



APART HOTEL  
**SVETI STEFAN**

# 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.

# Budva

In the center of Budva Riviera there is one of the most famous resorts and ancient settlements of the Adriatic - the city of Budva. This is an ideal place for lovers of active and sated rest. There is everything for families: in walking distance there are supermarkets, cafes, restaurants, playgrounds. For fans of outdoor activities, there are tennis courts, gyms, paragliding, hiking, water sports such as jet skis, yachts. And for lovers of nightlife - there are a lot of open discos on the embankment, working until 1 am, and closed clubs, where you can dance until the morning.

Budva is divided into the Old (historical center) and the New (modern part of the city) one. The last one is located along the shore of the bay and every year it grows wider, climbing up the mountain slopes. In order not to get lost, you can navigate through the three main streets. The main street of Budva, past which it is impossible to pass is Jadranski Put. Between it and the sea, the half of the territory is occupied by hotel complexes "Alexander" and "Slovenska plaza". From here you will reach the second "central avenue" of Budva called Slovenska Obala. The street runs along the sea across the city. Here you can buy a variety of souvenirs in numerous shops, a snack in one of the pizzerias or slowly enjoy delicious dishes in the restaurant.

Back in the 5th century BC here was a settlement that had the status of a city and was called almost the same way - Budua. Legend has it that Budua was founded by Cadmus, the son of the Phoenician king Agenor, forced to leave his native place in search of sister Europe abducted by Zeus. He traveled a lot and later conquered the surroundings of ancient Budva. But when trying to capture Greece Cadmus was defeated and, together with his wife Harmony, was turned into a snake. After a while, the Greeks colonized Budva, making it a major trading port. But in the II century BC the territory was retroceded to the Roman Empire. Approximately 1500 years ago, Slavs and Avars settled here. In 841 Budva was on the way of militant Arabs. Further history of the city is a continuous series of peace and wars. Having joined the Venetian Empire, Budva got into Ottoman wars several times. Then there were the epochs of the Habsburg rule and joining the Russian Empire, Montenegro and France. Heavy for Budva was Austrian domination, which lasted until the outbreak of the First World War. Since the beginning of the Second World War and until 1944 Budva was in the power of fascist Italy. But the most devastating for the city was the earthquake of 1979.





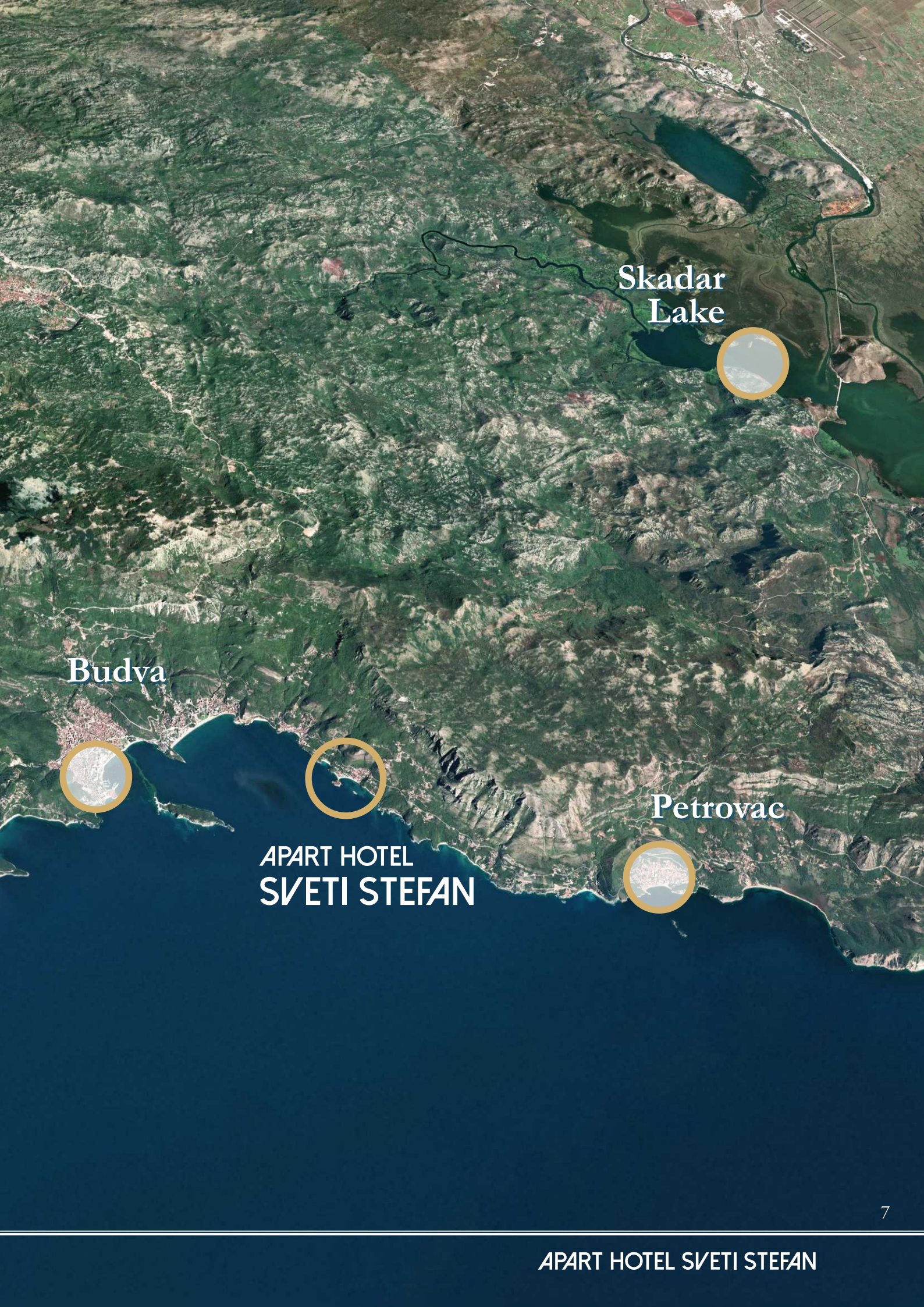
Perast

Old Town  
Kotor

Porto  
Montenegro

Tivat  
Airport

Luštica Bay



Skadar  
Lake

Budva

Petrovac

APART HOTEL  
SVETI STEFAN

# Sveti Stefan

Sveti Stefan is a witness of turbulent Balkan history. The settlement on the island was founded in the 15th century by the Paštrovići, a tribe that has lived for centuries in the area from Petrovac to Budva and Bečići. Inside the fortress on the rocks, which originally served as a warehouse, churches were built and Sveti Stefan became a cultural and commercial center.

By the 20th century, this fishing village had become a separate municipality with a post office and cooperative. In the 1930s, the development of tourism began in this area when Queen Marija Karađorđević built a beach not far from the island, and in the hinterland was built a palace residence, today's Vila Miločer.

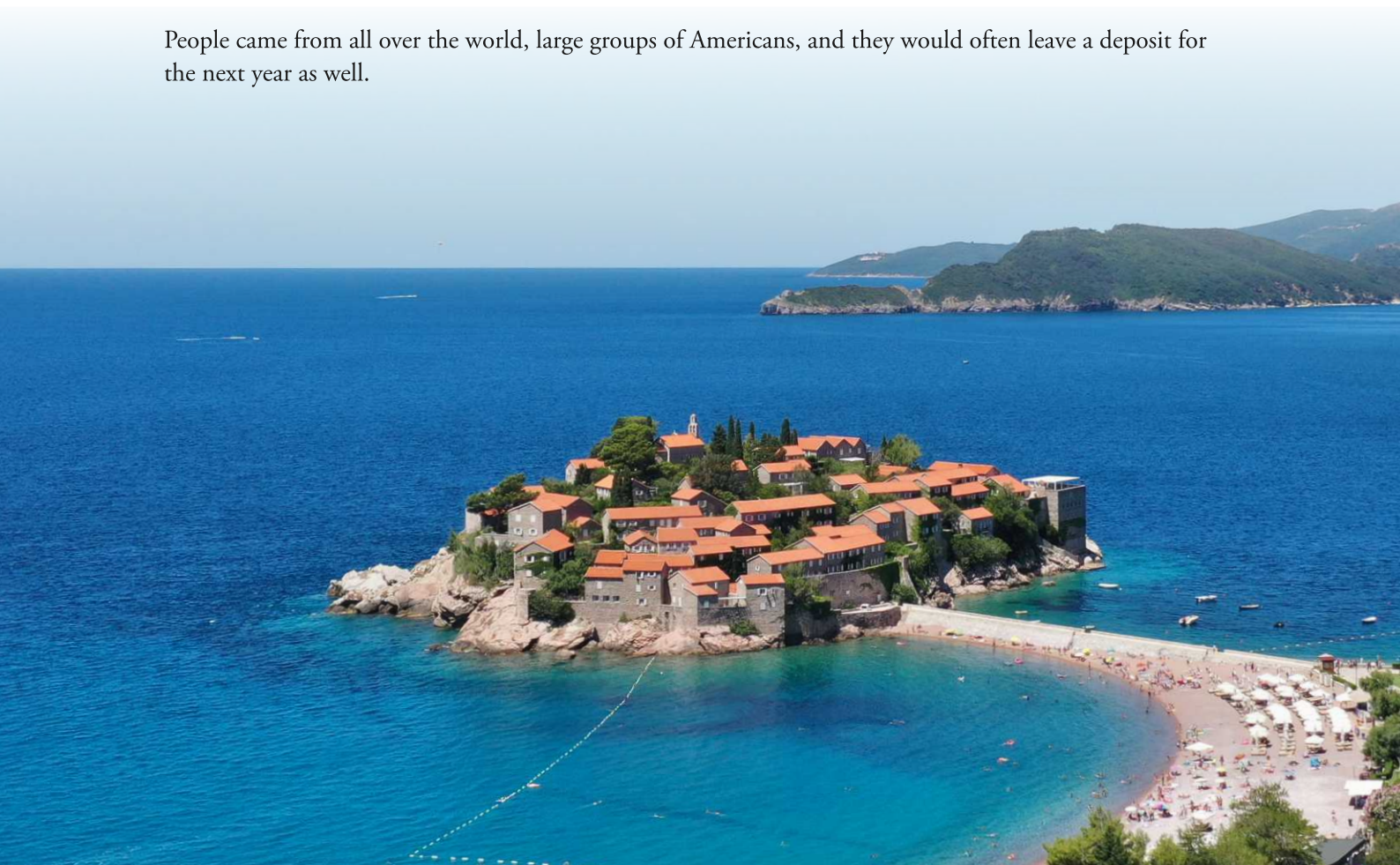
After the Second World War, Sveti Stefan was partially abandoned, which is why the Yugoslav authorities decided on its fate. There were proposals to turn those fifty houses into a painter's colony or to give them to deserving fighters, however, the idea from the top of the League of Communists won out.

During the 1960s and 1970s, in addition to the great actors Sophia Loren and Carlo Ponti, many world statesmen and businessmen paraded through the famous Villa 118.

In 1972, the Saudi king leased the entire island for 15 days, allegedly for a fabulous sum.

Although the cream of the world's jet set came to them, they opened the gates to the ordinary world as well.

People came from all over the world, large groups of Americans, and they would often leave a deposit for the next year as well.





# APART HOTEL SVETI STEFAN



Family apart hotel is located in the center of Svetog Stefan, in close proximity to the 5\* Hotel Geba and Villa Montenegro.

The facility is located 29 km from Tivat airport, 56 km from Podgorica airport and 102 km from Dubrovnik airport.

The hotel is built in a traditional Mediterranean style. Large local stone villa with special offer in Sveti Stefan - our property has a 115 m<sup>2</sup> restaurant with an additional outdoor terrace. This is a unique offer.

The apart-hotel can be redesigned and adapted to suit your business vision. We offer you our creative idea, a conceptual solution for the creation of eight to nine luxury apartments and a restaurant with beautiful views of the Sveti Stefan peninsula.

The location of the property, as well as the flexibility of its contents, create a special offer for the development of a family tourism business in the most elite summer resort of the Adriatic.

The area of the buildings are 390 m<sup>2</sup> and 200 m<sup>2</sup>, gross 766 m<sup>2</sup> on a plot of 522 m<sup>2</sup>.

In the basement there is a restaurant with an outdoor terrace and kitchen.

A four-room apartment is planned on the first floor of the first house. In the second building there is another 4-room apartment.

On the first and second floors there are two one-room luxury apartments, a total of 4 apartments. In the second building there are two large apartments with sea views.

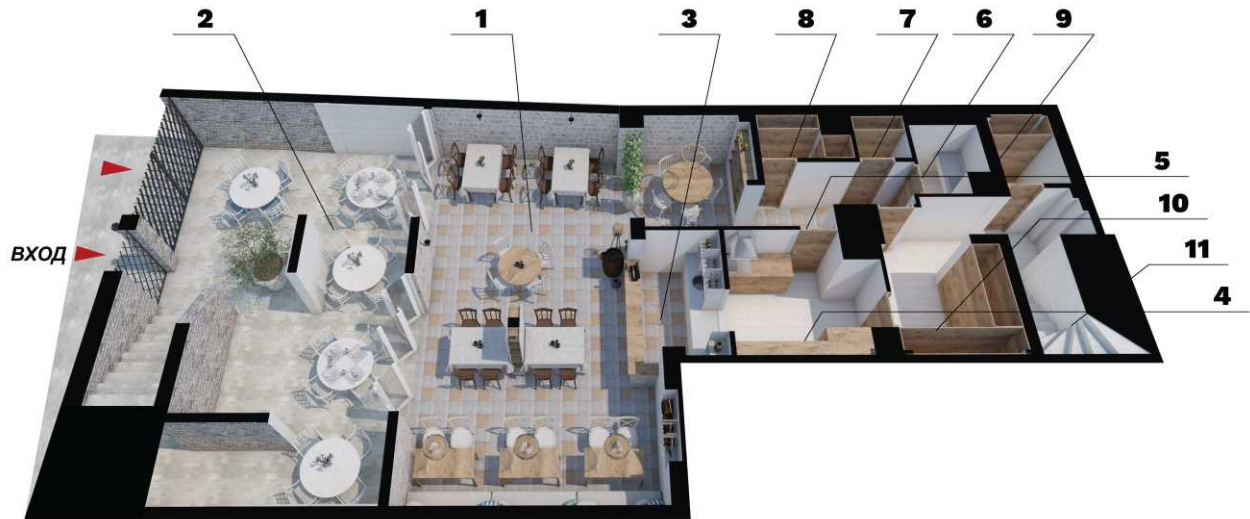
The maximum capacity of the hotel is 36 beds.

Restaurant – 50 seats.



## Ground Floor

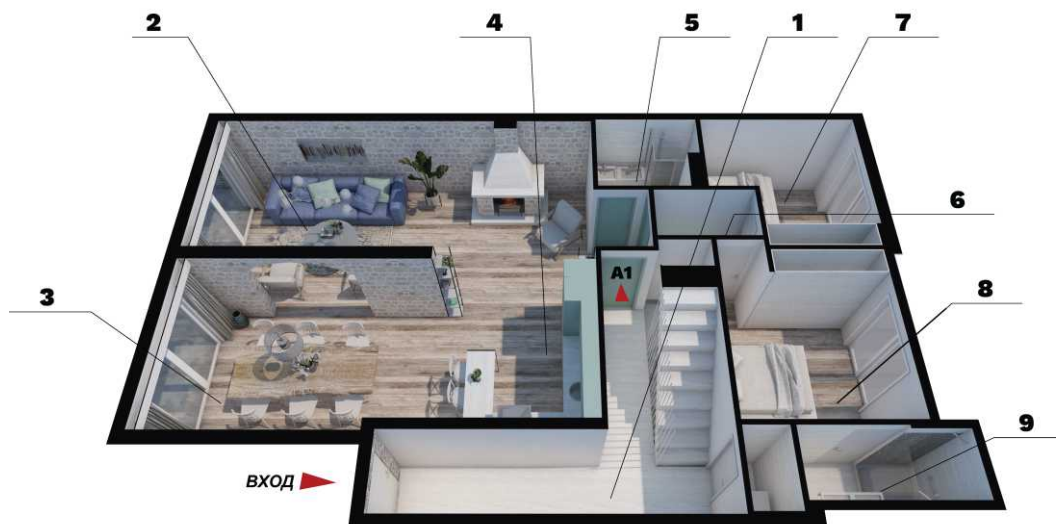
Overall area: 173 m<sup>2</sup>



restaurant with kitchen, restaurant terrace, stairs, storage rooms

## Floor 1

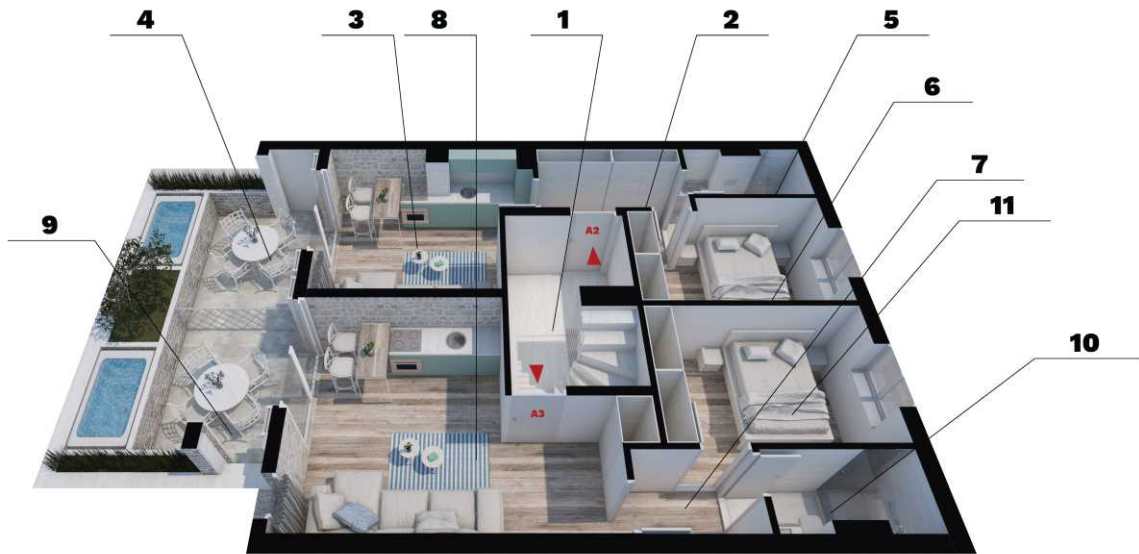
Overall area: 173 m<sup>2</sup>



common area, stairs, 4-bed apartment, apartment terrace

## Floor 2

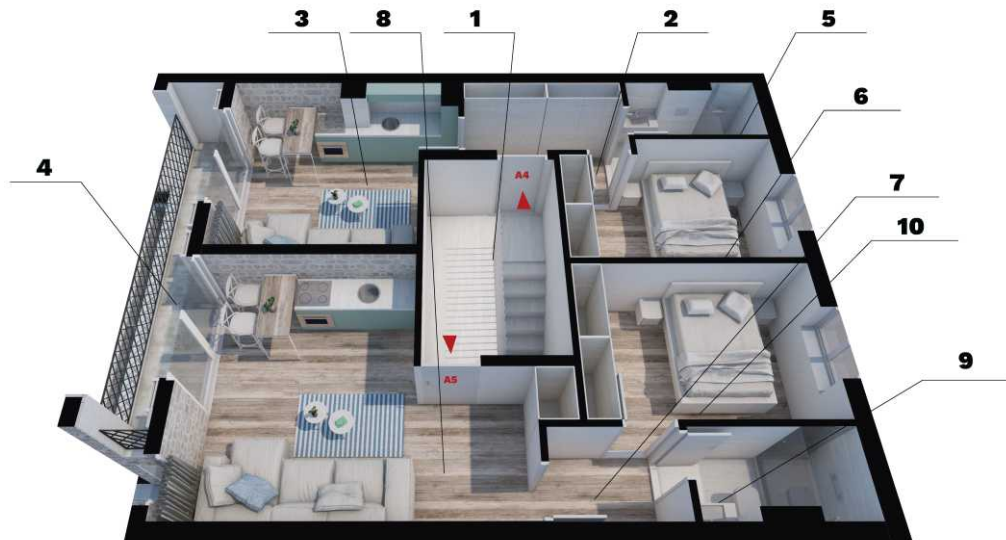
Overall area: 120 m<sup>2</sup>



common area, stairs, 2 apartments

## Floor 3

Overall area: 100 m<sup>2</sup>



common area, stairs, 2 apartments



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