

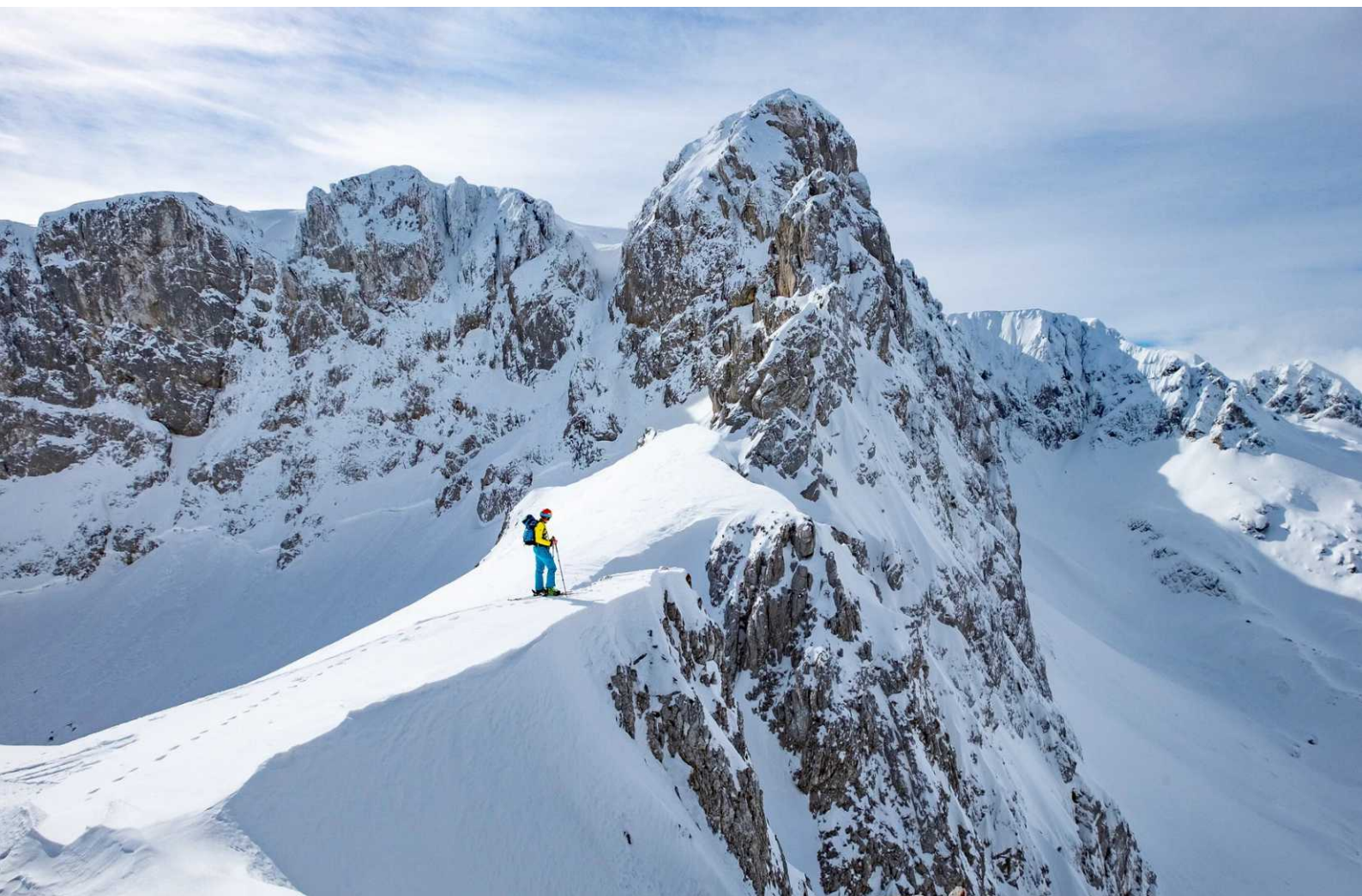
Invest in 



Hotel & Villas

DURMITOR

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.



Durmitor

THE MOST EXOTIC MOUNTAIN RESORT

Durmitor is the most beautiful and the most exotic mountain summer resort in Montenegro. It has been proclaimed a national park thanks to the beauty of its lakes, its deep canyons, its peaks covered with snow, its vast deciduous and evergreen woods, its thick pastures.

Next to Prokletije, Durmitor is the highest massif of the Dinaric mountain system. It is one thousand metres higher than its foot which is at an altitude of 1500 metres, on a flat highland, into which the steep-sided and deep riverbeds of the Piva, the Tara, the Sušica and the Komarnica are cut, all of which represent the headwaters of the river Drina.

The first sight of Durmitor is magnificent, regardless of where you approach it from. If you come from the direction of Pljevlja (crossing the bridge at Djurdjevića Tara) it is equally beautiful as if you come from the direction of Nikšić over Krnovo, which is famous for its storms and its snowdrifts. The visitor arrives onto a spacious highland, greeted by the gigantic peaks of Durmitor high up in the clouds. That highland is also called “the highland of lakes”, for the Durmitor region is one of the richest in small lakes on the Balkan Peninsula. There are more than twenty of these lakes originating from former glaciers, and they can be found at an altitude of 1400 to 2200 metres. The largest and the most attractive are: Black Lake, Valovito, Poščansko, Vražje, Srablje, Riblje and Zmijsko.

Black Lake (Crno Jezero) under the massif Medvjed, which is 700 metres higher than the surface of the lake is the most beautiful. It consists of the big and the small lake. The small lake is about 450 metres long, and about 260 metres wide, and it is connected with the big lake, which is 830 metres long, and about 520 metres wide. Black Lake is about 48 metres deep, surrounded by dense evergreen forests and very rich in trout.

The highest peak of Durmitor is Babotov Kuk or Cira's Cave, a true stone pyramid 2522 metres high; then there are Sljeme (2477 m), Pruta (2393 m), Soje (2388m). The view from these peaks of valley, gorges, clefts, and steep rocks, as well as of the four winding mountain rivers, and numerous slopes covered with snow, which even in summer can serve for skiing competitions, is unforgettable. The colourful "belts" are probably the most beautiful part of the Durmitor massif. These stone layers stretching from bottom to top create a wonderful picture. The Ice Cave, which is at an altitude of 1900 metres and luxuriously decorated by stalactites and stlagmites is exceptionally attractive. One of the "wonders of nature" is Sava's Waters, a source at an altitude of 2000 metres, the highest source in our country.

Žabljak

small picturesque town

Žabljak is the highest urban settlement in the Balkans. It is located at 1456m above sea level. Located in the very center of the mountainous Durmitor mountain, Žabljak is the most desirable destination for winter tourism. This small town in the north of Montenegro is surrounded by 23 mountain peaks of over 2200 meters and 18 mountain lakes. The original Slavic name of this place was Varežina voda , probably because of the strong source of drinking water, around which the settlement was formed. Later, it got the name Hanovi or originally Anovi , where merchant caravans rested.





Žabljak

Black Lake

Bobotov kuk

Hotel & Villas

Savin kuk

Ski Centre

Devil's Lake



**River Tara
Canyon**

Njegovudja

**Medieval
tombstones**

Fish Lake

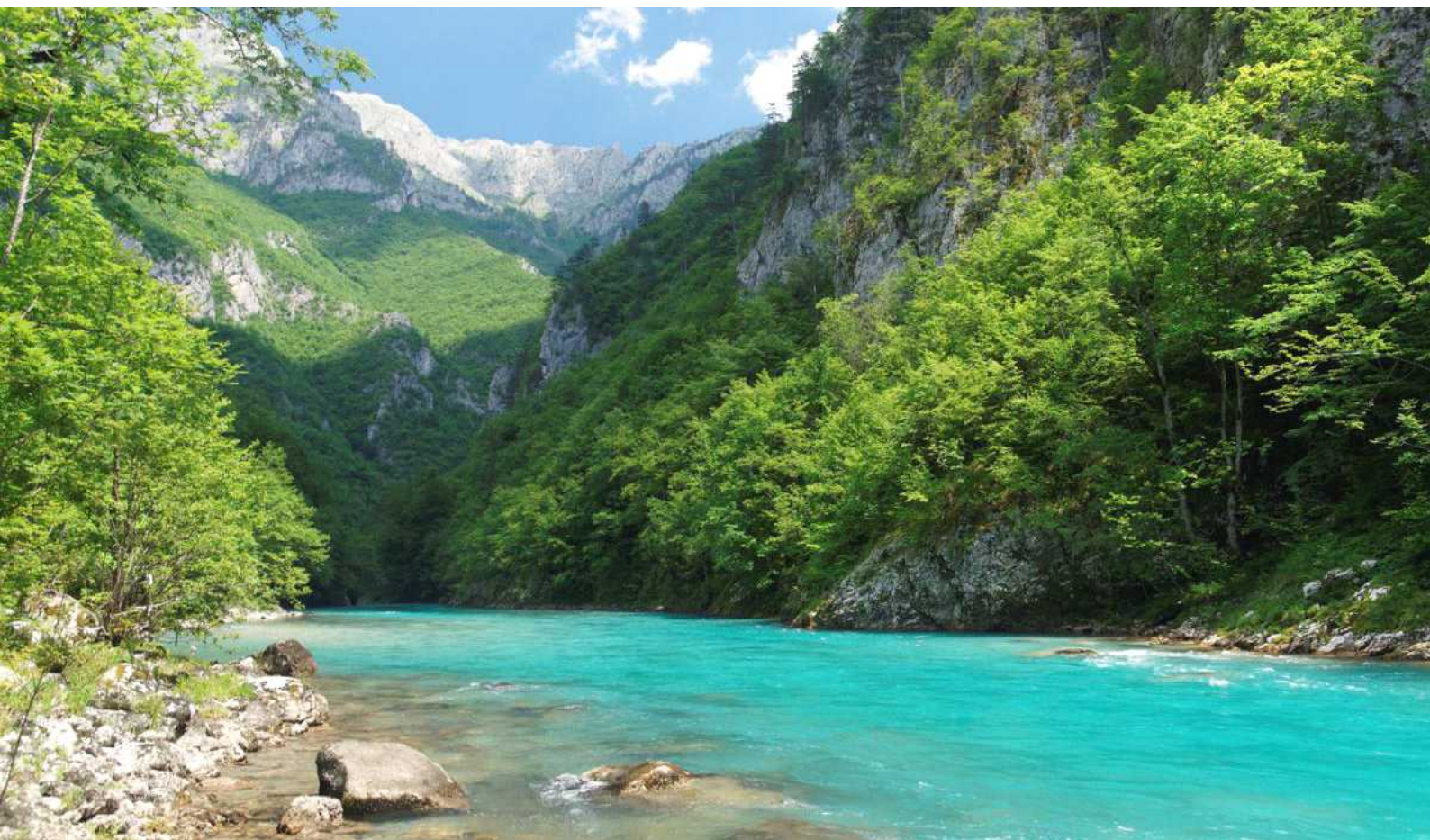
According to legend, the name Žabljak comes from the frogs that live in the Otoka area and that every year announce the arrival of spring with their croaking. Žabljak received its official name in 1870, when the area de facto became part of the Principality of Montenegro and when the construction of the Church of the Transfiguration, the school and the captain's house began on the same day. Žabljak is also the winter tourist center of Montenegro. Žabljak was built and built and became the center of winter sports in Montenegro. Today, Žabljak is economically oriented towards tourism and the production of healthy food. In the town of Žabljak, you can try local specialties such as cream cheese, tsicvara, lamb and potatoes, sour sheep's milk.

Because of the natural beauty that springs up at every turn, Žabljak also attracts a large number of tourists during the summer.

Žabljak is a centre of winter tourism and a starting point for the mountaineers who climb to its peaks and visit its lakes, skiing grounds and summer pastures. In its vicinity there is the magnificent canyon of the Tara River.

The most famous tour in Montenegro is certainly Tara rafting. This beautiful river flows through the deepest canyon in Europe and offers a unique experience. Depending on the time of year, rafting can be extreme (April - June), but from July to October, Tara rafting is a very pleasant experience.

Tara is called the tear of Europe because of its very clean, drinkable water.



Tourist complex

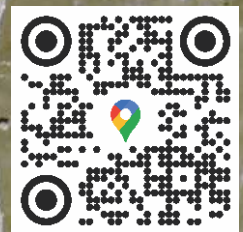
Hotel and villas

A unique offer for investment development in the surroundings of Europe's most beautiful "Durmitor" National Park.

We present to you a hotel complex with a very diverse use. The complex was designed as a tourist resort, on the very border of the "Durmitor" National Park with a unique offer of a tourist facility with the potential for the development of additional business - congress tourism. The location of the resort is suitable for the development of year-round tourism.

Montenegro is a country in the Western Balkans that has the best business environment for the development of new businesses, with special tax benefits and equal status for foreign investors. The unique beauty of Durmitor can be a natural environment for the creation of new ideas, inspiration for the development of new businesses and a unique place for business gatherings and relaxation. The hotel resort is a unique complex that can be closed. It is independent in the environment and very safe to use.

Choose the beauties of Durmitor National Park for your new address!



The tourist complex consists of a hotel building and 7 villas.

There are 4 double unit villas (villa 1) and 3 single unit villas (villa 2).

The total capacity is 90 beds. The hotel also has a modern SPA center, a restaurant (60 seats) with a kitchen.

Land area: 13,751m². Overall building gross area: 6747 m².

Hotel overall area: 2899 m². Villa 1 overall area: 569 m². Villa 2 overall area: 524 m².



Return of investment:

The business plan envisages that the return on funds invested in the implementation of the project, as well as business can be expected in 10 years of operation of the tourist facility.

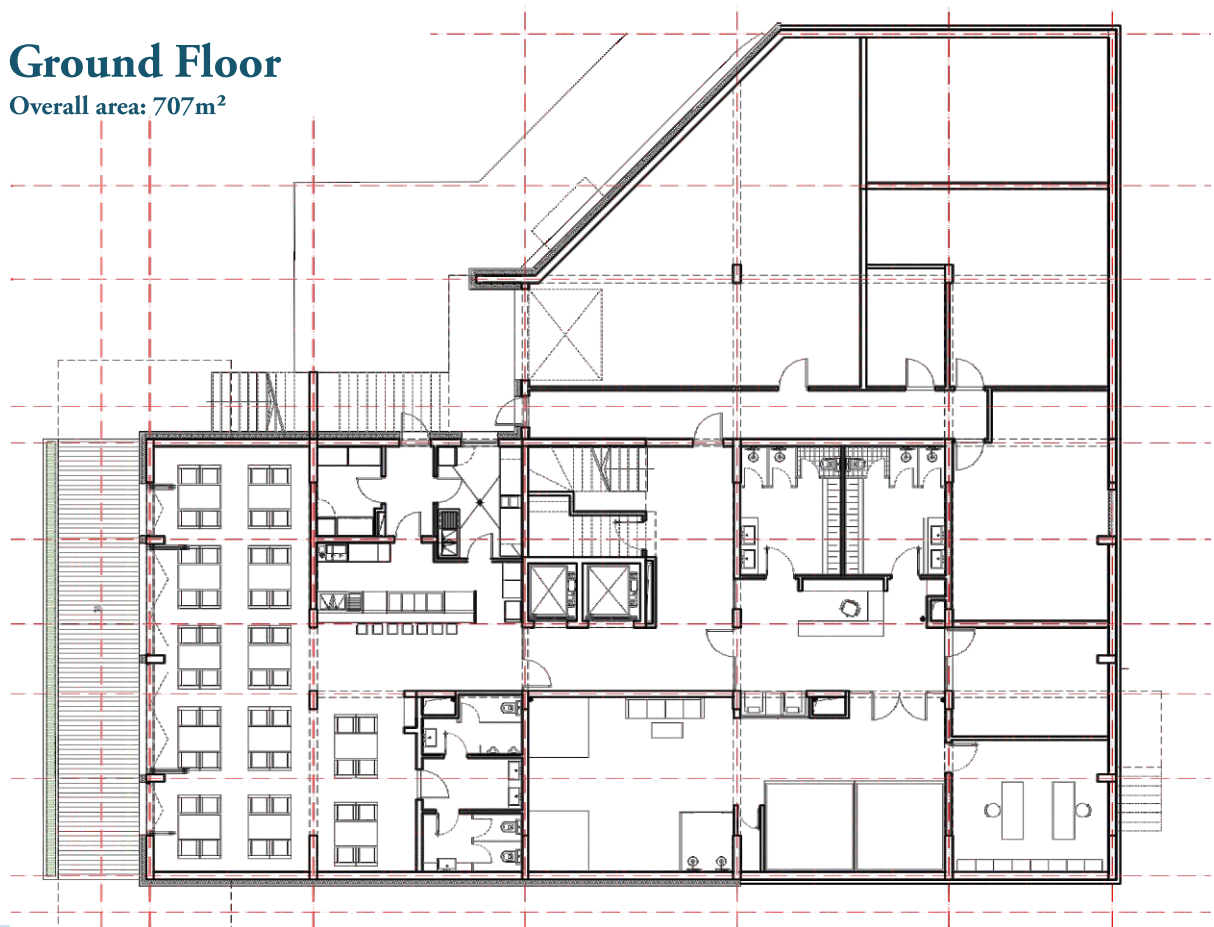
Documentation





Ground Floor

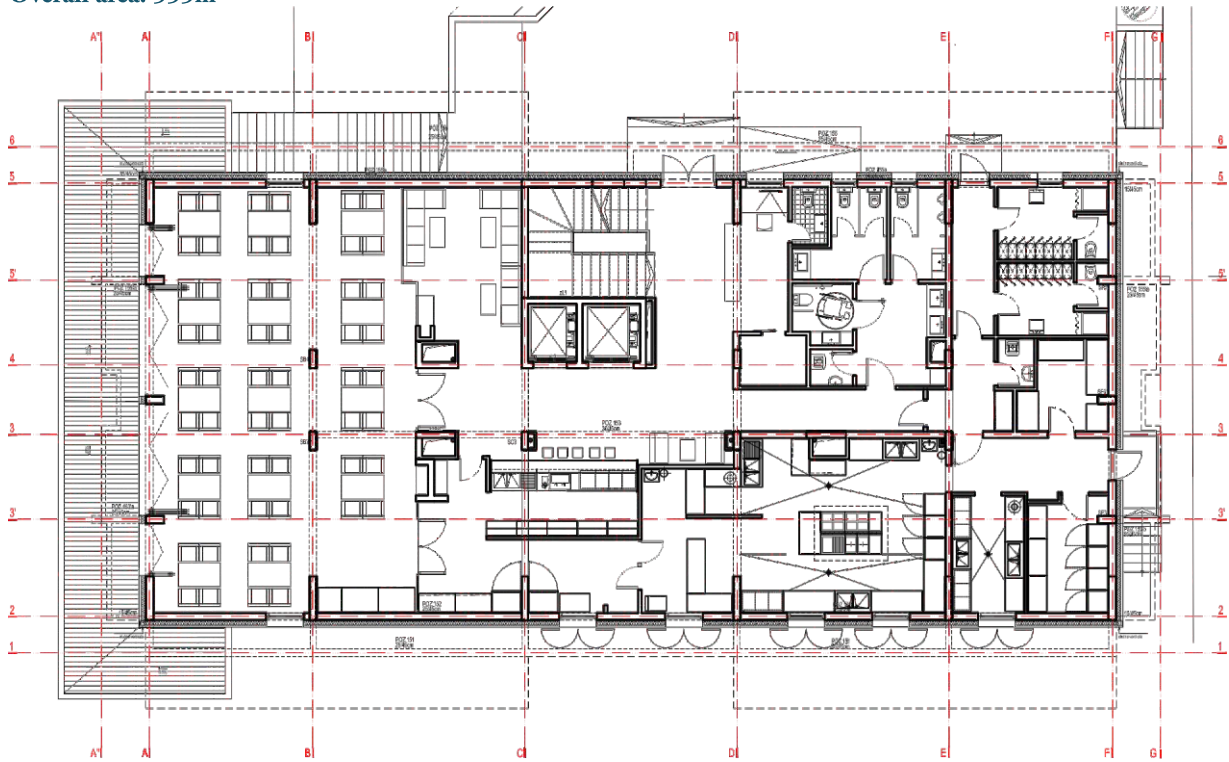
Overall area: 707m²



Hall, main stairs, 2 elevators, bar, kitchen, toilets, spa, service rooms

1st Floor

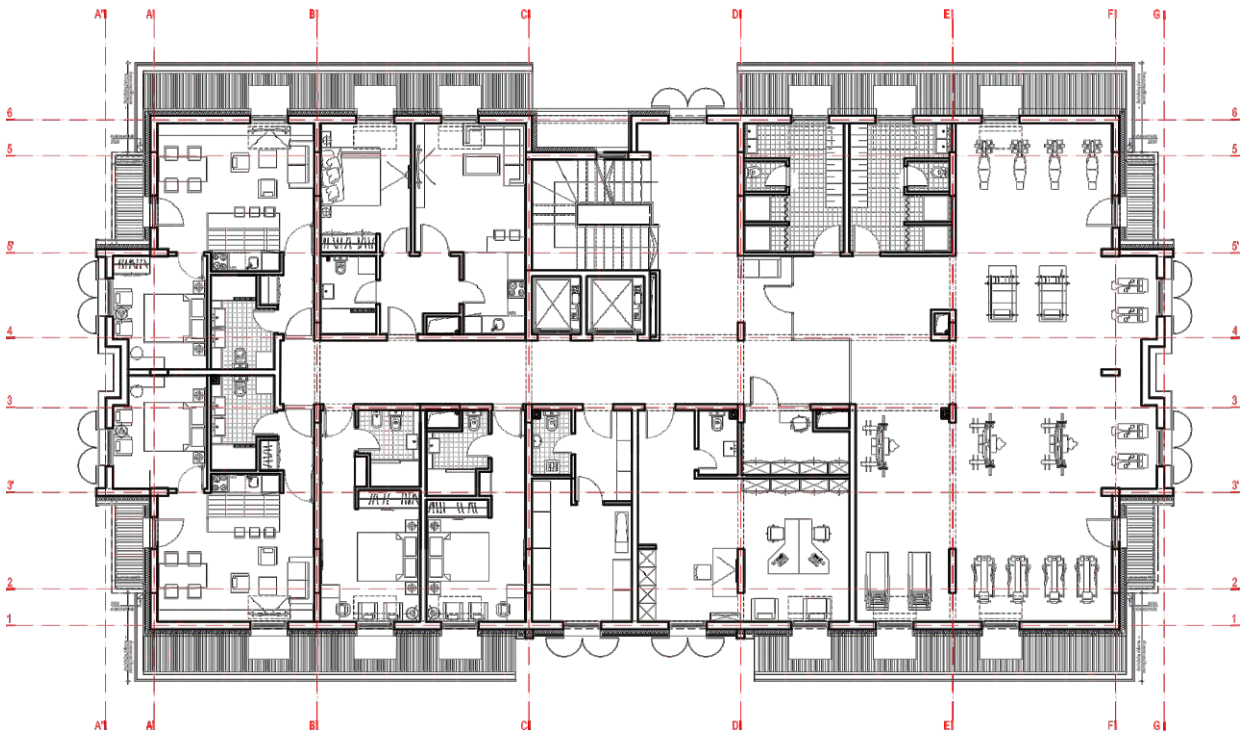
Overall area: 555m²



Entrance hall, reception and offices, common space, staircase, 2 elevators, restaurant, toilets

2nd Floor

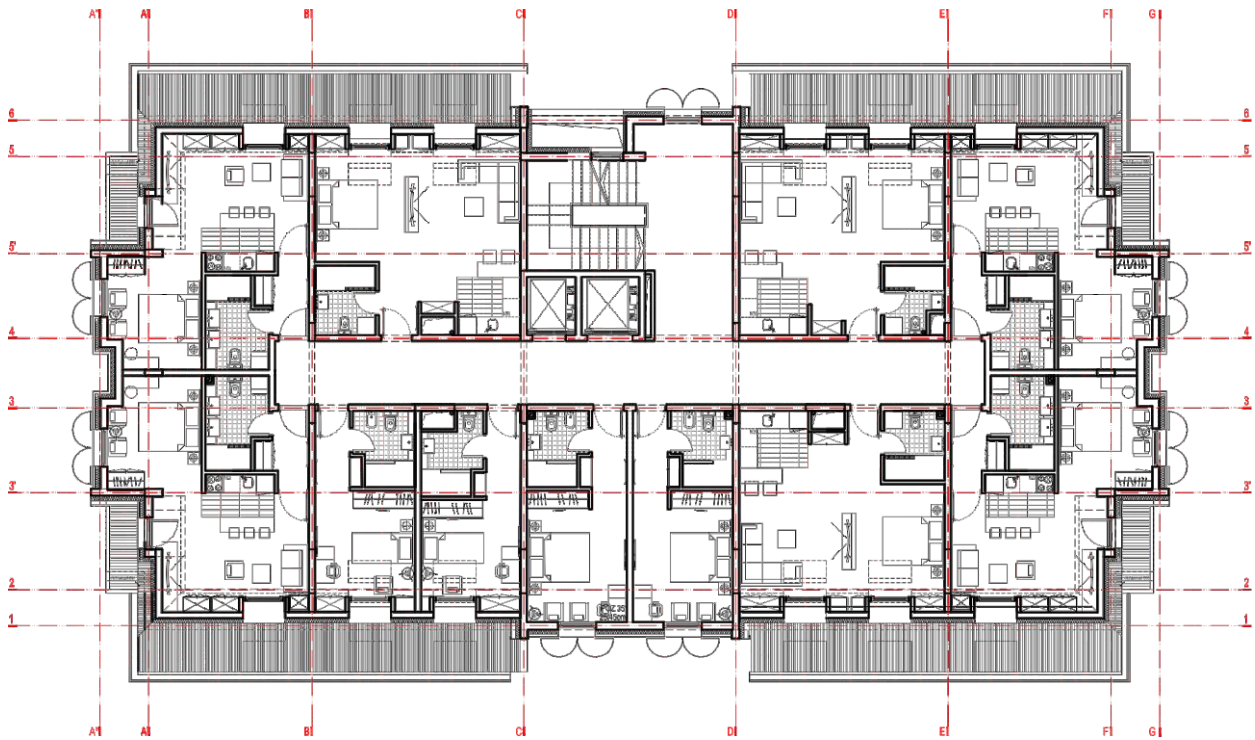
Overall area: 602m²



Common space, staircase, 2 elevators, administration, maid, Gym, shop, 2 double rooms, 3 apartments

3rd Floor

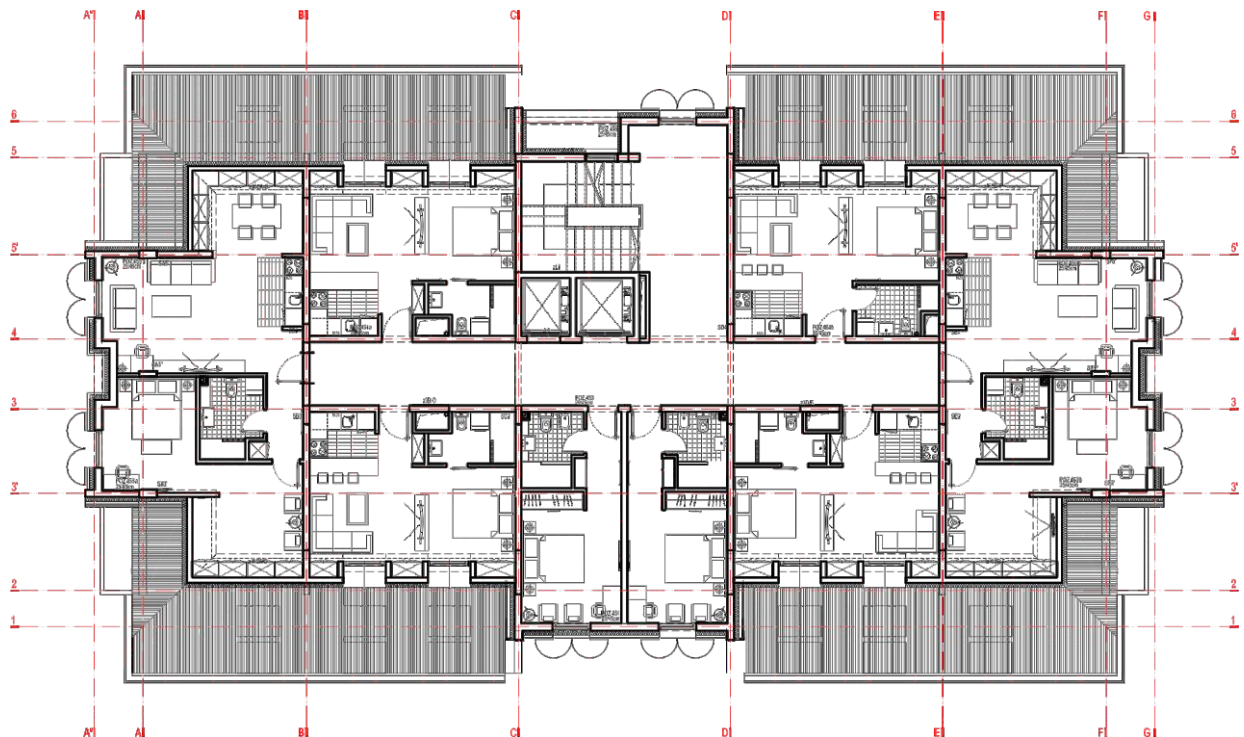
Overall area: 555m²



Common space, staircase, 2 elevators, 2 single rooms, 2 double rooms, 7 apartments

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Overall area: 477m²

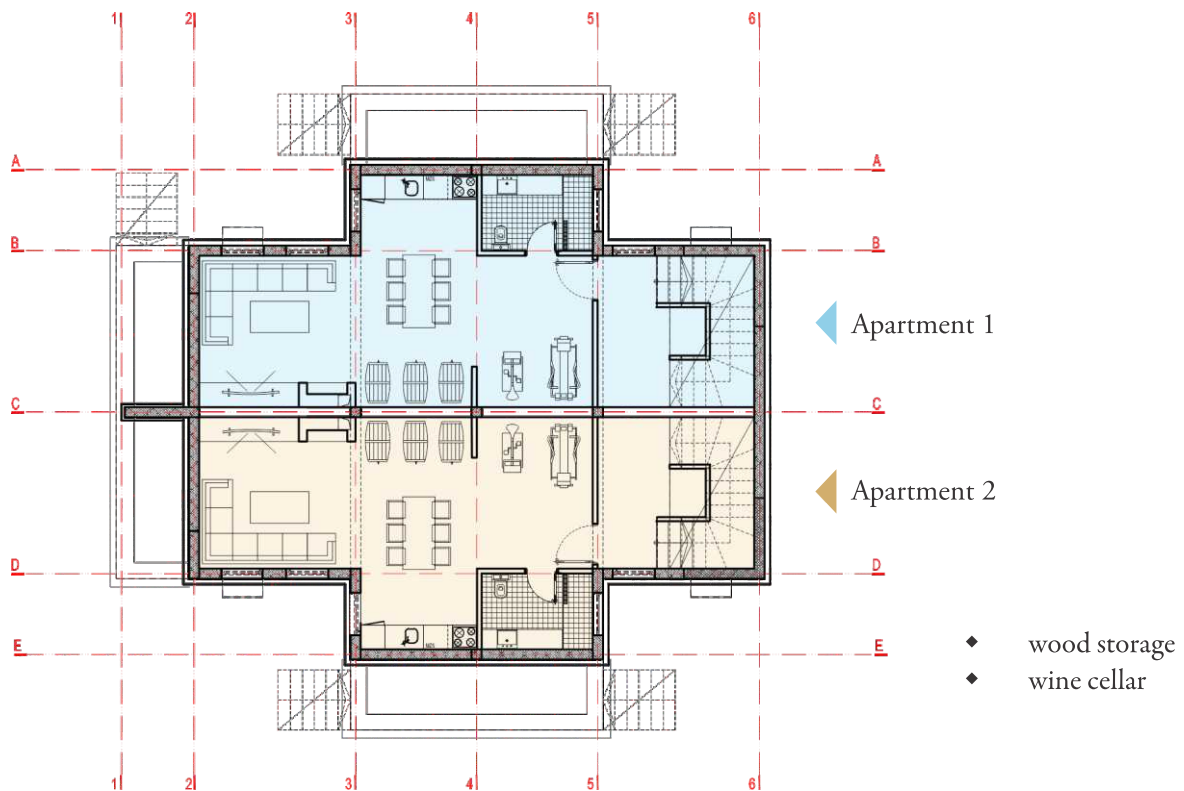


Common space, staircase, 2 elevators, 6 double rooms, 2 apartments



Ground Floor

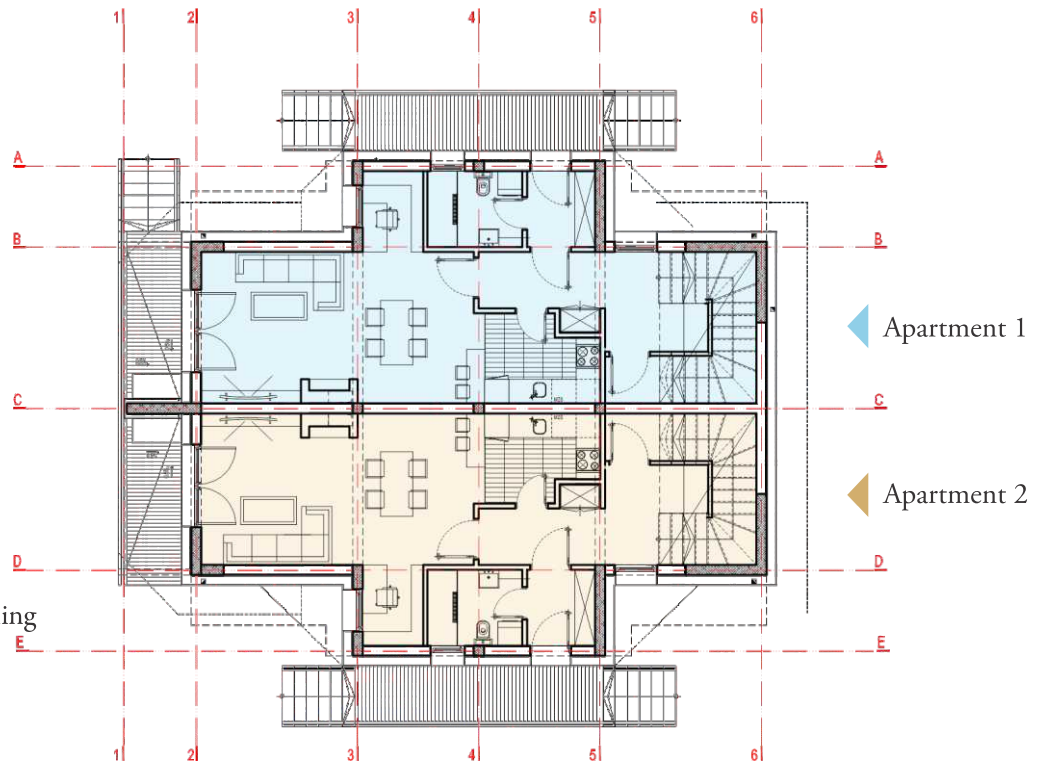
Overall area: 142m²



1st Floor

Overall area: 165m²

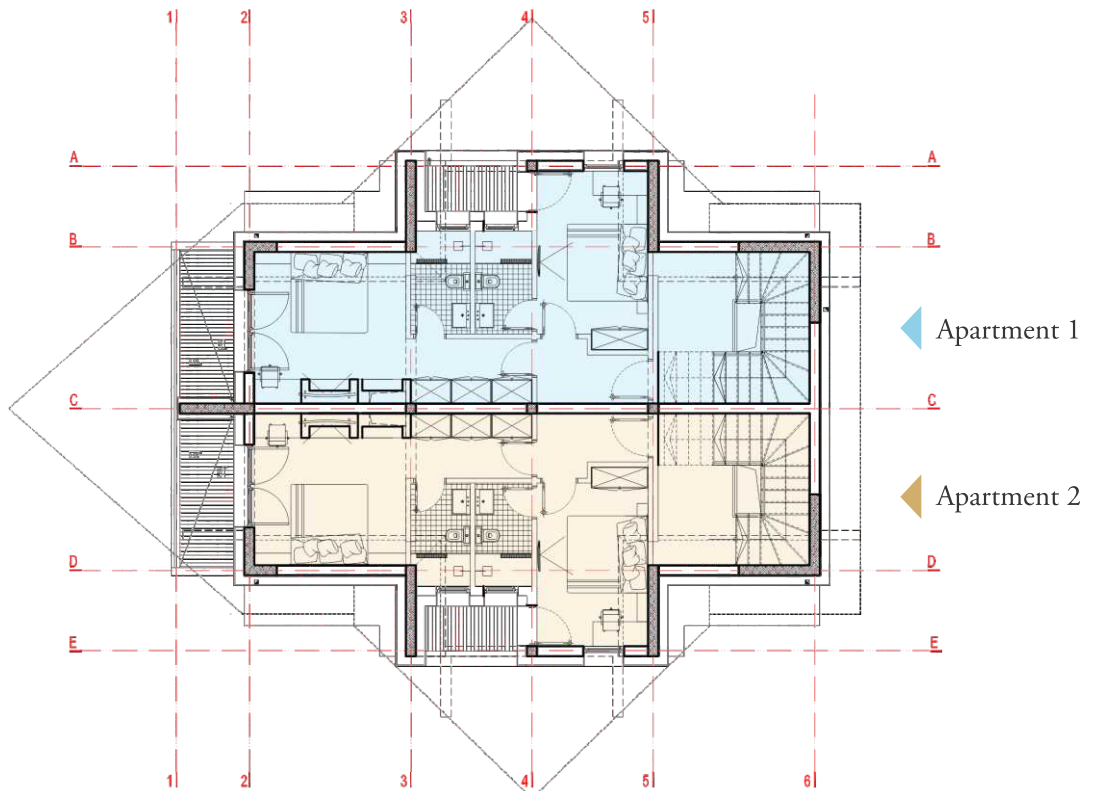
- ◆ Lobby
- ◆ Bathroom
- ◆ Stairs
- ◆ Living room with dining
- ◆ Kitchen
- ◆ Toilet
- ◆ Terrace



2nd Floor

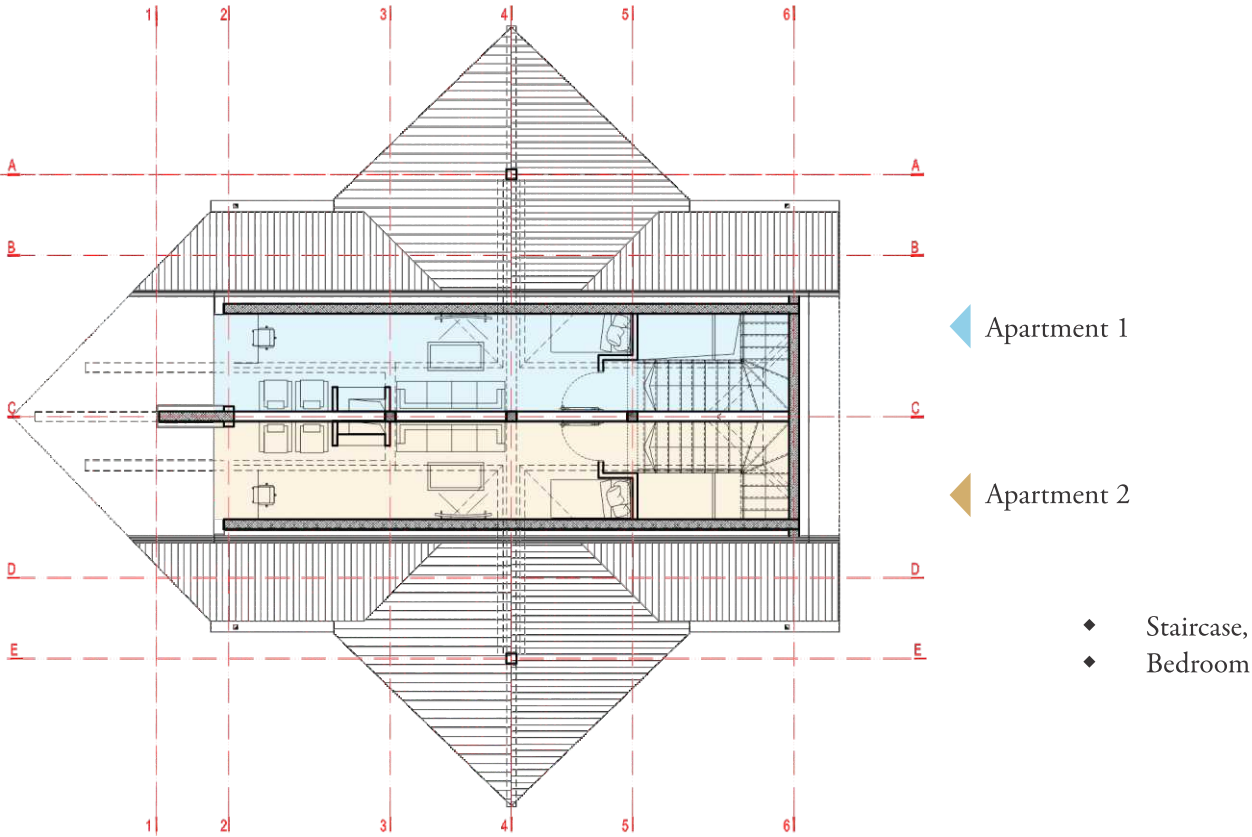
Overall area: 165m²

- ◆ Staircase
- ◆ 4 Bedrooms
- ◆ 4 Bathrooms
- ◆ 4 Balconies



Attic

Overall area: 97m²



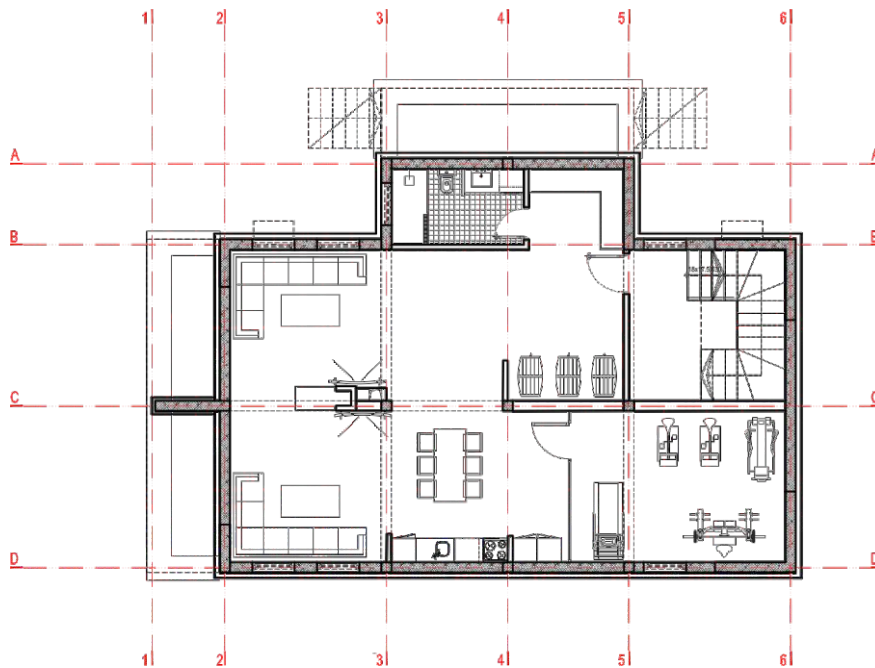
Apartment 1: 257m² | Apartment 2: 257m²





Ground Floor

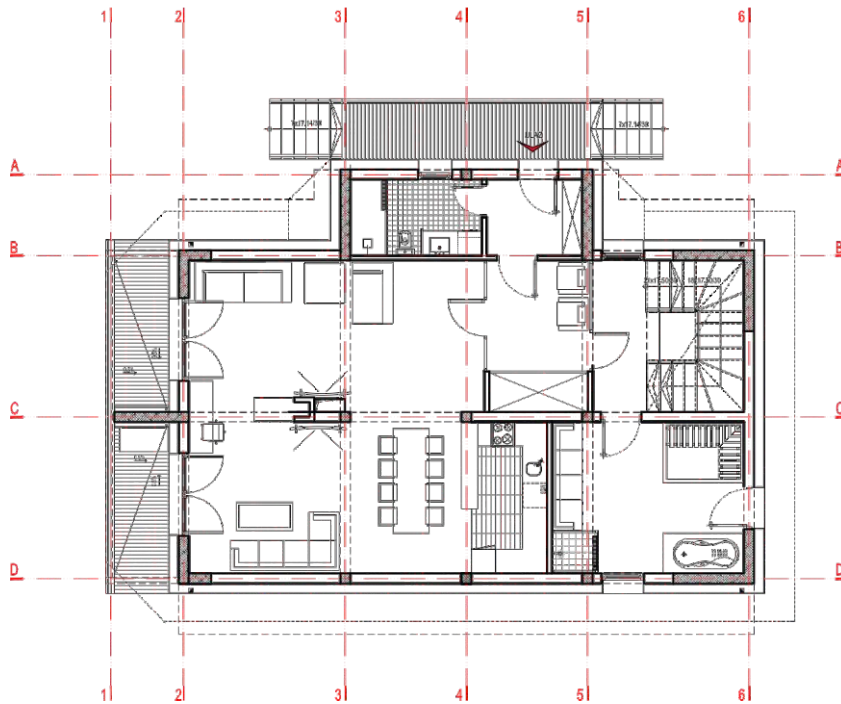
Overall area: 130m²



- ◆ Staircase
- ◆ Bathroom
- ◆ Wine cellar
- ◆ Gym

1st Floor

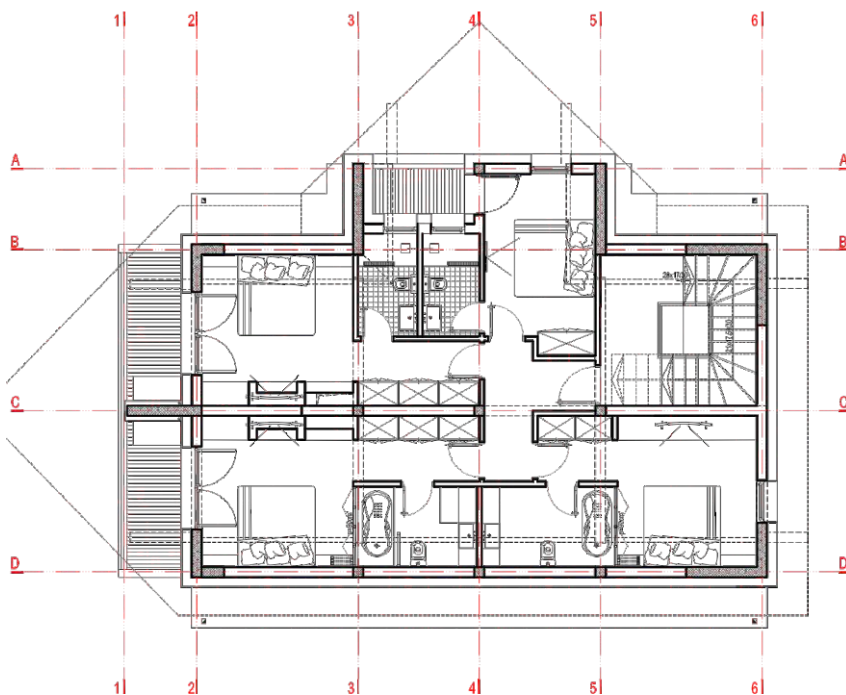
Overall area: 152m²



- ◆ Lobby
- ◆ Bathroom
- ◆ Stairs
- ◆ Living room with dining
- ◆ Kitchen
- ◆ Toilet
- ◆ Terrace

2nd Floor

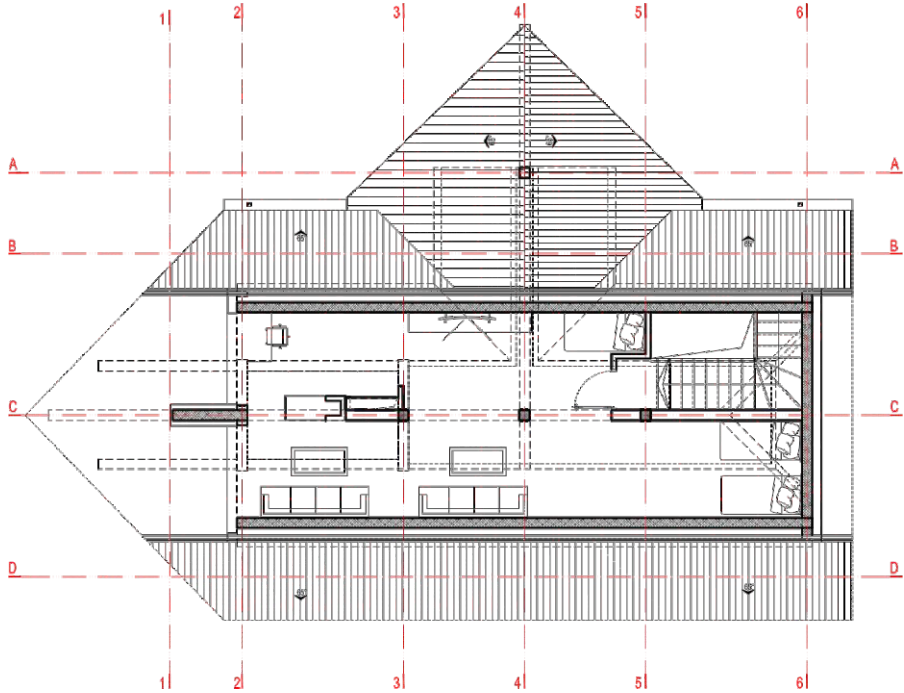
Overall area: 152m²



- ◆ Staircase
- ◆ 4 Bedrooms
- ◆ 4 Bathrooms
- ◆ 3 Balconies

Attic

Overall area: 90m²



- ◆ Staircase,
- ◆ Bedroom

Apartment: 421m²



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