

Invest in 



Commercial residential Building

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 Lovćen 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.

Tivat

the tourist pearl of Tivat Bay

No, this is not Monaco... All these loafing super yachts in a posh marina, the high-class promenade and ritzy apartment blocks, the polished restaurants and shops are in Tivat, Montenegro. Once a modest and ordinary town, Tivat went through a major remodeling of its marina and the surroundings and today it is a place where the world's jet-set resides and rests in the summertime.

Although a big portion of Tivat is modern and glamorous, you can find traces of history in here – Renaissance Summer House Buca in the centre of city, Ostrvo Cvijeca with sacred monuments, Gornja Lastva, the old nucleus, the magnificent beach at Plavi Horizonti and the island Sv. Nikola. The spirit of old times lives through unique Olympics – the Bocarska Olympiad and Summer Fests.

If you are into hiking, mountain biking, or extreme canyon adventures, mountain Vrmac, that is overlooking Tivat offers its slopes and a canyon to be conquered. You can go snorkeling in the Blue Cave, one of the most popular attractions that can be reached only by boat, or visit Mamula, a fortified island with the most beautiful sunset.

Tivat offers a variety of activities.

Definitely one of the best tourist investments on the Montenegrin coast in the last 25 years, Porto Montenegro today represents a real example of one of the most beautiful destinations in Montenegro. Luxury packaged in a beautiful Mediterranean style, Porto Montenegro today represents one of the most prestigious marinas on the Adriatic Sea.

Primary made for super yachts and rich billionaires who will have one new destination to enjoy peaceful atmosphere and great nature. Today, Porto Montenegro is a major tourist attraction, not only for the rich tourists, but for everyone. Affordable prices will surprise you in this luxurious complex. You will enjoy the affordable prices of food and drinks, with a view of the most luxurious yachts.





Porto Novi

**Mamula
Island**



Perast

Kotor
Old Town

Porto
Montenegro

Tivat
Airport

Commercial
residential
building

Island
of Flowers

Airport
Marina

Nikki Beach

Luštica Bay

The island with a nice beach is situated west from the Tivat peninsula Prevlaka (Coating). To the island you can come by a tourist taxi boats or barges, which are usually anchored in the Tivat harbor. The Island Sveti Marko, today is a mysterious green island, on which in 1962, a tourist lodgment with 500 Tahiti houses with no electricity and water were built. The Island Sveti Marko for decades was an exclusive facility under the lease of the French club “Mediterranee”.

Even though compared to other towns of the Montenegrin coast Tivat is less recognizable by its magnificent buildings or places which should be seen because of the great cultural and historical importance, staying in Tivat you will easily see the complex better know as the Summer cottage house Buca. Namely, this complex is found in the center of Tivat and it represents a harmonious renaissance entity with the smaller number of details of the late Gothic.



Commercial residential Building

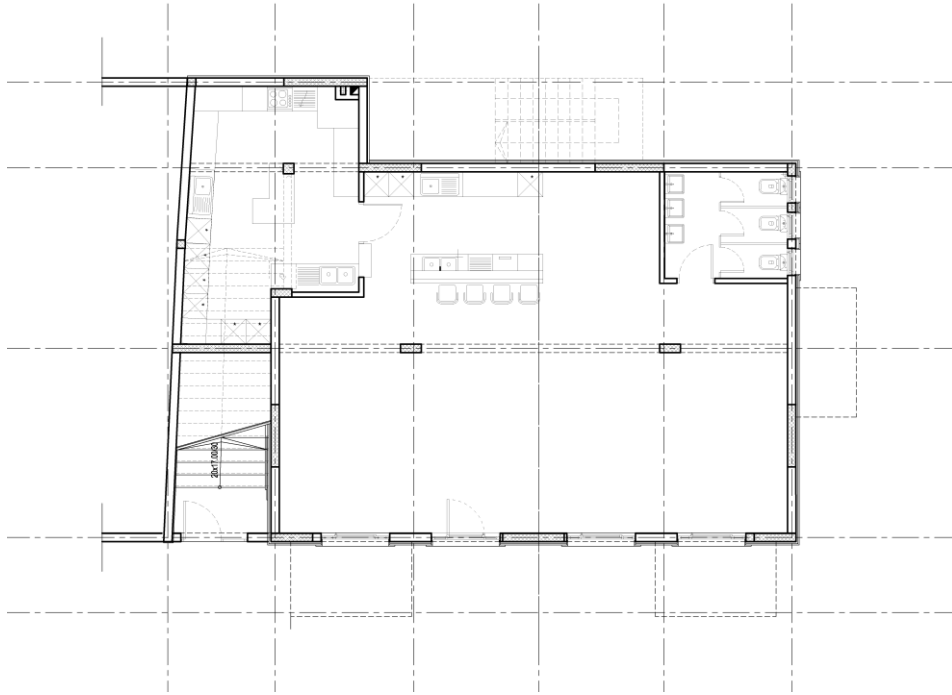


Commercial-residential building is situated on the promenade that connects the world-famous Porto Montenegro with the rest of the Tivat coast. The microlocation of the facility is like fairytale. A small group of old buildings of traditional Mediterranean architecture in a dense row along the coast, with a special attraction, the unique environment of the city park, the largest public green area in this part of Tivat. The commercial-residential building is designed in a traditional style, integrated into the traditional environment, but still modern.



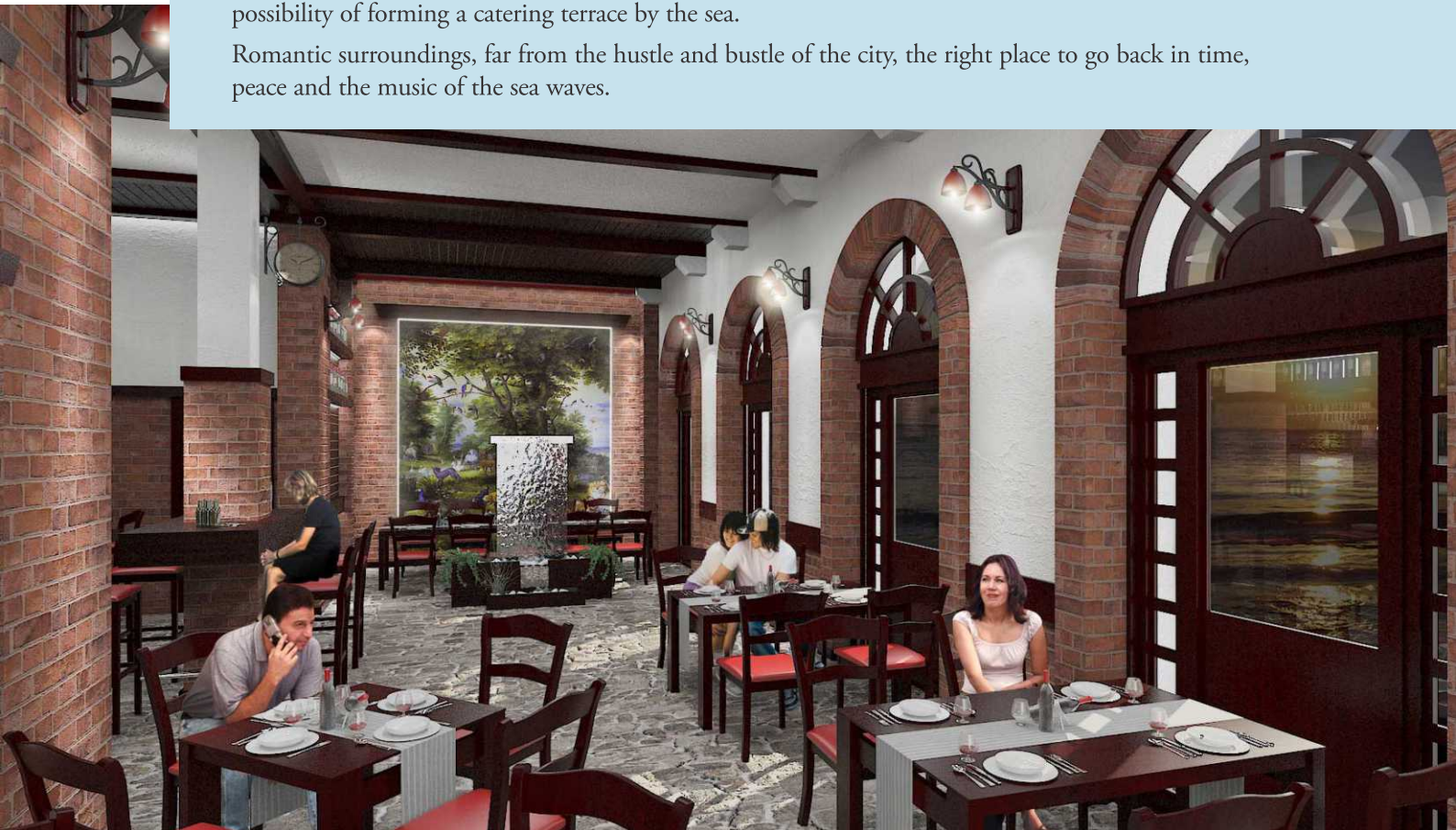
Ground Floor

Overall area: 137m²



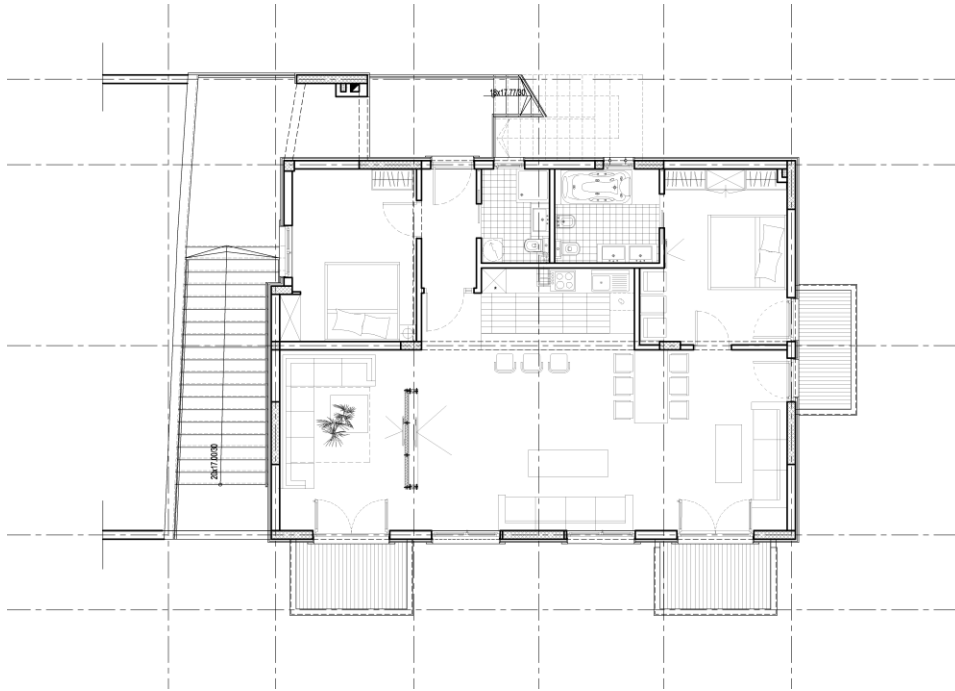
The ground floor, the first level of the building is used for catering facilities, a large restaurant with the possibility of forming a catering terrace by the sea.

Romantic surroundings, far from the hustle and bustle of the city, the right place to go back in time, peace and the music of the sea waves.



1st Floor

Overall area: 155m²

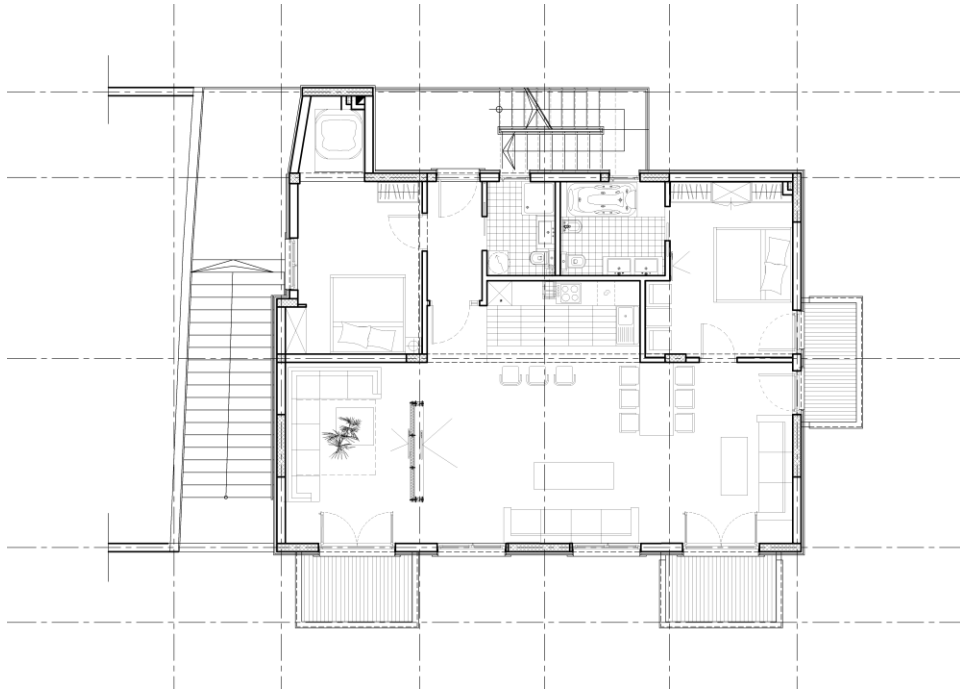


The next two levels are designed as exclusive spacious apartments with luxurious contents, equipment and modern luxury materials. The view of the Gulf, as well as the freshness of the greenery on the side of the building, make this microlocation truly unique.

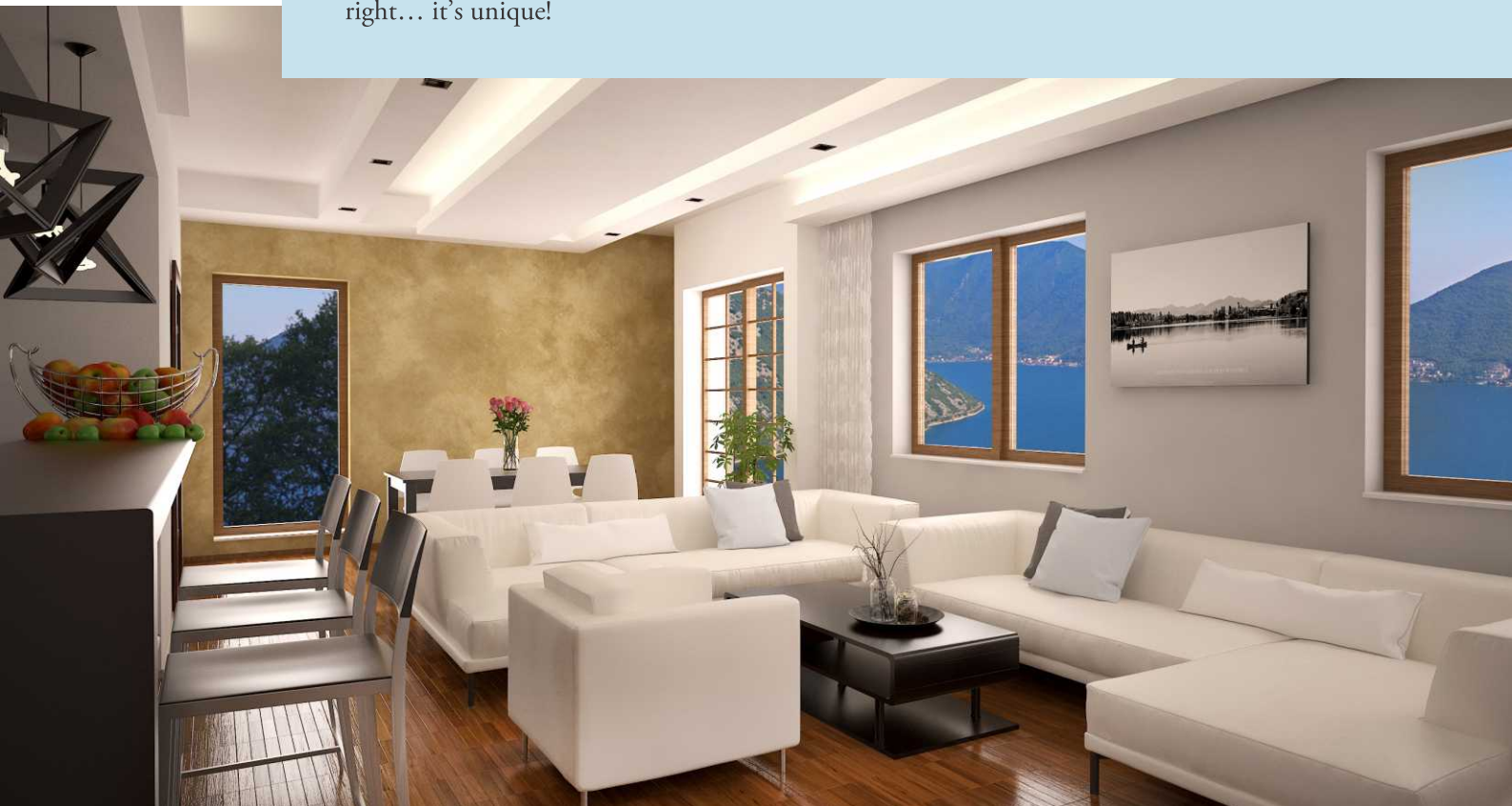


2nd Floor

Overall area: 144m²

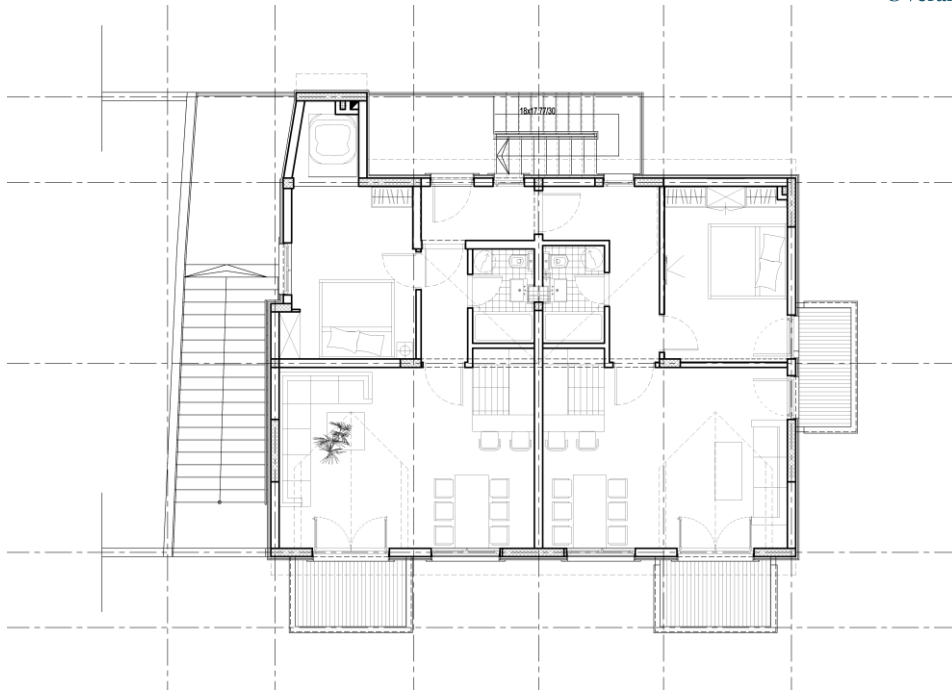


The smell of coastal pine with a touch of sea salt and the cozy Mediterranean architecture will awaken all your senses. You obviously want to keep this feeling to yourself and you're right... it's unique!



3rd Floor

Overall area: 144m²



The last level of the attic carries the ambiance of small coastal towns, evokes the atmosphere of Perast and the city villas of the Bay of Kotor. Two apartments with attics. The windows that look towards the sea towards the entrance to Boka, as if they are waiting for a sailor to return home, are reminiscent of the Mediterranean lifestyle.



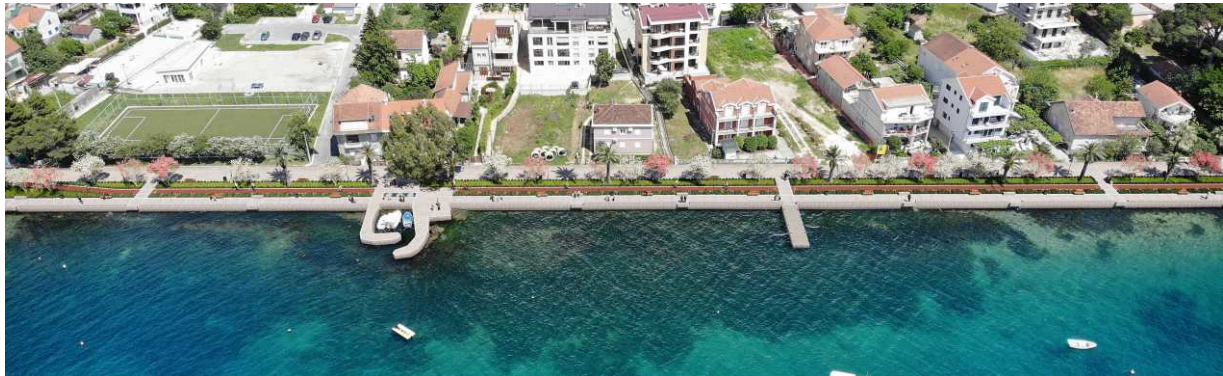


Overall area

580m²



Reconstruction of the entire promenade by the sea will be done in the near future.
A reconstruction project was completed, which was approved by state institutions.



Documentation



It's not an advertisement, it's the truth, see it for yourself.

The residence is in the old core. There is a terrace by the sea in front and a city park on the side, a view towards the pearl of the Adriatic, Boka Kotorska bay, and above you, only the sky is the limit!

Make this paradise your living address!

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