



Proposal for Sale of residential property in Montenegro

August 2007

What is on offer

- **Villa Bellavista** is a detached house in a picturesque village of Gosici, Lustica Peninsula (Tivat municipality, Boka Bay).
- The house comprises 2 recently renovated apartments, both with private entrances.
- This house is an ideal second home providing a great investment opportunity. It can also hold a perfect rental potential.
- The house is connected to Tivat water mains and has a 3000 litres tank, as well as a septic tank. It has mains electricity supply and a telephone line.
- Villa Bellavista comprises 94 sq m (1100 sq ft) of living space, with around 70 sq m (750 sq ft) of terraces providing lots of room for sunbathing, al fresco meals and enjoying the enchanting views of the bay, the mountains and nearby olive groves.
- Target price: EUR 215,000

Property highlights

- The plot covers 328 sq m (3500 sq ft) and includes a parking space within the stone walled plot. A scenic road leads right up to the gate.
- The first floor is comprises a two bedroom apartment covering 54sq m (580 sq ft) of living space with 35 sq m (375 sq ft) of terraces.
- The ground floor comprises a one bedroom apartment covering 40 sq m (430 sq ft) of living space, also with 35 sq m (375 sq ft) of terraces.
- Both apartments have new kitchens, fully equipped bathrooms and air conditioning.
- The bedrooms have high quality new parquet flooring, all other areas have tile flooring. The stairs and the ground floor terrace are paved in local stone.
- The house has been renovated to a high standard and is ready for immediate occupancy.
- The surrounding land has been prepared for possible extension. An extension to the ground floor could extend the area of living space to 120 sq m (1290 sq ft).
- The garden is covered in beautiful field flowers and trees. It also has its own almond, fig, olive vines and a pine tree.

Location

- The setting is rural offering privacy, with two beaches in close proximity and more a little further away.
- Blue Horizons, one of the most beautiful sandy beaches on the Montenegrin coast, is a 5 minute drive away.
- The nearest walking distance beach is in the old, atmospheric village of Bjelila, only a 15 minute walk away.
- Other local amenities include one of the best sea-food restaurants in Montenegro (Vino Santo).
- The beautiful, historic towns of Kotor, Perast, Budva and other places of interest are all a short drive away.

Location

- Based in Lusticia, Montenegro
- 5 miles from the Tivat airport and 30 miles from the Dubrovnik airport, both just over 2 hours flight from London.
- Easy access to road links around the Bay and to neighbouring countries of Croatia and Bosnia
- Lustica Peninsula is and has been one of the world's property hotspots over the last two years.



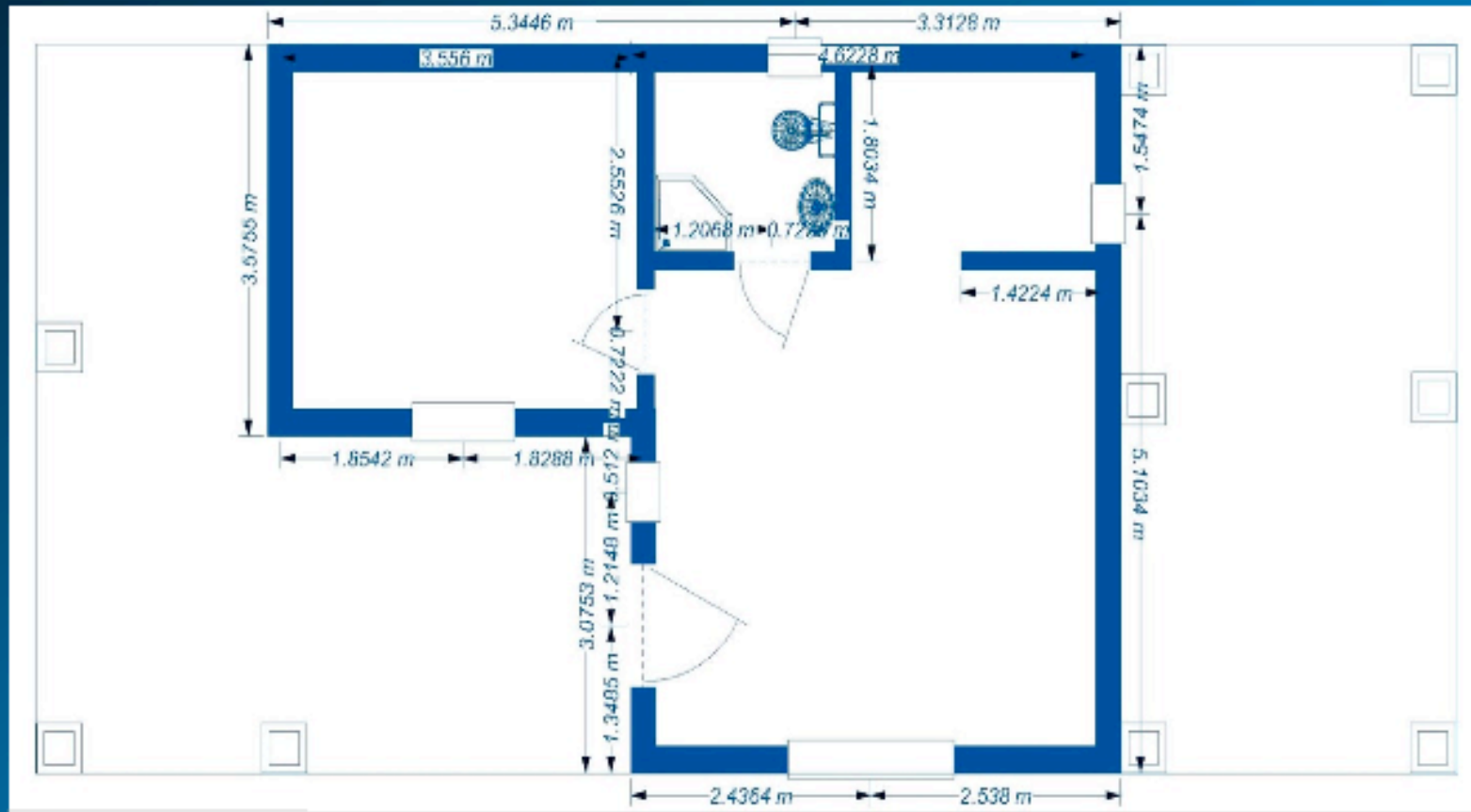
Location

Dubrovnik

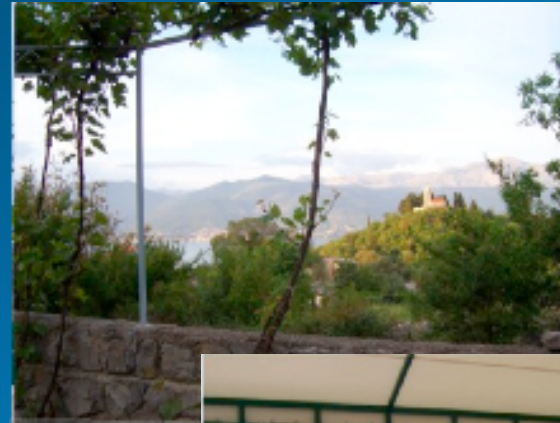
Lustica



Floor Plans - Lower Level



Images - Exterior



Images - Interior



Images - Interior



Images - Surrounding



Benefits

- The spotlight is well and truly on Montenegro. From James Bond and 'Casino Royale' to property investment shows, and touted as one of the top hotspots in Europe to holiday both summer and winter.
- The famous 19th century romantic poet, Lord Byron said of Montenegro, "At the birth of our planet, the most beautiful encounter between the land and the sea must have happened at the coast of Montenegro".
- There is 240 days of sunshine per annum, deep blue sea, crystal clear rivers, mountains, great for skiing and hiking, dense protected forests, lakes brimming with fish.
- Montenegro has a unique charm with its picturesque coastal towns and with the Peninsula's offering vistas that make it an irresistible destination and a fabulous opportunity overseas property investment.
- Montenegro offers 293 km of stunning Adriatic coast line and a Mediterranean climate.
- There is plenty to occupy yourself from historical and cultural sites, to nature and national parks, to sea and water sports to skiing in the winter.

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