

NAUTICAL TOURISM PROJECTS

1. NAUTICAL TOURISM CENTER VIP MARINE - KOTOR



LOCATION

This is one of the most **exclusive sites located in the Bay of Kotor**, the only fjord in the Mediterranean which was included in the top 25 most beautiful bays in the world in July 2000. The site is situated **near the Old Town of Kotor which was added to the UNESCO World Heritage List under UNESCO protection in 1979** due to its unique mixture of different cultures, with a unique view of the Bay of Kotor.

OFFER

The Government of Montenegro gives concession for the use of land covering the total area of **8,798.00m²** and corresponding maritime zone of the area of **38,850.00m²**, with commitment to build **exclusive hotel facilities, marina and associated infrastructure in accordance with the adopted Spatial Planning Documentation, for the period of 90 years. Total gross construction area: 18,330.00 m². Wharf containing 150 berths.**

2. NJIVICE - HERCEG NOVI



LOCATION

The site is placed in the Municipality of Herceg Novi geographically situated between Orjen, as the highest mountain of the Dinaric massif and entrance to one of the most beautiful bays in the world, the Bay of Kotor.

OFFER

Lease subject includes: coast intended for the construction of hotel facilities, the existing beach and maritime zone for which there has been planned the construction of a new seaside resort and marina. **The site covers the area of a total of 43,065 m², including the land space of 30,054 m² and maritime zone in an area of 13,011m².** By its shape, the complex is almost regular rectangular area, approximately 580m long and 60m to 80m wide. The planned investment includes: Construction of a **business-congress type hotel with about 1000 m² of business and common premises, apartment block of approximately 7000 m²**, health and leisure centre as well as accompanying hotel rooms; **yachting service of 300 m² and 1000 m² of garage space (a total of 2000 m²);** construction of the wharf of the **capacity of 40 berths** in the hotel area and 15 berths for local ships - transport ships, fishing boats, tourist and excursion boats (total area of 2500m²).

3. TOURISTIC COMPLEX BIGOVA – KOTOR



LOCATION

The location is placed in the Municipality of Kotor, a town that, because of its authenticity and its general cultural and historical values, as a century old bond between Mediterranean and hinterland of the Balkans is included in the UNESCO list as a part of the world natural and cultural heritage. The site is placed in a settlement named Bigova, at the peninsula in the south-east part of the Trašte Bay and is intended for tourist valorisation.

OFFER

The subject location, with total area of 39.638m², consisting of military property, is placed within planned tourist settlement „Marina Village“, that is oriented towards the Bigovo gulf, at the very entrance in the tourist complex of ness Trašte. The central part of the settlement is coastal walkway – boardwalk and the square in front of the hotel. At the very entrance in the settlement, a transportation and commercial center with garage is predicted which will represent kind of a gate for the entire tourist complex on the Trašte ness. Anticipated facilities in this settlement are: **hotel - category minimum 4*, capacity 328 rooms, within is service center and parking space, dependences with the accommodation units, villas – luxurious accommodation with a high standard for the stay of guests, marina with 150 berths and supporting facilities, beach club placed in the bay.** Hotel complex within the “Marina Village” settlement represents a complex architectural composition on the thirteen urban parcels. Maximum number of floors of the planned facilities P+1 to P+3.

BROWNFIELD PROJECTS ON THE SOUTH OF MONTENEGRO

4. MAMULA – HERCEG NOVI



LOCATION

Mamula Fortress is built on a rocky island named Lastavica (Swallow), covering the total area of 31.848m², at the entrance to the Bay of Kotor, about 6.3 km away from Herceg Novi. As a unique historical fortification, Mamula fortress has acquired the cultural heritage status. **Position of the Lastavica Island, together with the fortress "Mamula" requires a concept of an exclusive hotel resort, with facilities for recreational and leisure activities, which are not detrimental to the character and natural environment of the site.**

OFFER

Intention is for the complex to have hotel facilities for recreation which will be designed and operated in accordance with international four plus and five-star standards. Valorization of this site includes the establishment of heterogeneous tourist offer and realization of competitive advantage over other destinations on the Montenegrin coast. Site study for Sector 34 provides for the following capacities: **accommodation capacities (66 beds); science labs - art workshops; galleries; aquarium, planetarium, conference hall; interpretive center "Campo Mamula" with the historical theme of the two World Wars; themed, exclusive restaurants, cafeterias; memorabilia, antique shop.** Facilities outside the fortress walls are: an amphitheater, a lighthouse, a dock, a heliport, a rocky beach, a walking trail with relaxation spots.

5. HOTEL PARK – HERCEG NOVI



LOCATION

Hotel "Park" is located in the Municipality of Herceg Novi, a town in a very favourable geographic space between the highest mountain of Dinara massif named Orjen and the entrance to one of the most beautiful bays in the world - the Bay of Kotor. One of the most beautiful parts of the Municipality of Herceg Novi is a tourist resort Bijela where at a very attractive location, just along the beach, there is a Hotel "Park", with its capacity of 50 rooms and a beautiful view of the Bay of Kotor.

OFFER

The plan provides for the reconstruction and expansion of the existing facilities in the category of a **standard 4* hotel which includes the construction of wellness, SPA and recreational facilities** that will provide a year-round tourist offer. Total land area: **8906m²**; planned number of accommodation units: **75**.

6. INSTITUTE OF PHYSICAL MEDICINE, REHABILITATION AND RHEUMATOLOGY "DR. SIMO MILOŠEVIĆ" IGALO – HERCEG NOVI



LOCATION

Institute „Dr. Simo Milošević“ Igalo is the biggest and the most important health center for multidisciplinary spa treatments in Montenegro. It is originator of the modern physical and preventive medicine, rehabilitation, wave therapy and wellness and it has become one of the main international centers for rehabilitation of children, adults and the elderly. It is a complex that, in parallel with the health services, offers accommodation, wellness, sport and recreation service. **The total area of the land on which the objects and facilities of the Institute are placed is about 24ha.** Igalo town is placed on the southwest coast of the Bay of Kotor. Sources of mineral waters and curative mud significantly effected on the design of Igalo as a destination for treatment and medicine, which was one of the most famous in Europe.

OFFER

The Government of Montenegro, by public announcement, call for proposals experienced domestic and international Investors, with financial capability, to participate in **the tender for the sale of 56,4806% of the capital expressed by 215.954 shares of the company, with the obligation of the buyer to realize the Investment program of development of the company.**

GREENFIELD HOTEL PROJECTS ON MONTENEGRIN COAST

7. OSTRVO CVIJEĆA - TIVAT



LOCATION

Ostrvo cvijeca (Island of Flowers) is located in the Municipality of Tivat and together with the island of St. Mark it is a part of the Archipelago of Krtole. Ostrvo cvijeca is a relatively small island, elliptical in shape, with its length of 300 m and width of 200 m. The very name suggests that it is an island with lush Mediterranean vegetation. The main beach stretches in a circle, following the contours of the island. Beach area is 1.200 m². The island has a few smaller sandy beaches. **At Ostrvo cvijeca there is the categorized and recorded cultural monument named Prevlaka with the remains of the Monastery of St. Michael (XII century).** Nearby, in the east there was built the Church of the Holy Trinity in the XIX century. The site is registered as a cultural monument of Category II.

OFFER

On this site, it is anticipated the demolition of the existing facilities and **a new concept of planning into several separate urban and architectural units interconnected through the system of green areas, namely: complex of religious facilities, hotel, tourist settlement, coastal strip.** Access to certain facilities on the very island is provided by electric powered vehicles, while parking for visitors and guests shall be at the existing parking lot.

8. HOTEL COMPLEX KRIMOVICA - KOTOR



LOCATION

The site is located in the Municipality of Kotor, a town that is due to its authenticity and general cultural and historical values, as the age-old link between the Mediterranean and the Balkan hinterland, listed by UNESCO as a World Natural and Cultural Heritage. **The site is just 1.8 kilometers away from the sea with stunning views of the Adriatic Sea horizon,** which makes it very appealing and attractive for development of high quality tourism. Priority is given to developing high-quality and sustainable forms of tourism, which requires a thorough knowledge of space as a space-environmental, tourist and cultural entity. **Area of the parcel is 29,563 m² and it is suitable for tourism,** i.e. construction of high class tourist facilities with accompanying facilities.

OFFER

Urban parcel area: 29.563 m². Purpose of areas: **Hotel and depadans (outbuilding (hotels, etc.), institutions dependent on the parent institution, subsidiary);** Area of the facilities size: hotel 2000,00 m² and depadans 2000,00 m²; Developed gross construction area: Hotel 5400,00m² and depadans 4000,00m²; Number of floors: Hotel P+2, depadans P+1.

9. LUČICE – BUDVA



LOCATION

In one of the inlets, only 500m away from Petrovac, with pine and cypress forest in the hinterland, there is a sandy beach called Lučice, which is 220m long.

OFFER

In the hinterland of the Lučice beach, at a particularly attractive location, there is a land, with total area of **92,183m²**. The property is located at **600 m distance from the sea**, and it is envisaged for development of **tourist capacities with the accompanying facilities**.

The Government of Montenegro invites, through public announcement, experienced national and international investors, with financial capacity, as well as experience in designing and development of tourist complexes, interested in long-term lease, including development and management of this tourist complex, to submit their bids.

10. UTJEHA – BAR



LOCATION

The site is located in the southern part of the Municipality of Bar, in the cove named Maslina (Olive). In the hinterland of the cove there are some areas covered with olive trees by which the very cove got its name. Bar, also known as the town of olive trees and as the naval gate of Montenegro, is a blend of modern trends, tradition and beauty. It is important as the economic centre of Montenegro, as well as the town with rich cultural and historical tradition.

OFFER

Following the set and adopted principles, the planned concept is based on the following: **formation of an exclusive village on the sunny Odrac peninsula; formation of a stone fence around the facilities – walls and gates with the reception at the very entrance to the tourist complex comprising a hotel, villas, apartments; construction of the facilities of common purpose, such as swimming pools, piazzas, square, restaurant with a belvedere, leading to small beaches intended only for guests of the exclusive village; construction of envisaged facilities in accordance with the surrounding architecture, by the principles of the ancient construction method applied in these areas.**

Planned capacities: **Tourist settlement covering the total gross area of 34.985 m²: hotel, floor space ratio of 3185m², number of floors S+P+3+M (basement, ground floor, three floors and a mansard) and gross area of 19000 m²; villas with restaurants, hospitality and other accompanying catering facilities, covering the total gross area of 15.085 m².**

11. VALDANOS – ULCINJ



LOCATION

Location Valdanos is placed about 4 km away from Ulcinj and it is very attractive for potential investors and also represents a part of the offer of the town of Ulcinj, tourist resort with its beautiful sandy beaches and healing mineral waters, as well as its specific ethnographic authenticity and historical contents. **The site is known by its sandy coastline that is 300 meters long, as well as a unique complex of olive groves.**

OFFER

It is planned that future exclusive complex Valdanos should include a **construction of an exclusive 5* tourist resort with a pier, commercial moorings and a beach**, all applying the highest standards of environmental protection structure. Purpose of areas and facilities distribution: **Hotel complex and facility of the Educational Centre of Olives, villas included in the hotel complex, park forest** (sport and recreation, protected natural environment), zone of olive grooves (agriculture).

12. LONG BEACH - ULCINJ



LOCATION

Velika plaza is one of the longest beaches on the Adriatic coast, about 13km long, with a width varying from 60 to 100 meters. It is situated in the southernmost part of Montenegro, between the tourist resort of Ada Bojana and the town of Ulcinj, from which it is 4km away. The total area of Velika plaza covers about 1.450ha of which 400ha are tourist groups and 30ha are allocated for communications. **The landscaped recreational area covers about 120ha while the area of beaches and dunes covers about 280ha.** The remaining 620ha are planned to be a free space - the unspoiled nature.

OFFER

In accordance with the General concept for Velika plaza, the following capacities are planned for this area: **Tourist facilities organized in 6 modules (the north-western part), settlement structures (residential, tourist, service and public facilities) along the main road for the purpose of tourist settlements, forest zones in the area between the tourist settlements, sports and service zone, several seasonal piers, nature reserve (the south eastern part), catering zone.** Planned capacities by modules are as follows: **Existing zone + I module = 47 ha (4.000 beds), II module = 71 ha (6.000 beds), III module = 76 ha (6.000 beds), IV module = 79 ha (5.500 beds), V module = 87 ha (5.500 beds), VI module = 20 ha (2.000 beds).**

13. ADA BOJANA – ULCINJ



LOCATION

Ada is one of the most significant tourist potentials of Montenegro and it covers an **area of 494 ha**. It is bordered by the river Bojana by two sides, while by its third side it is adorned with 2.75 miles of natural deposits of fine sand, washed by turquoise waves of the Adriatic Sea. The testimony of its beauty are the films inspired by it as well as a number of tourists, loyal addicts of its adorable wild attraction to which they come back every year.

OFFER

For the purpose of valorization of this potential, the **Master Plan for Ada Bojana envisages the construction of an exclusive hotel resort, with a capacity of up to 2,500 hotel beds**. The hotel complex will contain all the necessary amenities and offer a wide range of recreational activities necessary for the operation of the complex throughout the year.

BROWNFIELD / GREENFIELD PROJECTS ON THE NORTH OF MONTENEGRO

14. SKI CENTER SAVIN KUK - ŽABLJAK



LOCATION

The site is located at the foot of Savin kuk (2,313 meters above sea level), at a distance of approximately 4 km from the town of Žabljak, near the eastern border of the Durmitor National Park with the ski area within the park. All the richness of natural beauties, landscape and cultural values of Durmitor and Tara river contributed to the **Durmitor National Park to be included in the list of World Cultural and Natural Heritage**, by the decision of the International Committee for the World Cultural and Natural Heritage in Paris in 1980, while **the Tara river and its canyon valley were included in the world ecological biosphere reserves**. Savin Kuk is one of the largest and steepest peaks of Durmitor from which it provides impressive views of other peaks of Durmitor massif, Black Lake and Tara River Canyon.

OFFER

The concept of the future ski center includes the location of the total area of 1,300,000m² and it comprises 2 segments: **1. segment (cca 140 000m²)** - includes ski center which is planned to include the construction of a ski resort village with the following facilities: **Hotel category 4***, **Hotel category 3***, Board, Boards with commercial facilities (2 buildings), Mountain huts with commercial facilities (2 buildings), Bungalows (12 facilities), Commercial and service facilities for the purpose of the ski resort; **2. segment – includes the construction of the ski paths with ski lifts (1,160,000m²)**.

15. MILITARY TOURIST COMPLEX "MEDITERAN" - ŽABLJAK



LOCATION

Military tourist complex "Mediteran" is located in Žabljak, at 1,456 m above sea level, in the most attractive area of the National Park "Durmitor". **"Mediteran" complex is located right next to the road from Žabljak to Black Lake**, on a gentle slope, about 2 miles from the center of Žabljak. This is one of the most attractive locations that has so far been used as a military resort. Black Lake, which is only 200 m away from the complex, with the surrounding mountain massifs and high evergreen forests, makes one of the most beautiful sceneries in Europe. Military tourist complex "Mediteran" is a unit that serves as the resort with a restaurant, accommodation bungalows and accompanying parking space.

OFFER

The land covering the area of 13,951 m² is owned by the State of Montenegro and 26 buildings are placed at it covering the total area of 971 m². Special Purpose Spatial Plan for the Durmitor area plans the **construction of a tourist complex with 26 bungalows at the site**. The site will be offered for a long-term lease for a period of 30 years with the obligation of investors to build and manage the tourist complex in accordance with the highest standards.

16. HOTEL DURMITOR - ŽABLJAK



LOCATION

Hotel "Durmitor" is located in Žabljak, at an altitude of 1465m, in a natural setting, on an elevated site placed about 6m above the road, with traffic access. The location offers a unique perspective of the surrounding area. Due to its architecture, which reflects the character of the Durmitor area, the facility is of a historical significance.

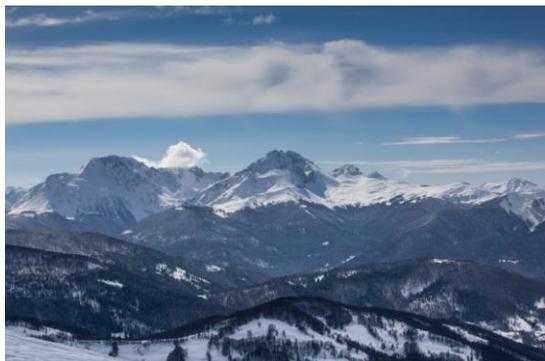
OFFER

Hotel with the capacity of 135 beds with accompanying 13 bungalows at the total land area of 21.897 m² is owned by the Ski Center "Durmitor." Special Purpose Spatial Plan for the Durmitor area provides for the site the construction and up-building of hotels and demolition of bungalows.

- **Investment: hotel of 4* or 5* category** (reconstruction and up-building of the existing hotel)
- Total gross construction area: **9900m²**
- Estimated investment value: **minimum 17,000,000€**
- **Suggested capacities: 120 beds, (60 accommodation units), maximum number of floors: P+2+PK**

Draft plan provides for demolition of bungalows at the urban parcel covering the area of 21.897m² and reconstruction as well as up-building of the basic facility. Reconstruction of the facility is to be carried out in accordance with the architecture of the existing facility concerning its volume, size and views of the surrounding environment. Hotel of 4* category is to be constructed as a combination of modern and traditional local architecture. Around the facility there can be structured sports and recreation fields, while landscaping of the urban parcel shall be carried out in accordance with the surrounding natural panorama.

17. BJELASICA AND KOMOVI – TOURIST AND SKIING COMPLEXES



LOCATION

The area of Bjelasica and Komovi is located in the north-eastern region of Montenegro and it includes a part of the territory of five municipalities: Bijelo Polje, Mojkovac, Kolasin, Andrijevica and Berane. Bjelasica and Komovi region, **in the heart of this mountain region, there is a National Park Biogradska gora. This is one of the few rain forests in Europe and also one of the oldest national parks in the world.**

The area developed in the planning documents is divided into six locations, including: Žarski Mountain Resort; Cmiljače Mountain Resort; Torine Mountain Resort; Kolašin 1600 Mountain Resort; Jelovice Mountain Resort; Komovi Mountain Resort.

OFFER

Potentials of this site are identified and elaborated in the *Special Purpose Spatial Plan for Bjelasica and Komovi*. This plan covers **six green-field sites that are ideal for development of ski resorts which include the construction of exclusive ski resorts, hotels, recreation centers, educational institutions and supporting facilities of modern tourist infrastructure.** Besides the obvious benefits in favour of the construction of tourist ski resorts, this area is rich in resources for development of both conventional sports and extreme sports activities.