



OWN A

**Life Bay**  
MONTENEGRO



HOLIDAY HOME WITH  
EUROPEAN RESIDENCY  
AND AN ATTRACTIVE  
TOURIST  
INCOME



# MONTENEGRO

Rugged mountains, medieval villages and narrow strip of beaches, that is what the beautiful Balkan country Montenegro is. The perfect place for a relaxing holiday. And investments as well.

With its stunning natural beauty, Montenegro offers a unique combination of Mediterranean and Alpine climates, making it an attractive destination for those looking to purchase property in Europe.

One of the highest growing tourism country in the world right now, Montenegro recorded a high percentage of growth in the tourism GDP in 2021. The country is home to over 170 beaches and the Tara River Canyon, the largest and deepest in the whole of Europe.

With its low cost of living and great infrastructure, Montenegro is an ideal destination for those looking to purchase a home in Europe.





Rock1 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



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

**25 years in real estate and building industry**



Rock Star, Vazhakkala, Kochi



Rock Valley, Kakkannad



**ROCK1**  
BUILDERS & DEVELOPERS

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.



# Life Bay

MONTENEGRO

## WHY INVEST

It's a growing  
tourist destination  
in Southern  
Europe

## IN

## MONTENEGRO

Tourism GDP growth one of the highest  
in the world 6.4% per annum




# Life Bay

MONTENEGRO

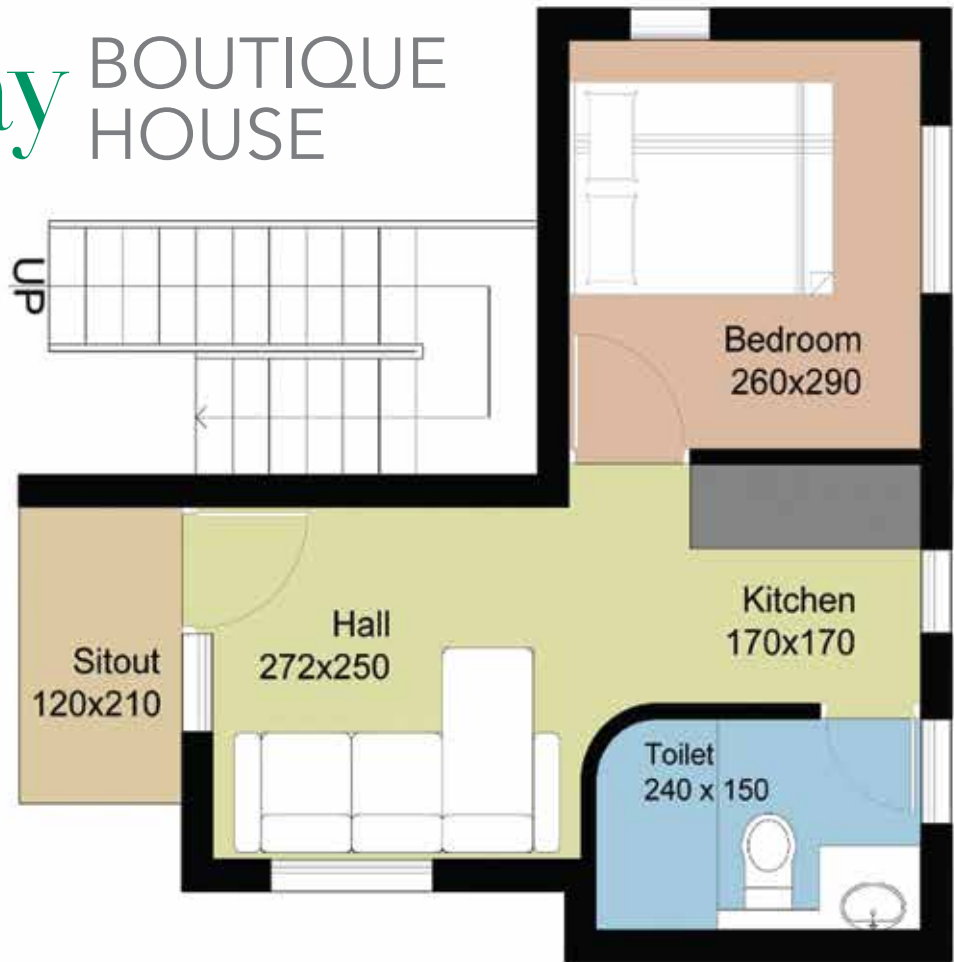


- Low cost of living.
- Stunning landscape with 170 plus beaches
- Attracts visitors from around the globe.
- A politically stable and safe country.
- NATO Membership: Ensuring security and strategic alliances.
- Low Taxes: Attractive tax rates ranging from 9% to 15%.
- EU Accession: On the path to joining the European Union.
- Enjoyable weather year-round.
- High GDP Growth
- Easy process for obtaining residency.
- Uses the Euro, providing economic stability.
- One of the lowest investment for residency in Europe.





**Life Bay**  
MONTENEGRO  
BOUTIQUE  
HOUSE  
Type A



**Ground Floor**

1 Bedroom unit  
331 sq.ft.  
(30.8 Sqm.)

Area of land  
50 to 60M<sup>2</sup> (1.5 Cents)



**First Floor**

1 Bedroom unit  
343.2 sq.ft.  
(31.9 Sqm.)



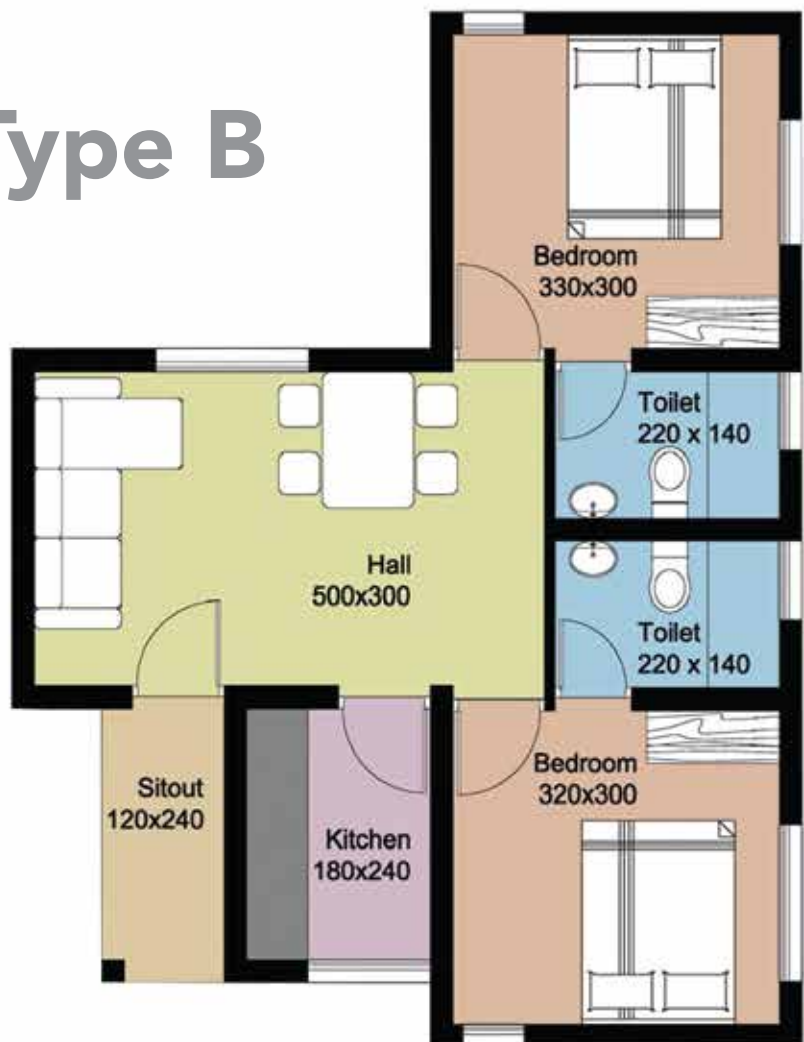


# Life Bay **Type B**

MONTENEGRO

2 Bedroom unit  
629 sq.ft.  
(58.5 Sqm.)

Area of land  
160 to 200 M<sup>2</sup>  
(4 to 5 Cents)



Life Bay  
MONTENEGRO

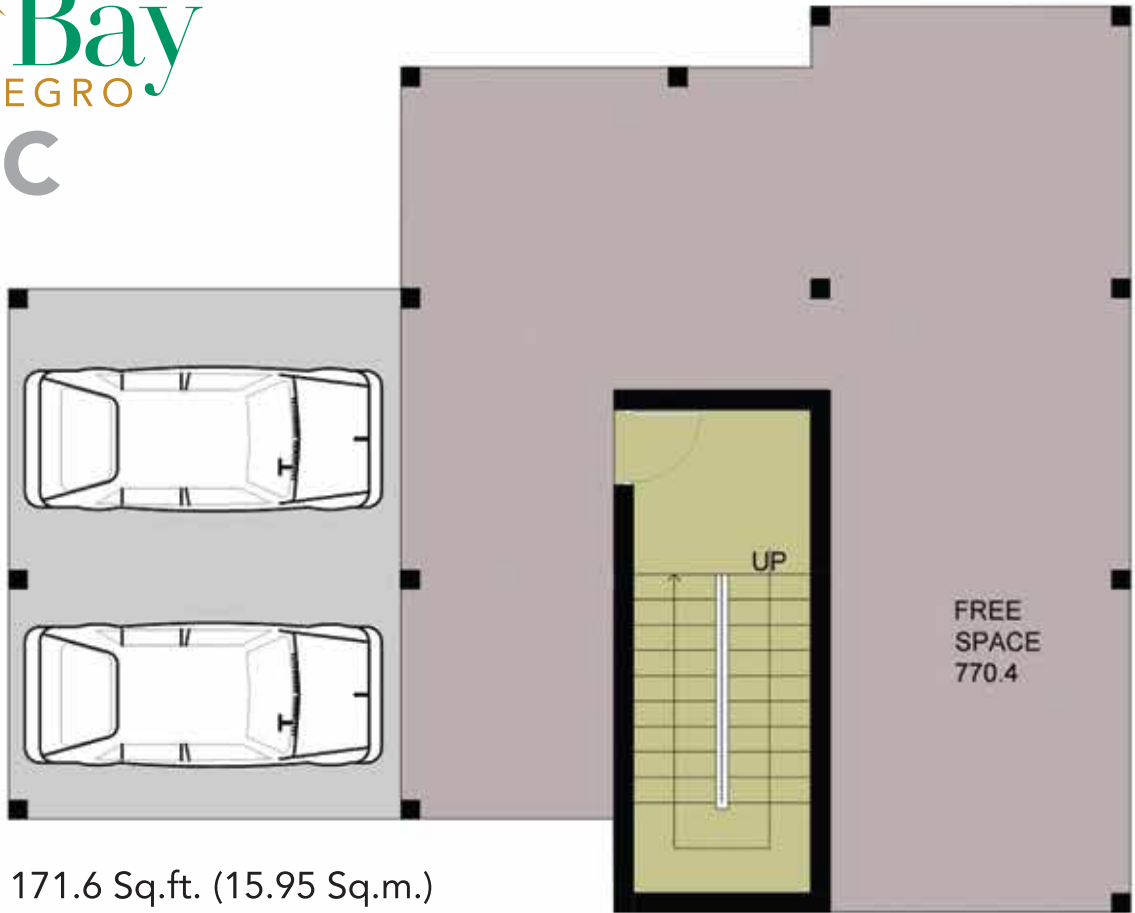
Type C



# Life Bay

MONTENEGRO

## Type C



### Ground Floor

Stair room area 171.6 Sq.ft. (15.95 Sq.m.)

Garage area 317.9 Sq.ft. (29.55 Sq.m.)

Bonus area 770.4 Sq.ft. (71.6 Sq.m.)

Area of land  
300M<sup>2</sup> (7 Cents)

3 Bedroom unit  
1260 sq.ft.  
(117.1Sq.m.)





- **Strong Build Quality:** Meets US and European standards for durability and safety.
- 3 Bedroom house buyers get a bonus build area of aprox. 71M<sup>2</sup>@ one third cost
- **Customizable and Eco-Friendly:** Offers customization options and environmentally friendly features to meet customer preferences.
- Efficient use of space
- One bedroom contemporary concept Boutique House is first in Montenegro
- All houses has balconies mostly opening to Atlantic Ocean
- Most of the houses are overlooking mountains one side and sea on the other side
- Security systems such as cameras, locking systems, fence and compound wall gates etc.
- Designer imported flooring tiles - optional wooden flooring, plumbing fixtures are GROHE or equivalent quality
- Better thermal efficient and noise reduction windows
- Rainwater harvesting and underground water tank
- Barbeque area





# BENEFITS TO THE BUYER (Investor)

## **Attractive Pricing:**

Competitive costs make it an affordable luxury investment.

**High Rental Income:** Potential for significant tourist rental returns due to high demand for independent houses.

## **European Residency:**

Purchaser get Montenegro residency visas for the buyer and their family.

- High property appreciation once Montenegro joins E.U

## **MONTENEGRO RESIDENCY PERKS**

**Free Healthcare:** Access to quality healthcare services at no cost.

**Free Education:** Free education opportunities for children.

**Government Pension:** Eligibility for a government pension starting at age 66.

**Freedom in Europe:** Once Montenegro joins the EU, residents can travel, do business, and work freely across all European countries.



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