Ocean Crest Adriatic

Your gateway to Europe

ROCK1 BUILDERS & DEVELOPERS

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.

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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 70 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.

Montenegro.

Rock Star, Vazhakala

Rock Valley, Kakkanad

Misty Blue, Munnar

Rock 1 Builders. Building trust, one landmark at a time.

For more than 25 years, Rock1 Builders has been shaping skylines and transforming lives across South India. With over 50 landmark projects, we've become a symbol of reliability, innovation, and timeless design.

Rock Valley in Kakkanad, Rock Star in Kakkanad, Misty Blue, a 5-star resort in Munnar, and Royal Habitat in Pukattupady—every project stands as a testament to our unwavering commitment. These are communities built with care, families settled with pride, and dreams fulfilled with trust.

From Munnar to Montenegro. Building beyond borders.

Now, we take this legacy beyond borders. With Life Bay Montenegro, Rock1 steps onto the world stage—bringing our passion for excellence to Europe, and crafting world-class lifestyles for generations to come.

Rock1 Builders doesn't just build properties—we cultivate spaces that lift the spirit and enrich the daily experience. Broad Bean Resort, a 5-star masterpiece in Munnar, was never merely about accommodation. It was about harmony: between architecture and nature, luxury and well-being, design and delivery.

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9 advantages of investing in Montenegro.

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EU Accession Pathway

As Montenegro advances towards EU membership, your property value moves in sync with Europe's strongest economies.

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Free Healthcare & Education

Residents enjoy access to world-class healthcare and education at no extra cost.

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NATO Member & Safe Haven

Montenegro is a member of NATO, making it a secure destination for those who want to retire, work, or do business.

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Tourism on the Rise

Among Europe's fastest-growing travel destinations, ensuring consistent rental demand and capital appreciation.

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Mediterranean Climate

Over 260 sunny days each year, where life flows between the mountains and the Adriatic.

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Affordable real estate

A rare chance to own coastal property at a fraction of the cost of Croatia, Italy, or Greece.

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Stability & Potential

A politically stable nation with a young, dynamic population ready to power the next wave of growth.

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Stability & Potential

With corporate and personal tax rates between 9–15%, Montenegro offers one of the most investor-friendly tax environments in Europe, letting your wealth work harder for you.

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The Euro Advantage

Euro as the official currency means no exchange risks, no conversion losses.

Montenegro is not just a place to invest. It's where lifestyle, growth, and opportunity converge.

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Project location & strategic advantages

Life Bay Montenegro is strategically positioned to offer residents the best of Mediterranean living while providing easy access to Europe's major cities and attractions.

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Location Highlights

- Situated in close proximity to Europe's longest medicinal sand beach in Ulcinj
- Minutes from the beautiful Dobra Voda beach
- Near the historical Bar Old Town, rich in culture and heritage
- Close to the scenic Skadar Lake, a natural wonder
- Bar City is an upcoming hub with a major shipping port and direct railway connectivity to Belgrade
- Strategic location with an upcoming 4-lane highway connectivity to Europe

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Connectivity & Accessibility.

- Podgorica airport - 60kms. (1 hour drive)
- Albania airport - 150kms. (1.5 hour drive)
- Dobra voda city centre - 2kms.
- Near by beach - 2kms.
- Bar city - 8.5kms.
- Supermarket, Hotels etc - 800 mtrs.

Major European cities
(Flight Times)

- Vienna, Austria: 2 hours
- Milan, Italy: 1.5 hours
- Istanbul, Turkey: 2 hours
- Belgrade, Serbia: 1 hour
- Zagreb, Croatia: 1.5 hours

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Amenities that go beyond expectations

Life Bay Montenegro offers an extensive range of world-class amenities designed to enhance your lifestyle and provide everything you need for comfortable, luxurious living.

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Amenities that go beyond expectations

- **Swimming Pool** - Infinity pool with sea views
- **Sea View Garden** - Landscaped Mediterranean

● **Ample Parking** - Covered and outdoor parking spaces ● **Cycle Storage** - Secure bicycle parking and maintenance area ● Elegant lobby with comfortable seating areas ● An exclusive Ayurveda wellness centre at Lifebay Apartments, conveniently located adjacent to the villas.

Additional Services

- Property management and maintenance
- Cleaning and housekeeping services
- Airport transfer arrangements
- Tourist information and activity booking
- Car rental and local transportation assistance

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Villa Type A
170.7m² (1837 Sq.Ft)

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Ground floor

2 bed room unit
1101 sq.ft

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First floor

2 bed room unit

736 sq.ft

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Villa Type A
Specifications

Area of land
350 m² (3767 Sq.Ft.)

Area of villa
170.7 m² (1837 sqft)

2 car parking garage.
Sea view infinity pool.
4 bedroms.

Optional:
Home theatre or health club.

Customisation: On demand
Fully furnished interiors.

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Villa Type B
120m² (1291 Sq.Ft)

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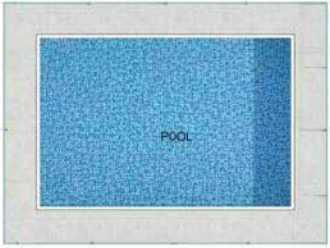
Villa Type B
Ground floor
3 bed room unit
1291. sq.ft (120m²)



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Villa Type B Specifications

Area of land
300m² (3229 Sq.Ft.)

Area of villa
120m² (1290 Sq.Ft.)

1 car parking garage.
Sea view infinity pool.
3 bedroms.
Semi furnished interiors.

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Three main benefits of Montenegro residency

Investing in Life Bay Montenegro opens the door to European residency with comprehensive benefits for you and your family.

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1

Free Education

Your children receive free, high-quality education through 10th grade in Montenegro's educational system.

2

Free Healthcare

Montenegro provides universal healthcare coverage for all residents and their families.

3

Retirement Security

Long-term residents qualify for Montenegro's pension system.

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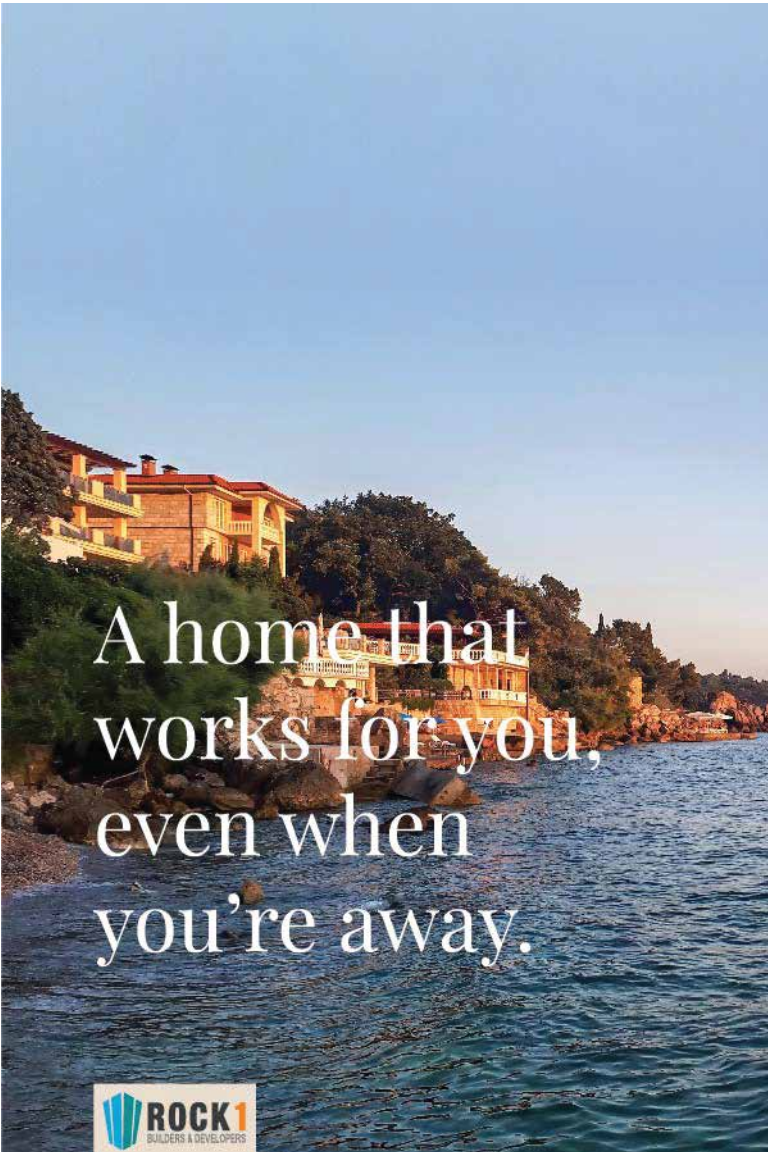
A home that
works for you,
even when
you're away.
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Life Bay Montenegro offers multiple pathways to generate returns on your investment. Rock 1 Builders & Developers connects you with our network of trusted partners who provide comprehensive property management services tailored to your needs.

Rental income opportunities

Short-Term Vacation Rentals

- Peak season rates:
€250-300 per night, for 3 BHK pool villa
- Average occupancy:
70-85% during tourist season
- Annual gross yields: 8-12%
- Professional Airbnb management available

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Rock 1 Builders & Developers provides end-to-end support by connecting you with specialists across our network to ensure your investment journey is smooth and successful.

European Residency Support

- Complete residency application guidance
- Document preparation and legal assistance
- Government liaison and application tracking
- Immigration law expert consultations
- Family application coordination
- Timeline management and updates

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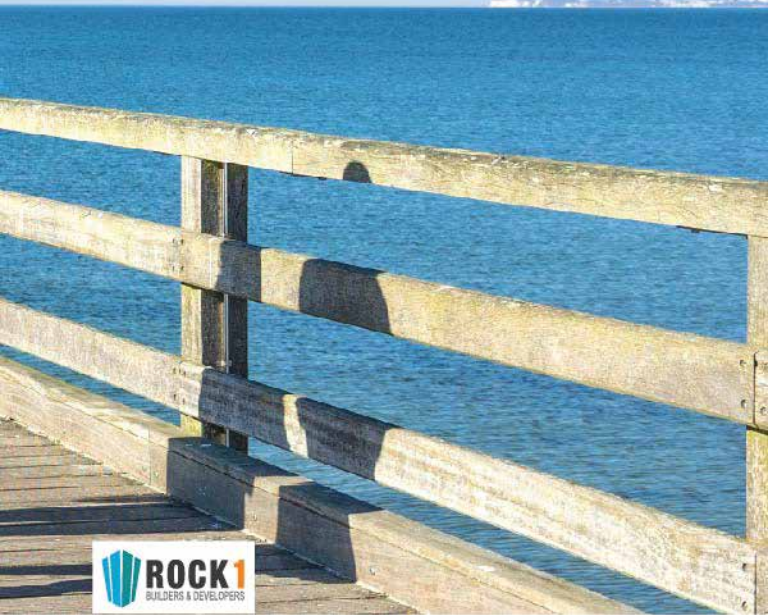
Rental Management & Income Assurance

● Professional property marketing ● Guest screening and management ● Regular income reports and payments ● Property maintenance and upkeep ● Legal compliance and licensing ● Emergency support and problem resolution



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Additional Support Services*

Legal & Documentation

- Property purchase legal assistance
- Title verification and registration
- Contract review and negotiation
- Ongoing legal compliance support

*Conditions apply

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Visionary leadership, trusted guidance.

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A visionary leader and multifaceted entrepreneur from Kerala, Mr. Salim Bawa brings over 25 years of innovative thinking and inspiring success to the organization. An ex-serviceman with deep entrepreneurial roots, he founded Vintage Properties Pvt. Ltd. in 1996, marking the beginning of an extraordinary journey in tourism and real estate.

Academic Excellence:

- Bachelor's Degree in Economics
- Integrated Management Certification (Department of District Industrial Centre, Government of India)
- Export-Import Certificate from a prestigious institute in Ahmedabad, Gujarat

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Shrirang Pardeshi
Associate Partner

A seasoned immigration professional with 17 years of real estate experience and a decade specializing in immigration, particularly Vanuatu citizenship programs. He has established himself as a trusted advisor through global collaborations and panel discussions, helping clients find tailored solutions that meet their relocation and investment needs.

Our core team

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Mahmut Vukovic
Project Advisor

Bringing in-depth local expertise and strategic project insights to ensure smooth execution and global standards.

Our core team

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Shana Mahin
Business Development Officer

Driving business growth and client relationships with strategic expertise and market insights.

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Shahid Salim
Regional Manager

Ensuring operational excellence and seamless project delivery across all regional operations.

Our core team

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Global presence & Contact information

Rock 1 Builders & Developers maintains strategic offices across three continents to provide comprehensive support to our global clientele:

Head office - Montenegro
Rock1 Builders D.O.O (LLC) Mainski Put BB, Budva Municipality Budva, Montenegro Local expertise and on-ground project management

Corporate office - Dubai
Burj Al Salam Building Above Grand Sheraton, Sheikh Sayed Road P.O. Box 73310, Dubai, UAE Middle East and international business hub

Regional office - India
SRA 44, APJ Abdul Kalam Road, Malayidam Thuruthu Post, Ernakulam-683561

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Global presence & Contact information

Contact Information:

International Phone Numbers

- Montenegro: +382 6811 29 28
- India: +91 79940 40740
- UAE: +971 529 217 302
- India (Alternative): +91 81296 96945

Digital Communication:

- Website: www.rock1builders.com
- Email: enquiry@rock1builder.com
- Online consultation scheduling available
- Virtual property tours and presentations

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