

An outdoor terrace with several metal mesh chairs with wooden tops and light-colored cushions. A dark metal railing with a geometric pattern is visible. In the background, there is a clear blue sea, a blue sky, and some greenery. A large potted plant is on the right. A dark teal rectangular box with a white border is centered over the image, containing white text.

# Luxurious Apartment Complex on Sveti Stefan

---

# Montenegro

*The fastest-growing tourist destination*

Montenegro is known globally as one of the fastest-growing tourism destinations. With its stunning landscape and the coastline that stretches for 294 kilometers, connecting Central Europe to Greece, visitors can enjoy breathtaking views of the sea and mountains.

Montenegro has been a member of NATO since 2017 and aims to become EU member by 2025. Additionally to that, it's economy is supported by the stability of the EURO.



As a result of its strong luxury tourism industry and growing real estate market, Montenegro has become an attractive investment destination for those seeking luxury experiences and value.

- Pleasant and warm Mediterranean climate with 240 sunny days
- Diverse beauty, from sandy beaches to mountainous terrain
- Tax friendly ( income/profit tax 9%)
- Easy and straightforward property purchase process
- 2 well connected airports

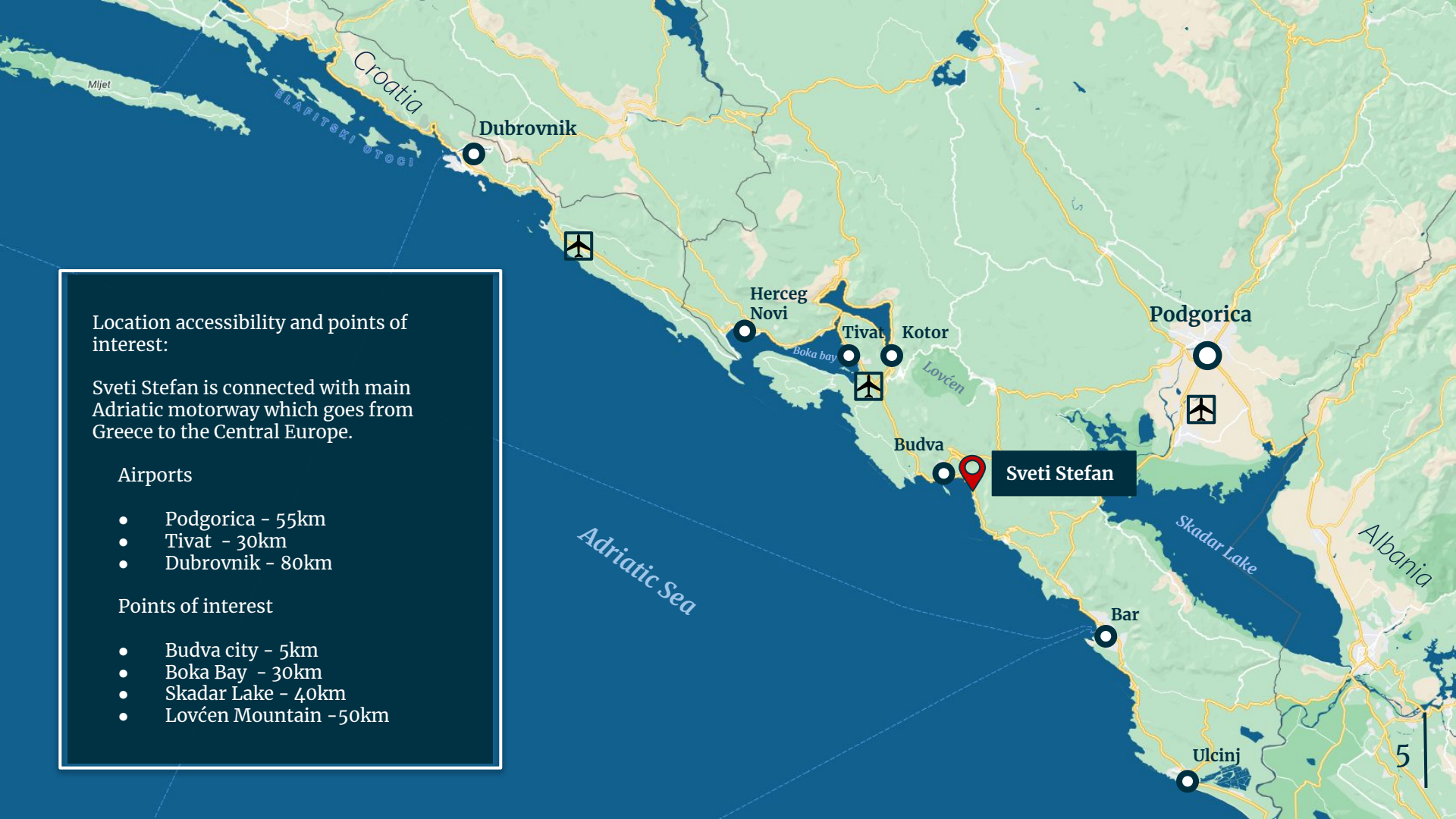
# Investment opportunity



# Sveti Stefan



Sveti Stefan is a charming town located near the popular tourist destination of Budva. The town sits on a rocky peninsula that is connected to the mainland by a narrow strip called “tombolo”. Currently is managed by AMAN and is considered to be the most luxurious resort in Montenegro and the entire Adriatic Sea.



Location accessibility and points of interest:

Sveti Stefan is connected with main Adriatic motorway which goes from Greece to the Central Europe.

#### Airports

- Podgorica - 55km
- Tivat - 30km
- Dubrovnik - 80km

#### Points of interest

- Budva city - 5km
- Boka Bay - 30km
- Skadar Lake - 40km
- Lovćen Mountain - 50km



# Property overview

---

The property is located on the first line to the sea overlooking AMAN Resort.

It occupies an area of 1200m<sup>2</sup>, divided into 4 apartment blocks with 19 modern furnished apartments.

#### Facilities:

- Garage for up to 10 vehicles
- Restaurant on the seafront
- Operational office
- Modern laundry room
- Utility space
- Dedicated staff apartment
- Reception at the entrance
- Private entrance to the beach

Click to see more

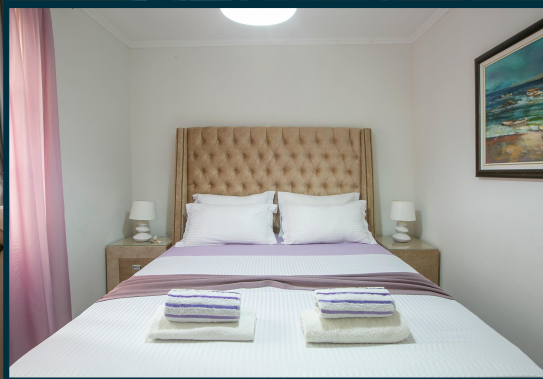
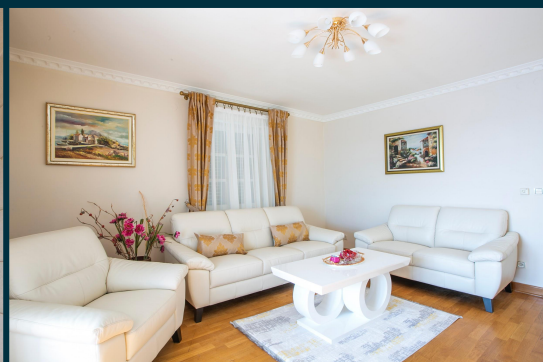


Website



Video





## Block N

Block "N" is the first to the sea and the only block with 4 apartments. All apartments have modern amenities for a comfortable family stay. Living room opens to a terrace with stunning sea view, overlooking Sveti Stefan Island.

See more on website:



Gallery

- Size: 87 m<sup>2</sup>
- Capacity: 6 people
- 3 Rooms
- 2 Bathrooms
- Kitchen | Living & Dining room
- Sea View Terrace
- Fully equipped



## Block F

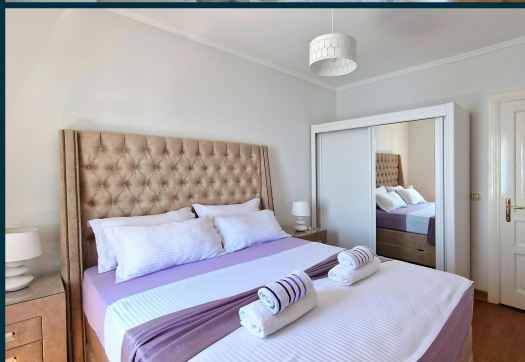
Block “F” consists of 5 vacation apartments with modern amenities for a comfortable family stay. Apartments in the block are very similar to Block “N” except having 4 bedrooms instead of 3.

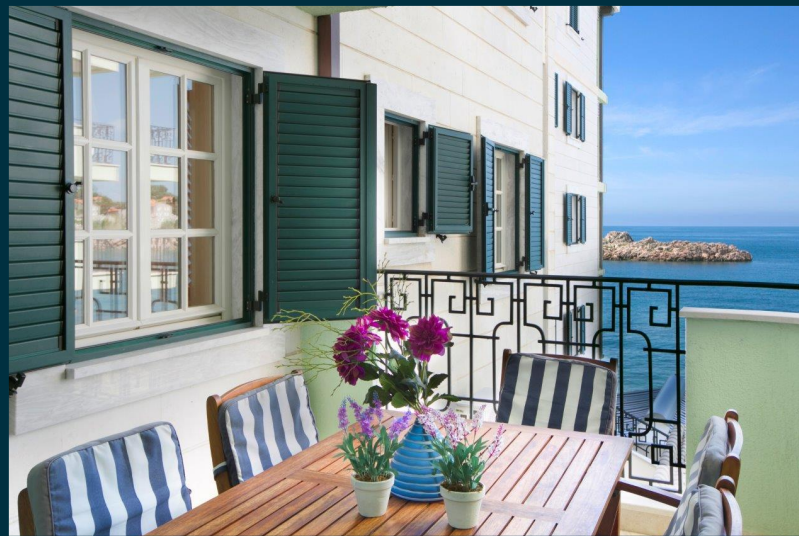
See more on website:



Gallery

- Size: 131 m<sup>2</sup>
- Capacity: 8 people
- 4 Rooms
- 3 Bathrooms
- Kitchen | Living & Dining room
- Sea View Terrace
- Fully equipped
- Elevator





## Block J

Block "J" is located on the northern part of the building complex. It features 5 elegantly furnished spacious apartments. At the ground floor, there is an area suitable for children playground.

See more on website:



Gallery

- Size: 89m<sup>2</sup>
- Capacity: 8 people
- 4 Rooms
- 2 Bathrooms
- Kitchen | Living & Dining room
- Sea View Terrace
- Fully equipped

## Block B

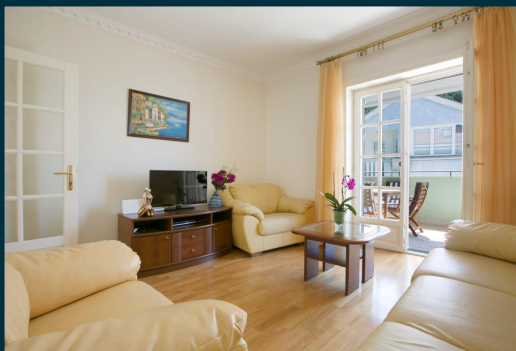
Positioned just across the “J”, Block “B” also consists of 5 vacation luxury apartments. The whole block is very similar to Block “J” and it also has playground area.

See more on website:



Gallery

- Size: 95 m<sup>2</sup>
- Capacity: 8 people
- 4 Rooms
- 2 Bathrooms
- Kitchen | Living & Dining room
- Sea View Terrace
- Fully equipped



# Restaurant

---

In front of the complex is a restaurant, offering fine dining with uninterrupted sea views and a sophisticated ambience, accommodating up to 100 guests

## Capacity



up to 100 guests

## Room Service



Available for all apartments





# Other facilities

---



## Garage

Garage has a capacity for up to 10 vehicles and is easily accessible through an elevator



## Office

Office serves as the nerve centre for monitoring property with 32+ cameras and doing day to day work



## Laundry room

Dedicated laundry room offers modern amenities for efficient washing and drying

Montenegro  
Your next investment

---

