



Montenegro

Capital: Podgorica

Population: 625.000 (est)

Area: 13.812 km²

Length of borders: 625 km (with Italy on sea, Bosnia and Herzegovina, Serbia, Albania, Kosovo, Croatia)

Length of coastline: 293.5 km

GDP per capita: 6.889 EUR (2017)

FDI: 843 mil EUR (2018)

Currency: Euro

NATO member from 2017

Becici, Budva

Position: 4 km from Budva, 72 km from Podgorica (capital city).
Easy accesible to main road and traffic connections

Airports: 25 km on west in Tivat, MNE; 75 km northeast is airport in Podgorica, MNE; 95km on west in Dubrovnik, CRO

Marinas: Porto Budva 4 km; Porto Novi 26 km; Porto Montenegro 24 km





Montenegro topped No2 in FDI in 2018

With 11 FDI projects in 2018 – Montenegro recorded its peak year since fDi Markets began recording FDI data in 2003. Referring to Financial Times study by fDi Intelligence in Greenfield Foreign Direct investments (FDI) Performance Index 2019, Montenegro topped the list as No2 scoring GFDI PI 11,49 in 2018 with 843,1 million euro inflow.

Country registered intensive development of hotel facilities (from 2016 foreign investors opened more than 24 new hotels, of which 20 are 4* and 5* hotels).

World-wide reputable brands from the industry, such as Regent Hotels – Porto Montenegro, Aman Resorts – Sveti Stefan, One & Only Resorts, Espace Chenot Health Wellness Spa – Portonovi, Chedi Hotels – Luštica Bay, Nobu Restaurant, IberoStar, Melia, Sentido, Karisma, Falkensteiner operates at seaside.

In 2018 revenues from tourism have been exceeded 1 billion EUR (with 1.1 mil overnight stays in hotels 12,7% (YoY 2018)).

Next “French Riviera”* is the Star of Mediterranean

European Commission for traveling ranked Montenegro as Star of Mediterranean in Q12019. Within three months in 2019, referring to European statistics information, Montenegro recorded increase in overnight stays for 29% and visits for 49%.

In 2018 Montenegro had 2.1 mil EUR tourists visit and 12,2 mil overnight stays – which puts her among the fastest growing tourist destinations in the world (number of tourists 8,2% higher (YoY 2018); number of overnight stays 10,2% higher (YoY 2018)).

With 91% guests from Europe in 2018, there is a strong potential for growth and expansion on other markets.

Long term forecast of average annual growth rate in tourism revenues is 6%, by World Travel and Tourism council (WTTC) 2017.

Investments in hotel facilities and tourist infrastructure in 2018 reached 214 mil EUR.

*by Business Insider 2019



BUDVA

ZAVALA

IBERO STAR

TARA

SPLENDID

MONTENEGRO-BUDVA





VILLAS MAGNOLIA

Cadastral parcel 1003/1

landplot 9.855 sqm

TARA HOTEL

Cadastral parcel 1007

landplot 6.955 sqm

MONTENEGRO-BUDVA



Tara hotel Becici

Address: Bečići, Budva, Montenegro

Condition: 4**** hotel & SPA; operating

Year of (re)construction: 1970 (2008 – 2012)

Size: 16.709 sqm

No of Floors: GF+8 multi - story building

Hotel capacity: 227 rooms; 512 beds (max. capacity)

Room structure: 144 double rooms; 54 triple rooms; 28 Suites and 1 VIP Room

Room size: Double room size between 22 m² and 32 m²; Triple room between 45 m² and 60 m²

Cadastral parcel: 1007 KO Becici



Equipped to indulge
your senses

Magnolia villas

No of Villas: 10

Floors: GF+1 on adjoin landplot

Capacity: 68 rooms; 174 beds (max. capacity)

Structure: 56 double room; 7 suites 4+2; 5 suites 2+2

Cadastral parcel: 1003/1 KO Becici



An aerial photograph of a hotel's outdoor pool and lounge area. The pool is rectangular with a blue interior and a white border. Several people are swimming in the pool. To the left of the pool is a row of lounge chairs with blue umbrellas. To the right is a circular area with a large, octagonal, orange-tiled roof structure. Around this structure are several white umbrellas and lounge chairs. The entire area is surrounded by green grass and trees. A multi-story hotel building with a grid of windows is visible at the top of the image.

Access the hotel's
relaxation experiences



Opportunity to develop prestigious residence

Capitalize on the chance to build a condominium hotel.

Potential Urbanistic designation refers to block 1A – currently developed as 10 registered buildings (villas), GF+1, with assumption that all these buildings can be demolished

Cadastral parcel: 1003/1 KO Becici (block 1A)

Type of development: condominium

Size: Urban plot area 9.572 sqm

Height: max. number of floors GF+5

Allowed footprint occupancy: 5.743 sqm

Max. GBA: 31.212 sqm

Basement and cellar areas are not included in GBA (which included underground garages, storages, warehouses, boiler rooms, etc.)

Assumed time needed for start development: ca 180 days



Becici beach* won the “Grand Prix” in Paris in 1935 as the most beautiful beach in Europe

*Hotel operates with 50-meter long beach (rented)



Porto Montenegro
Exclusive marina and Yachting paradise (24 km)



Dubrovnik, Croatia
(92 km)



Kotor
UNESCO World heritage site
from 12th century (23 km)



Piva Canyon

Amazing Scenery and exiting road (160 km)



Kolasin 1600

Brand new ski resort (160 km)



Skadarsko Lake

Montenegro Hidden Gem (43 km)

To schedule your site visit and interview,
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