



# Royal Garden

*True inspiration*

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MILOCER, SVETI STEFAN





**Location:** Milocer, Montenegro;

Milocer is one of the most beautiful and prestigious locations on Montenegrin coast.

The Royal Garden is 200m away from the extraordinary sandy beach of “Przno” and is only a few meters from “Milocer” park, marvelous “Queen’s beach” followed by the King’s “Milocer” beach .

Area of Milocer is well known as summer residence of Montenegro’s last king

([www.amanresorts.com/amansvetistefan/home.aspx](http://www.amanresorts.com/amansvetistefan/home.aspx)) and its fairy-tale landscape of tranquility, relaxation and natural surroundings.

Distance: Sveti Stefan 1 km, Tivat Airport 24 km, Port of Montenegro Tivat (high quality project) 24km, Dubrovnik Airport 60km

**Concept:** Residential complex of villas and apartments for sale with possibility of various common areas and facilities

**Details:** Phase I – plots 100 and 106 – 12 villas  
(6351 sqm of land area; 6900 sqm of total gross area under concept)  
Phase II – plot 119 – 19 villas  
(8033 sqm of land area; 8720 sqm of total gross area under concept)



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# MONTENEGRO FACTS

## (World Travel & Tourism Council)

- Travel & Tourism is expected to attract capital investment of €192.1mn in 2011, rising by 16.4% pa to €876.4mn in 2021.
- Highest annual growth in the world!
- This means that Travel & Tourism's share of total national investment will rise from 33.4% in 2011 to 50.8% in 2021.

### T&T TOTAL CONTRIBUTION TO GDP

2011 - 2021 (10-year real growth % pa)

<b>I</b>	<b>Montenegro</b>	<b>12.4</b>
44	Bosnia Herzegovina	5.7
60	Poland	5.4
82	Macedonia	4.8
108	Croatia	4.3
	World Average	4.1
118	Russian Federation	4.0
128	Slovenia	3.7
152	Slovakia	2.8
169	Italy	2.0
174	Czech Republic	1.7

### TRAVEL & TOURISM INVESTMENT

2011 - 2021 (10-year real growth % pa)

<b>I</b>	<b>Montenegro</b>	<b>16.4</b>
15	Poland	7.3
30	Russian Federation	6.4
31	Macedonia	6.4
58	Croatia	5.6
	<b>World Average</b>	<b>5.4</b>
80	Bosnia Herzegovina	5.0
85	Slovakia	4.8
100	Slovenia	4.4
151	Czech Republic	2.6
168	Italy	1.7





# MONTENEGRO FACTS

- The natural beauty of Montenegro, combined with its political and economic stability, the euro currency and improving air and road infrastructure, make the country a prime area for tourist investment. The World Tourism & Travel Council have rated Montenegro Number 1 in the world in terms of growth in tourism over the next 10 year period.
- High quality projects include the €500mn Porto Montenegro project at Tivat, the Aman Resort on Sveti Stefan island and Blue Horizons – Cattaro group
- Real estate development in Montenegro to date has only been in the form of apartment resorts creating an opportunity to meet the demand of those buyers looking for more luxury and privacy in private villas
- <http://prian.eu/price/85746.html>
- <http://www.visit-montenegro.tv/related-videos/mediterranean-montenegro/>
- <http://www.realitica.com/prodaja/stanova/przno/budva/Crna-Gora/>
- <http://www.realitica.com/nekretnine/budva/Crna-Gora/>
- <http://www.montenegroprospects.com/property.aspx?id=443>
- [http://www.balkanolidays.co.uk/montenegro/montenegro\\_beaches/budva/hotel\\_apartments\\_alexander\\_IBD302.html](http://www.balkanolidays.co.uk/montenegro/montenegro_beaches/budva/hotel_apartments_alexander_IBD302.html)





# DOMESTIC INVESTOR - PARTNER

100% privately owned company “MITROVIC CO” founded in 1991. with following units within the company:

- ❖ **HOTEL EDUCATION CENTER** - HEC COLLEGE in Milocer and Pljevlja (institution for education in hospitality - [www.hecmontenegro.com](http://www.hecmontenegro.com))
- ❖ **4\* HEC HOTEL RESIDENCE MILOCER** – [www.residencemontenegro.com](http://www.residencemontenegro.com)
- ❖ **HEC MANAGEMENT** – property management for luxurios apartment complex ([www.hecmanagement.com](http://www.hecmanagement.com))

Domestic investor ratio in equity participation consists of:

- Land
- Licenses and zoning approvals
- Costs of project preparation and implementation
- Know-how



# ROYAL GARDEN – SITE PHOTO



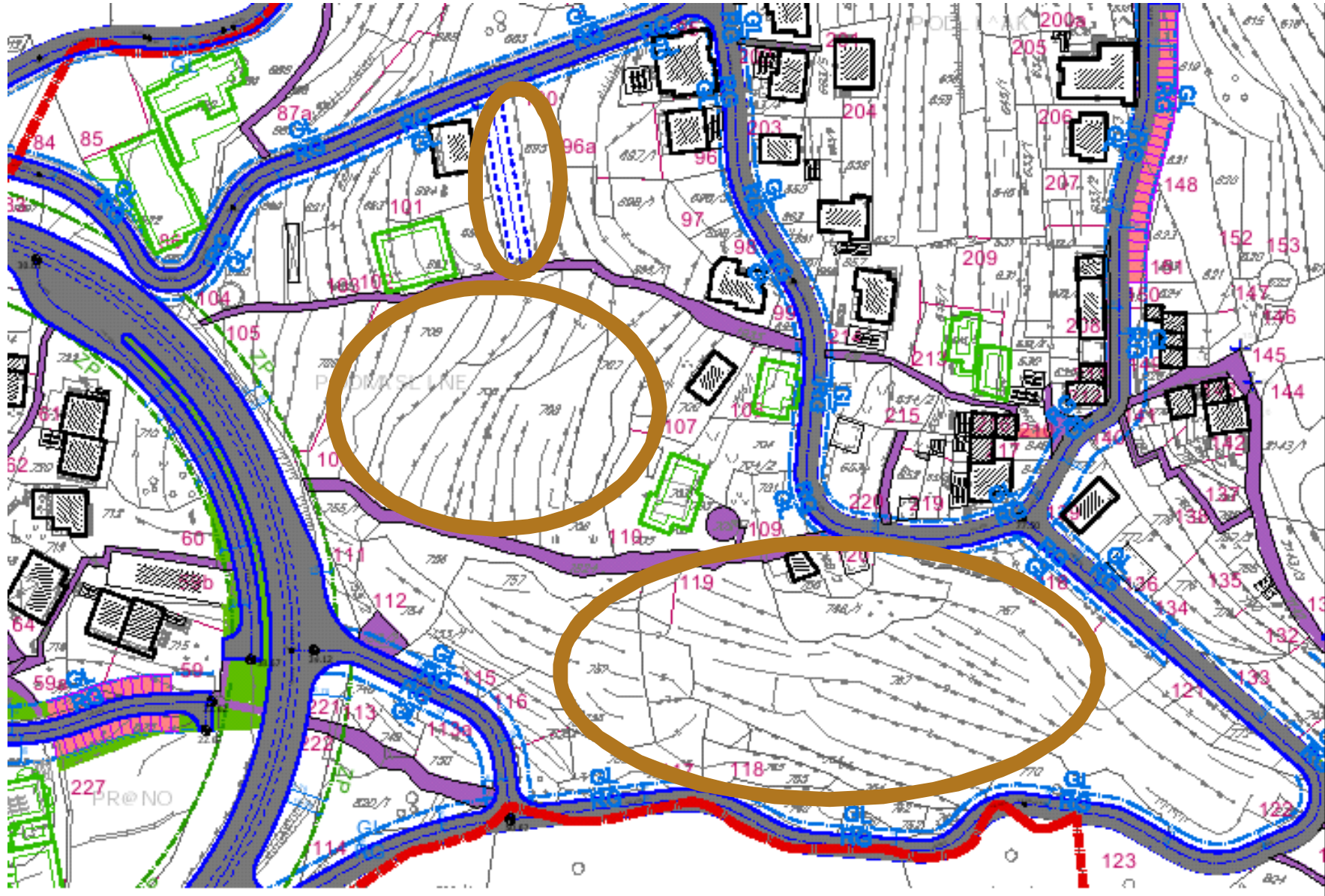
# ROYAL GARDEN – SITE PHOTO



# ROYAL GARDEN – LOCATION



<http://www.opstinabudva.com/dupprzn.htm>





# ROYAL GARDEN – PLOT DETAILS



Project consists of three plots:

Plot	Land Area sqm	Concept	Total Gross Area under concept sq2	Floor Levels
100	1019	2 Town Houses / Villas	900	B + GF + 1 F
106	5332	10 Town Houses / Villas	6000	B + GF + 2 F
119	8033	19 Town Houses / Villas	8720	B + GF + 2 F
<b>Total</b>	<b>14,384 sqm</b>	<b>31 Town Houses / Villas</b>	<b>15620</b>	

# ROYAL GARDEN



Draft version of architectural - urbanistic solutions



# ROYAL GARDEN – Concept Details



**The Detail Urban Plan permits tourist- residential development, some of the suggestions are:**

- ❖ Separate private entrance for each plot and villa with covered or underground parking
- ❖ Spa, café and shop located at entrance to villa resort
- ❖ Architectural design enhances the panoramic views using a lot of glass while still maintaining some of the traditional elements of Montenegrin and Mediterranean architecture





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[www.royalgarden.hecmontenegro.com](http://www.royalgarden.hecmontenegro.com)