

MONTENEGRO

# BAY VIEW VILLAGE





# ABOUT US

BAY VIEW VILLAGE - Excellence is our commitment.

Based in Herceg Novi, the bay View Village is designed and built by a local company whose owner is French.

We build well beyond the standards requested by the Montenegrin urbasmime





# OUR VISION



Our vision is to built and manage a complex that will meet a growing demand market as Montenegro is becoming and with target group of wealthy family oriented clients who wants to enjoy their vacation in an idyllic, relaxed, quiet and calm environment.

We consistently strive to develop collaborative partnerships, based on transparency and mutual trust, which serve to build enduring client relationships.

# OUR MISSION

We are dedicated to achieving our vision by creating an energetic, positive, results-driven work environment focused on the investment and development of long-term relationships. Which are built on our commitment to offer superior customer service.

We measure our success by the results delivered to clients.







# ABOUT MONTENEGRO

## Geographical data

Area : 13,812 km<sup>2</sup>

Capital : Podgorica

Main cities : Niksic, Bar, Budva,  
Tivat and Herceg Novi

Official language : Montenegrin

Common language : Serbian

Currency : Euro

## Demographic information

Population (2017) : 622,387

Population growth (2016) : 1.8

Religions :

Orthodox (72.1%)

Muslim & Catholic



# GEO LOCATION



## Herceg Novi - BAY VIEW VILLAGE

27 km from Dubrovnik airport

24 km from Tivat airport

45 minutes from Kotor

1 hour and 20 minutes from Budva

2 hours and 30 minutes from Podgorica (Capital)



# WHY MONTENEGRO

9%

Income tax

The lowest income tax  
in the region and one of  
the lowest in Europe

2019

The fastest  
growing  
touristic  
destination

The fastest growing  
touristic destination  
according to the World  
Tourism Organization  
report (UNWTO)

7,1%

GDP growth

GDP growth projection  
by the EC for 2021

1,1

billion EUR

Income from tourism in  
2019



# OTHER SUCCESSFUL PROJECTS IN MNE



## LUŠTICA BAY

The investor of this project is the Swiss-Egyptian consortium Orascom, and the investment value is estimated at EUR 1.1 billion and as such is of great importance for the economy of Montenegro.

## PORTONNOVI

With a total value of €828m, Portonovi represents Azerbaijan's largest international project outside of the energy sector. This world-class resort, complete with a state-of-the-art marina and the first One&Only in Europe, has been developed as the Adriatic's most sophisticated mixed-use destination.

## PORTO MONTENEGRO

"So far, we have built up only 30% of a total area of 24 hectares totalling around 500m Euros to date. The next ten years of investment will likely mirror the past decade in terms of value as we work to implement new state-of-the-art facilities, mixed-use complexes and residential neighbourhoods. By 2029, only half of the remaining land will be developed, leaving room for yet more surprises in future years," remarked Senior PR & Marketing Manager, Danilo Kalezic, at a press conference in Monaco.



# MORE ABOUT MONTENEGRO

## Residency permit

can be obtained based on ownership of a property, regardless of its value. After five years, property owners can apply for permanent residence.

## Stable currency

although not yet part of the EU, Montenegro uses Euro as its currency.

## Purchase process

is simple, safe and straightforward : foreign buyers can buy, sell and rent their properties under the same conditions as the citizens of Montenegro.

## The political situation

is stable and the government is clearly orientated towards EU. It is the first country in line to be accepted in EU and is the newest member of the NATO alliance.

## Worldwide

Investors from over 90 countries.

## Foreign investment

More than 5000 foreign companies registered in Montenegro (they enjoy the same rights as Montenegrin companies).

## Tourism

is the most important and dynamic industry in the country, with approximately 2.5 million visitors in 2019.

## The climate

on the coast is Mediterranean with 240 sunny days. The average summer temperature is 27C, in winter it is 8C. The north of the country has an alpine climate with substantial snowfall in the winter.





# BAY VIEW VILLAGE

## FROM DREAM TO REALITY

Luxury Villas and Apartments with swimming pool and sea view for sale in MONTENEGRO.

~ investment

~ rental property



## Why is the bay View village positioned in an intermediate “luxury” range?

In Herceg Novi region there is not a lot of variation for choose real estate / accommodation; or you can find very basic or super luxury like Portonovi etc

The market research shows that there is more and more needs for intermediate “luxury” offer, especially for clients from Western Europe who are looking for quiet and relax atmosphere.

With stunning sea view on Boka bay in the nature, but still close to shops, bars, beaches...





# BAY VIEW VILLAGE PROJECT

A small village like no other.

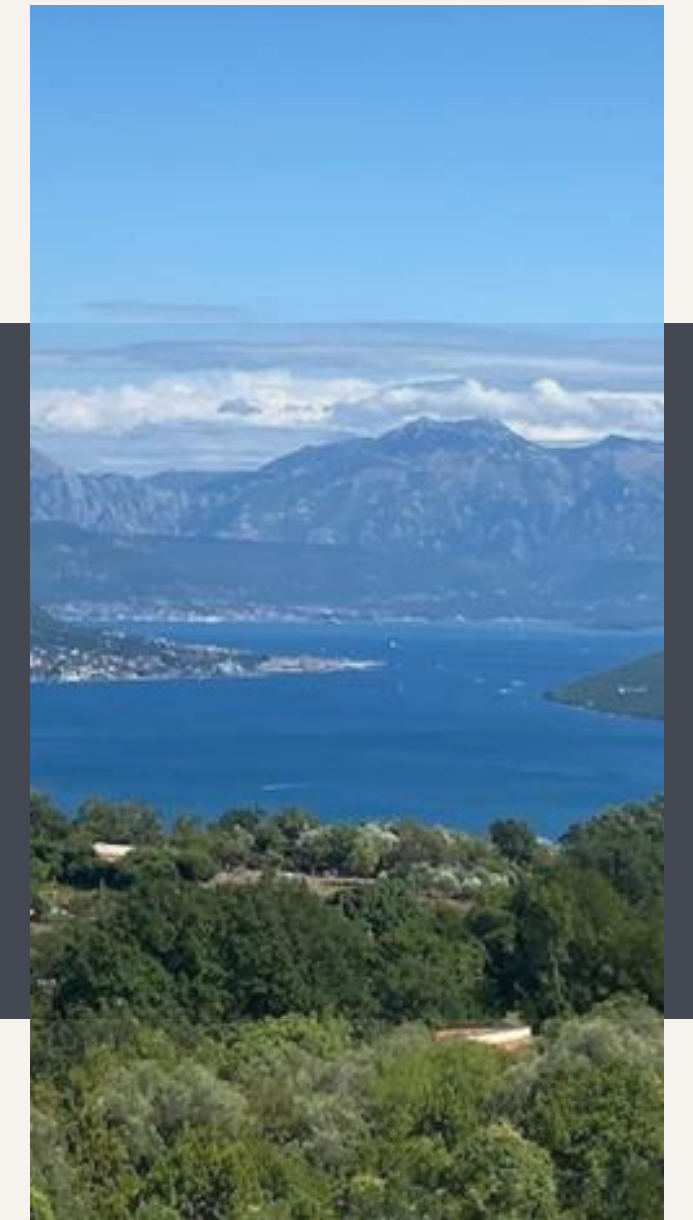
The advantage : a breathtaking 180° view  
of the mountains and the Bay of Kotor.

We are not talking about a simple sea view...  
but about SEA VIEW with a "WHAOUH" effect as soon as you arrive  
in the village.

An architecture combining old and modern.

Nature, calm, relax, quiet and respect for the environment.

In the mountains, a stone's throw from the beaches of Igalo and  
Herceg Novi.





# BAY VIEW VILLAGE PROJECT





# VILLA 7

Residence of 4 apartments

On a plot of 841 m<sup>2</sup>

Swimming pool with sea view

All the rooms and living room / kitchen have a sea view.

Private parking spaces





# Villa 7



## Apartment 1

Ground floor right  
Surface area 48 m<sup>2</sup>  
Private terrace 42 m<sup>2</sup>  
On common ground  
(including parking + swimming  
pool) 724.59 m<sup>2</sup>

171 000 € INCL. TAX

## Apartment 2

Ground floor left  
Surface area 48 m<sup>2</sup>  
Private terrace 15 m<sup>2</sup>  
On common ground  
(including parking + swimming  
pool) 724.59 m<sup>2</sup>

158 000 € INCL. TAX

**RESERVED**

## Apartment 3

1st Floor on the left  
Surface area 48 m<sup>2</sup>  
with balcony 5.10 m<sup>2</sup>  
On common ground  
(including parking + swimming  
pool) 724.59 m<sup>2</sup>

149 000 € INCL. TAX

**RESERVED**

## Apartment 4

1st Floor on the left  
Surface area 48 m<sup>2</sup>  
with balcony 5.10 m<sup>2</sup>  
On common ground  
(including parking + swimming  
pool) 724.59 m<sup>2</sup>

149 000 € INCL. TAX

**RESERVED**



# VILLA 4

with 3 duplex



79,20 m<sup>2</sup> gross – 66m<sup>2</sup> / 2 bedrooms Duplex with private terrace and swimming pool -

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# VILLA 1

Exceptional residence with rooftop swimming pool, artificial beach and breathtaking view

Residence with a surface area of 410 m<sup>2</sup> including 2 duplexes and individual terrace of 25.80 m<sup>2</sup>

3 Private garages / duplex

Swimming pool 40 m<sup>2</sup>

On a plot of land of 611 m<sup>2</sup>

## Luxury duplex 1

Area 198 gross - 99 m<sup>2</sup> net - Private terrace 25.80 m<sup>2</sup> - 3 private garages



## Luxury duplex 2

Area 198 gross - 99 m<sup>2</sup> net - Private terrace 25.80 m<sup>2</sup> - 3 private garages





# VILLA 2

Residence with character: the charm of old stones combined with contemporary design.

Residence with a surface area of 408 m<sup>2</sup> including 2 luxury duplex apartments of 116,50 m<sup>2</sup>.

On a plot of land of 557 m<sup>2</sup>.

Private underground garage for 6 cars.

Overflowing sea view swimming pool of 40 m<sup>2</sup>.

## Luxury duplex 1

Area 116,50 m<sup>2</sup> - Private terrace 21 m<sup>2</sup> - 3 private garages



## Luxury duplex 2

Area 116,50 m<sup>2</sup> - Private terrace 18 m<sup>2</sup> - 3 private garages





# VILLA 3

Total 410m<sup>2</sup>

227m<sup>2</sup> living space on a 611m<sup>2</sup> plot

1 suite

2 bedrooms

3 bathrooms

Kitchen with living room of 113 m<sup>2</sup>

Chimney

5 car spaces in underground garage

Mirror swimming pool





# VILLA 5

Residence comprising 2 apartment panoramic and 1 duplex with private parking on a plot of 488 m<sup>2</sup>.

Its location on the heights of Herceg Novi offers a 180° panorama between sea and mountains.

Its heated swimming pool and its Spa massage corner will offer moments of well-being.

## **2 apartment 1 bedroom**

Surface area 58 m<sup>2</sup> gross -48 m<sup>2</sup> net - Private terrace  
Swimming pool with spa corner - Private parking



## **1 Duplex 3 bedroom**

Surface area 116 m<sup>2</sup> gross -98 m<sup>2</sup> net - Balcony –  
Swimming pool with spa corner - Private parking







# VILLA 6

Authentic house with magic charm  
(347 m2)

It is composed of 2 suites and 2 rooms, open kitchen, large living room with fireplace, winter garden,

Under the vaults, a **private spa and a sauna a swimming pool** with a sea view.



# VILLA 8

with 2 large duplex

## Duplex 1

- 116 m<sup>2</sup> gross -98 m<sup>2</sup> net / 4 bedrooms with private terrace and swimming pool

## Duplex 2

- 116 m<sup>2</sup> gross -98 m<sup>2</sup> net / 3 bedrooms with private terrace and swimming pool





# INTERIOR DESIGN



The project was designed to optimise space while preserving nature - combining new and old





# BUILDING TECHNOLOGY

## WATER

Drinking water reserves will be set up to supply the entire villa (2 days of drinking water availability in case of failure of the public system).

## GREY WATER

The grey and black water is all recycled via a bioseptic (new generation septic tank).

## RAINWATER

Rainwater is collected in a reservoir to be used for watering the lawns. All these facilities are part of an environmental protection framework.

## ELECTRICITY

Interior and exterior LED lighting.  
To install equipment producing green electricity, in case of refusal. A relay generator will be installed to power the whole villa in case of failure of the public system.

## THERMAL INSULATION

All buildings in the village will be designed with external thermal insulation from the outside and a latest generation coating this will have an impact on energy consumption, which will be reduced.



# HEATING & AIR CONDITIONING

All buildings will have reversible air conditioning in all rooms to ensure **optimum comfort and reduce energy consumption.**

In collaboration with my architect, we have designed this project to **optimise the interior space.**

The proposed plans are plans to **optimize the tourist rental**, but a modulation is always possible on certain buildings.

The villas will have their own **private pool with panoramic views.**

The villas are provided with the maximum number of **parking spaces** (outdoor and underground garage).

The buildings will be built with **high quality materials and finishes.**





# TURNKEY PRICE



**The study for the complete turnkey project**

The **cadastral study** and the **soil study** already established.

The **architect's project** (interior and exterior plans) .

**Feasibility study** for the road.

Feasibility study for **drinking water and power supply**.

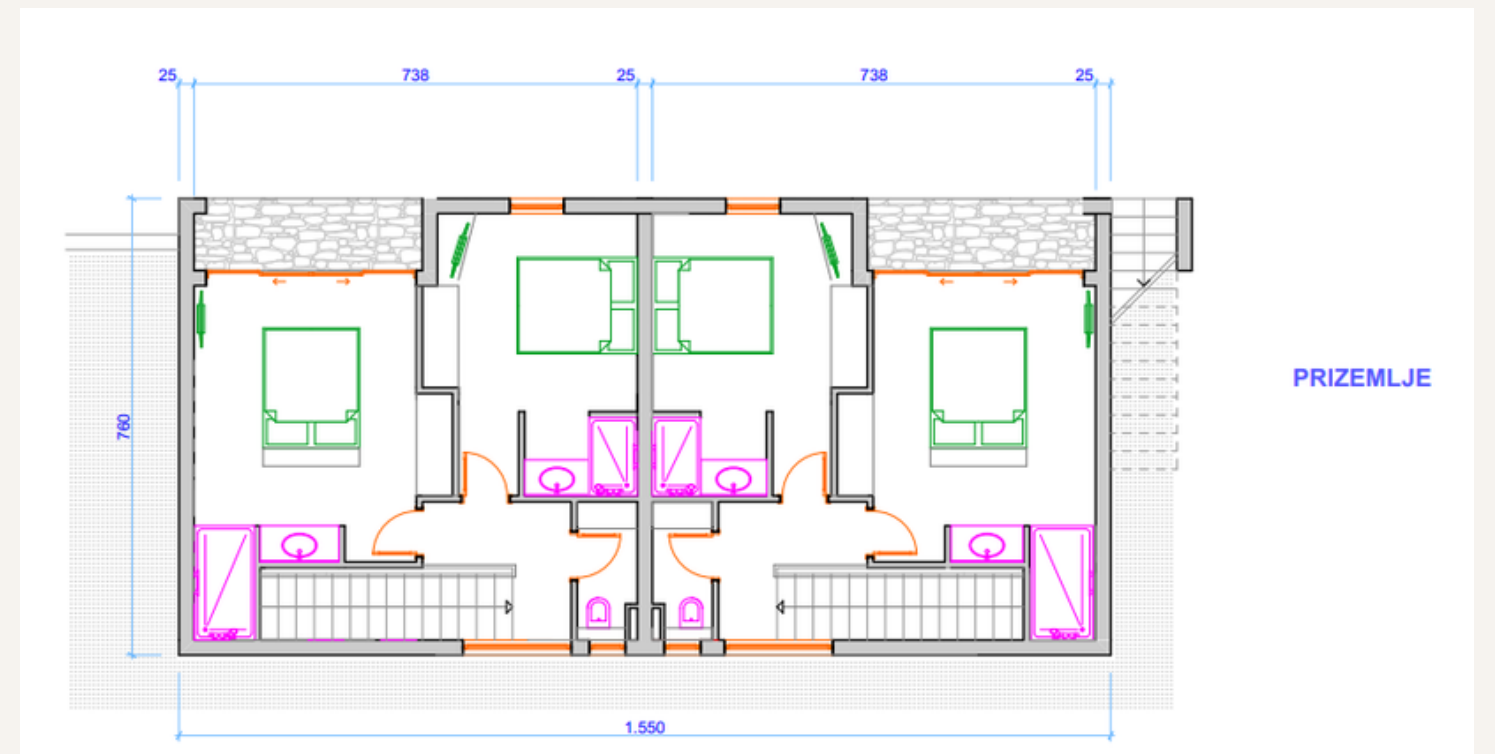
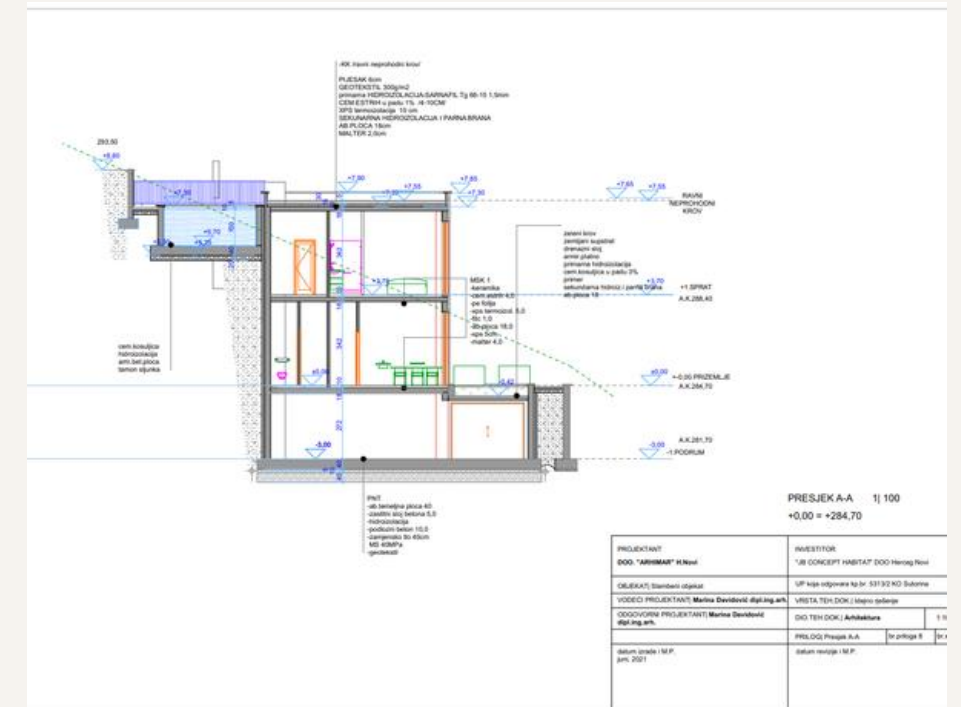
**Established planning permission UT.**

Underground garages are not included in the living area (no tax) .

All villas and flats have been laid out so that they always have **the best view** (no visual pollution).



All floor plans are available on request.







# FOR BUYERS

For owners of apartments and villas we offer a tailor-made service - **“Don’t Stress!”**

# RETURN ON INVESTMENT

1-year ROI - 8% gross

5-years ROI - 11,2% gross or 8,80% net  
(due to the higher occupancy rate)



# SERVICES

## MANAGEMENT

Management of weekly rentals  
(entries / exits / inventory)

Cleaning service and laundry service

Administrative service (payment of your bills, water,  
electricity, internet, condominium ...)

Breakdown / repair / overhaul service

## CONCIERGE

Private excursion (with official guide)

Private boat trip

Can rental (key collection on site)

Private laundry

Any special request







# BAY VIEW VILLAGE

Phone :

Office phone :

Email :

Address :



# THANK YOU

Bay View Village

