

CRUISER HOTEL

BUDVA



UNVEIL MAJESTIC POTENTIAL | **MONTENEGRO**

THE PROJECT



About Cruiser Hotel

Along the promenade that stretches along the Slovenian beach in Budva, the Cruiser Luxury Hotel and Apartments offers guests and visitors 7 acres of perfectly manicured grounds, featuring a stunning hotel and private apartments, in addition to reception halls, cafes and restaurants, indoor and outdoor swimming pools, fitness center and spa, and fully equipped conference rooms, amongst many other world-class amenities.

The facilities and units are designed to bring an elevated sense of comfort to guests, meeting the highest standards of materials and finishing, while keeping the charm and beauty of its open-air surroundings in its design.

In proximity to both the Tivat and Podgorica airports, as well as a short drive away from the globally admired Sveti Stefan peninsula, the Cruiser Luxury Hotel and Apartments in Budva is set to bring unprecedented value and attraction to the region.

THE INVESTMENT



As one of the fastest growing economies in the region and a central European destination with endless potential, Montenegro has gained significant global attention over the past few years, sparking a surge of investor interest.

REAL ESTATE INVESTMENT

Purchasing a unit in Cruiser, entitles you and your family to apply for citizenship of Montenegro.

- ◇ AVAILABLE UNITS: 140 hotel rooms & 89 apartment units
- ◇ UNIT PRICE: from €450,000/per unit.
- ◇ Applicants must make a minimum contribution of €100,000 in the form of a government fund donation, in addition to the real estate investment.

PROGRAM COSTS

Processing fees

- ◇ €15,000: main applicant.
- ◇ €10,000: per qualifying dependent, (spouse and children). Up to four dependents.
- ◇ €50,000: per qualifying dependent, for the fifth and every next dependent.

Due diligence fees

Applicants must cover the due diligence fees as announced by the program director.

Application fees

Arton's advisory fees are based on the number of dependents, country of origin, residence and other retained services, as well as service and legal fees related to the submission of application for the main applicant and qualifying family members.

The advisory fees are non-refundable and are payable in one installment.

All application fees charged by the Montenegro government and by the licensed agents are subject to change.

THE LOCATION



Budva: The Gem of the Adriatic Coast

Montenegro is known for its immaculate nature, but there is nothing like the picturesque coastal town of Budva which breathes charm into every detail.

From its historic limestone buildings and deep blue beaches, set across the most breathtaking mountainous landscape, to its open-air bars and restaurants, Budva decorates every corner with enchanting beauty.

Straight from a postcard, Budva comes alive in every season, with its nature's everchanging colors, to its adventurous sports and water activities, as well as renowned concerts and festivals that have attracted the likes of Madonna, the Rolling Stones, and thousands of visitors each year.

4

THE PROJECT



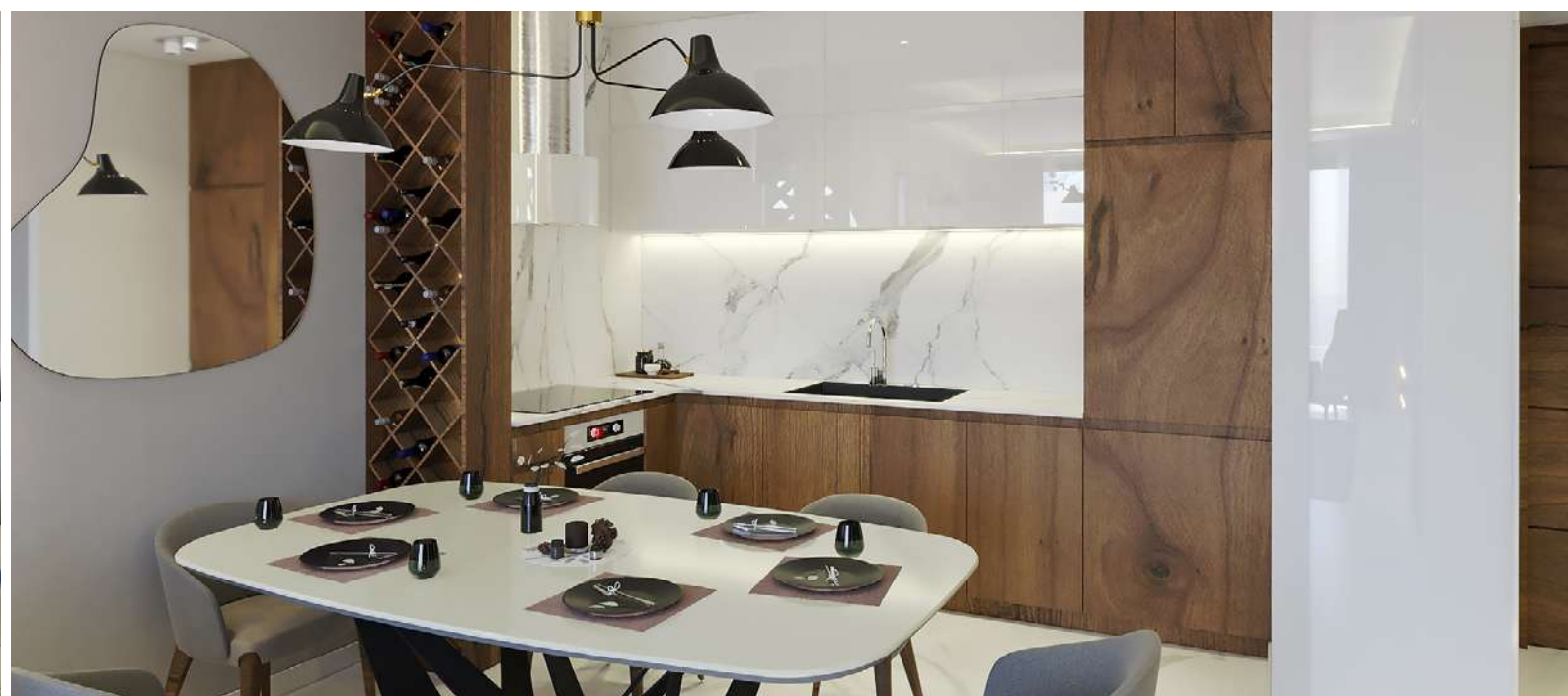
4

THE PROJECT



5

HOTEL ROOMS & APARTMENTS



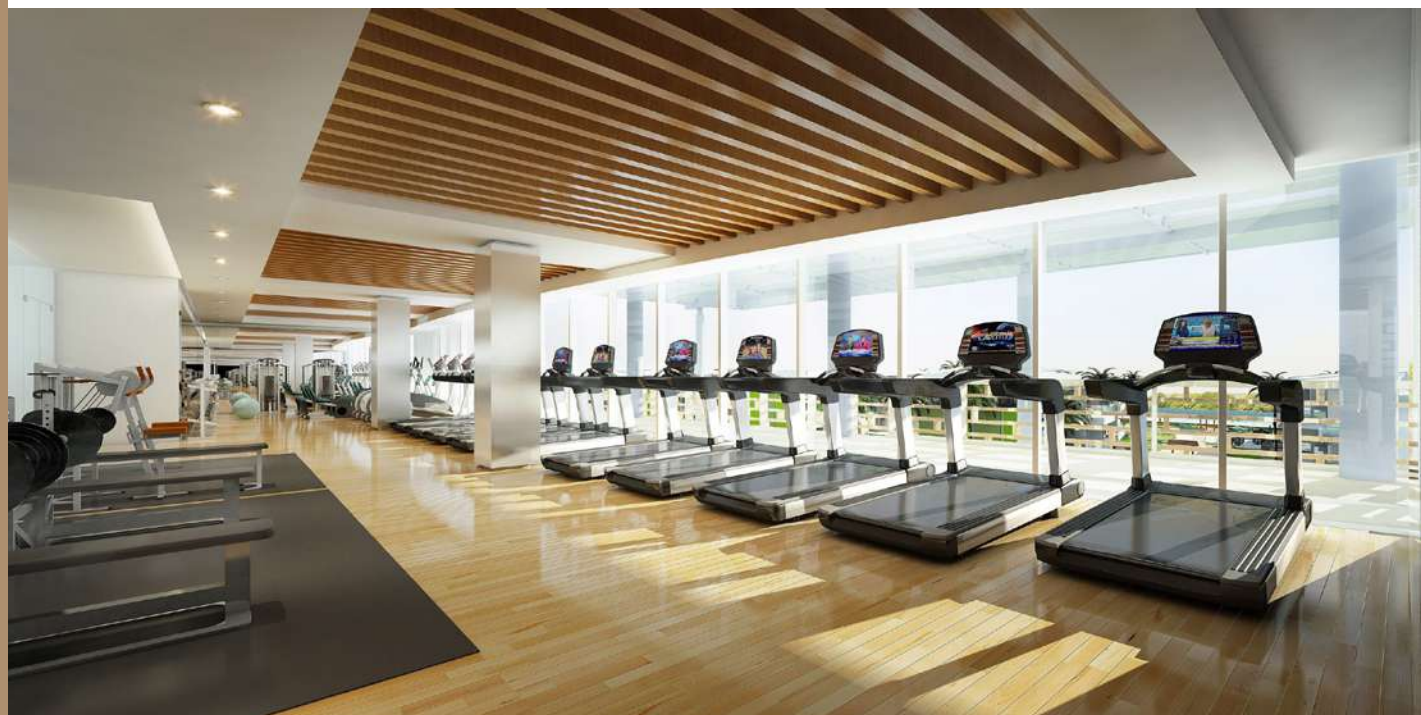
140 hotel rooms

&

89 apartment units

6

SPA & GYM



- *SPA center, Indoor pool and Multipurpose hall (8th floor, within hotel part Lamella A)*
- *Gym Fitness Center (3rd floor 330m2, within hotel part Lamella A)*

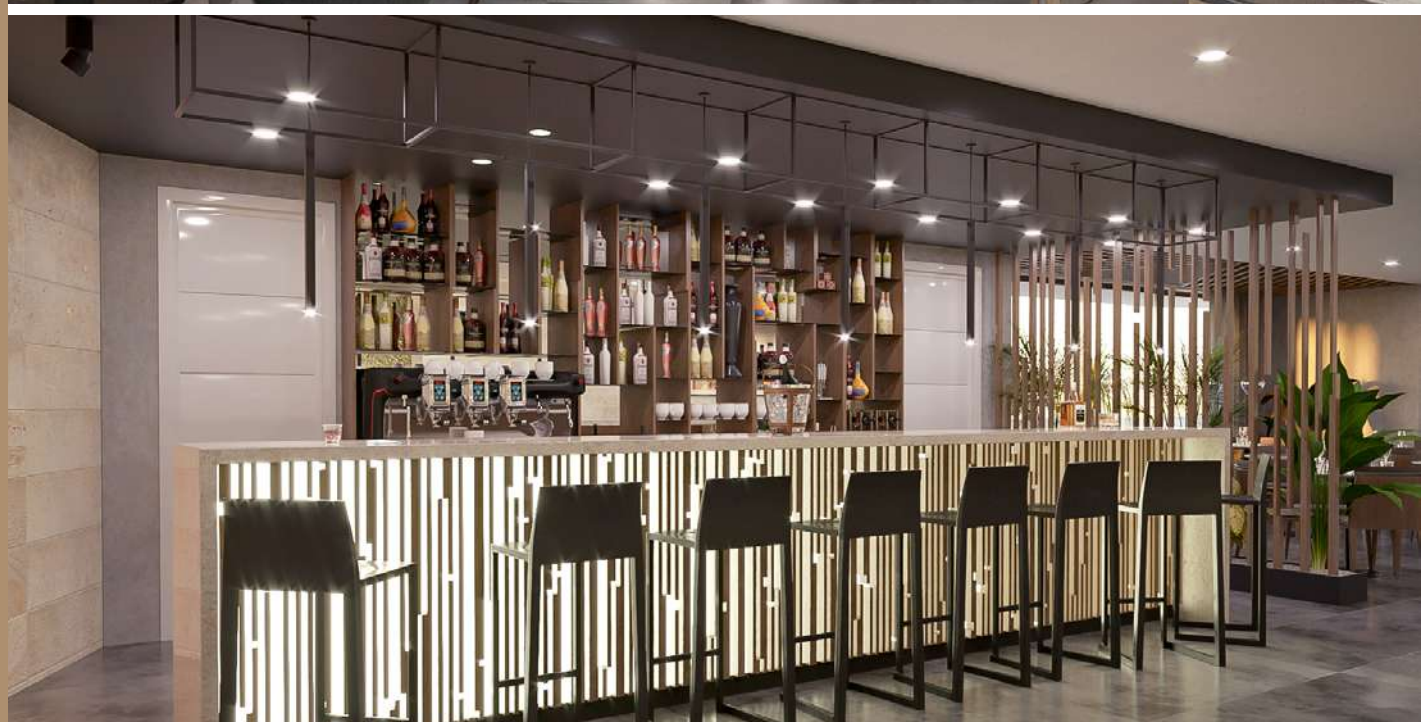
SWIMMING POOL



Swimming Pool Area

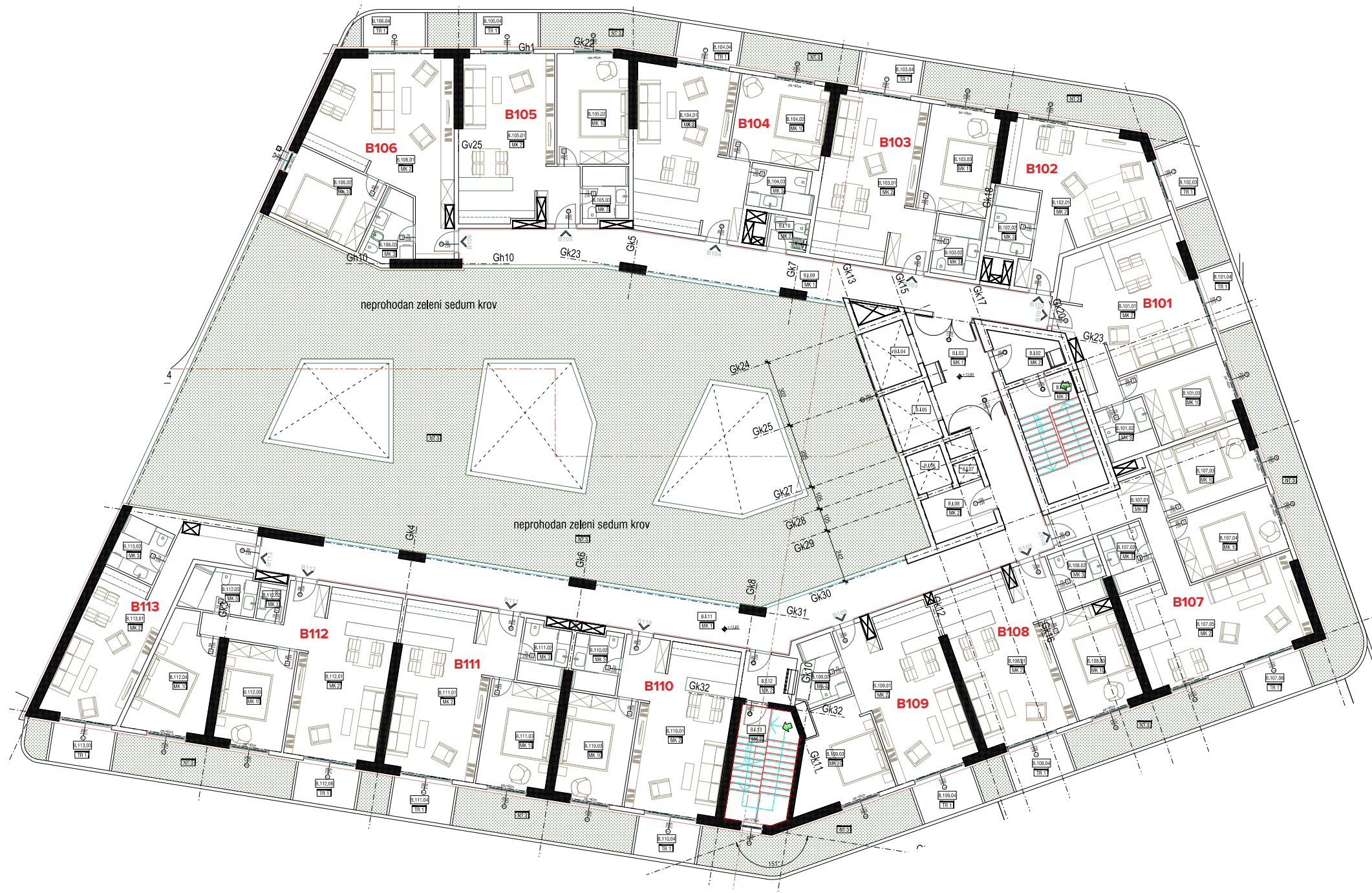
8

RESTAURANTS



- *Restaurant (Ground floor, within apartment part Lamella B)*
- *Restaurant (Mezzanine, within apartment part Lamella B)*
- *Restaurant (Mezzanine, within hotel part Lamella A)*
- *Restaurant and Outdoor pool (Within hotel part Lamella A, with the possibility of access from the apartment part Lamella B)*

FLOOR PLANS

*Building B - First floor*

FLOOR PLANS

*Building B - Second floor*

FLOOR PLANS

*Building B - Third floor*

FLOOR PLANS

*Building B - Fourth floor*

FLOOR PLANS

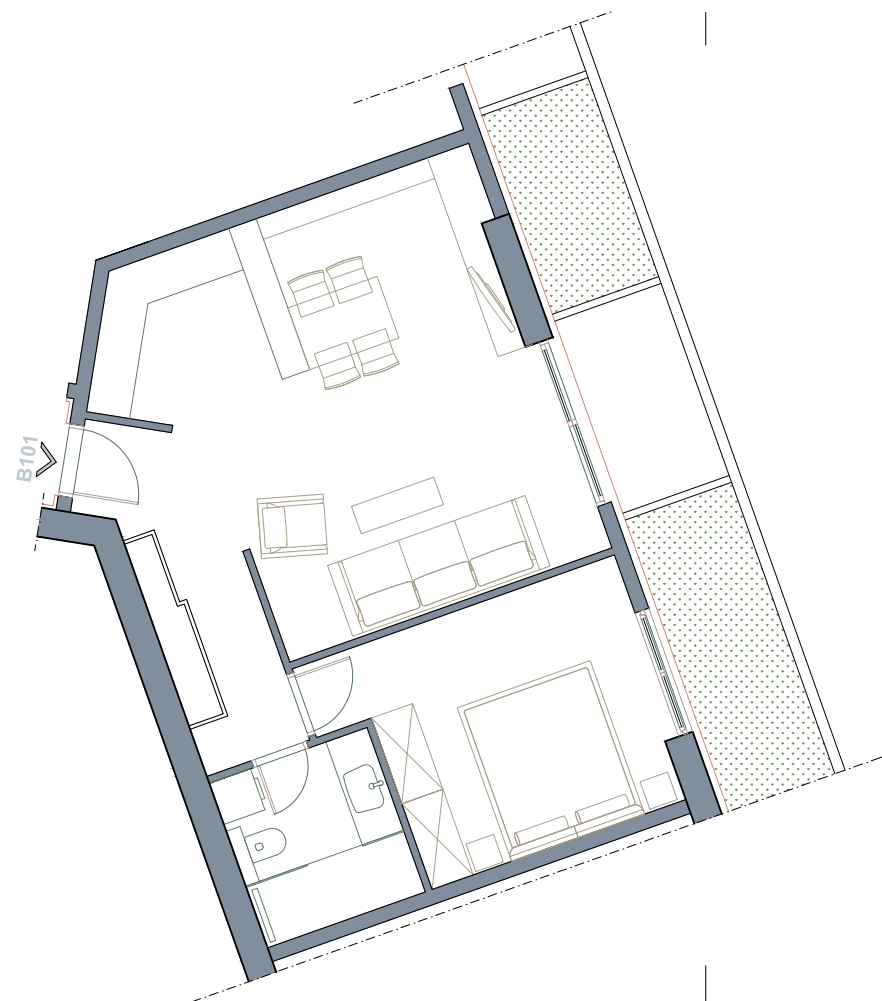
*Building B - Fifth floor*

FLOOR PLANS

*Building B - Sixth floor*

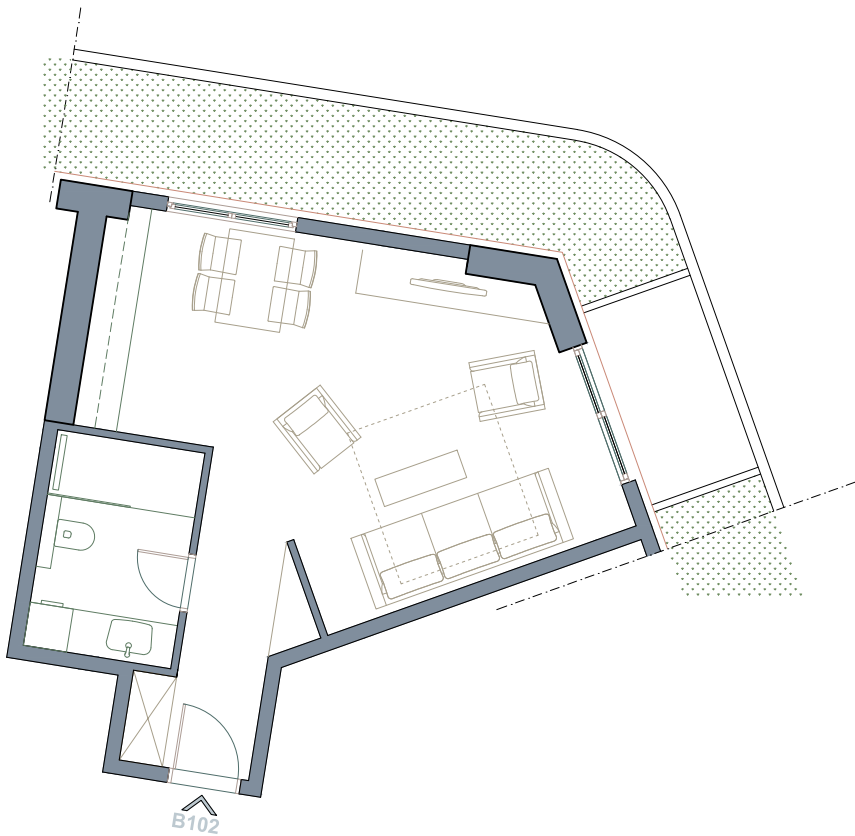


APARTMENT TYPES



Type B01 - 1 Bedroom
(Partial sea view)

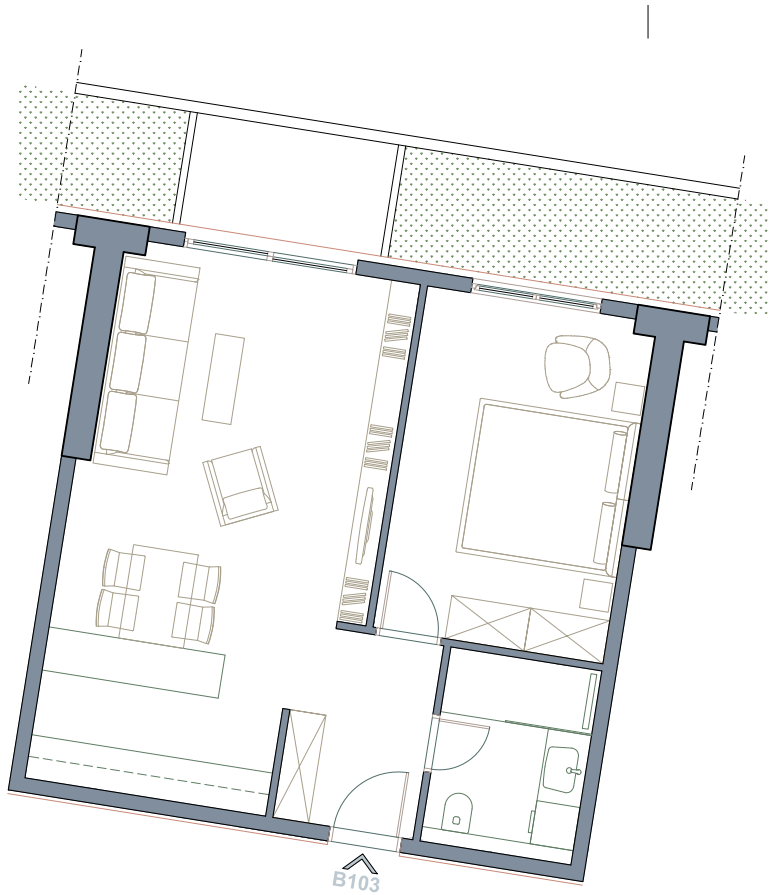
B101	apartman		P[m²]	O[m²]
B.101.01	hodnik, dn. soba, kuhinja	keramika	36.10	33.48
B.101.02	kupatilo	keramika	5.52	9.40
B.101.03	spavaća soba	parket	14.28	16.40
	ukupno bez terasa		55.90	
B.101.04	terasa	keramika	4.56	
	ukupno		60.46	



Type B02 - Studio
(Partial sea view)

B102	studio apartman		P[m²]	O[m²]
B.102.01	hodnik, sp. soba, kuhinja	keramika	33.73	31.74
B.102.02	kupatilo	keramika	6.15	10.10
	ukupno bez terasa		39.88	
B.102.03	terasa	keramika	4.53	
	ukupno		44.41	

APARTMENT TYPES



Type B03 - 1 Bedroom
(Boulevard view)

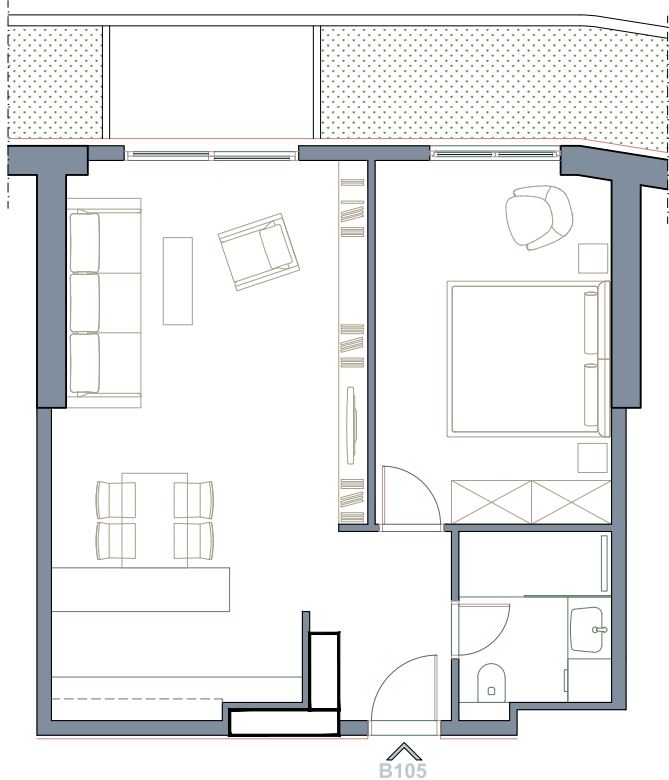
B103	apartman		P[m²]	O[m²]
B.103.01	hodnik, dn. soba, kuhinja	keramika	34.56	34.56
B.103.02	kupatilo	keramika	5.67	9.60
B.103.03	spavaća soba	parket	15.14	15.90
	ukupno bez terasa		55.37	
B.103.04	terasa	keramika	4.57	
	ukupno		59.94	



Type B04 - 1 Bedroom
(Boulevard view)

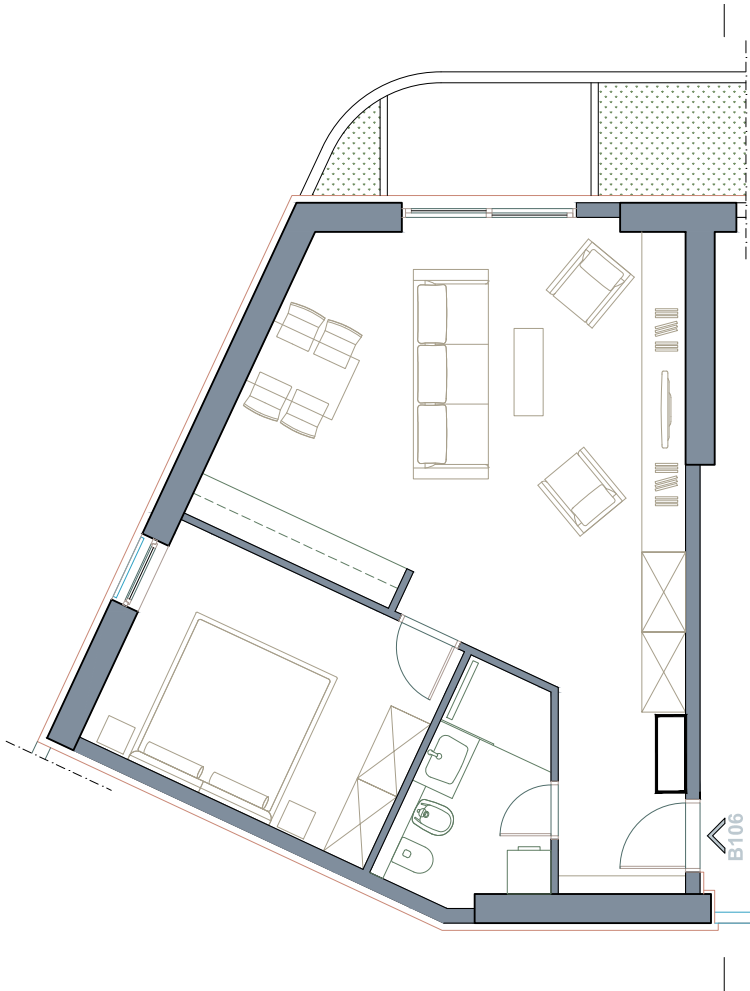
B104	apartman		P[m²]	O[m²]
B.104.01	hodnik, dn. soba, kuhinja	keramika	35.29	28.10
B.104.02	spavaća soba	parket	15.52	15.80
B.104.03	kupatilo	keramika	5.58	9.90
	ukupno bez terasa		56.39	
B.104.04	terasa	keramika	4.57	
	ukupno		60.96	

APARTMENT TYPES



Type B05 - 1 Bedroom
(Boulevard view)

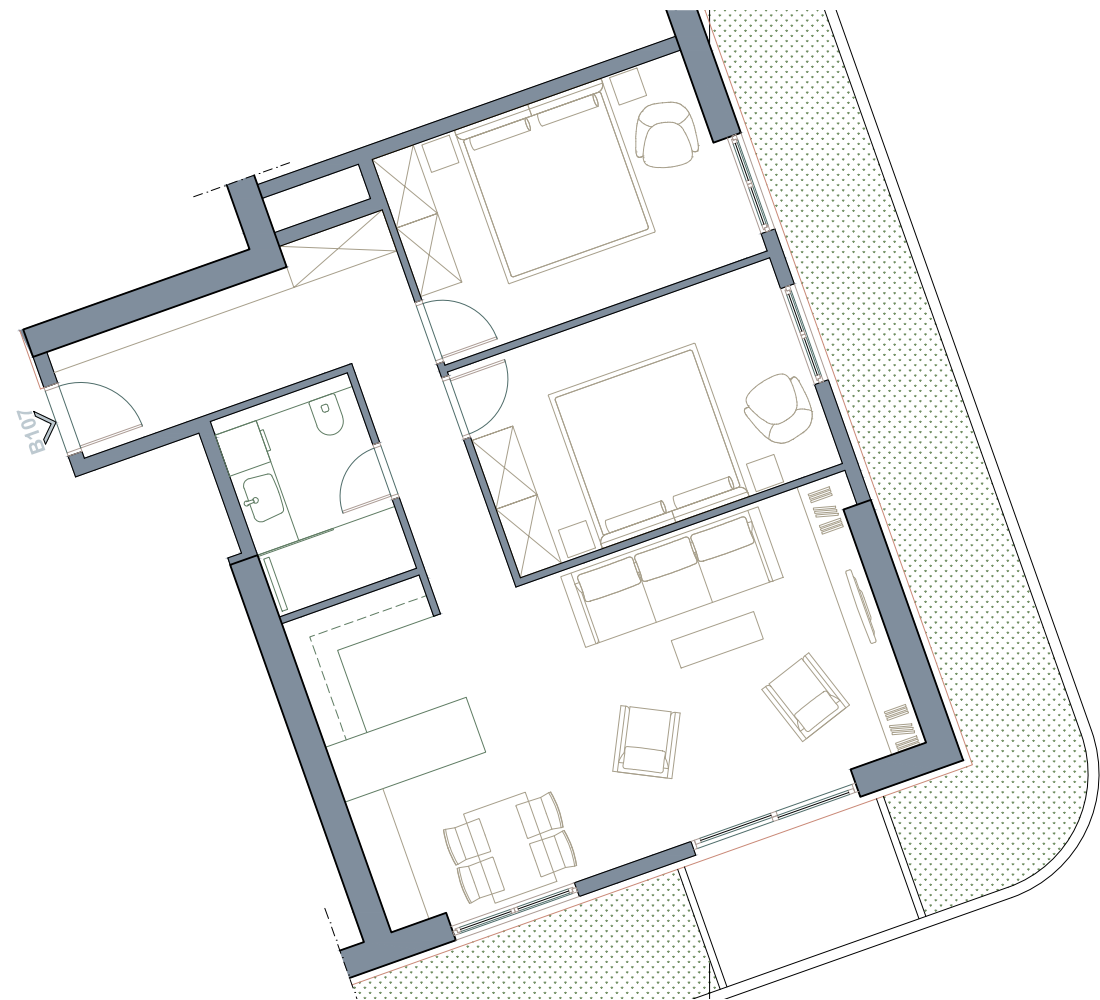
B105	apartman		P[m²]	O[m²]
B.105.01	hodnik, dn. soba, kuhinja	keramika	34.72	30.20
B.105.02	spavaća soba	parket	16.09	16.40
B.105.03	kupatilo	keramika	5.11	9.40
	ukupno bez terasa		55.92	
B.105.04	terasa	keramika	4.57	
	ukupno		60.49	



Type B06 - 1 Bedroom
(Boulevard view)

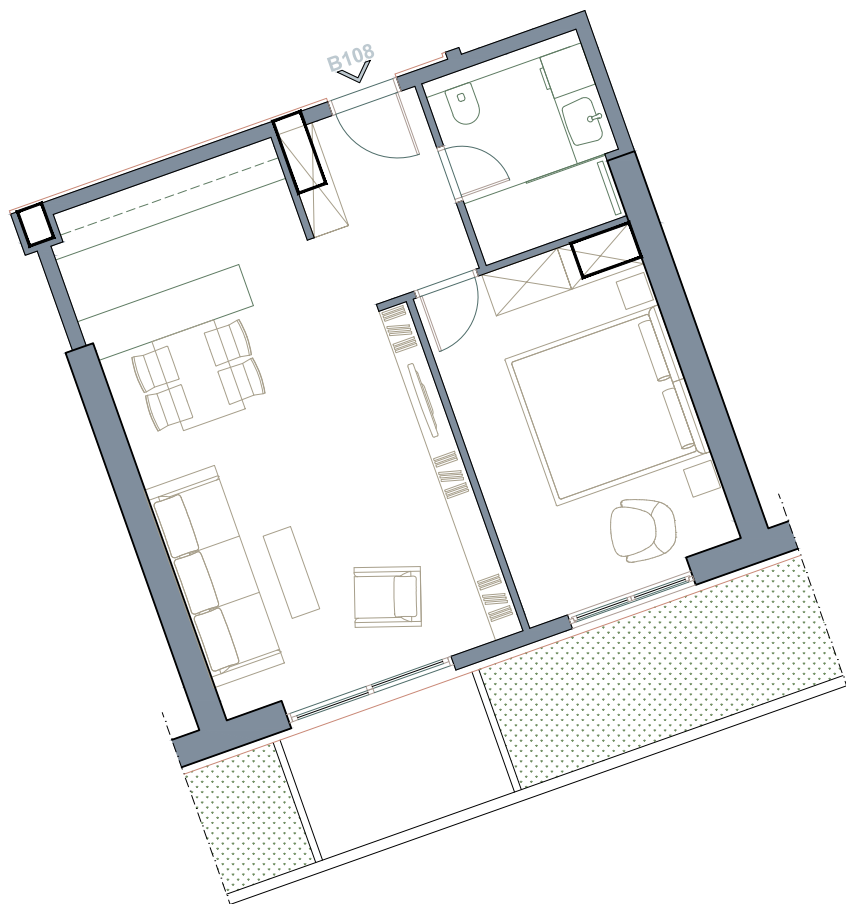
B106	apartman		P[m²]	O[m²]
B.106.01	hodnik, dn. soba, kuhinja	keramika	38.51	31.20
B.106.02	spavaća soba	parket	14.19	15.20
B.106.03	kupatilo	keramika	5.85	10.09
	ukupno bez terasa		58.55	
B.106.04	terasa	keramika	4.53	
	ukupno		63.08	

APARTMENT TYPES



Type B07 - 2 Bedroom
(Sea view)

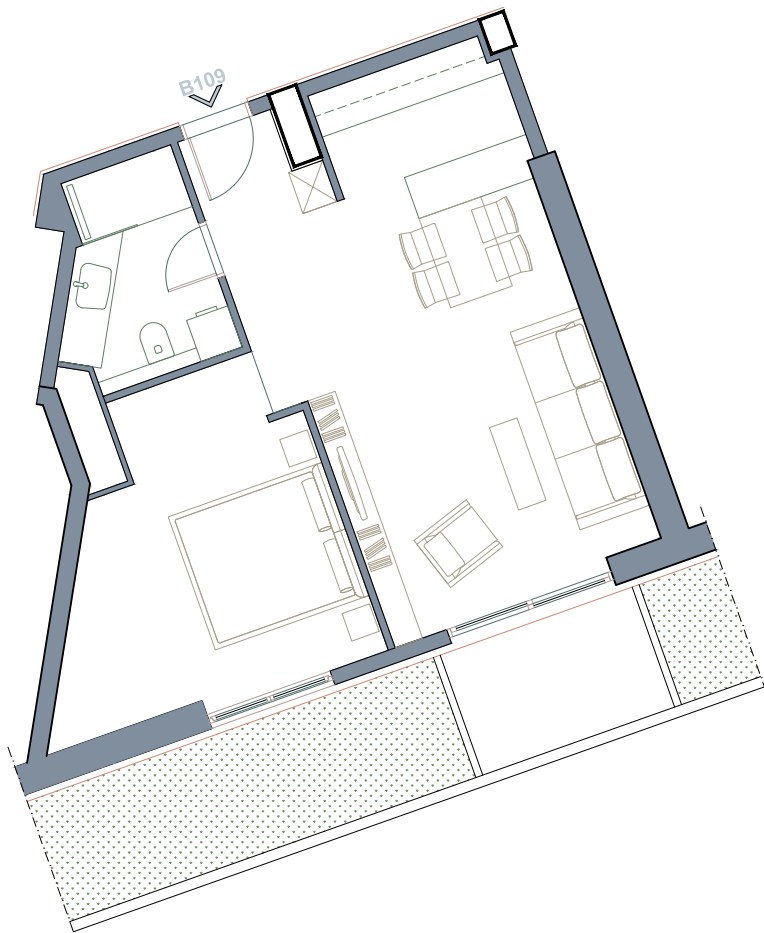
B107	apartman		P[m²]	O[m²]
B.107.01	hodnik	keramika	12.06	19.70
B.107.02	kupatilo	keramika	5.70	9.70
B.107.03	spavaća soba	parket	13.83	15.40
B.107.04	spavaća soba	parket	14.10	15.40
B.107.05	dnevna soba i kuhinja	keramika	32.90	24.30
ukupno bez terasa			78.59	
B.107.06	terasa	keramika	5.13	
ukupno			83.72	



Type B08 - 1 Bedroom
(Sea view)

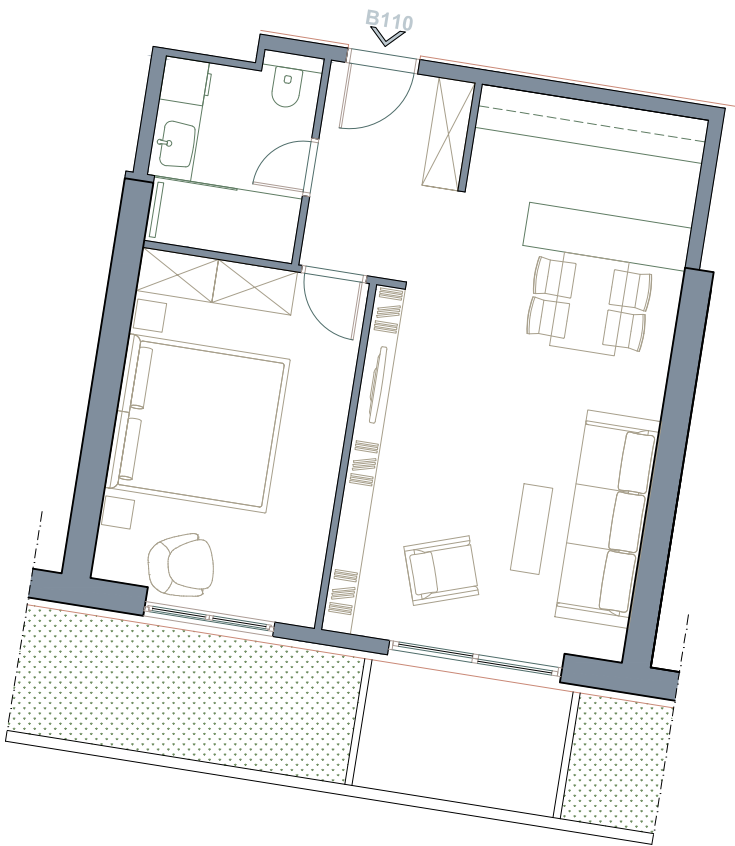
B108	apartman		P[m²]	O[m²]
B.108.01	hodnik, dn. soba, kuhinja	keramika	34.36	29.80
B.108.02	kupatilo	keramika	5.78	9.80
B.108.03	spavaća soba	parket	14.46	15.90
ukupno bez terasa			54.60	
B.108.04	terasa	keramika	5.13	
ukupno			59.73	

APARTMENT TYPES



Type B09 - 1 Bedroom
(Sea view)

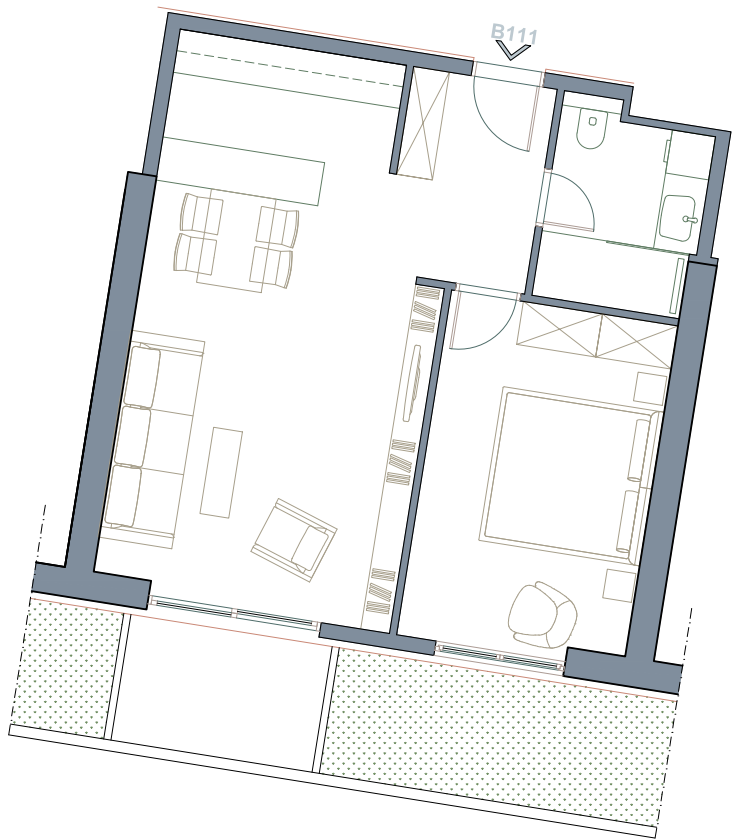
B109	studio apartman		P[m²]	O[m']
B.109.01	hodnik, dn. soba, kuhinja	keramika	31.20	27.20
B.109.02	kupatilo	keramika	5.71	10.00
B.109.03	spavaća soba	parket	15.69	17.56
	ukupno bez terasa		52.60	
B.109.04	terasa	keramika	5.13	
	ukupno		57.73	



Type B10 - 1 Bedroom
(Sea view)

B110	apartman		P[m²]	O[m']
B.110.01	hodnik, dn. soba, kuhinja	keramika	34.95	29.80
B.110.02	kupatilo	keramika	5.64	10.00
B.110.03	spavaća soba	parket	14.96	15.90
	ukupno bez terasa		55.55	
B.110.04	terasa	keramika	5.13	
	ukupno		60.68	

APARTMENT TYPES



Type B11 - 1 Bedroom
(Sea view)

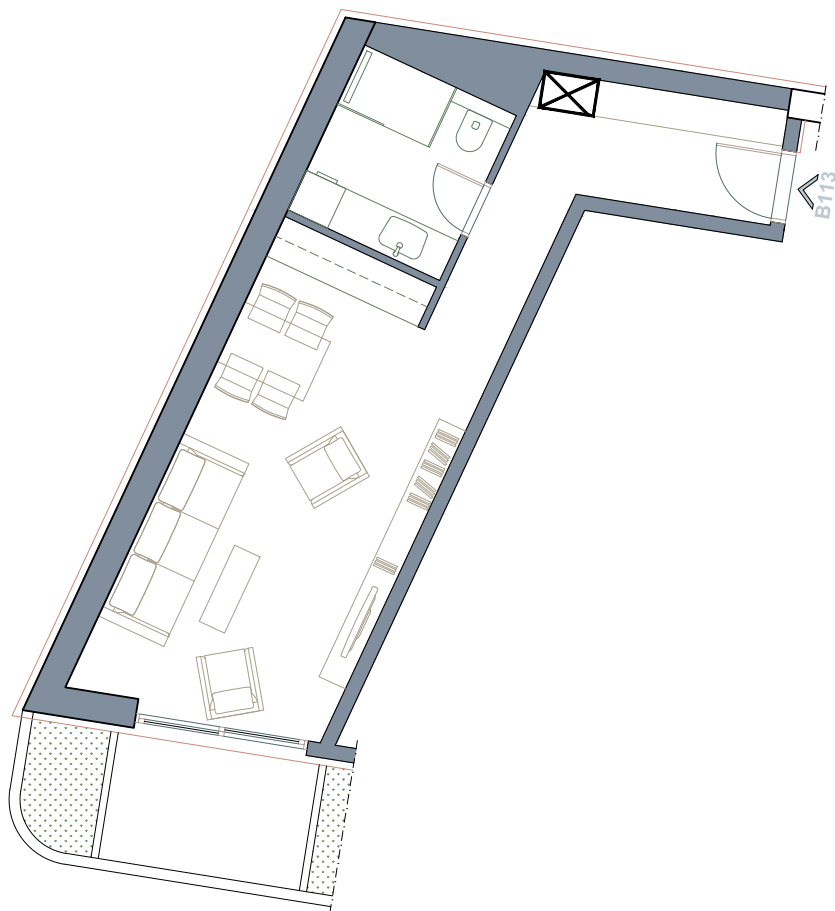
B111	apartman		P[m²]	O[m²]
B.111.01	hodnik, dn. soba, kuhinja	keramika	34.95	29.80
B.111.02	kupatilo	keramika	5.64	10.00
B.111.03	spavaća soba	parket	14.96	15.90
	ukupno bez terasa		55.55	
B.111.04	terasa	keramika	5.13	
	ukupno		60.68	



Type B12 - 2 Bedroom
(Sea view)

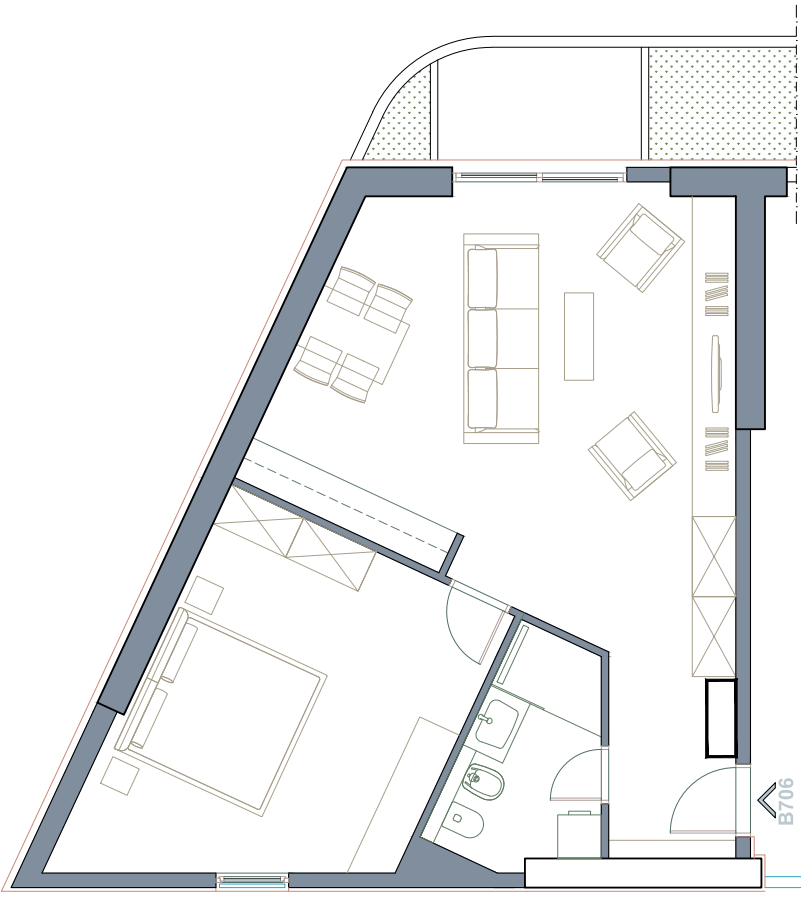
B112	apartman		P[m²]	O[m²]
B.112.01	hodnik, dn. soba, kuhinja	keramika	38.47	36.90
B.112.02	wc	keramika	1.98	5.70
B.112.03	kupatilo	keramika	6.36	10.55
B.112.04	spavaća soba	parket	15.86	17.65
B.112.05	spavaća soba	parket	14.33	15.50
	ukupno bez terasa		77.00	
B.112.06	terasa	keramika	5.13	
	ukupno		82.13	

APARTMENT TYPES



Type B13 - Studio
(Sea view)

B113	studio apartman		P[m²]	O[m²]
B.113.01	spavaća soba i hodnik	keramika	31.49	33.85
B.113.02	kupatilo	keramika	5.75	9.60
	ukupno bez terasa		37.24	
B.113.03	terasa	keramika	5.13	
	ukupno		42.37	



Type B706 - 1 Bedroom
(Boulevard view)

B706	apartman		P[m²]	O[m²]
B.706.01	hodnik, dn. soba, kuhinja	keramika	38.51	31.20
B.706.02	spavaća soba	parket	20.23	17.46
B.706.03	kupatilo	keramika	5.85	10.09
	ukupno bez terasa		64.59	
B.706.04	terasa	keramika	4.53	
	ukupno		69.12	

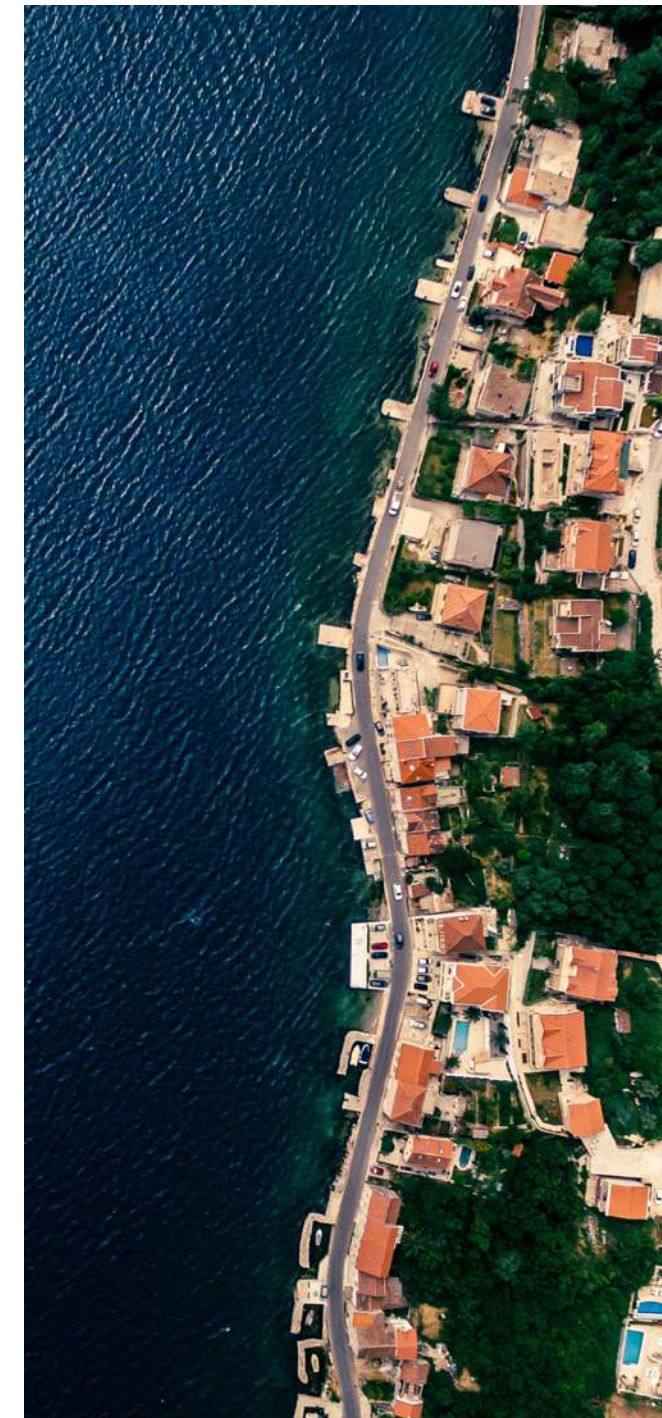
WHY MONTENEGRO?



Montenegro is at the heart of discovery, beauty, and opportunity.

Long considered the pearl of the Balkans, this nation represents the ideal symbiosis between a natural and modern world. As one of the fastest growing economies in the Balkans, Montenegro is quickly becoming a key destination for investors seeking mobility, security, and increased quality of life.

Montenegro's natural beauty and sophistication aren't the only reasons why the nation is attracting vast opportunities for growth and development. Its recent independence and strategic position have also influenced Montenegro becoming central to some of the most important industries in the world.



CITIZENSHIP BY INVESTMENT

STEPS AND TIMELINE

The following table breaks down the application process into five basic steps.
Each step must be completed before continuing to the next.

STAGE I <i>Qualification</i>		STEP 1 Choose a Licensed Agent certified within the program to get qualification approval.
	MONTH 1	STEP 2 Collect application documents and submit due diligence and application fees to government. Sign property documents for the selected project. Transfer contribution and investment amounts to special escrow accounts.
STAGE II <i>Approval</i>		STEP 3 File will be received by the program administration. Once application is reviewed for administrative compliance and approved, the amounts in escrow accounts are released.
	MONTH 1-3	STEP 4 Decision in principle is delivered.
STAGE III <i>Naturalization</i>	MONTH 4	STEP 5 Travel to Montenegro to submit biometric data and collect passport.

Arton's Global Citizen Programs are represented by a network of Certified Partners who are proud members and supporters of the Global Citizenship movement.





ARTION CAPITAL

Empowering Global Citizenship®

CRUISER HOTEL

BUDVA

MONTENEGRO

UNVEIL MAJESTIC POTENTIAL

MSTOJANOVIC@ARTIONCAPITAL.COM | T +382 20 672 427 | ARTIONCAPITAL.COM
116, GEORGE WASHINGTON BLVD., THE CAPITAL PLAZA, SUITE A50, PODGORICA, 81000

MONTREAL | PARIS | LONDON | BRUSSELS | PODGORICA | PORTO | SOFIA | ISTANBUL | LIMASSOL | DUBAI | SINGAPORE | BEIJING