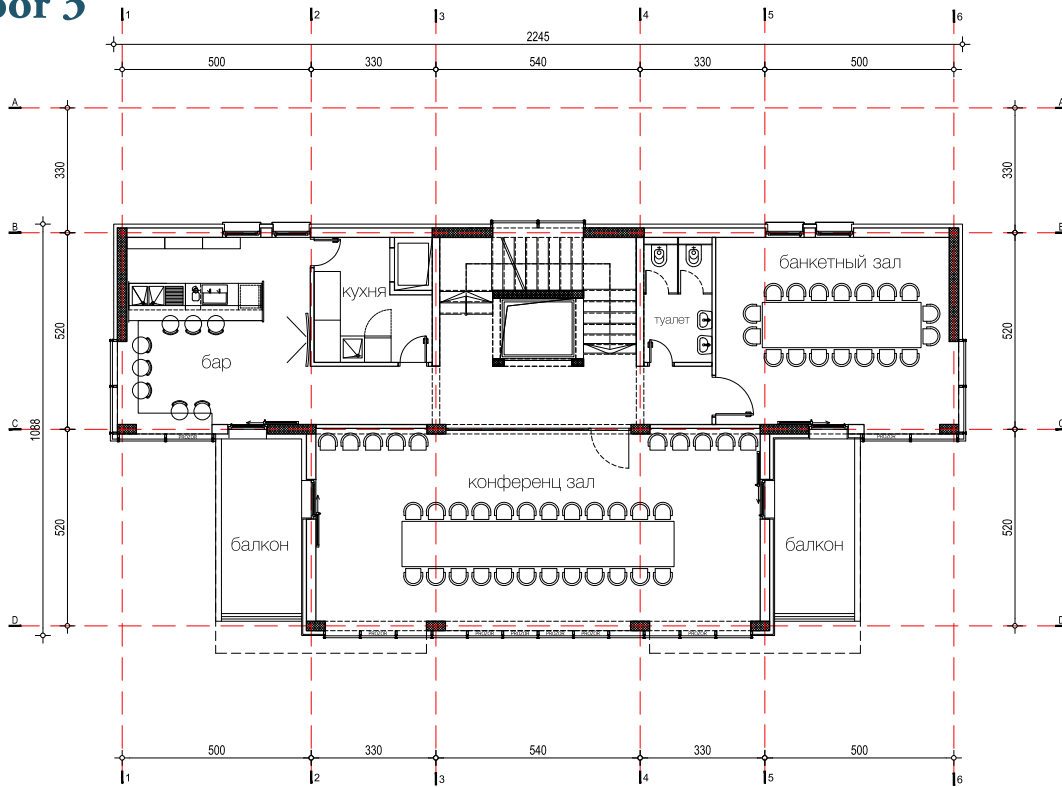
Floor 1



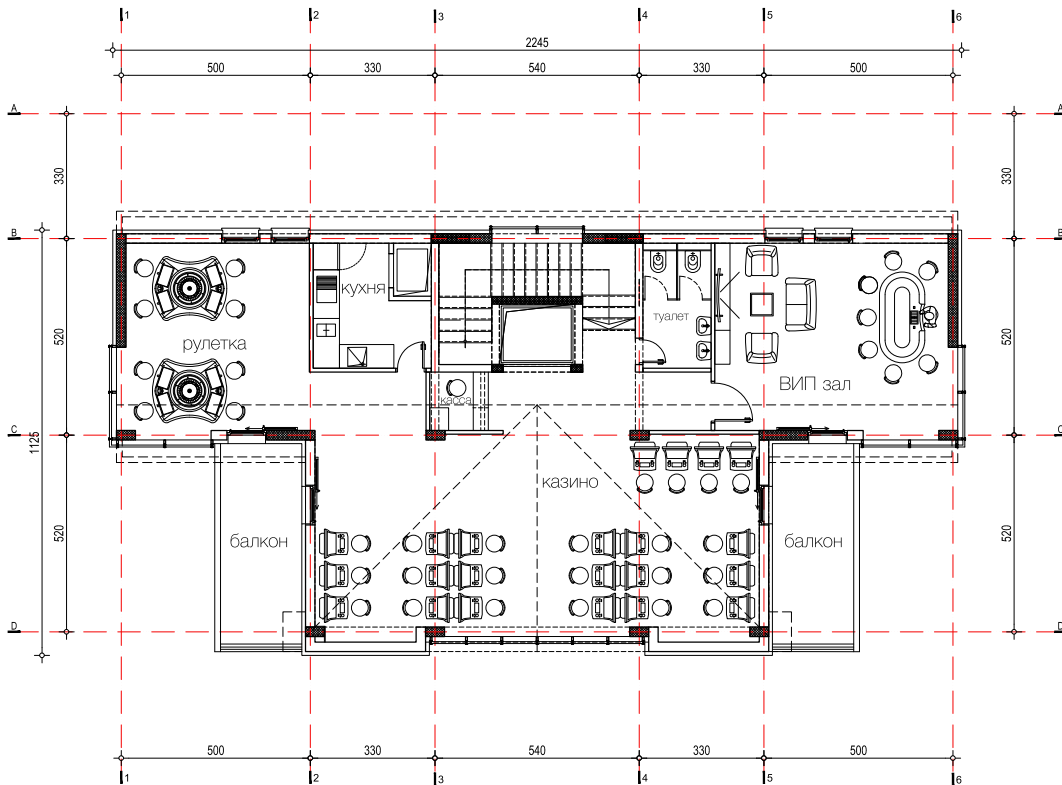
Floor 2



Floor 3



Floor 4





BUILDING
F3

			terrace
Ground floor	PD1	112m ²	30m ²
	PD2	116m ²	30m ²

Floor 1		
	PD3	69m ²
	PD4	52m ²
	PD5	52m ²
	PD6	78m ²

Floor 3		
	PD11	70m ²
	PD12	52m ²
	PD13	52m ²
	PD14	79m ²

Land area: **1000m²**

Total building area: **1679m²**

Net area of the object, subject to tax: **1338m²**

Pool area: **69m²**

Hotel office areas: **81m²**

Floor 2		
	PD7	68m ²
	PD8	52m ²
	PD9	52m ²
	PD10	74m ²

Floor 4		
	PD15	79m ²
	PD16	107m ²
	PD17	91m ²

BUILDING
SPA

PD1	136m ²
PD2	39m ²

Floor 1		
	PD3	234m ²

Floor 3		
	PD5	187m ²

Land area: **528m²**

Total building area: **1123m²**

Net area of the object, subject to tax: **944m²**

Area of service facilities: **64m²**

Floor 2		
	PD4	164m ²

Floor 4		
	PD6	184m ²

IPG

INTERNATIONAL
PARTNERS
GROUP

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