



EDEN  
Montenegro

*Tivat*





# Why Montenegro?

Montenegro strikes the eyes of investors in terms of its enchanting nature, long-term growing economy, and last but not least its tourism. The country is constantly growing and it takes the lead with regards to the most developing countries in Europe. The tourism plan for the present decade involves the further improvement of this potential.





# Why Montenegro?

Tourism in Montenegro has increased widely in recent years, as the country gained more attraction for the wealthiest individuals, who are concerned with elite destination of exclusive marinas, top-luxury yacht resorts, and shops in Porto Montenegro, Lustica Bay, Portonovi, and so on. In the season, these ports are heaven for superyachts





# Why Tivat?

The major investments are extending mainly on the coastline of Montenegro. Alongside its stunning panorama, where mountains meet the breathtaking Boka Bay, it has also become a popular yachting destination.

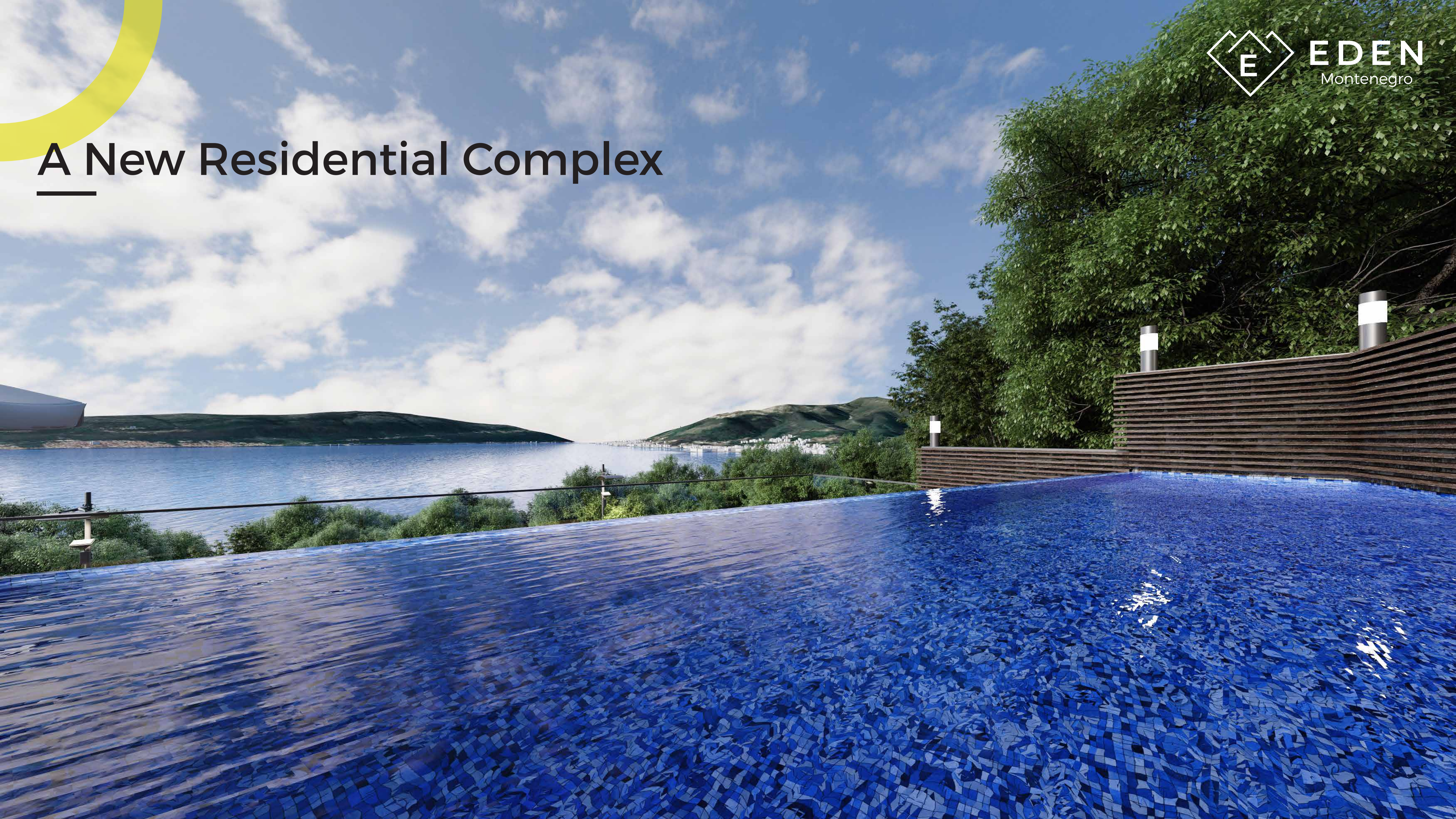


# Your EDEN at lovely Tivat





# A New Residential Complex







# The Logic of the Project

28 unique houses designed with a perfect synthesis of wood, glass, and natural stones, varying in size between 36 m<sup>2</sup> and 150 m<sup>2</sup>. Using in nature the architectural concept, breath-taking terraces commanding the marvelous views, and private pools are designed to keep each home invisible to the others with respect to nature. In order to create a serene atmosphere car parks are located underground to the recent disruption of the landscape above. For convenience owners also have access to a concierge service.









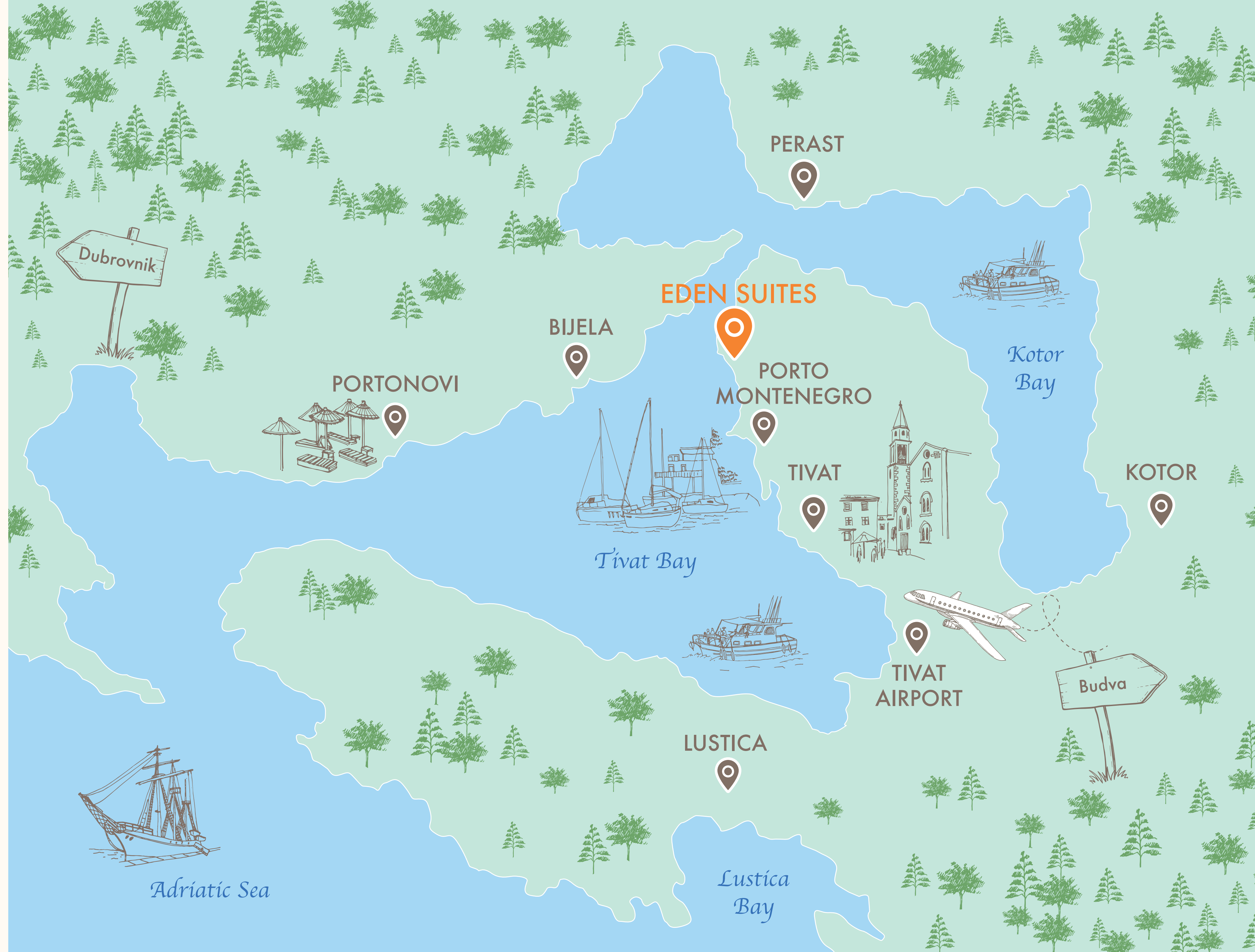
# New Life in Montenegro





# Map

- 📍 Eden Suites:  
42°26'51.3"N 18°41'10.8"E  
CMXP+2G Donja Lastva,  
Montenegro
- 📍 Porto Montenegro - 3 km
- 📍 Tivat Airport - 6 km
- 📍 Bijela - 7 km
- 📍 Portonovi - 11 km
- 📍 Kotor - 13 km
- 📍 Budva - 26 km
- 📍 Lustica - 30 km
- 📍 Dubrovnik - 32 km
- 📍 Dubrovnik Airport - 46 km





# Montenegro Beach

The amazing climate with mountain sea air, the lush vegetation of the coastal mountains, the warm azure sea create ideal conditions for recreation and attract tourists from many countries. It has 117 beaches along 293 kilometers of coastline that is lined with ancient walled towns.

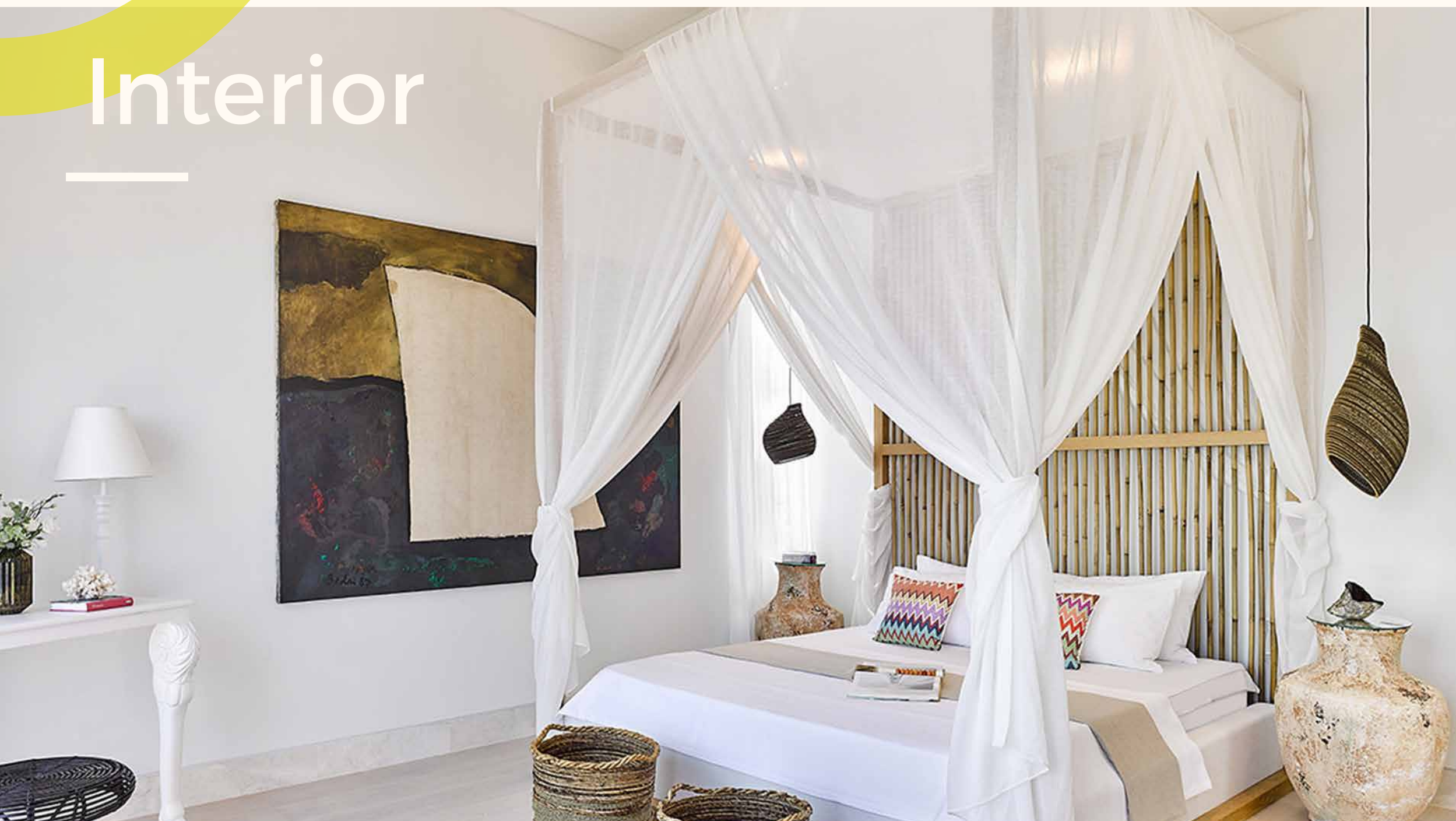


# Porto Montenegro

Porto Montenegro Marina, or as some would refer to it just Marina Montenegro is considered to be one of the best marinas in the Mediterranean. Many passionate boat owners and captains decided to choose our berthing & mooring options due to the advantages of our services and marina location itself.



# Interior







Interior



EDEN  
Montenegro





## Montenegro Beach & Porto



## Gastronomy



## Nature



## Night Life

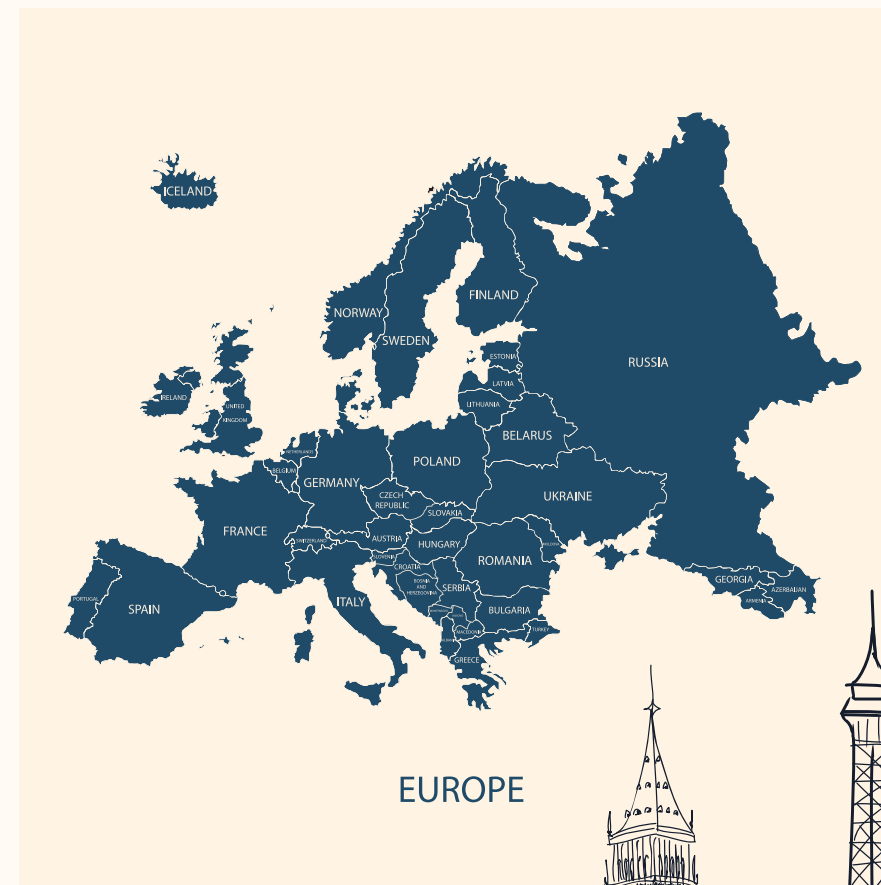


# Life in Montenegro

Located in the center of Europe, Montenegro will succeed in attracting you from many perspectives; such as its spectacular nature surrounded by the Adriatic sea and majestic mountains, perfect Mediterranean climate, friendly and welcoming culture, great cuisine, and so on.

Here, tranquility and adventure go hand in hand. You can delight in the pleasant sun and mild weather in the Boka Bay across the picturesque stone houses, you can enjoy a glass of local wine, while watching the fancy atmosphere around Porto Montenegro, you can be fascinated by the wild beauty of Northern Montenegro and climb in one of the oldest virgin forests in Europe or you can explore Durmitor National Park together with Tara River Canyon, which is under UNESCO's protection and stated as a world heritage site. This glamorous country is yet still not so much discovered and one of the hidden beauties of Europe.





# Home in Montenegro means Home in the EU

This lovely country has been expected to join the EU in the nearest future. Already completed 32 chapters. 33rd and the last chapter has opened for negotiations between the EU and Montenegro in June 2020. Montenegro is on the way to European Union As far as Montenegro as the EU accession country is concerned, its strategic goal is to achieve full membership in the European Union.

Full membership in the European Union implies full integration of the Montenegrin market in the EU internal market, which today consists of 28 Member States markets. Montenegro applied for EU membership in December 2008, and its stabilization and Association Agreement, the legal foundation for relations with the EU, entered into force in 2010. In 2012, Montenegro became the first country from the six current Western Balkan candidates and potential candidates for EU membership to start accession negotiations with the EU.



# Apartment Plans

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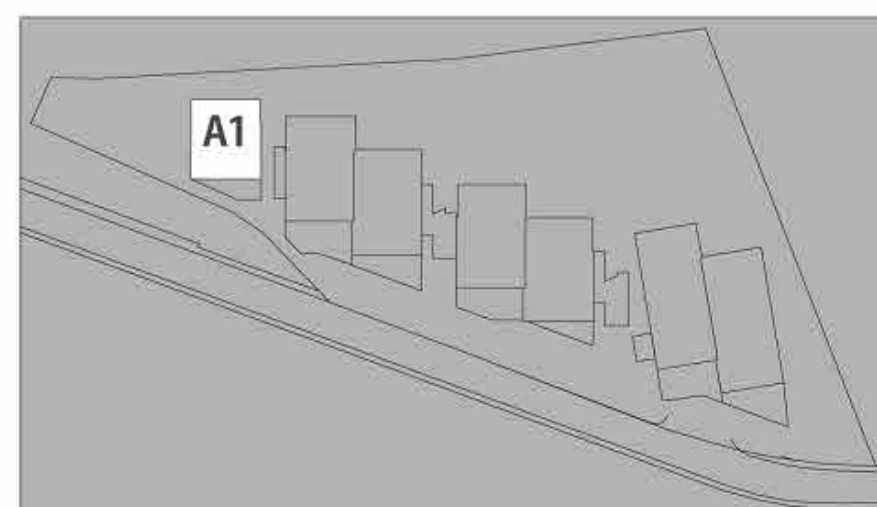




### **A1 HAUSING** **53,65 m2**

Living room & kitchen : 23,75 m2  
 Bedroom : 16,65 m2  
 Bathroom & toilet : 4,0 m2  
 Terrace : 9,25 m2

Total : 44,40 m2  
 Total with terrace : 53,65 m2



0.00m

Key Plan



### **A2 HAUSING** **61,30 m2**

Living room & kitchen : 18,00 m2  
 Bedroom : 7,35 m2  
 Bathroom & toilet : 3,40 m2  
 Bedroom : 11,80 m2  
 Bathroom & toilet : 3,35 m2  
 Terrace : 17,40 m2

Total : 43,90 m2  
 Total with terrace : 61,30 m2



+3.00m

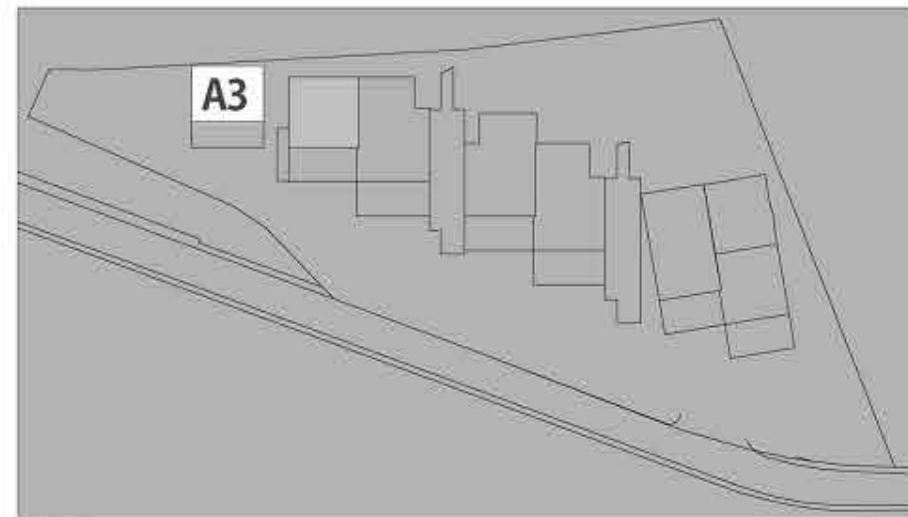
Key Plan





**A3 HAUSING 46,40 m2**

Living room & kitchen :	16,75 m2
Bedroom :	8,35 m2
Bathroom & toilet :	3,90 m2
Terrace :	17,40 m2
Total :	29,00 m2
Total with terrace :	46,40 m2



Key Plan



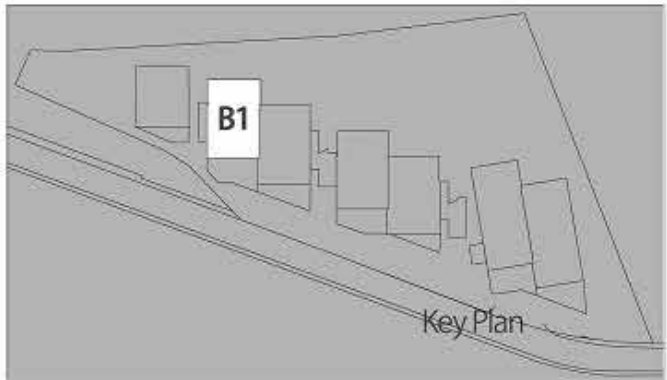
**B1 HAUSING 122,35 m2**

Living room & kitchen :	30,75 m2
Bathroom & toilet :	4,55 m2
Hall :	10,30 m2
Bedroom 1 :	21,30 m2
Bedroom 2 :	23,80 m2
Bathroom & toilet :	10,15 m2
Terrace :	21,50 m2
Total :	100,85 m2
Total with terrace :	122,35 m2



**B1A HAUSING 18,70 m2**

Living room & kitchen :	13,90 m2
Bathroom & toilet :	4,80 m2
Total :	18,70 m2



Key Plan



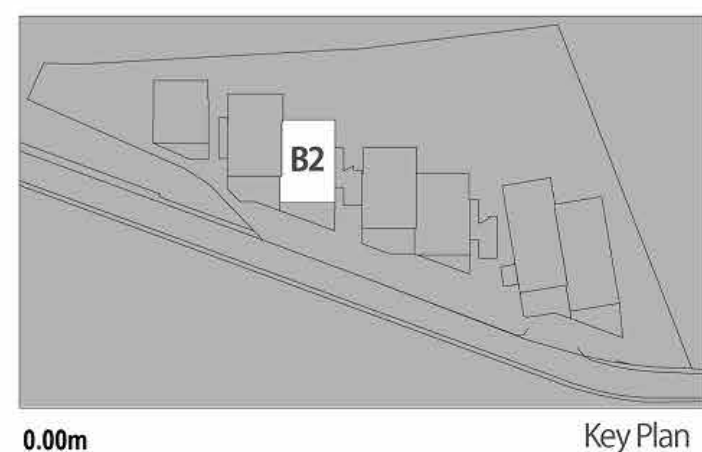


B2 HAUSING

138,80 m2

Living room & kitchen :	31,05 m2
Bedroom	: 14,05 m2
Bathroom & toilet	: 4,80 m2
Bathroom & toilet	: 4,80 m2
Hall	: 10,60 m2
Bedroom 1	: 17,70 m2
Bathroom & toilet	: 4,80 m2
Bedroom 2	: 20,70 m2
Bathroom & toilet	: 14,35 m2
Terrace	: 15,95 m2

Total	: 122,85 m2
Total with terrace	: 138,80 m2



C1 HAUSING

155,10 m2

Living room & kitchen :	30,75 m2
Bedroom	: 14,05 m2
Bathroom & toilet	: 4,80 m2
Bathroom & toilet	: 4,80 m2
Hall	: 10,65 m2
Bedroom 1	: 19,25 m2
Bedroom 2	: 22,50 m2
Room	: 19,60 m2
Bathroom & toilet	: 10,10 m2
Terrace	: 18,60 m2

Total	: 136,50 m2
Total with terrace	: 155,10 m2



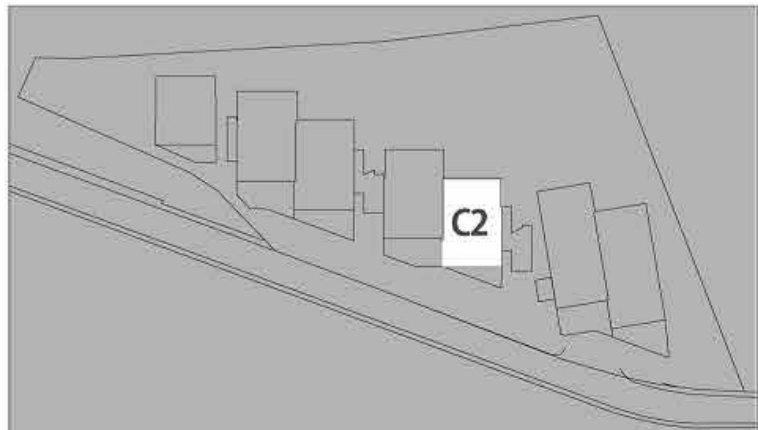




C2 HAUSING 123,20 m2

Living room & kitchen :	30,90 m2
Bedroom	: 14,45 m2
Bathroom & toilet	: 4,80 m2
Bathroom & toilet	: 5,00 m2
Hall	: 10,60 m2
Bedroom 1	: 13,00 m2
Bathroom & toilet	: 4,80 m2
Bedroom 2	: 17,50 m2
Bathroom & toilet	: 14,45 m2
Terrace	: 7,70 m2

Total	: 115,50 m2
Total with terrace	: 123,20 m2



Key Plan



D1 HAUSING 126,95 m2

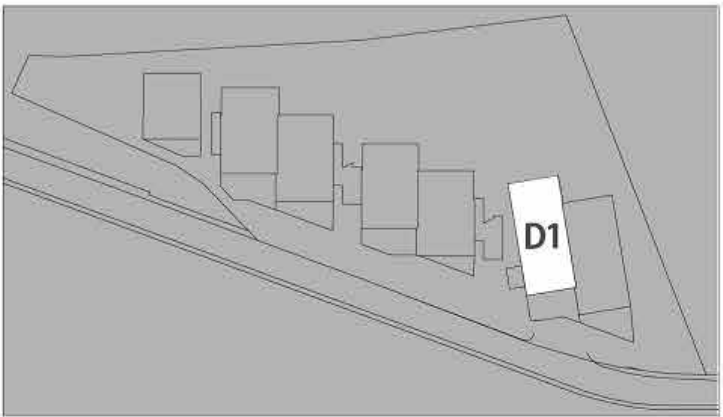
Living room & kitchen :	26,30 m2
Bathroom & toilet	: 4,80 m2
Bedroom	: 17,00 m2
Hall	: 12,45 m2
Bedroom 1	: 17,60 m2
Bedroom 2	: 18,85 m2
Bathroom & toilet	: 10,35 m2
Terrace	: 19,60 m2

Total	: 107,35 m2
Total with terrace	: 126,95 m2

D1A HAUSING 16,80 m2

Living room & kitchen :	12,20 m2
Bathroom & toilet	: 4,60 m2

Total	: 16,80 m2
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Key Plan





D2 HAUSING

126,40 m2

Living room & kitchen :	25,95 m2
Bathroom & toilet :	4,80 m2
Bedroom :	17,45 m2
Hall :	10,60 m2
Bedroom 1 :	16,00 m2
Bathroom & toilet :	4,95 m2
Bedroom 2 :	18,10 m2
Bathroom & toilet :	12,15 m2
Terrace :	16,40 m2

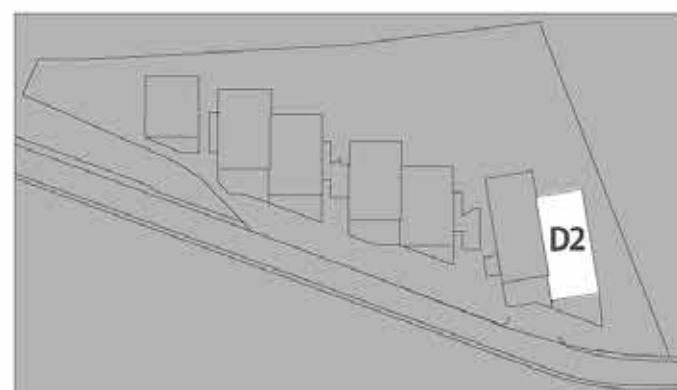
Total :	110,00 m2
Total with terrace :	126,40 m2

D2A HAUSING

16,65 m2

Living room & kitchen :	11,90 m2
Bathroom & toilet :	4,75 m2

Total :	16,65 m2
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0.00m

Key Plan

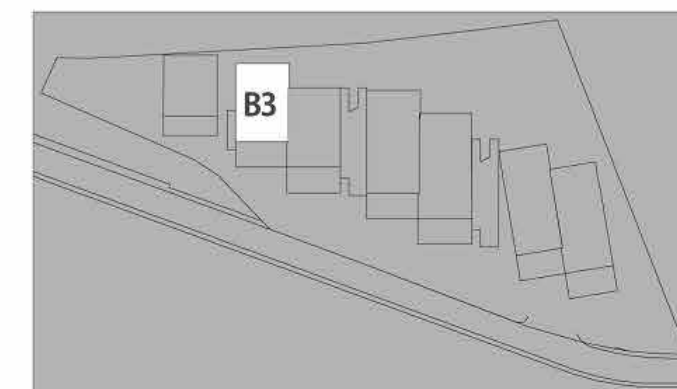


B3 HAUSING

78,52 m2

Living room & kitchen :	25,09 m2
Bedroom :	9,67 m2
Bathroom & toilet :	3,90 m2
Bedroom :	13,64 m2
Bathroom & toilet :	4,60 m2
Terrace :	21,62 m2

Total :	56,90 m2
Total with terrace :	78,52 m2



+3.00m

Key Plan





**B4 HAUSING**

79,52 m2

- Living room & kitchen :

24,23 m2
- Bedroom :

9,60 m2
- Bathroom & toilet :

3,70 m2
- Bedroom :

14,27 m2
- Bathroom & toilet :

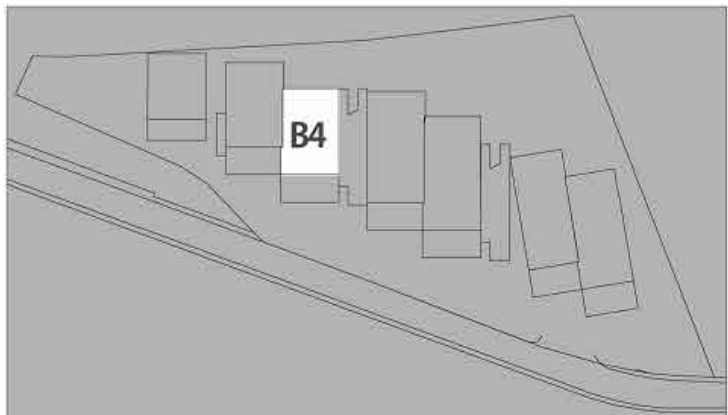
4,78 m2
- Terrace :

22,94 m2

- Total :

56,58 m2
- Total with terrace :

79,52 m2



+3.00m

Key Plan



**C3 HAUSING**

97,32 m2

- Living room & kitchen :

38,60 m2
- Bedroom :

7,06 m2
- Bathroom & toilet :

3,55 m2
- Bedroom :

9,83 m2
- Bedroom :

12,63 m2
- Bathroom & toilet :

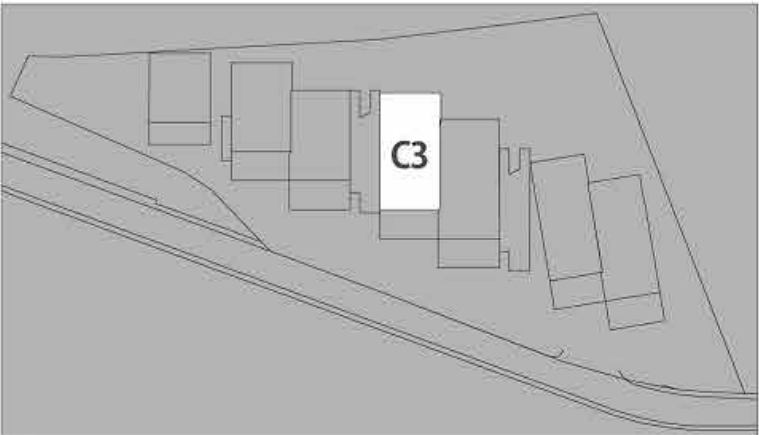
4,00 m2
- Terrace :

21,65 m2

- Total :

75,67 m2
- Total with terrace :

97,32 m2



+3.00m

Key Plan

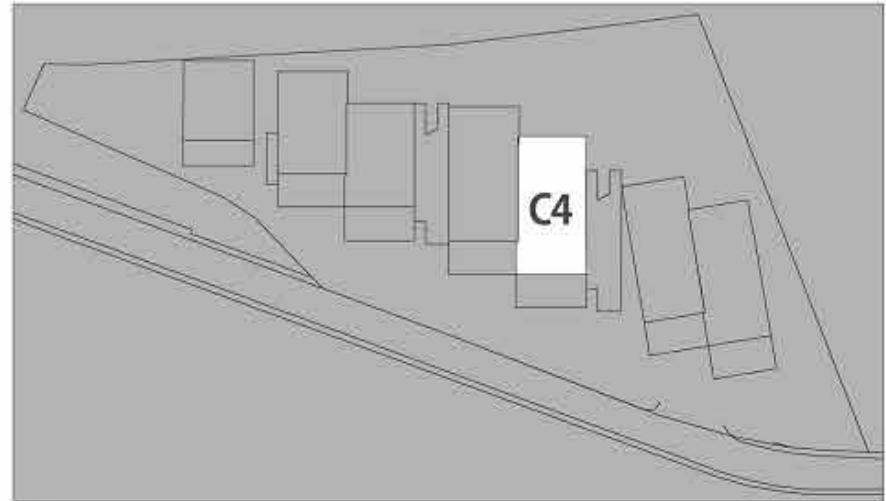




**C4 HAUSING**

100,80 m2

Living room & kitchen :	39,30 m2
Bedroom :	6,95 m2
Bathroom & toilet :	3.75 m2
Bedroom :	9,10 m2
Bedroom :	14,80 m2
Bathroom & toilet :	4.00 m2
Terrace :	22,95 m2
<b>Total :</b>	<b>77,85 m2</b>
<b>Total with terrace :</b>	<b>100,80 m2</b>



+3.00m

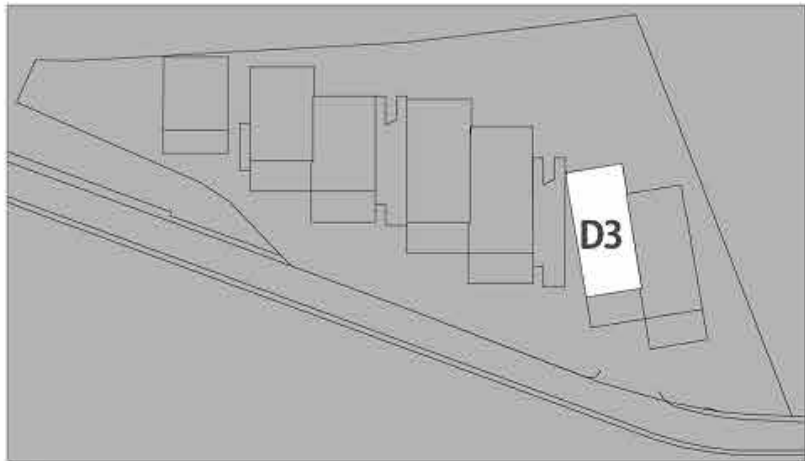
Key Plan



**D3 HAUSING**

89,30 m2

Living room & kitchen :	33,40 m2
Bedroom :	7,30 m2
Bathroom & toilet :	3.90 m2
Bedroom :	8,20 m2
Bedroom :	12,55 m2
Bathroom & toilet :	4.65 m2
Terrace :	19,30 m2
<b>Total :</b>	<b>70,00 m2</b>
<b>Total with terrace :</b>	<b>89,30 m2</b>



+3.00m

Key Plan





**D4 HAUSING 89,85 m2**

Living room & kitchen :	34,85 m2
Bedroom :	5,10 m2
Bathroom & toilet :	3.90 m2
Bedroom :	8,20 m2
Bedroom :	12,55 m2
Bathroom & toilet :	4.60 m2
Terrace :	20,65 m2
Total :	69,20 m2
Total with terrace :	89,85 m2



**B5 HAUSING 59,05 m2**

Living room & kitchen :	24,35 m2
Bedroom :	9,15 m2
Bathroom & toilet :	3,90 m2
Terrace :	21,65 m2
Total :	37,40 m2
Total with terrace :	59,05 m2



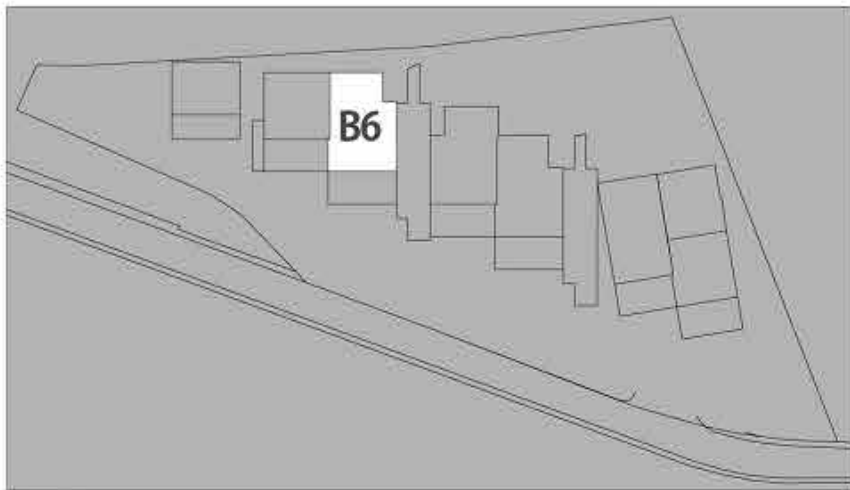




**B6 HAUSING** **75,10 m2**

Living room & kitchen : 25,05m2  
Bedroom 1 : 9,70 m2  
Bedroom 2 : 13,50 m2  
Bathroom & toilet : 3.90 m2  
Terrace : 22.95 m2

Total : 52,15 m2  
Total with terrace : 75,10 m2



+6.00m

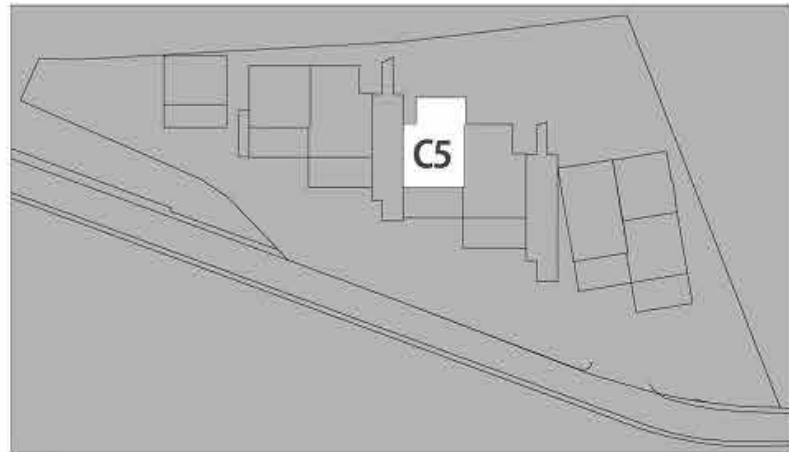
Key Plan



**C5 HAUSING** **74,20 m2**

Living room & kitchen : 24,70 m2  
Bedroom 1 : 10,15 m2  
Bedroom 2 : 13,80 m2  
Bathroom & toilet : 3.90 m2  
Terrace : 21,65 m2

Total : 52,55 m2  
Total with terrace : 74,20 m2



+6.00m

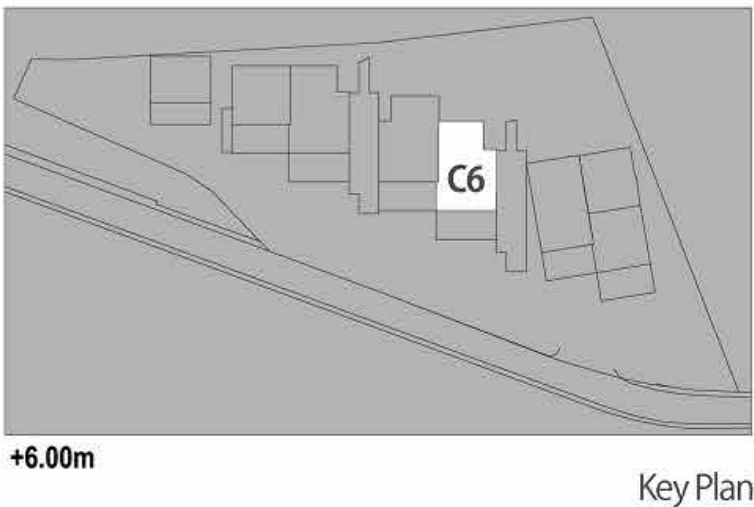
Key Plan





**C6 HAUSING**
**77,15 m2**

Living room & kitchen	: 24,60 m2
Bedroom 1	: 10,40 m2
Bedroom 2	: 15,30 m2
Bathroom & toilet	: 3.90 m2
Terrace	: 22.95 m2
<b>Total</b>	<b>: 54,20 m2</b>
<b>Total with terrace</b>	<b>: 77,15 m2</b>



Key Plan



**D5 HAUSING**
**71,20 m2**

Living room & kitchen	: 31,45 m2
Bedroom 1	: 7,85 m2
Bedroom 2	: 7,90 m2
Bathroom & toilet	: 4,70 m2
Terrace	: 19,30 m2
<b>Total</b>	<b>: 51,90 m2</b>
<b>Total with terrace</b>	<b>: 71,20 m2</b>



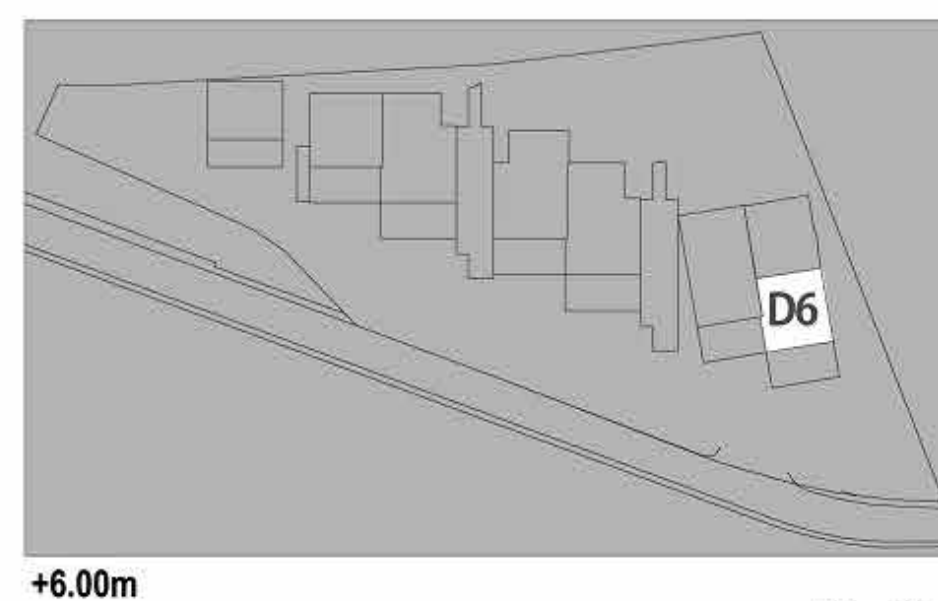
Key Plan





### **D6 HAUSING** **54,85 m2**

Living room & kitchen : 21,65 m2  
 Bedroom : 8,65 m2  
 Bathroom & toilet : 3,90 m2  
 Terrace : 20,65 m2  
  
 Total : 34,20 m2  
 Total with terrace : 54,85 m2

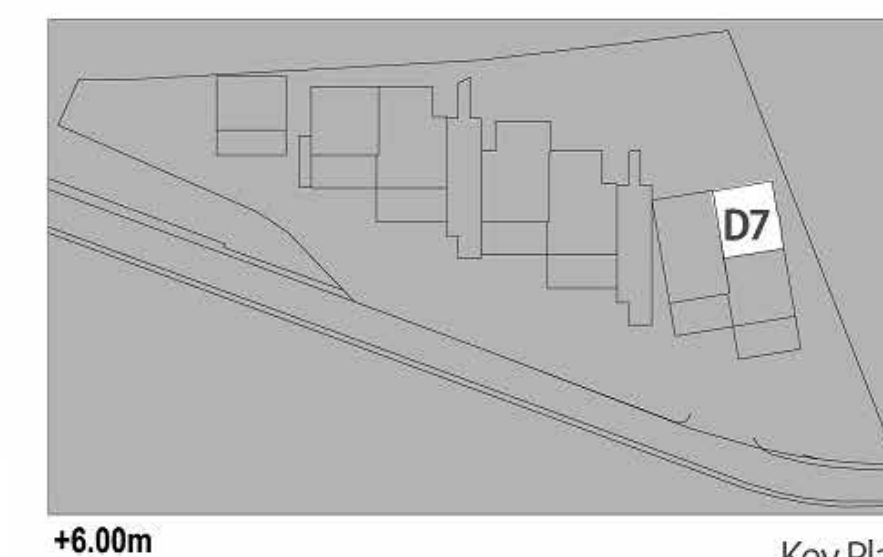


Key Plan



### **D7 HAUSING** **34,60 m2**

Living room & kitchen : 20,60 m2  
 Bedroom : 9,60 m2  
 Bathroom & toilet : 4,40 m2  
  
 Total : 34,60 m2



Key Plan

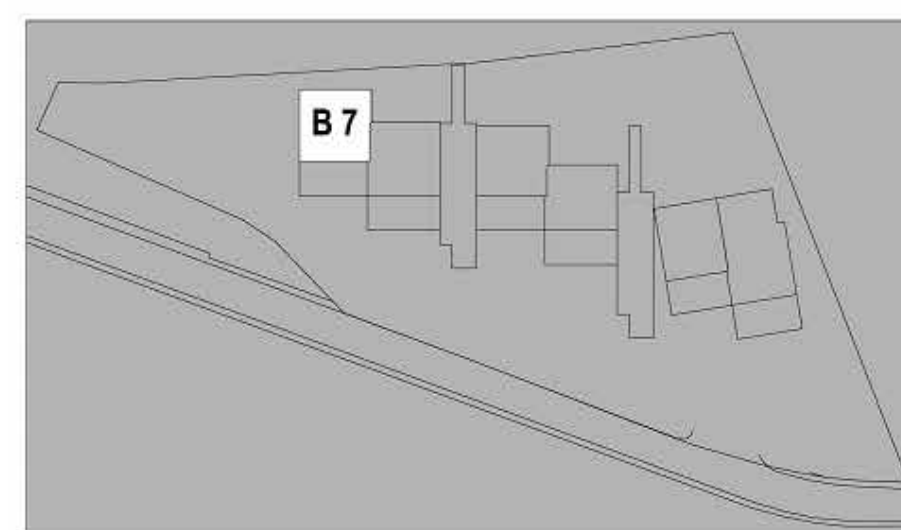




### **B7 HAUSING 51,00 m2**

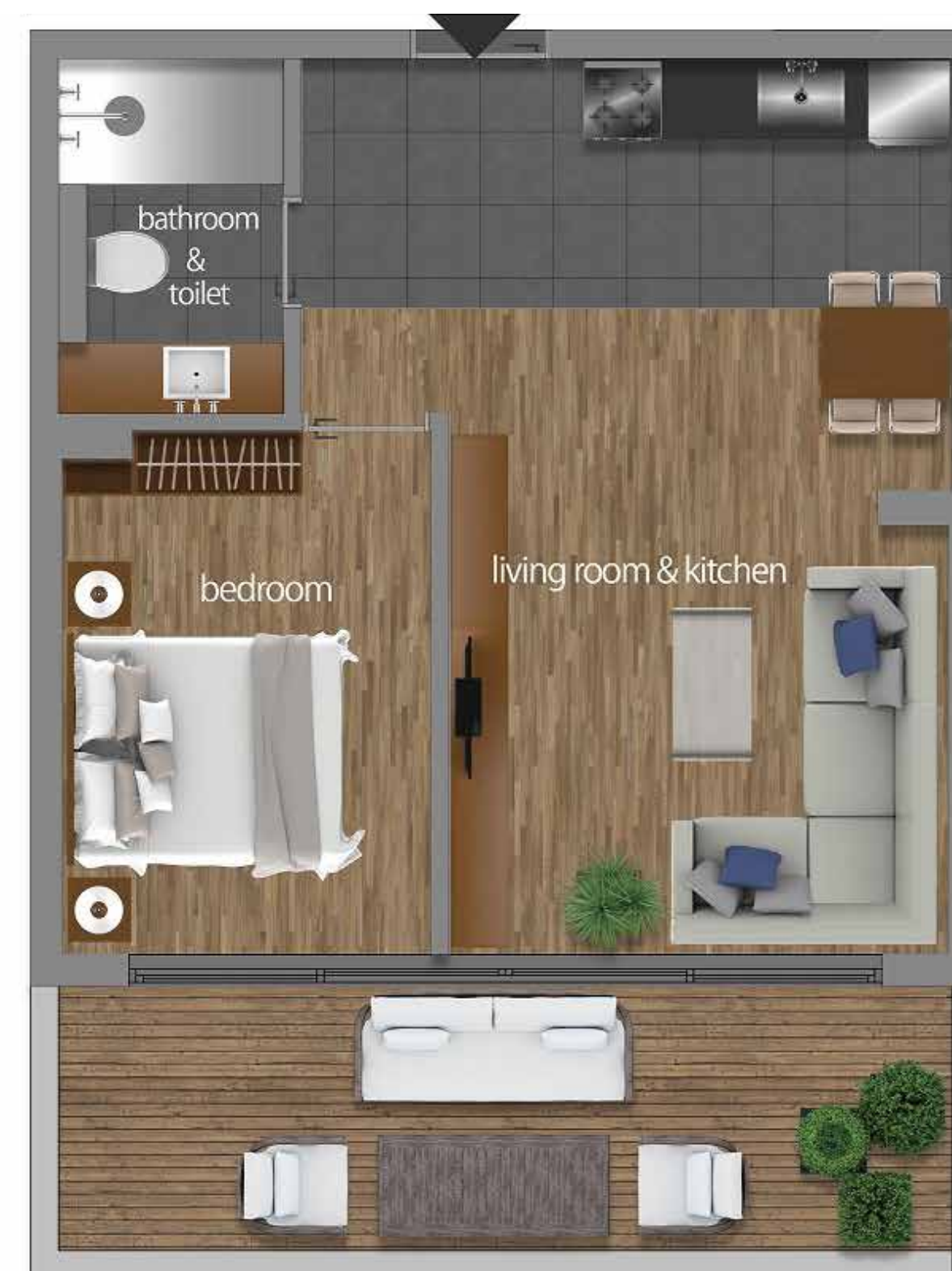
Living room & kitchen : 24,60 m2  
 Bedroom : 9,30 m2  
 Bathroom & toilet : 4,00 m2  
 Terrace : 13,10 m2

Total : 37,90 m2  
 Total with terrace : 51,00 m2



+9.00m

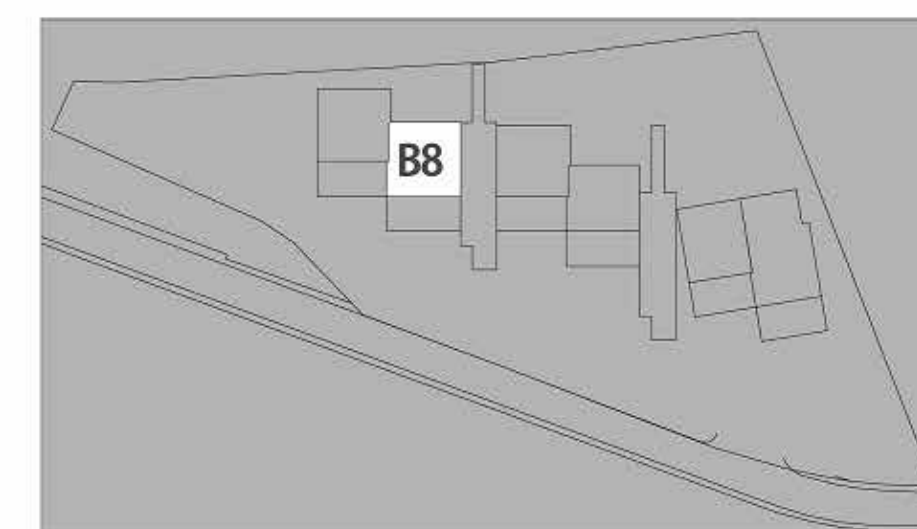
Key Plan



### **B8 HAUSING 51,00 m2**

Living room & kitchen : 25,00 m2  
 Bedroom : 9,60 m2  
 Bathroom & toilet : 3,90 m2  
 Terrace : 13,90 m2

Total : 38,50 m2  
 Total with terrace : 52,40 m2



+9.00m

Key Plan

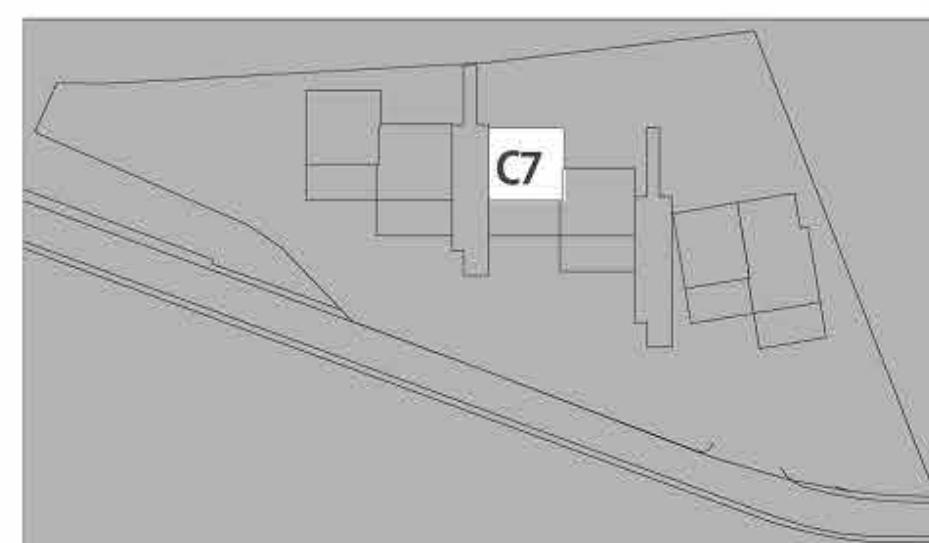




### **C7 HAUSING** **58,45 m2**

Living room & kitchen : 24,20 m2  
 Bedroom : 8,60 m2  
 Bathroom & toilet : 4,00 m2  
 Terrace : 21,65 m2

Total : 36,80 m2  
 Total with terrace : 58,45 m2



+9.00m

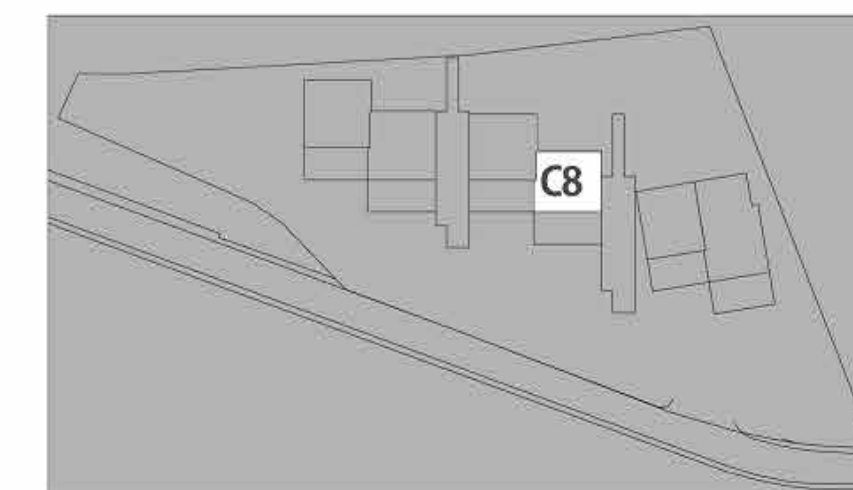
Key Plan



### **C8 HAUSING** **56,80 m2**

Living room & kitchen : 22,10 m2  
 Bedroom : 8,15 m2  
 Bathroom & toilet : 3,60 m2  
 Terrace : 22,95 m2

Total : 33,85 m2  
 Total with terrace : 56,80 m2



+9.00m

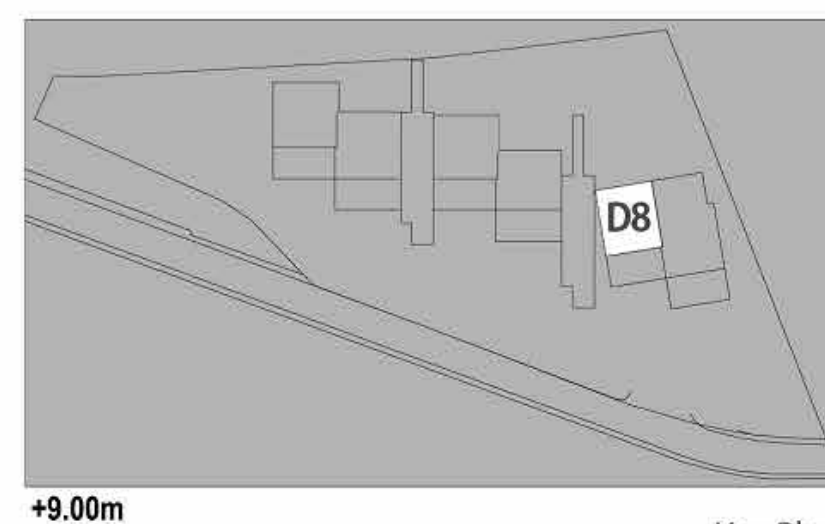
Key Plan





### **D8 HAUSING** **53,90 m2**

Living room & kitchen :	21,30 m2
Bedroom :	9,55 m2
Bathroom & toilet :	3,75 m2
Terrace :	19,30 m2
<b>Total :</b>	<b>34,60 m2</b>
<b>Total with terrace :</b>	<b>53,90 m2</b>



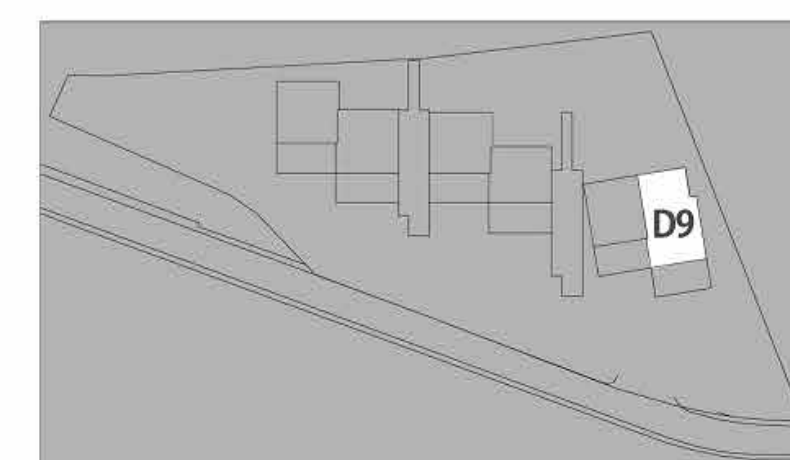
+9.00m

Key Plan



### **D9 HAUSING** **70,45 m2**

Living room & kitchen :	21,35 m2
Bedroom 1 :	12,20 m2
Bedroom 2 :	12,80 m2
Bathroom & toilet :	3,45 m2
Terrace :	20,65 m2
<b>Total :</b>	<b>49,80 m2</b>
<b>Total with terrace :</b>	<b>70,45 m2</b>



+9.00m

Key Plan