



Presents



# 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**



**Nabu Usman**

Creative Strategy Director



**Shahid Salim**

Regional Manager



# MONTENEGRO



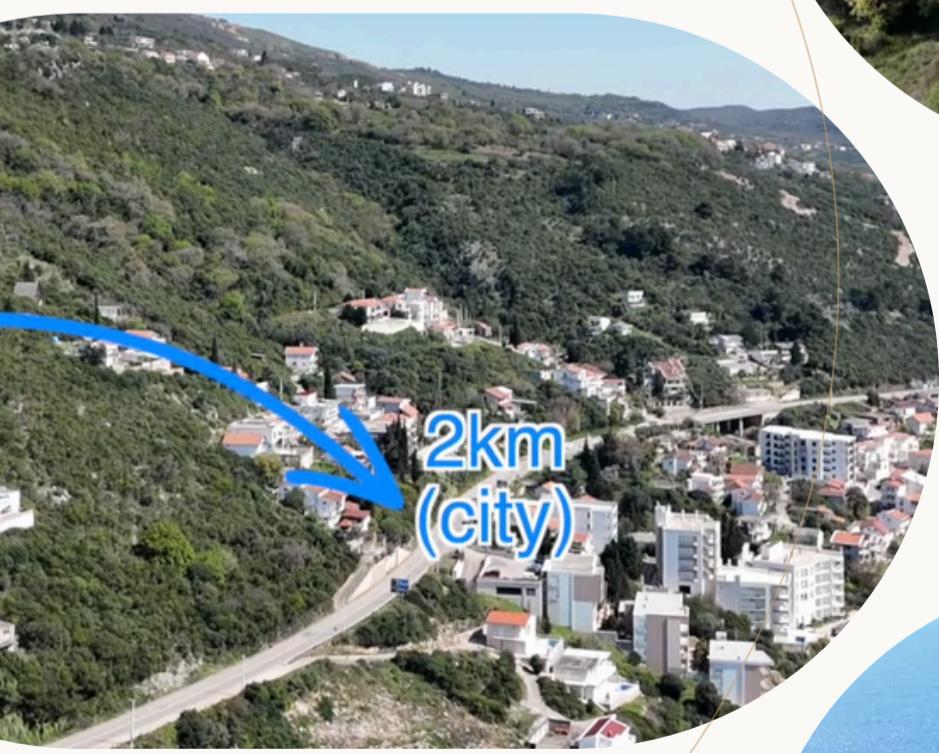
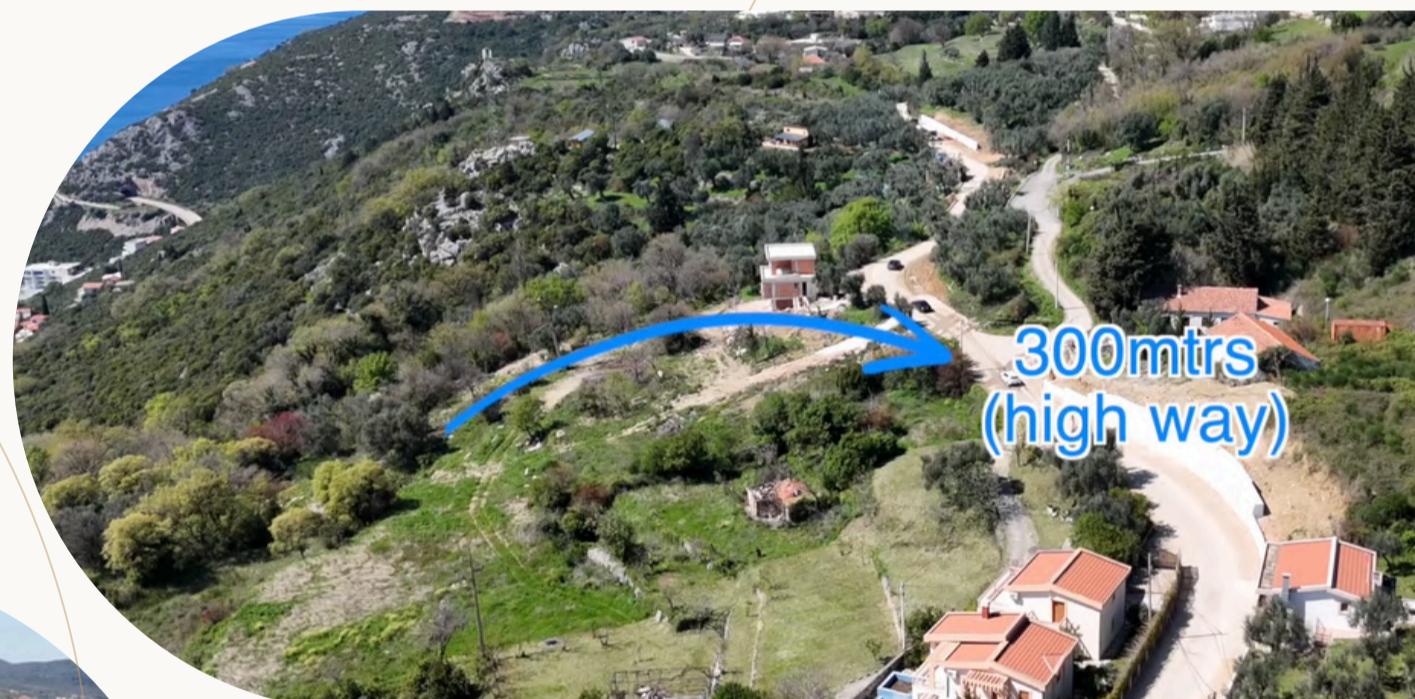
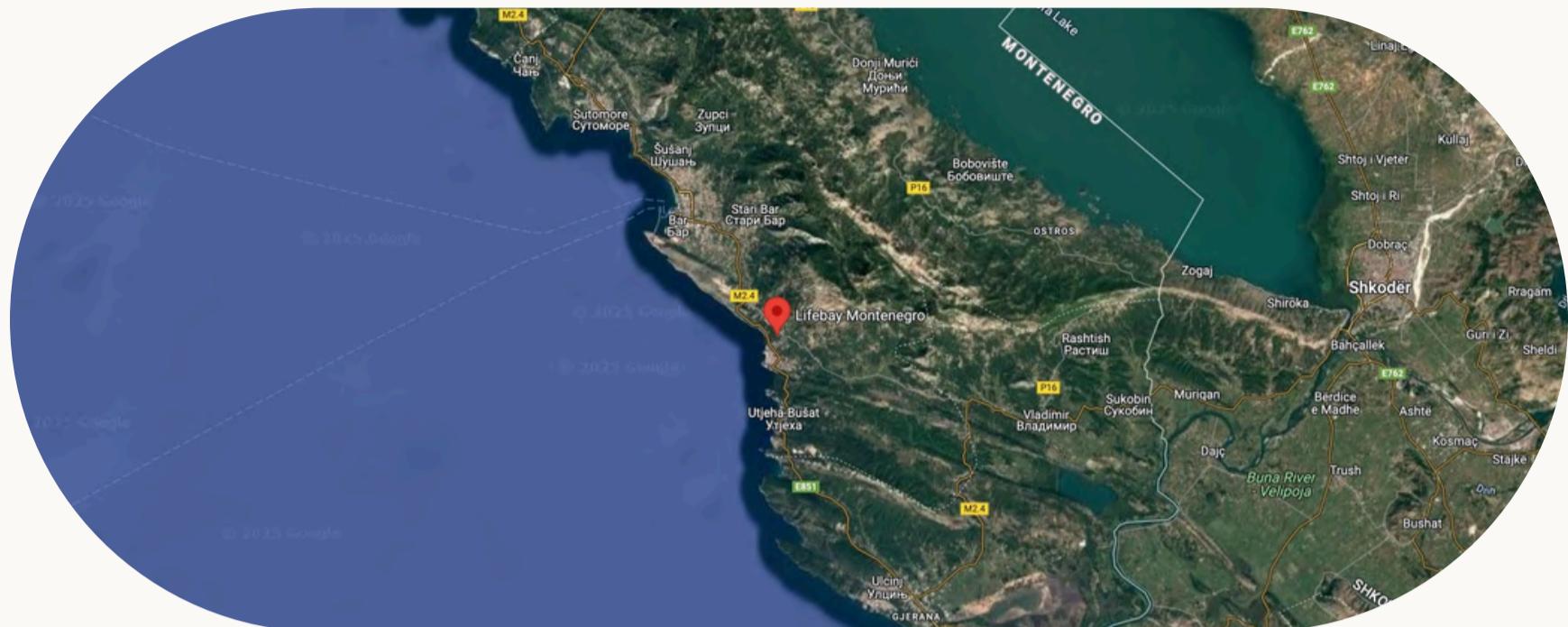


**By Rock 1 Builders & Developers**  
*Your Gateway to Europe Starts Here*

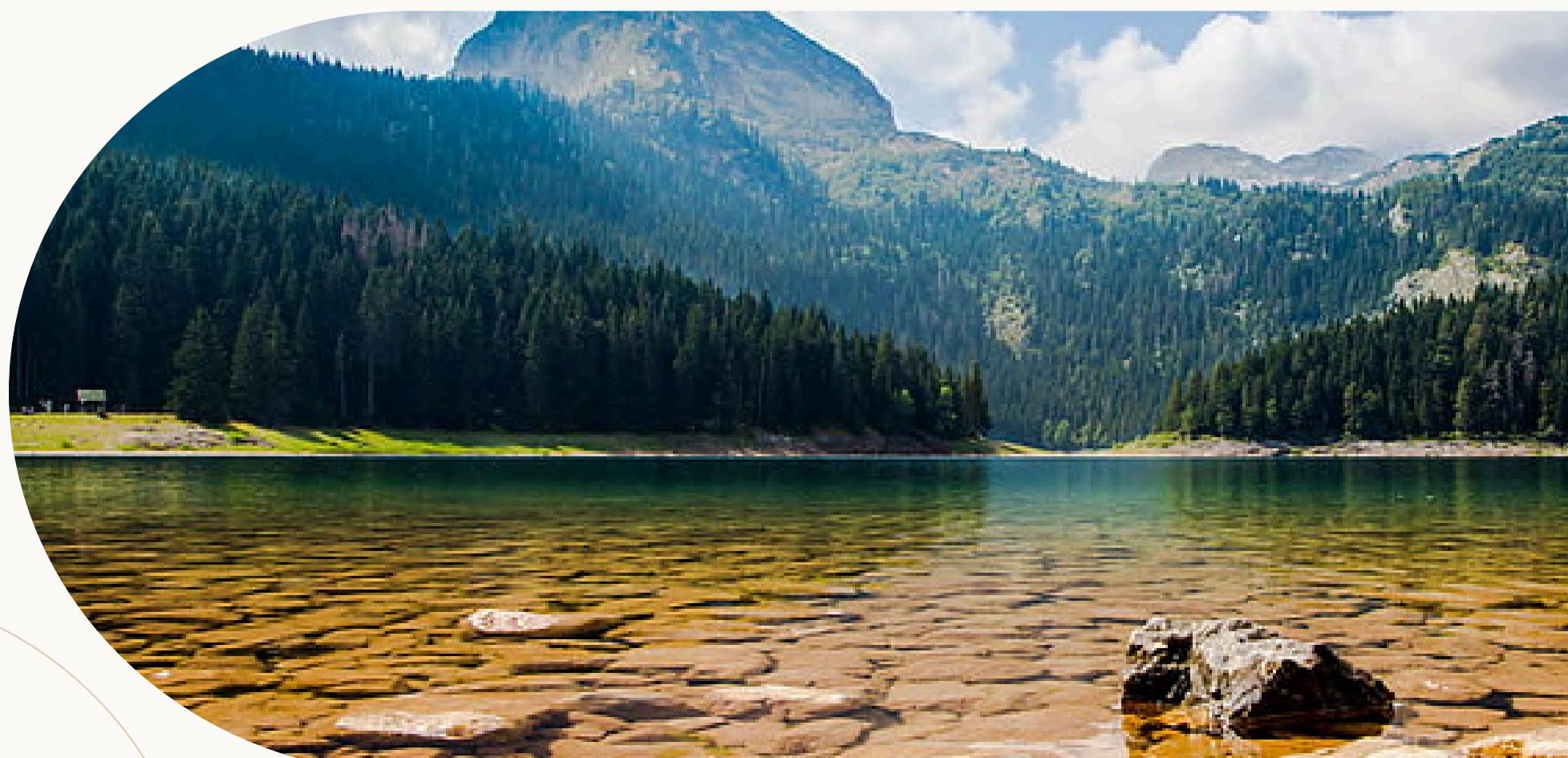
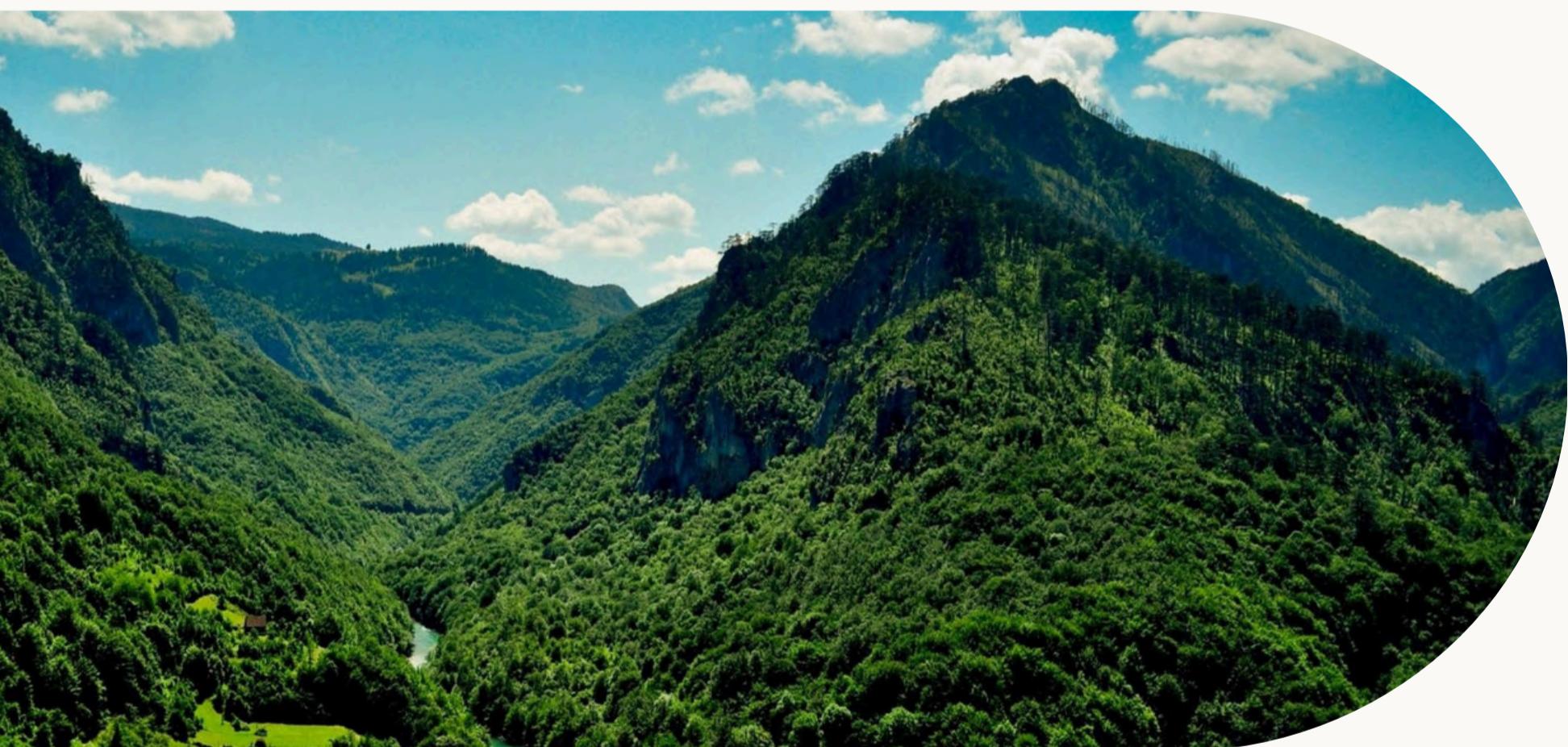
Life Bay Montenegro is a premier residential development designed for global citizens seeking both lifestyle and legacy. Nestled along the serene **Adriatic coast of Montenegro** — one of Europe's most sought-after investment and residency destinations — this project blends **modern architecture** with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

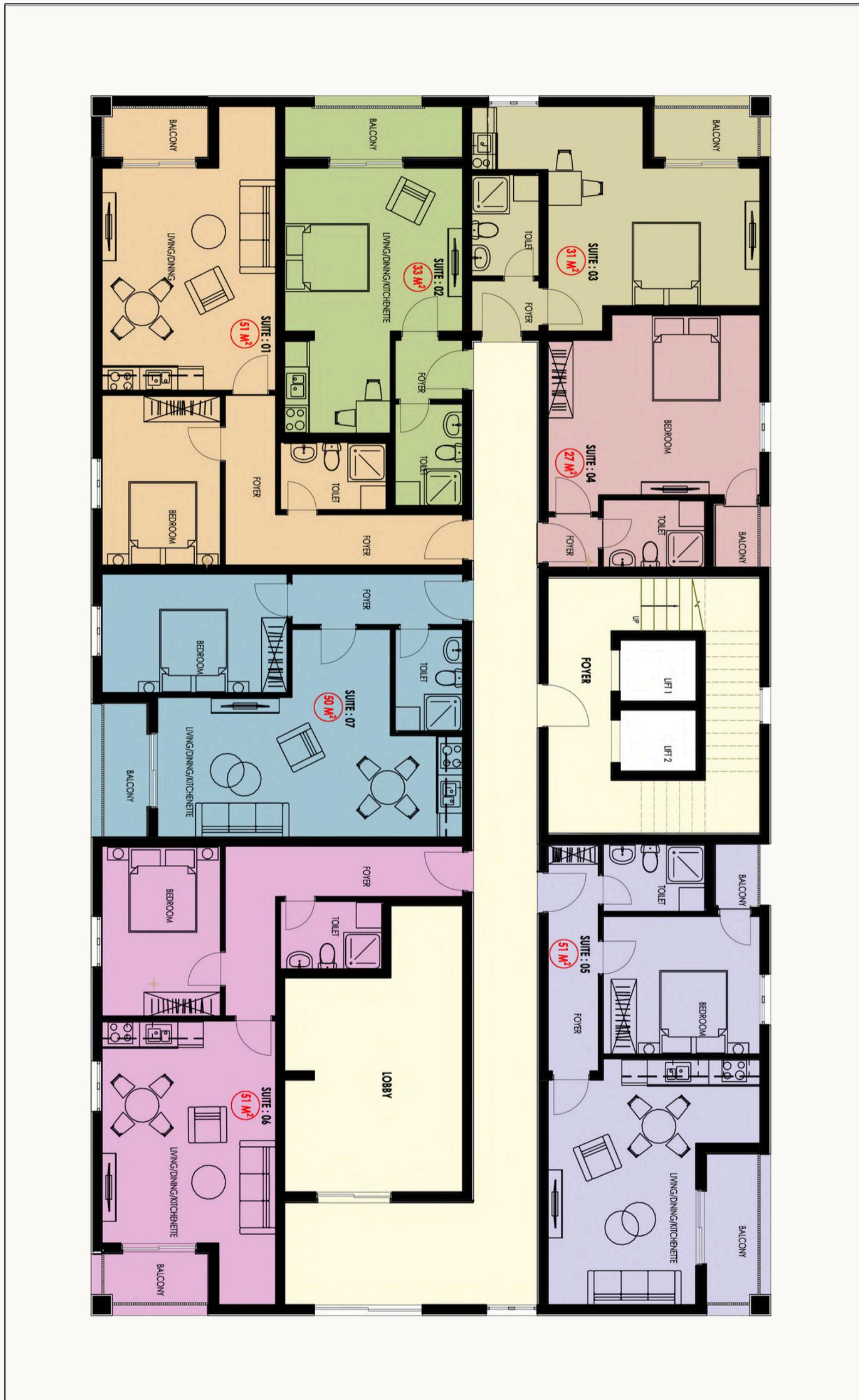
- ◆ **Swimming Pool**
- ◆ **Sea View Garden**
- ◆ **Lobby**
- ◆ **Reception**
- ◆ **Store Room**
- ◆ **Disabled Person Room & Cycle Store**
- ◆ **Two Lifts**
- ◆ **Ample Parking**

## 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

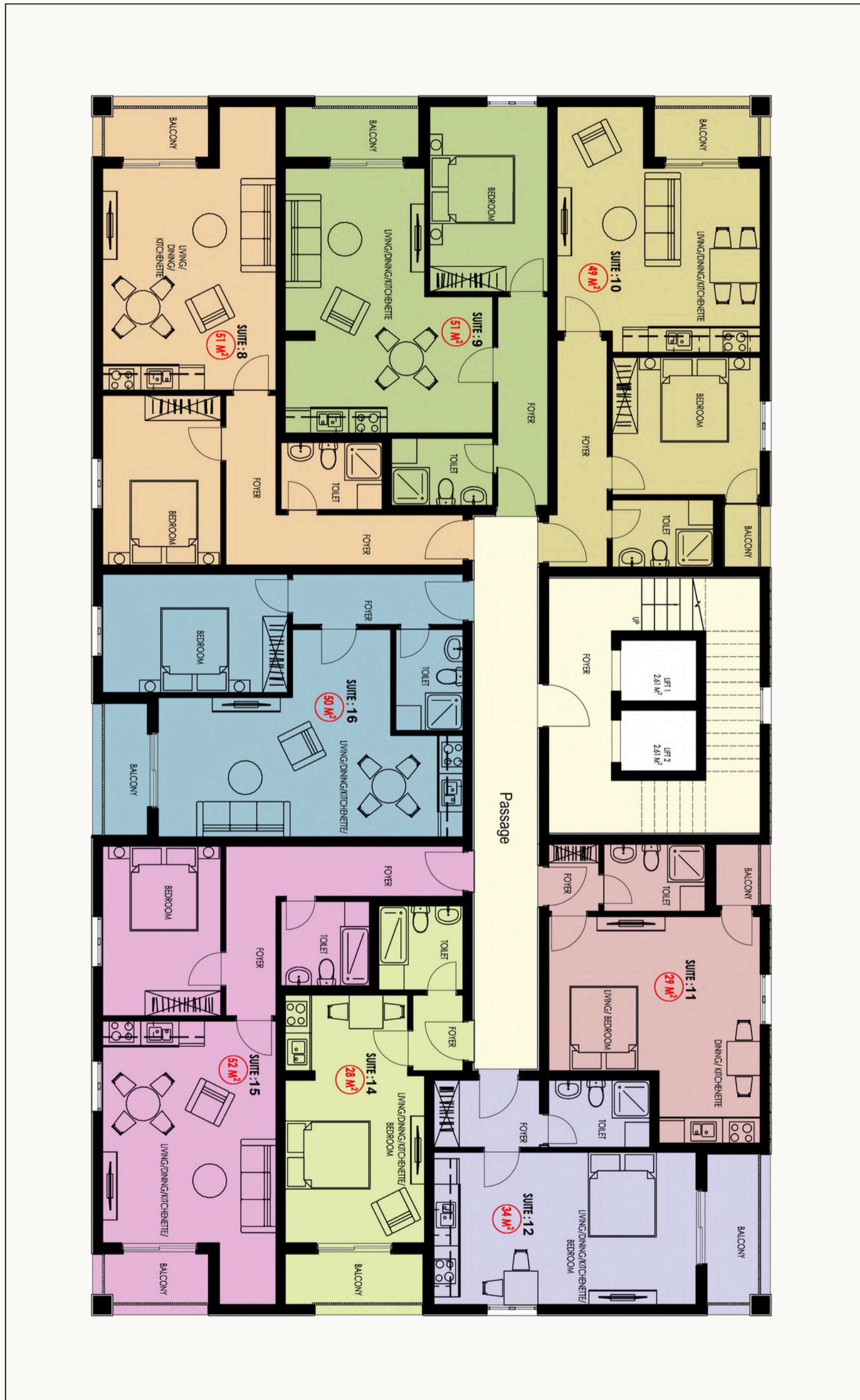


### Lobby

**Studio Apartment - 27m<sup>2</sup>, 31m<sup>2</sup>, 33 m<sup>2</sup>**

**1BHK - 51m<sup>2</sup>, 52 m<sup>2</sup>**

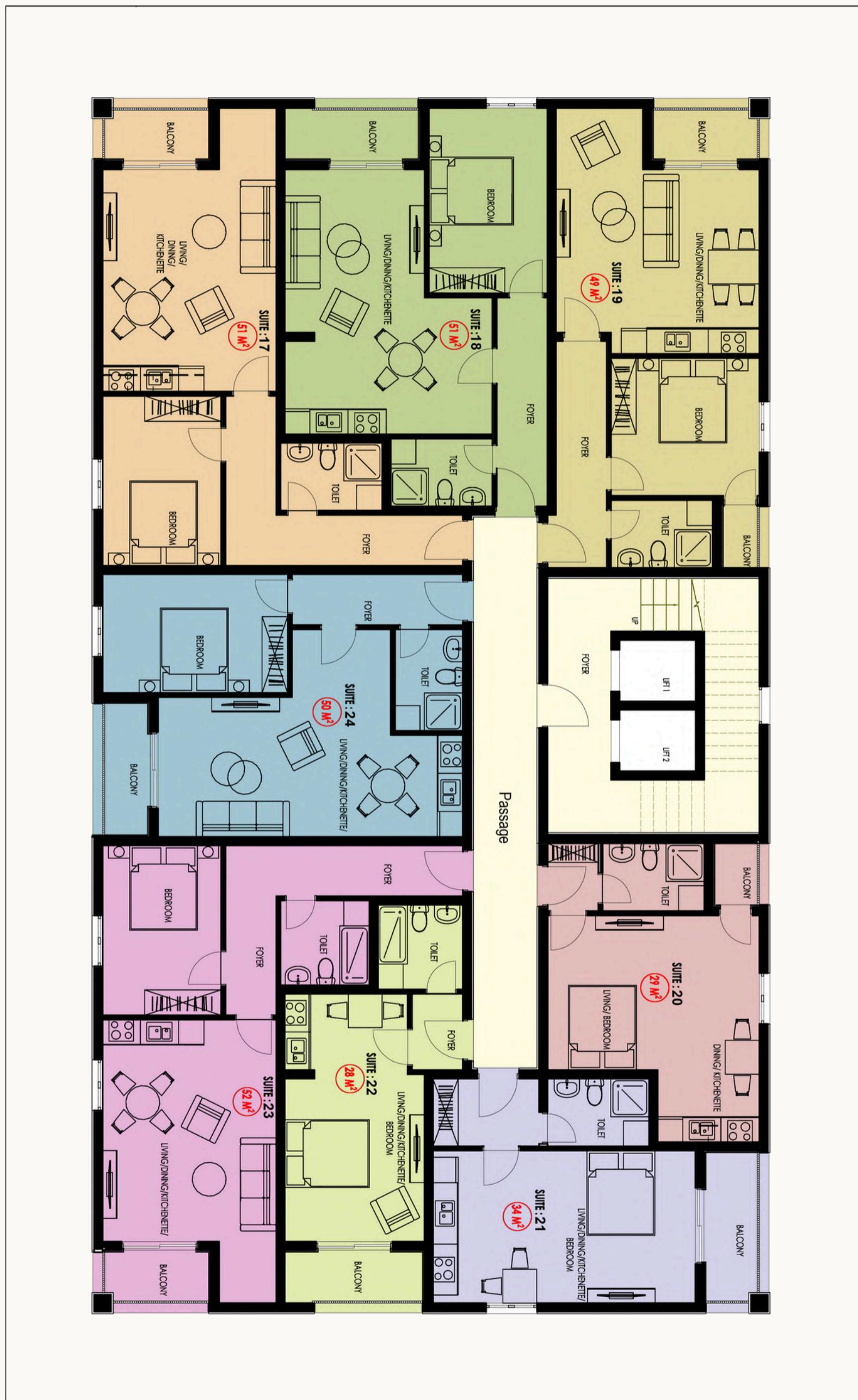
## First Floor



**Studio Apartment - 28m<sup>2</sup>, 29m<sup>2</sup>, 34 m<sup>2</sup>**

**1BHK - 49m<sup>2</sup>, 50m<sup>2</sup>, 51m<sup>2</sup>, 52 m<sup>2</sup>**

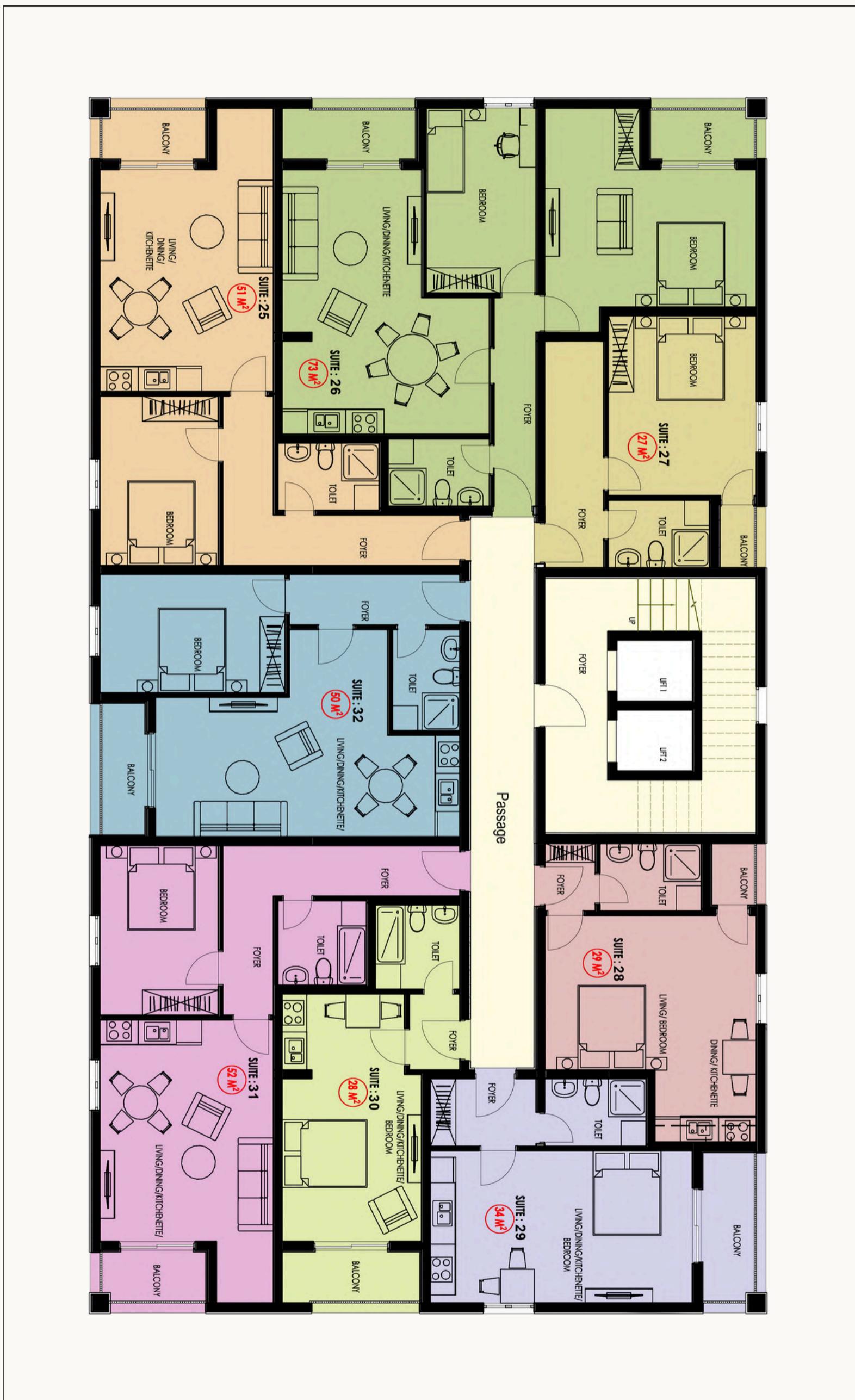
## Second Floor



**Studio Apartment - 28m<sup>2</sup>, 29m<sup>2</sup>, 34 m<sup>2</sup>**

**1BHK - 49m<sup>2</sup>, 50m<sup>2</sup>, 51m<sup>2</sup>, 52 m<sup>2</sup>**

## Third Floor



**Studio Apartment - 28m<sup>2</sup>, 29m<sup>2</sup>, 34 m<sup>2</sup>**

**1BHK - 50m<sup>2</sup>, 51m<sup>2</sup>, 52 m<sup>2</sup>**

**2BHK - 73m<sup>2</sup>**

# 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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