

### Montenegro

Capital: Podgorica

Population: 625.000 (est)

Area: 13.812 km<sup>2</sup>

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 toped 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).

Word-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







#### 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

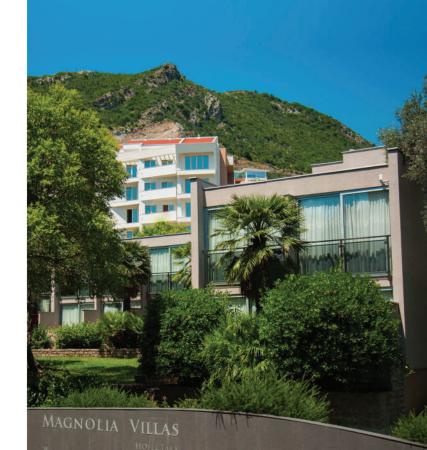
Room size: Double room size between 22 m2 and 32 m2; Triple room between 45 m2 and 60 m2

Cadastral parcel: 1007 KO Becici



### 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



Access the hotel's relaxation experiences

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# 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

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\*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)

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Kolasin 1600 Brand new ski resort (160 km) Skadarsko Lake Montenegro Hidden Gem (43 km)

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Jovica Jakovac General manager

NLB d.d.

To schedule your site visit and interview, please contact our Sales office

Finance - CFO, Group Real Estate Asset Management Čopova 3, SI-1520 Ljubljana, Slovenia www.nlbrealestate.com jovica.jakovac@nlb.si +386 1 476 5260 +386 41 307 759