



# AH

## ADRIATIC HEIGHTS

MONTENEGRO





# LOCATION

Contrary to the crowded destinations in the Mediterranean, Montenegro is in a central location in Europe and with its calm life opportunity for its investors and for those who want to start a new life.

It can be reached in 1 hour 20 minutes from Istanbul. It is a coastal neighbor to Italy.







# INVESTMENTS IN MONTENEGRO

The pearl of the Adriatic, Montenegro attracts many foreign investors with its nature and historical beauties. Since 2009, over 50 thousand companies have been established in Montenegro which has become the favorite of the world's leading investors, especially from Russia, United States, Canada, Switzerland and the United Arab Emirates.

The investments include many prestigious projects such as Luxury marinas and international schools.



A woman with blonde hair, wearing a straw hat and a floral dress, is seen from behind, looking out over a coastal town in Montenegro. The town is built on a hillside, with a bay and mountains in the background. The image has a blue tint.

# MONTENEGRO AND TOURISM

In Montenegro, where Mediterranean and Balkan cultures meet, the number of tourists staying in 2019 is 2.9 million. In the country, where the number of tourists increases by 10-12% every year, especially the tourism and service sector is looking for investors to take advantage of this opportunity.

Especially Kotor and Tivat are among the most popular places. With the inadequate development of tourism and accommodation areas, real estate is valued every day.



# PROPERTY ACQUISITION AND RESIDENCE PERMIT

It is possible to establish a company in Montenegro in three days, to get a work and residence permit in 21 days. Your family can also benefit from your residence permit.

In Montenegro, which fulfills all the Copenhagen criteria in the legal systems covered by the European Union negotiations, the rights of investors are protected by a solid legal system.





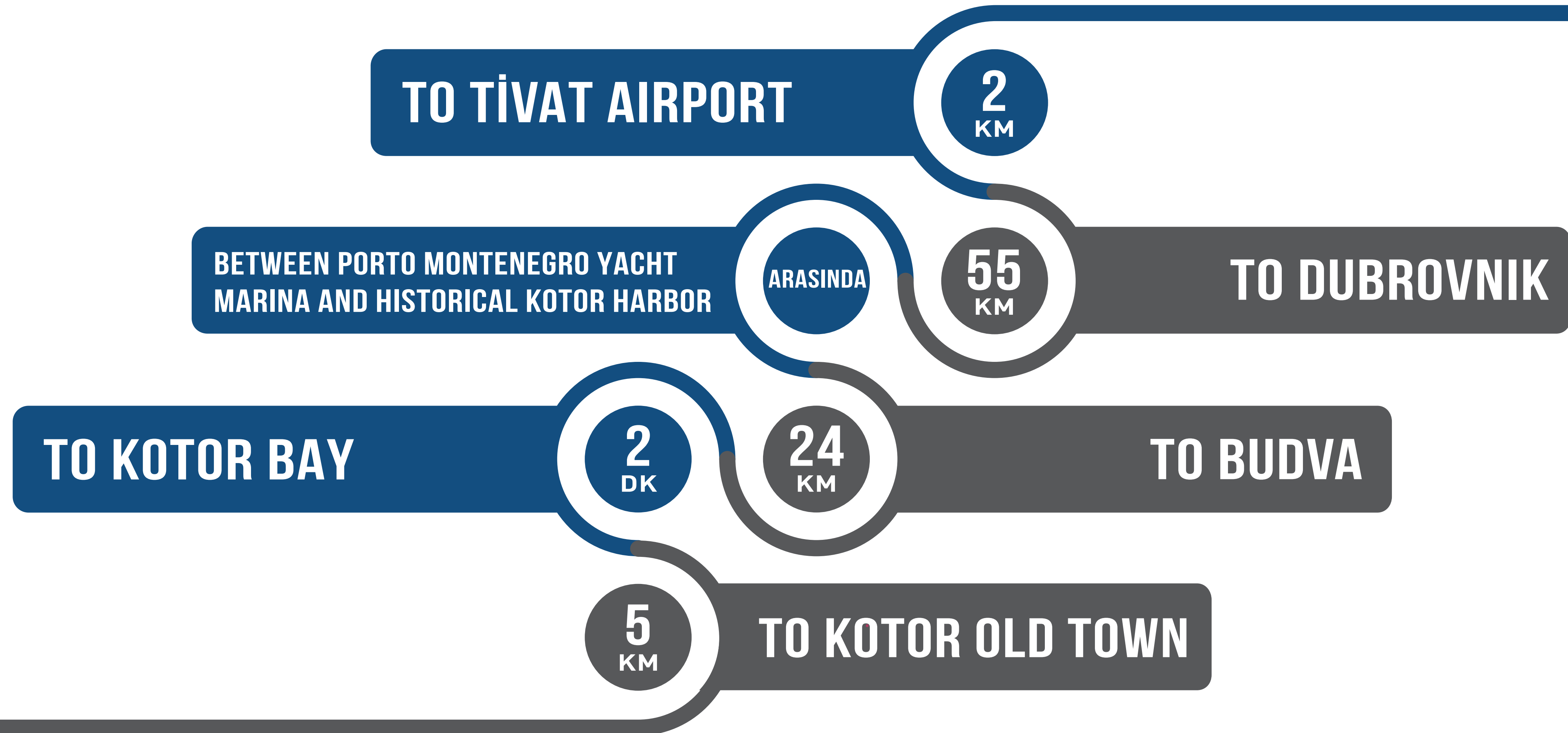
# PROJECT DETAILS



ADRIATIC HEIGHTS  
MONTENEGRO



# LOCATION





# PANAROMIC SUNSET VIEW

**240 SUNNY DAYS A YEAR  
AND MILD CLIMATE**

Due to the location of Adriatic Heights, the view will not be closed in the future







# POOL PLEASURE WITH LANDSCAPE

Carefully positioned pool for you to have a pleasant time with your family and guests



# PRIVATE RECEPTION AND CONCIERGE SERVICE

24/7 reception and  
concierge service



AM  
ALAMATIC HEIGHTS  
MONTENEGRO







# **CLEANING LAUNDRY AND 7/24 TECHNICAL SERVICE**

Cleaning and laundry services  
provided to make your life easier







# 📍 SHUTTLE SERVICE 📍

Free transportation service to  
**Porto Montenegro** and **Kotor Old Town.**





# FLOOR PLANS





1+1



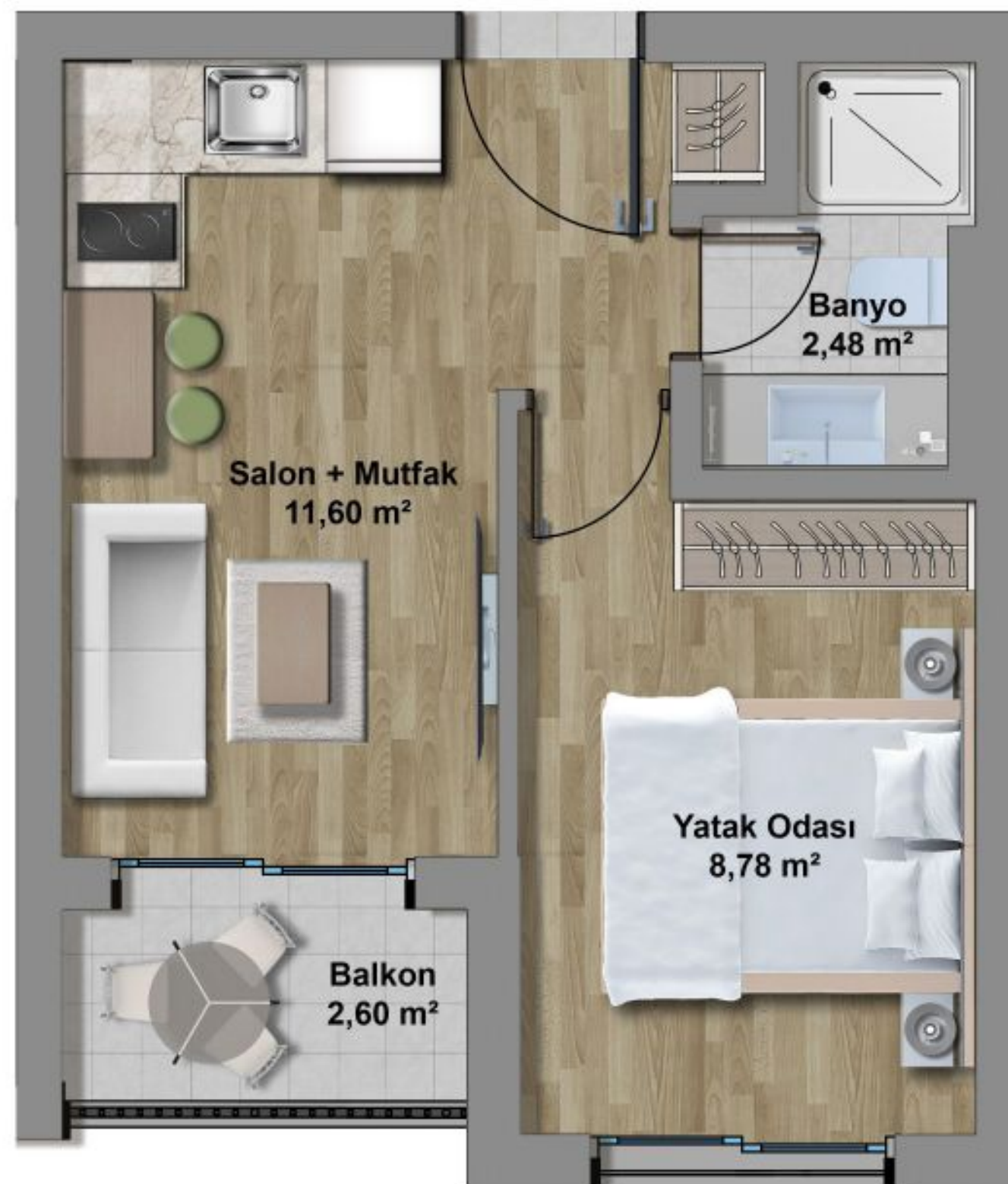
# 1+1 A



L. Room + Kitchen	11,54 m <sup>2</sup>
Bedroom	7,82 m <sup>2</sup>
Bathroom	2,68 m <sup>2</sup>
Balcony	2,64 m <sup>2</sup>
Net Area	24,68 m <sup>2</sup>



# 1+1 B



L. Room + Kitchen	11,60 m <sup>2</sup>
Bedroom	8,78 m <sup>2</sup>
Bathroom	2,48 m <sup>2</sup>
Balcony	2,60 m <sup>2</sup>
Net Area	25,46 m <sup>2</sup>



# 1+1 C



L. Room + Kitchen	11,96 m <sup>2</sup>
Bedroom	8,06 m <sup>2</sup>
Bathroom	2,48 m <sup>2</sup>
Balcony	2,33 m <sup>2</sup>
Net Area	24,83 m <sup>2</sup>



# 1+1 D



L. Room + Kitchen	16,20 m <sup>2</sup>
Bathroom	2,48 m <sup>2</sup>
Net Area	16,68 m <sup>2</sup>

L. Room + Kitchen	16,21 m <sup>2</sup>
Bathroom	2,48 m <sup>2</sup>
Net Area	18,69 m <sup>2</sup>



# 1+1 E



L. Room + Kitchen	13,94 m <sup>2</sup>
Bedroom	8,06 m <sup>2</sup>
Bathroom	2,92 m <sup>2</sup>
Net Area	24,92 m <sup>2</sup>
Terrace + Garden	7,50 m <sup>2</sup>




# 1+1 F



L. Room + Kitchen	22,55 m <sup>2</sup>
Bedroom	11,10 m <sup>2</sup>
Bathroom	4,15 m <sup>2</sup>
Net Area	37,80 m <sup>2</sup>
Terrace + Garden	7,50 m <sup>2</sup>





# STUDIO



# STÜDYO A



L. Room + Kitchen	16,44 m <sup>2</sup>
Bathroom	2,68 m <sup>2</sup>
Net Area	19,12 m <sup>2</sup>



# STÜDYO B



L. Room + Kitchen	16,44 m <sup>2</sup>
Bathroom	2,68 m <sup>2</sup>
Net Area	19,12 m <sup>2</sup>
Terrace + Garden	7,50 m <sup>2</sup>



# STÜDYO C



L. Room + Kitchen	24,56 m <sup>2</sup>
Bathroom	3,60 m <sup>2</sup>
Net Area	28,16 m <sup>2</sup>
Terrace + Garden	5,50 m <sup>2</sup>



# STÜDYO D



L. Room + Kitchen	16,20 m <sup>2</sup>
Bathroom	3,15 m <sup>2</sup>
Cellar	3,55 m <sup>2</sup>
Net Area	22,90 m <sup>2</sup>
Terrace + Garden	5,50 m <sup>2</sup>





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MONTENEGRO

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