



Life Bay

MONTENEGRO



Why ROCK 1

Rock Builders, pioneers in property development and real estate management, has an unblemished track record of *25 years* promoting townships, residential apartments and commercial spaces. Rock1 is now a trusted name in property development and real estate management



Project Name - **ROCK STAR** Location - **KAKKANAD**



Project Name - **ROYAL HABITAT** Location - **PUKATUPADY**



More than 50 + projects completed in South India (residential and commercial)



25 years in real estate and building industry

Meet Our Team



K. Bawa Salim

CEO & Executive Director

Salim Bawa is a multifaceted entrepreneur hailing from Kerala, the southernmost state in India. The state is one of the most sought-after tourism destinations in the world and enjoys laudable human development indices comparable to many developed nations. An Ex-serviceman Mr. Bawa's entrepreneurial journey in the tourism and real estate industry spans two dynamic decades – 25 years of innovative thinking and inspiring success that began with the launch of Vintage Properties Pvt. Ltd. in 1996. His business prowess is empowered with a deep understanding built by his academic qualifications: Bachelor Degree in Economics, Integrated Management Certification by the Department of District Industrial Centre, Government of India and Export Import Certificate from a reputed institute in Ahmedabad, Gujarat, India.



Shana Salim

Business Development Officer



Nabu Usman

Creative Strategy Director



Shahid Salim

Regional Manager



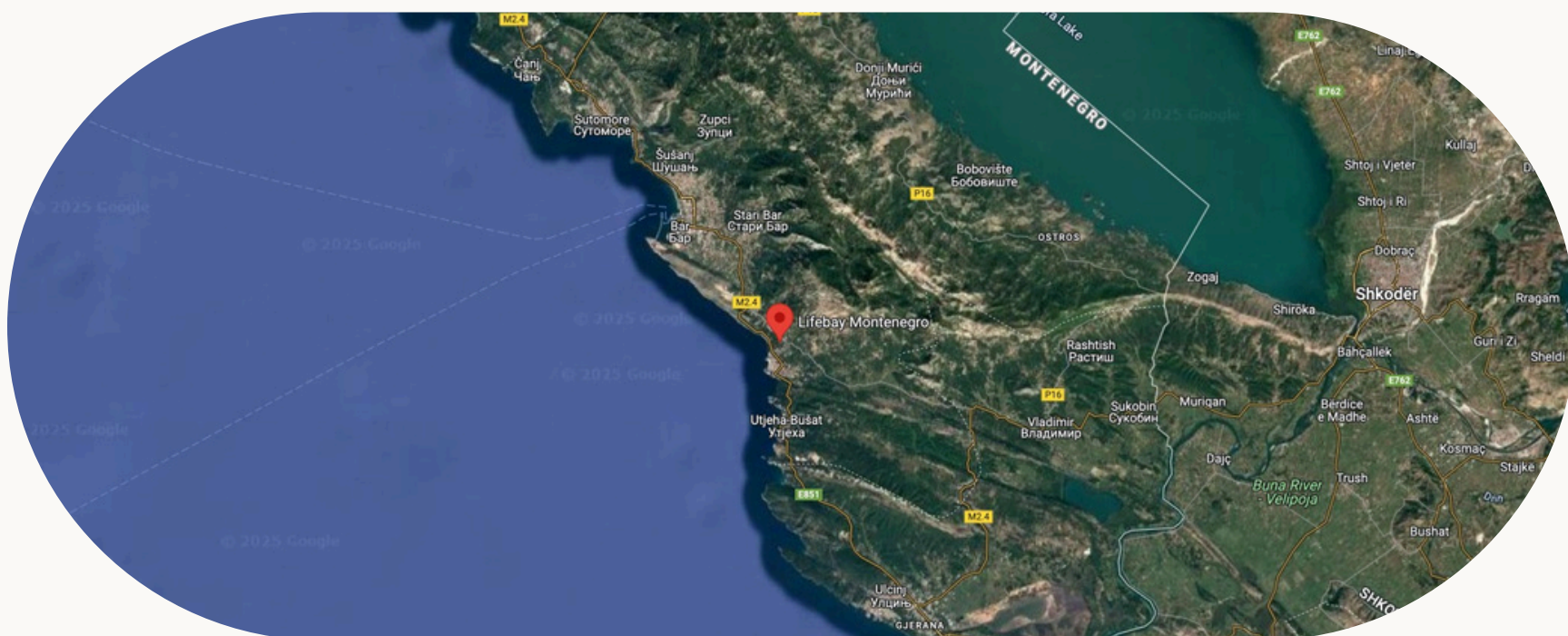


By Rock 1 Builders & Developers
Your Gateway to Europe Starts Here

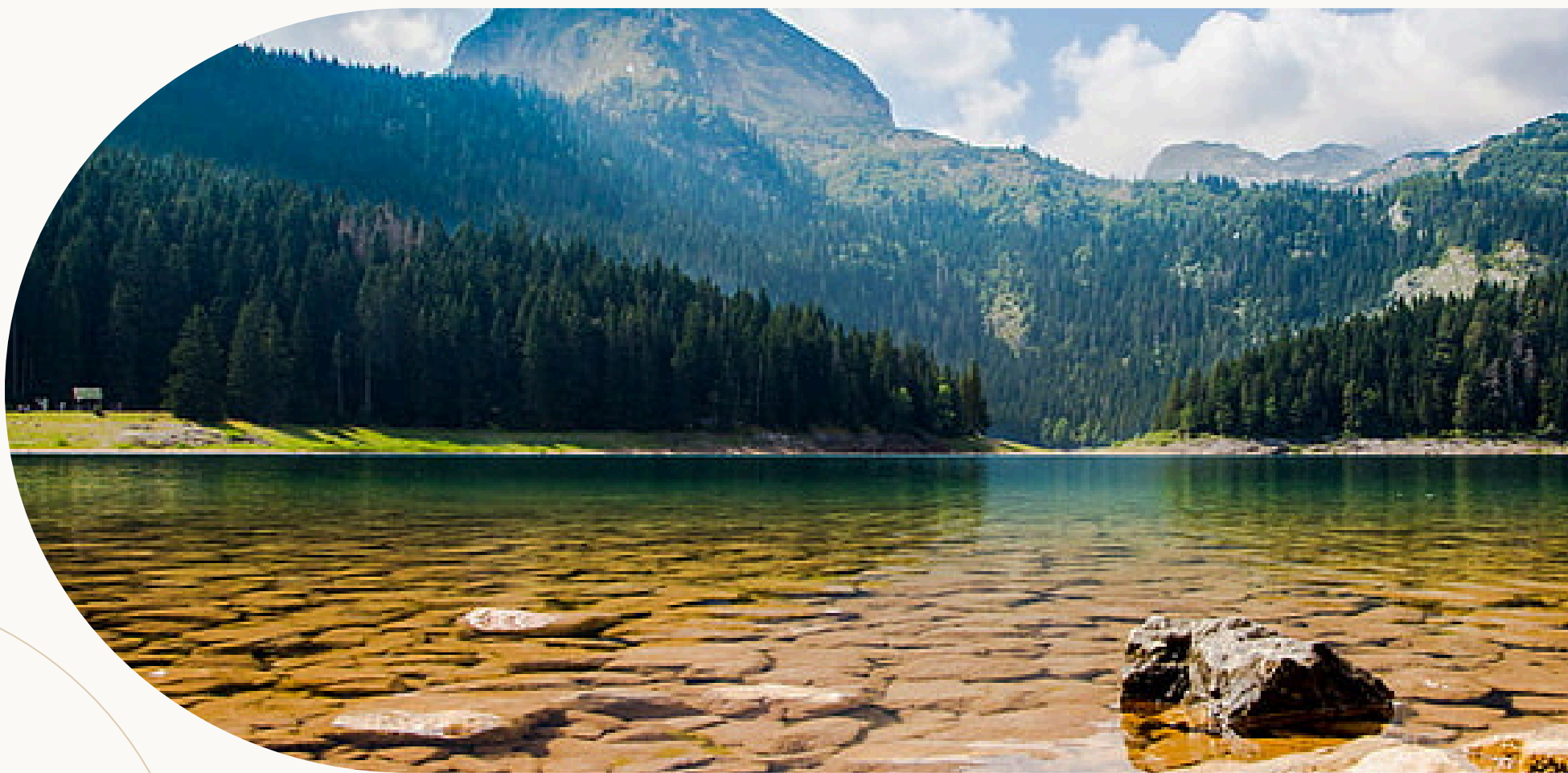
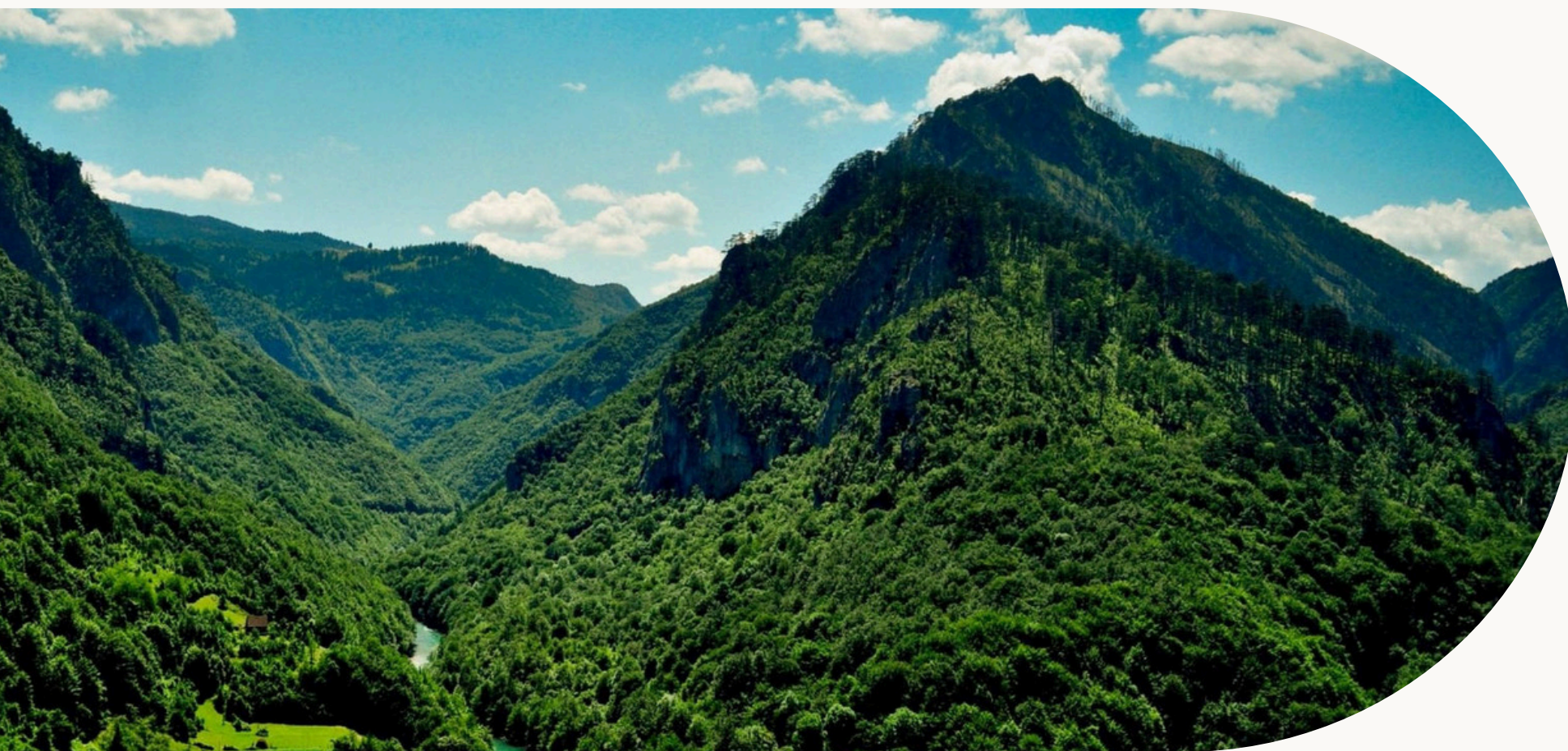
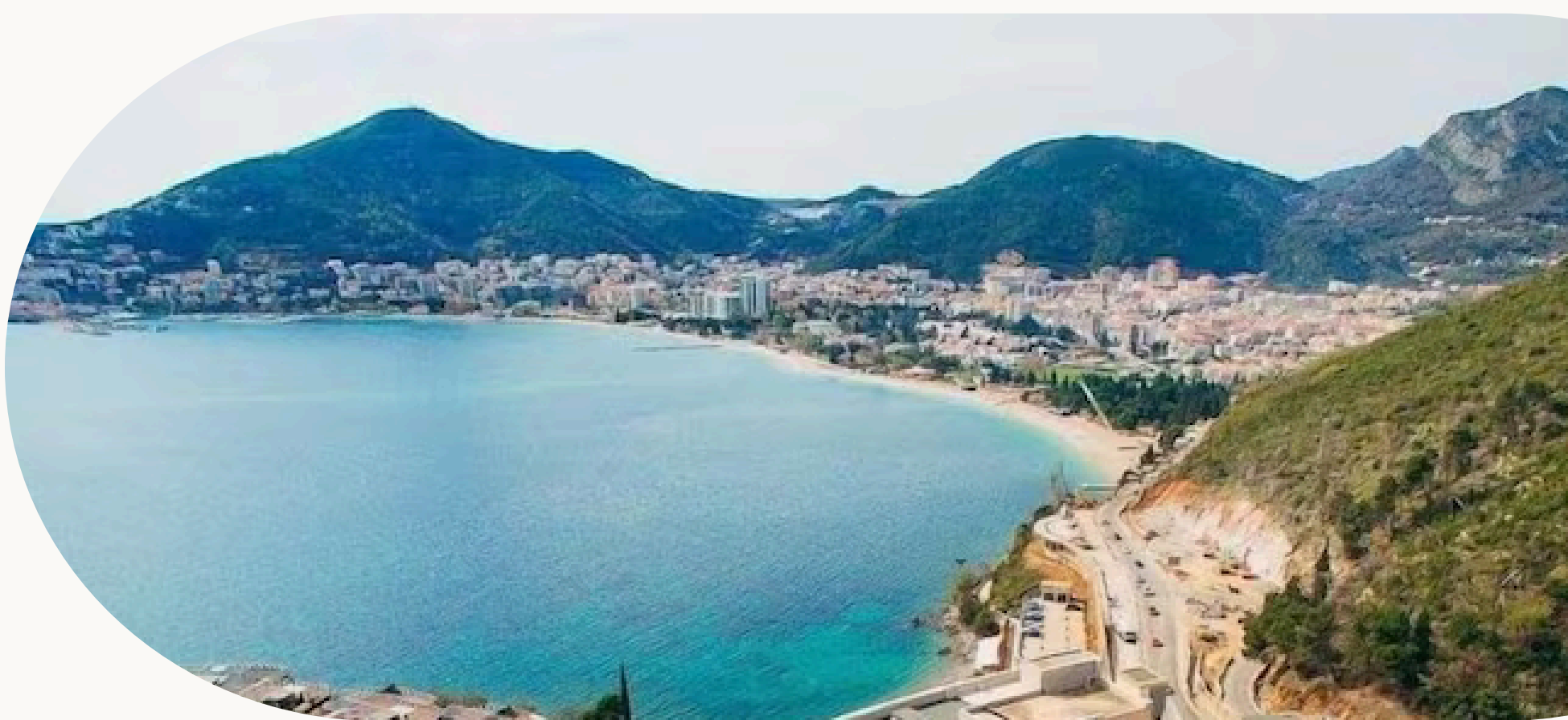
Life Bay Montenegro is a premier residential development designed for global citizens seeking both lifestyle and legacy. Nestled along the serene **Adriatic coast of Montenegro** — one of Europe's most sought-after investment and residency destinations — this project blends **modern architecture** with **Mediterranean charm**.

- Located in Montenegro, one of **Europe's fastest-growing tourism** and real estate hubs
- Close proximity to **Kotor, Tivat**, and the world-renowned **Porto Montenegro Marina**
- Access to **Schengen**-like mobility through **Montenegro's EU-accession** pathway
- Just a few hours from key European cities like **Vienna, Milan, and Istanbul**

Location



Relaxation for Modern Travelers



BENEFITS AFTER INVESTING

9 REASONS WHY SHOULD YOU INVEST IN MONTENEGRO REAL ESTATE

- ✦ Montenegro is a country that is highly gaining tourism in a fast rate. This ensures and increases the chances of better returns.
- ✦ Montenegro is going to join the European Union shortly and once that happens, your properties will receive higher appreciation.
- ✦ Montenegro has one of the best climates in Europe with more or less 260 sunny days in a year
- ✦ Low cost of living.
- ✦ Compared to other European countries, Montenegro has a low cost in real estate.
- ✦ Lowest tax system with only 9–15%.
- ✦ Offers you best tourism related businesses.
- ✦ The official currency there is Euro
- ✦ The ruling government is a strong one with a stable governing system & young population



3 MAIN BENEFITS AFTER RECEIVING YOUR RESIDENCY CARD

A number of benefits you receive with your residency card for you and your family are listed below

- ✦ Free health care for you and your family.
- ✦ Free education for your children until 10th grade.
- ✦ Retirement pension post 66 years of age.

Project Features

- ✦ **Stylish sea-view apartments with premium finishes**
- ✦ **Smart home infrastructure, eco-friendly design**
- ✦ **Custom interior options for international buyers**



COMMON AMENITIES

- ✦ **Swimming Pool**
- ✦ **Sea View Garden**
- ✦ **Lobby**
- ✦ **Reception**
- ✦ **Store Room**
- ✦ **Disabled Person Room & Cycle Store**
- ✦ **Two Lifts**
- ✦ **Ample Parking**

COMPANY WILL ASSIST THE BUYERS

- ✦ **Get his European residency visa.**
- ✦ **Buyers' international Bank account.**
- ✦ **Assist to rent out his units thus assure him a regular monthly income.**

Floor Plan

Ground Floor

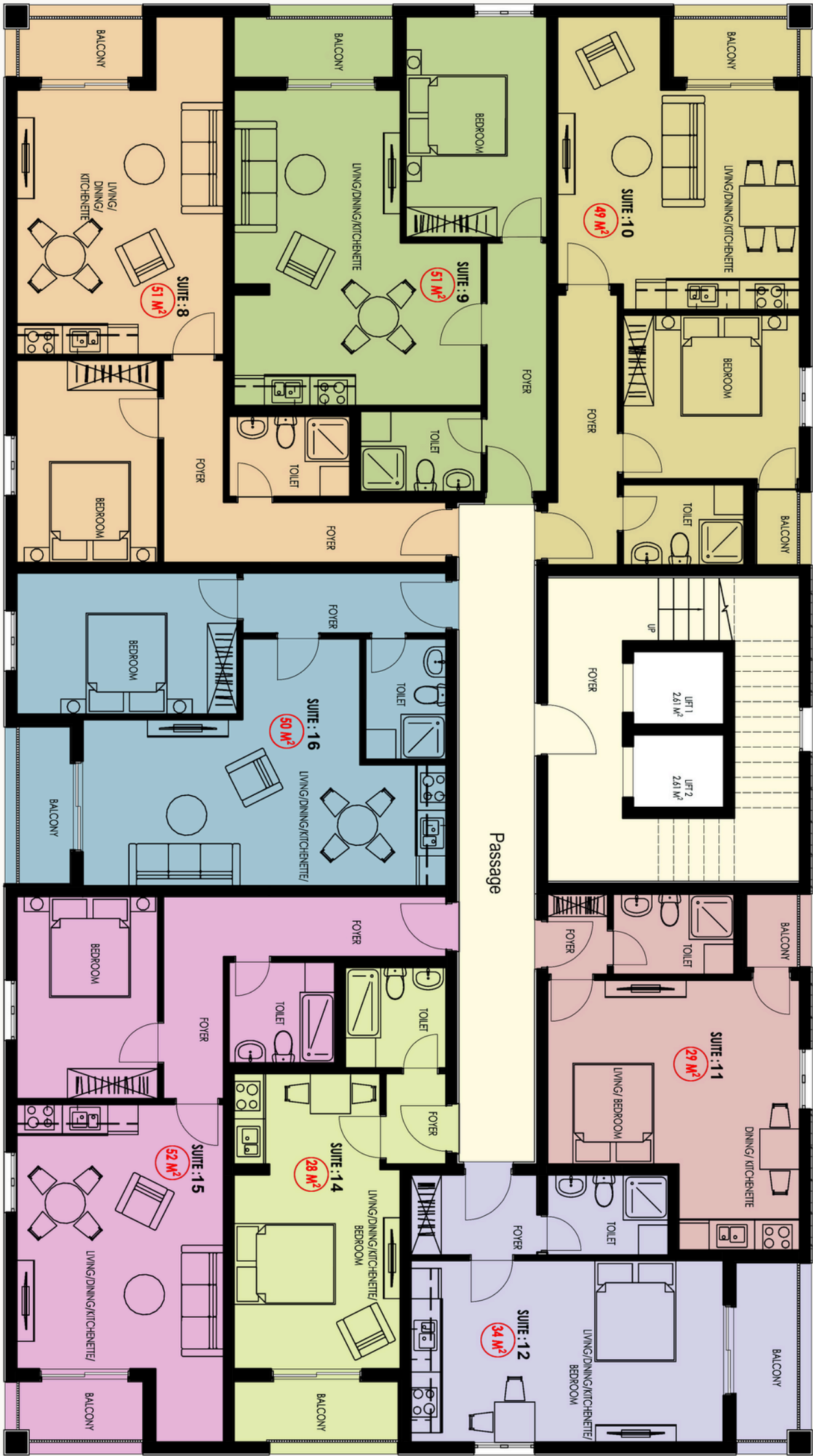


Lobby

Studio Apartment – 27m², 31m², 33 m²

1BHK – 51m², 52 m²

First Floor



Studio Apartment – 28m2, 29m2, 34 m2

1BHK – 49m2, 50m2, 51m2, 52 m2

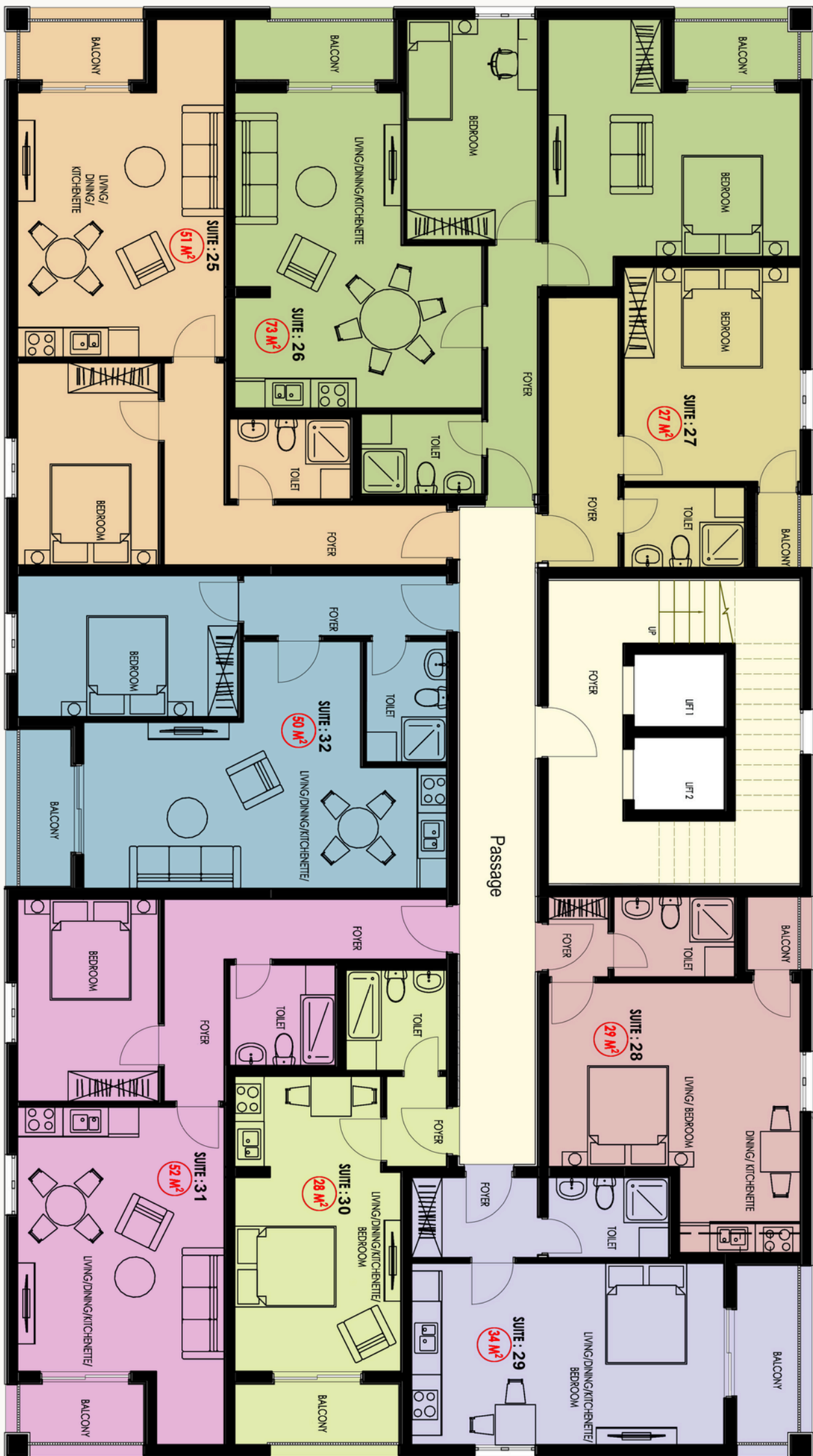
Second Floor



Studio Apartment – 28m², 29m², 34 m²

1BHK – 49m², 50m², 51m², 52 m²

Third Floor



Studio Apartment – 28m2, 29m2, 34 m2

1BHK – 50m2, 51m2, 52 m2

2BHK – 73m2

For more — CONTACT US

At **Rock 1 Builders & Developers**, we don't just build properties — **we build trust**. Our commitment is backed by a strong global presence, with offices in **Montenegro, Dubai, and India**, ensuring seamless support for our clients **around the world**.

This isn't just an investment
It's **a lifestyle. A legacy. A future.**



Welcome to **Life Bay**. Welcome to **Rock 1**.



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