

Invest in



REAL ESTATE • INVESTMENTS

Montenegro



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 500km from Rome, 1,500km from Paris, and Berlin, and about 2,000km 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 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 Bay

Boka Bay is the most beautiful part of the Montenegrin coast, and by its beauty, vastness and lavish relief, is among the most interesting natural attractions in the world. Based on its method of formation, geologists claim that it is a Fjord – which originated by melting glaciers.

Mt. Lovćen on one side and the ornate peninsulas of Vrmac and Luštica on the other side round up Boka Bay and give it a picture of a lake of the unique charm. Actually, the sea has cut 20 miles into land creating two magical bays (Kotor and Risan), both entered through the Verige Strait. All plant species that are characteristic of mild southern climates grow in this area.

The unique beauty of Boka Bay is reflected in the diversity that almost does not exist in any part of the world. Boka Bay creates a magnificent contrast between the high bare cliffs and gorges, green hills and gentle shores. Risan Bay truly looks like a Scandinavian fjord, Verige Straight like Bosphorus, and the coast from Verige to Herceg Novi does not lag behind the French Riviera. The pleasure which this climate provides is unbelievable, so in spring it is possible to be lightly dressed and enjoy the charms of the sea, while at the same time watching the frozen peaks of Mt. Lovćen, or vice versa, from the icy peaks of Mt. Lovćen to watch summer at its foot.

The Historical Archive is of great importance too, where you can find documentation dating back to 1326 (the time of the reign of Stevan Decanski).

The Cathedral of St. Tryphon is the most monumental monument of this area built in 1166. It exists 326 years before the discovery of America, and 254 years before the beginning of the rule of the Venetians in Kotor. The cathedral represents a cultural and historical monument of priceless value not only because it was created before many cathedrals in Europe but because of its architectural solutions, decorative sculptures, the famous ciborium, fragments of frescoes from the 14th century, and as such it is a part of the cultural heritage of the world. Also, among other churches in Kotor there are: the church of St. Luka from 1195, the church of St. Mary renewed in 1221, the

church of St. Paul from 1266, the church of St. Nicholas from 1344, the church of St. Clara with the Franciscan Monastery in which there is a library with about 20,000 books and 50 incunabulas (the oldest printed books which are up to 1500 years old).

The most significant palaces in Kotor are: Buća Palace (XIV century); Drago Palace (XV century); Pima Palace (XVI century); Bizanti Palace (XVII century); Grubonja Palace (XVII century); Vrakjen Palace (XVIII century).

The settlement of Dobrota located on the northern coast of Boka Bay is the extension of this monumental town, which is actually the painted Kotor in a series of small settlements of about 75 km in length. This is also the old place of seafarers and shipowners.

The extension of Kotor on the other side, on the west coast of Boka Bay, is embodied in the seaside place of Prčanj. This place is an old maritime nest. All its history was written at sea. Prčanj also has precious cultural historical treasure. The gothic building "Three Sisters", stands out among the palaces involving the legend of the unfortunate love of the three sisters who fell in love with one guy. Our Lady temple in Prčanj is a unique example of the continuity of artistic creation from ancient times to the present.

The exceptional climatic conditions gave this place the status of a rehabilitation centre. Namely, the Balneoclimatology Institute from Belgrade found that climate, sun and air baths can be used as a therapeutic prophylactic agent as well as baths of natural cold and hot water, which are characteristics of this place - Prčanj.

All travelers, writers and publicists of the world's voices admired this ring. They wrote that Boka Bay is one of the most beautiful and magnificent areas in the world. Boka is a pleasure place for painters, poets and writers. It is a magnificent description of Boka Bay of our famous Stefan Mitrov Ljubiša. The poet Aleksa Šantić called Boka Bay "the bride of the Adriatic", Njegoš was enthralled by its charms and dedicated her several wonderful songs, while Njegoš's friend, Mr. Ljuba Nenadović poetically may have best addressed it, who with heartfelt joy sang to Boka:

"I wonder why the sun wants to set,
when this much beauty it has nowhere to met."





Durmitor

Durmitor is the most beautiful and the most exotic mountain summer resort in Montenegro. It has been proclaimed a national park owing 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 m, 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, Srblje, Riblje and Zmijsko.

Black Lake under the massif of Medvjed, which is 700 m 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 m long, and about 260 m wide, and it is connected with the big lake, which is 830 m long, and

about 520 m wide. Black Lake is about 48 m 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 m high; then there are Sljeme (2477 m), Pruta (2393 m), Soje (2388 m). Other peaks are: Malin Bogaz, Savin Kuk, Kobilja Glava, Medvjed, and Crvena Greda. 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 m, the highest source in our country. Hunting is very developed on Durmitor. All kinds of game live in its woods and on its stony slopes. There are bears, wild boar; roe deer, chamois, foxes, hares... On the lakes, both in winter and in summer, one can find various kinds of wild fowl. During the severe winter months, wild animals often descend to villages and larger settlements, running away from snowdrifts.

At the bottom of Durmitor, close to the Black Lake, on a large highland, the small picturesque town of Žabljak is situated. It was built in 1871, at the highest altitude on the Balkan Peninsula (1450 m).

Žabljak has an Alpine climate; the average yearly temperature of the air is 5°C. There is snow during 120 days in a year, and its healthy mountain climate, its romantic winters, its rivers and lakes and the beauty of its landscape give Žabljak a very important place in the tourist economy of Montenegro.



Tivat

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 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 Krašići 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 Krašići, 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.

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.



Invest in

INVESTinME is a platform that combines the offer of several real estates on the Montenegrin market. The offer is comprehensive and unites the most attractive locations in Montenegro. In the previous decade, Montenegro has positioned itself high in the competition of other tourist destinations on the Adriatic, but also in the Mediterranean.

Our offer is based on locations that, even after the expansive growth of tourism and the development of the real estate sector in Montenegro, have remained exclusive, preserved and attractive for special clients who want to participate in the next phase of Montenegrin tourism development. The next phase of development of the tourism industry in Montenegro implies elitism, exclusivity and selectivity. The offer is aimed at clients who see themselves as active participants in this next phase. Our target group of visitors is *Creme de la creme!*

Why do we claim that the scenario of upgrading Montenegrin development is exactly like this?

Let us remind you what preceded this phase of our development:

- With its independence and membership in the “Partnership for Peace” of NATO, Montenegro has created the preconditions for stable development based on its own resources,
- Montenegro is the next member to join the European Union,
- Montenegro has been constitutionally declared an ecological state,
- Montenegro has taken responsibility for its further development,
- in the previous period, significant infrastructure projects were carried out as a precondition for our further development.

The locations we have chosen for you are located in the centers whose development was additionally invested in the previous period. All our locations are easily accessible by air, land and water.

We have brought together the best of Montenegro and united within the INVESTinME campaign:

- The northern region is represented in our offer by a location for tourism development – 4* hotel and villas on the mountain Durmitor. Durmitor is a national park of Montenegro, a place that takes your breath away with its beauty. Durmitor and the town of Zabljak are the capital of Montenegrin nature. There, in 1991,

Montenegro adopted the Declaration on the Constitutional Declaration of Montenegro as an Ecological State.

- The southern region is represented by the pearl of the Adriatic, the only bay and fjord on the Adriatic coast, the Bay of Kotor. The most exclusive destination in Montenegro. A region that has retained the medieval ambience of Venice’s city palaces and the remnants of Venetian culture incorporated into the modern development of today. Kotor as a city of monuments in the vicinity of Tivat, a modern elite summer resort. A marina for mega yachts, a Regent hotel and the glow of the Cote d’Azur complemented by the offer of luxury brands of shops and services. History and modern glamor blended into the harmony that creates the basis for the development of the most luxurious tourist offer on the Adriatic.
- Foreign real estate for living and investment,
- Residence permit for the whole family,
- Passive income from rental from 6-15%,
- Montenegro has fulfilled all conditions and is expected to become a member of the European Union in the next two years.

Hotel chain – a group of tourist facilities of hotels and villas combined into a unique tourist offer.

INVESTinME allows you to create your own intimate luxury tourist world. Create a paradise that will forever bring James Bond back to Montenegro, open your own glamorous Casino Royal. Take advantage of the magic that has already been invested in Montenegro, continue the series, and host celebrities in your tourist program. Let’s host world leaders, royal families, world jet-set together again. Montenegro now gives you the opportunity to take your “first line” of businessmen and position yourself on time.

Our offer allows you to create a private, intimate, safe and special framework for a unique tourist offer. All locations are in the “front row”. We are on the coast on the first line of the sea, in the cities in the center of events, on the mountain in the first line of the national park with a view of pure untouched nature. From our locations, you will understand the long-standing slogan of Montenegrin tourism “Wild beauty” and use it for red carpet for your celebrities.

Choose our locations and thus

***“INVEST IN REAL ESTATE IN MONTENEGRO
AND MAKE BEAUTY YOUR HOME!”***

REAL ESTATE • INVESTMENTS

Montenegro



HOTEL 5*
with private beach
Petrovac, Budva



TOURIST RESORT »RIVIERA«
HOTEL 4* AND 6 VILLAS
with private beach
Prčanj, Kotor



HOTEL AND VILLAS
Prčanj, Kotor



MINI HOTEL & YACHT CLUB
with private beach
Krasici, Tivat



»BOKA BELLEVUE« COMPLEX
SPA-RESTAURANT-CONFERENCE
Dobrota, Kotor



VILLA »DE COSTA «
with private beach
Kostanjica, Kotor



LAND INVESTMENT
Dobrota, Kotor



SKI RESORT
HOTEL AND VILLAS 4*
Žabljak, Durmitor



BUSINESS PREMISES
»BUDVA GATES«
Budva



APART HOTEL
Sveti Stefan



TOURIST FACILITY
Prčanj, Kotor



RESIDENTIAL-COMMERCIAL
BUILDING
Tivat

Invest in 



Hotel 5*

with private beach

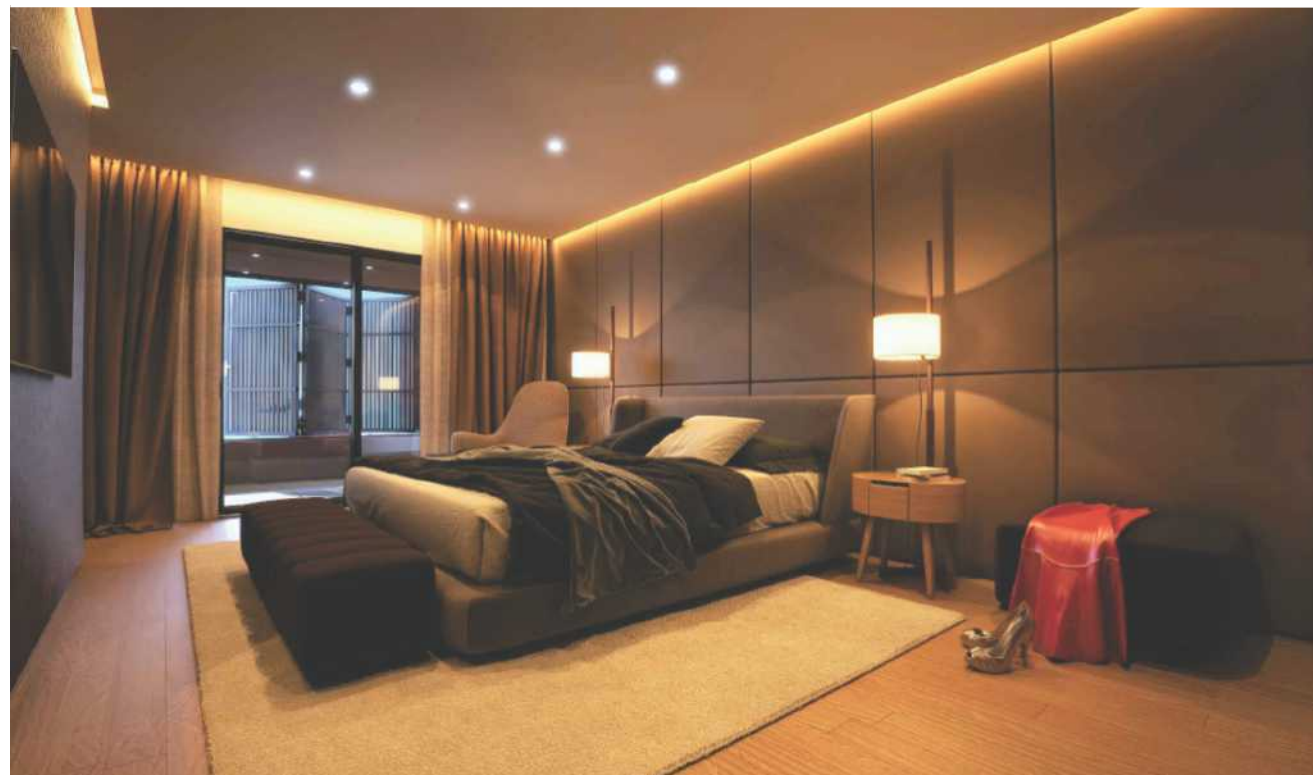
Petrovac, Budva

The hotel consists of two separate buildings (H1 and H2), which are connected by a passage (above ground). One of the main roads of the city passes under the crossing.

The hotel can contain 106 hotel rooms / maximum 133, garage spaces in both buildings, several restaurants and bars, a leisure center, SPA, pubs and VIP areas, as well as the largest conference capacity of any Petrovets hotel.

5 star hotels have priority when renting a beach area for a hotel beach in accordance with the law.

The company EAGLE FZC owns half of the adjacent plot, and part is owned by the building on the cadastral plot 708/2 KO Petrovac. EAGLE FZC's future plans include the consolidation of ownership in the neighboring areas of the specified facility, as well as areas in the adjacent territory. At the next stage, it is planned to build a casino with a business center on this expanded territory.



Invest in 



Tourist resort
— RIVIERA —
HOTEL 4* & 6 VILLAS
with private beach
Prcanj, Kotor

Riviera resort is a unique real estate offer in Montenegro. It is an opportunity for the rebuilding the existing hotel facilities in the old historical part of Boka Bay, in a traditional style with contemporary purpose. It is a real rarity where cultural-historical building, a small seaside church is a part of the location for hotel developing.

Our project was selected at an international architectural competition. It has high quality of design and high quality of contents.

We invite you to look at our offer and analyze it in details. A large number of facilities make this investment very unique. The special feature of this investment is the location, as well as the traditional Mediterranean environment.

The tourist resort is located in the village of Prcanj, not far from Kotor, on the very seashore. It consists of the main hotel building and 6 luxury villas.

The main hotel building is integrated into the environment, it is rich in facilities and spaces that give it a high category of hotel.

The hotel has an outdoor terrace with a pool, bar and sun loungers. It also has a modern SPA center with an outdoor pool and a restaurant (70 seats).

The villa facilities are connected by fantastic open spaces, swimming pools and recreational areas.

Truly an unrepeatable offer, a real tourist paradise in the cultural-historical environment of Boka Kotorska Bay.



Invest in 



Hotel & Villas

Prčanj, Kotor

Prčanj Hotel and Villas is an investment that eagerly awaits your vision of tourism development.

We designed it as a tourist resort that consists of hotel and two villas.

You have the possibility to plan and project your own vision of tourism.

Location for the development of a tourist complex.

Location area: 3990m²

The planned tourist complex is located in the village of Prčanj, not far from Kotor, near the sea. It consists of a basic hotel building and 4 villas.

The hotel has planned 8 double rooms, 2 suites and 5 single rooms, while a total of 24 accommodation units (apartments) are planned in the villas. The total capacity is 125 beds.

The hotel has an outdoor terrace with pool and sun loungers and an outdoor bar.



HOTEL

1 object
2526 m²
15 hotel units
(35 beds)



VILLAS

4 objects
532 m²
24 apartments
(90 beds)



WELLNESS CENTER

outdoor pool
with bar and loungers
beauty salon
fitness club



RESTAURANT

restaurant a la carte
hotel restaurant



Invest in 



Mini Hotel & Yacht Club with private beach

Krasici, Tivat

The location for the construction of the hotel is located in the center of Krasici in the municipality of Tivat, on the coast. In front of the hotel is a pontoon, owned by the facility, which can be used as an open bar with deck chairs.

The maximum capacity of the hotel is 12 beds.

Hotel area: 639 m²

The hotel has proper documentation for construction.



BUILDING SPA CENTER

BUILDING F2

BUILDING F1

BUILDING F3





«BOKA BELLEVUE» Complex

SPA-RESTAURANT-CONFERENCE

Dobrota, Kotor

The residential and tourist complex consists of four buildings. Two buildings are residential - apartment type, the third building is a tourist building of apartment type, while the fourth building is a spa & wellness center in the function of the complex.

The area of the land complex is 3740 m²

The complex was built.

Building permit: All three buildings are constructed and have all the proper documentation.

FACILITY F1



2821 m²
35 apartments
32 m² to 120 m²

FACILITY F2



2821 m²
35 apartments
32 m² to 120 m²

FACILITY F3



1679 m²
17 apartments
30 m² to 107 m²

WELLNES & SPA 1193 m²



RESTAURANT
a la carte



WELLNES
indoor pool
outdoor pool
outdoor pool bar
fitness club, beauty salon



CONFERENCE
conference room
press center
business center





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

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

It has a magnificent view to the 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 14 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.

Building F1

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

Building F2

Ground Floor	PD1	65m ²	Floor 1	PD30	100m ²	Attic	PD34	120m ²
	PD2	55m ²						
	PD3	92m ²						
	PD4	65m ²						

Total apartment area **1106m²**

Building F3

Ground Floor	PD1	112m ²	terrace	30m ²	Floor 1	PD3	69m ²	Floor 2	PD7	68m ²	Floor 3	PD11	70m ²	Floor 4	PD15	79m ²
	PD2	116m ²	30m ²	PD4		52m ²	PD8		52m ²	PD12		52m ²	PD16		107m ²	
			PD5	52m ²		PD9	52m ²		PD13	52m ²		PD17	91m ²			
			PD6	78m ²		PD10	74m ²		PD14	79m ²						

Land area: **1000m²**

Total building area: **1679m²**

Net area of the property on which tax is paid: **1338m²**

Pool area: **69m²**

Hotel office areas: **81m²**

Building SPA

Ground Floor	PD1	136m ²	Floor 1	PD3	234m ²	Floor 2	PD4	164m ²	Floor 3	PD5	187m ²	Floor 4	PD6	184m ²
	PD2	39m ²												

Land area: **528m²**

Total building area: **1123m²**

Net area of the property on which tax is paid: **944m²**

Area of service facilities: **64m²**

Invest in 



Villa De Costa with private beach

Kostanjica, Kotor

Villa de Costa is an exclusive tourist villa in an equally exclusive and mysterious location of Kostanjica, on the edge of a laurel forest, hidden from view, yet located on the first line of the coast. It is located at the crossroads of the roads towards the north of Montenegro, Herceg Novi, Tivat and Kotor.

When you pass the narrow passage of Verige by boat, you will have an unforgettable view of Boka Bay, and immediately on the west side is Villa de Costa, which will attract your attention with the whiteness and richness of its stone. A unique modern villa dressed in traditional materials.

Modern stonework, combination of traditional materials and high exclusivity of the interior, top quality, will certainly make you visit this unforgettable location.

The villa is organized into three separate apartments, with separate entrances on each floor, with rich accompanying facilities.

In the basement there is a spacious garage for 4 vehicles, as well as a studio apartment for security personnel.

In front of the building there is a large terrace with a swimming pool and a rest area.

In the back of the site, on the upper terrace, there is a barbecue with a dining area that offers a perfect view to the bay.

The villa also has a private exit to the seashore. There is a small sandy beach, as well as a 100m² dock with water, sewage and electricity, a shower cabin, a toilet and two yacht moorings. The dock has a built-in all-weather canopy.

Villa de Costa is your premium on the Montenegrin coast. A private villa with the facilities of a 5* hotel is not an everyday offer.

A unique offer, the only private villa with a pool, but also its own part of the coast!

This villa has all relevant documentation.



APARTMENT UNITS
3 apartments



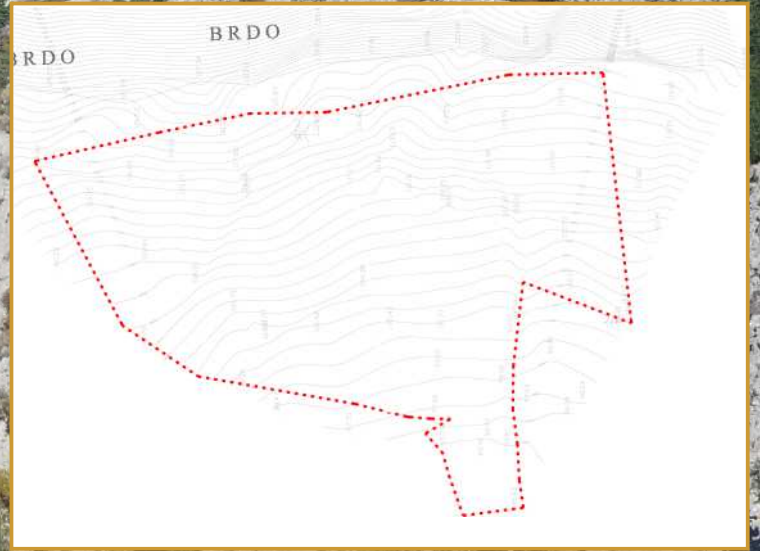
PARKING
Garage



OUTDOOR
POOL



Invest in 



LAND INVESTMENT

Dobrota, Kotor

The land is situated in Dobrota, near Kotor Old Town.

If you want to invest, then the land is a great option for you.

Area: 5,030 sqm

Elevation: 90m above sea level.

It has a magnificent view to Bay of Kotor.

The experts recommend raw land investing and buying land for future development.

Invest in land - invest in your future.



Invest in 



Ski Resort Hotel & Villas 4*

Zabljak, Durmitor

The tourist complex and gas station are located in the village Motički Gaj, near Zabljak, near the National Park "Durmitor".

The tourist complex consists of a hotel building and 7 villas (4 types A1 and 3 types A2).

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

Land area: 13,751 m².

Building permit: Construction application accepted by the Minutes.

Possibility of obtaining economic citizenship: The project was included in the List of Development Projects by the Conclusion of the Government of Montenegro number: 07-5125 from 19th November 2020.

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.

Unique
beauty

The facility is located near the Durmitor National Park - which is on the UNESCO list of world natural and cultural heritage; close proximity to the ski resorts "Savin kuk", "Javorovaca"; natural attractions of the Durmitor mountain - lake "Black Lake", the canyon of the river Tara, the rainforest Perucica.

Rafting on the river Tara, hiking on the peaks of Durmitor, canyoning (Nevidio canyon), Jeep safari, tour of the katun.



Invest in 



Commercial premises Budva Gates

Budva

The location of the facility is attractive due to the unique view of the sea and the island of Sv. Nikola.

Inside the building there are 2 business premises and 3 residential units.

All units have a sea view.

BUSINESS PREMISES



5 business premises
126 m² | 85 m² | 76 m² | 95 m² | 149 m²

Unique beauty

Budva Riviera is a riviera of sandy beaches.

Due to climatic conditions, Budva belongs to the category of resorts with the most favorable climate.

Budva is one of the oldest settlements on the Adriatic.

Remnants of the material culture of the Greek, Illyrian and Roman periods.

Unique entertainment.

Many cultural events throughout the season.



Invest in 



Apart Hotel »Sveti Stefan«

Sveti Stefan, Budva

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

The hotel is built in a traditional Mediterranean style. Large local stone villa with special offer in Sveti Stefan - our property has a 115 m² 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 is first net 390 m² + second 200 m², gross 766 m² on a plot of 522 m².

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.

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



Invest in 



TOURIST FACILITY

Prcanj, Kotor

The tourist facility is located on the very seashore in the village of Prcanj, not far from Kotor.

The hotel has an outdoor terrace with swimming pool and sun loungers, an outdoor bar, barbecue, children's playground and its own parking space.

At the top of the building there is a green roof terrace, which is accessed by a staircase inside. It also can be accessed by a panoramic lift from the courtyard, which connects the outdoor pool and cafe with the roof terrace.

Land area: 1104 m²

The gross area of the object is 2023 m².



Invest in 



Residential-commercial Building

Tivat

The residential building with restaurant is located on the front line in Tivat with a magnificent view to Tivat bay.

There is a restaurant with kitchen planned on the ground floor and four apartments on higher floors.

Total gross area - 580 m²

The building is under construction and it has proper documentation.



APARTMENTS
4 units



RESTAURANT
a la carte





IPG

INTERNATIONAL
PARTNERS
GROUP

officeipg.com

investinme.co.me
office.investinme@gmail.com
+382 69 000 888