



# OFFER FOR DEVELOPMENT PROPERTY

MAY 2019

# REPUBLIC OF MONTENEGRO



Montenegro is a sovereign state in Southeastern Europe. It has a coast on the Adriatic Sea to the southwest and is bordered by Croatia to the west, Bosnia and Herzegovina to the northwest, Serbia to the northeast, Kosovo to the east, and Albania to the southeast. Its capital and largest city is Podgorica, while Cetinje is designated as the Old Royal Capital.

Classified by the World Bank as an upper middle-income country, Montenegro is a member of the UN, NATO, the World Trade Organization, the Organization for Security and Co-operation in Europe, the Council of Europe and the Central European Free Trade Agreement, and a founding member of the Union for the Mediterranean. Montenegro uses the euro as its domestic currency, though it is not an official member of the eurozone.

Net foreign direct investment in 2016 reached 755 million USD and investment per capita is one of the highest in Europe.

# CITY OF TIVAT

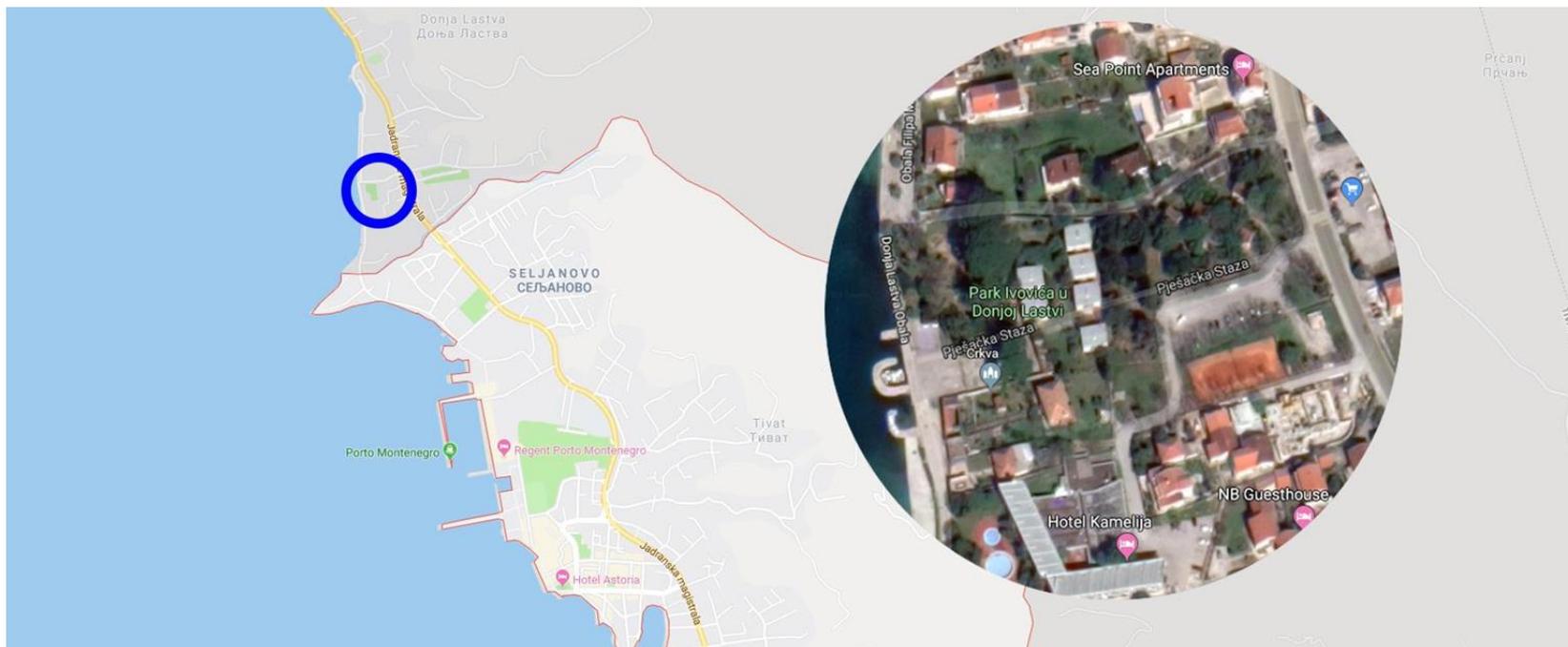


No, this is not Monaco... All these loafing super yachts in a posh marina, the high-class promenade and ritzy apartment blocks, the polished restaurants and shops are in Tivat, Montenegro. Once a modest and ordinary town, Tivat went through a major remodeling of its marina and the surroundings and today 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.

# DEVELOPMENT PROPERTY "KAMELIJA" - Tivat, Montenegro



**MSI**  
Mr. Stefan

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# PROPERTY CHARACTERISTICS

<b>CITY</b>	Tivat
<b>AREA</b>	3 km from city center
<b>SIZE</b>	23,449 sqm
<b>BUILDINGS</b>	6 two-story buildings sized 55 sqm each 6 two-story buildings sized 90 sqm each Beachfront bar and restaurant with terrace
<b>INFRASTRUCTURE</b>	Water supply Electricity supply

## SHORT DESCRIPTION

This resort complex is located in a park, three km from the city center, to the west of Herceg Novi-Tivat-Budva main road. The complex consists of twelve buildings, sports and recreational grounds and a parking.

In the northeastern part of complex, six two-story, 55 sqm buildings are located.

In the central part of complex, six two-story, 90 sqm buildings are located.

All buildings are connected by pebble paths.

In the southwestern part of complex, beachfront bar and restaurant is located.

Terrace is set amongst the palm trees, directly at the seaside.



Mr. Stefan



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+381 69 2564666



[realestate@ivastefanretail.com](mailto:realestate@ivastefanretail.com)



# DEVELOPMENT PERMIT

USAGE	Tourism
<b>ZONE I</b>	Admission of guests Car parking Utilities
<b>ZONE II</b>	6 villas type "A" 8 villas type "B" Tennis courts Children's playground Greenery
<b>ZONE III</b>	Park Hotel building (Reception room, Conference hall, Cafe and pastry shop, Suites)

## SHORT DESCRIPTION

Zone I (Admission zone) is planned for guest admission, parking space and utilities.

Zone II (Central zone) is planned for 14 villas, with 34 suites and the total capacity for 102 guests and sports grounds and children playgrounds.

Zone III (Seaside zone) is planned for park and hotel building, with 10 suites.



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[www.ivastefanretail.com](http://www.ivastefanretail.com)



+381 69 2564666



[realestate@ivastefanretail.com](mailto:realestate@ivastefanretail.com)



# DEVELOPMENT PLAN



[www.ivastefanretail.com](http://www.ivastefanretail.com)



+381 69 2564666



[realestate@ivastefanretail.com](mailto:realestate@ivastefanretail.com)



# AGENT

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**ALEKSANDAR VUKOVIC**

**IVASTEFAN RETAIL CONSULTING LTD.**  
7 Ohridska Street, Belgrade, Serbia  
+381 69 2564666

[www.ivastefanretail.com](http://www.ivastefanretail.com)  
[realestate@ivastefanretail.com](mailto:realestate@ivastefanretail.com)