

Your gateway to Europe



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 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.





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.

12

advantages of
investing in
Montenegro.



EU Accession Pathway

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



Free Healthcare & Education

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



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.



Tourism on the Rise

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



Mediterranean Climate

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



Affordable real estate

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



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



Lowest Tax

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.



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.



European Living & Residency Access

Own a premium villa in Montenegro and unlock the opportunity for family residency, allowing you to experience a high-quality European lifestyle.

An aerial photograph of a coastal town in Montenegro. The image shows a mix of traditional stone buildings and modern, multi-story apartment complexes with balconies. A large marina with many sailboats is visible on the left, adjacent to a blue sea. The town is built on a hillside, with green mountains in the background under a blue sky with scattered clouds.

High Growth Investment with Rental Income

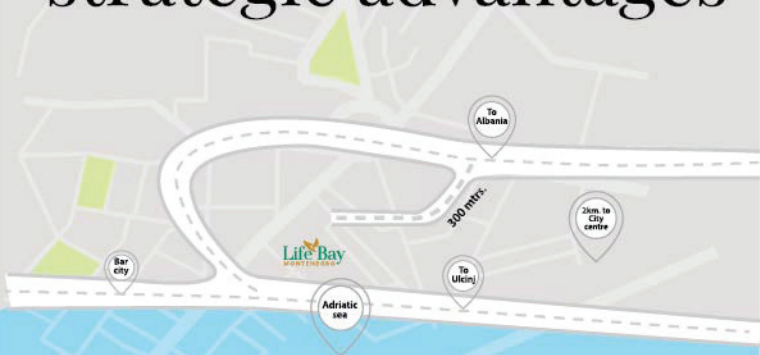
Invest early in
Montenegro's emerging
real estate market and
benefit from strong
capital appreciation.



Warm & Welcoming Community

Experience genuine hospitality and a friendly local culture that makes you feel at home from day one.

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.

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

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



Amenities that go beyond expectations

- Ayurvedic wellness centre
- Shared swimming pool
- Rental management assistance
- One year warranty
- Private garden for each homes
- High speed internet
- Airport transfer service

Ocean Crest
Adriatic
Designer
Townhomes



Live.
Connect.
Belong.



Type A
Ground Floor 32 M²



Type A
First Floor 39 M²



**Ocean Crest
Adriatic**

**Resort
Townhomes**

Specifications

Villa Type A

Area of land:

60 M² (645 sq.ft)

Area of building:

71 M² (764 sq.ft)

Car parking: yes

Seaview: Optional

Ground Floor

Living, Dining, Kitchen &

Parking 32M²

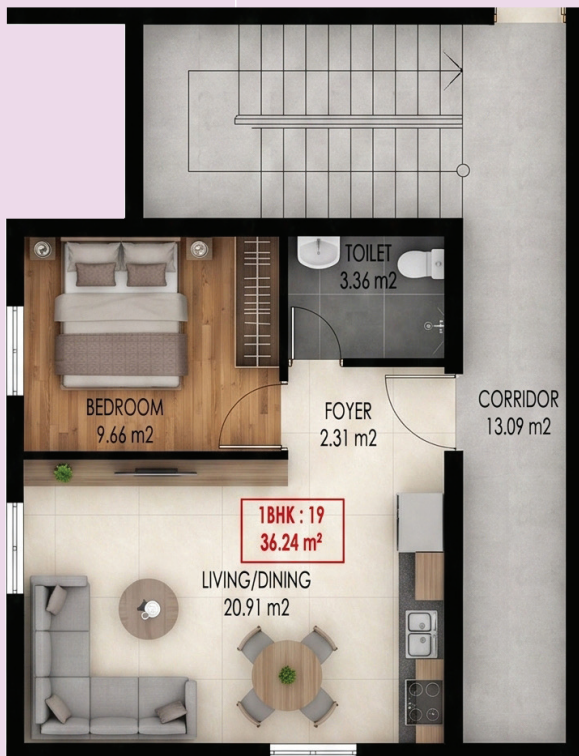
First Floor

2 Bedrooms, 2 Bathrooms &

Balcony 39M²



Type B
Ground Floor 46.8 M²



Type B
First Floor 36.24 M²

One bedroom house

Type B

Specifications

Villa Type B

Area of building

Ground floor 46.8 M^2 (504 sq.ft)

First floor 36.24 M^2 (390 sq.ft)

Private bedroom, Toilet, Balcony
Kitchen, Dining and living area

Units

Ground floor – 1

First floor – 1

Studio House

Type C
Ground Floor
Area 31.36 M²



Studio House

Type C
First Floor
Area 31.26 M²



Specifications

Villa Type C

Area of building:

Area 31.36 M^2 (337 sq.ft)

Area 31.26 M^2 (336.4 sq.ft)

*Balcony, Living, Bedroom, Dining
& Kitchenette.*

Units

Ground Floor 1

First Floor 1

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.

Free Education

1

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

Free Healthcare

2

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

Retirement Security

3

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

Rental Management & Income Assurance

- Professional property marketing
- Guest screening and management
- Regular income reports and payments
- Property maintenance and upkeep
- Legal compliance and licensing
- Connect owners with professional rental management companies
- Emergency support and problem resolution

Additional Support Services*

Legal & Documentation

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

*Conditions apply

Visionary
leadership,
trusted
guidance.



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



Shekhar D'Costa Project Co-Ordinator

Shekhar D'Costa is a veteran banking professional with over 37 years of experience and a former Deputy General Manager of the State Bank of India. During his distinguished career, he led key functions including Finance & Operations, Risk & Compliance, HR, Stressed Assets Resolution, Branch Banking, and Corporate Administration across Ahmedabad and Mumbai.

A specialist in banking operations, compliance, and strategic management, he holds JAIIB and CAIIB qualifications along with certifications in Compliance and NISM programmes.

Our core team





Mahmut Vukovic
Project Advisor

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

Our core team





Shahid Salim
Regional Manager

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

Our core team





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





Global presence & Contact information

Contact Information:

International Phone Numbers

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- 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

