WELCOME TO MONTENEGRO’S FIRST SKI RESORT
Montenegro, the pearl of the Mediterranean, unique in many ways, is situated in the south of the Adriatic. It is one of the most southern European states, adjacent to the southern Adriatic Sea. Montenegro lies on the Balkan Peninsula in the very heart of Europe. Nowhere else can you find, so much natural wealth, beauty, mild beaches, clear lakes, fast rivers, and gorgeous mountains in such a compact area as in Montenegro.

In the morning you can wake up along the beautiful Adriatic coast, have lunch on the banks of Skadar Lake, and enjoy an evening walk in the Montenegrin mountains. Montenegro cannot leave you indifferent.

Montenegro offers great diversity and abundant natural beauty. Don’t forget to take your camera to capture the dream-like grandeur of every view in Montenegro. You won’t need to stage your photos; just click and capture the most beautiful photos from your holidays in your album.

Montenegro - Breathtaking Beauty!

Not only an excellent choice for holidays, Montenegro has many other remarkable characteristics: history, culture, tradition, good weather conditions, clean air, beautiful nature, the blue Adriatic Sea... Everyone should visit Montenegro. This little country combines features of both the Balkans and the Mediterranean. Despite its small size, Montenegro offers great diversity and abundant natural beauty. Don’t forget to take your camera to capture the dream-like grandeur of every view in Montenegro. You won’t need to stage your photos; just click and capture the most beautiful photos from your holidays in your album.

Montenegro is calling you. Don’t miss the chance to visit one of the most interesting spots in the world.

Montenegro - Breathtaking Beauty!
Montenegro as an Investment

Montenegro has remained an attractive investment and high-end tourist destination. With the country’s government actively encouraging inward investment, supporting rapid growth in the luxury tourism market and the completion of notable projects such as Porto Montenegro, the country’s investment credentials have drawn worldwide acclaim.

High-End Tourism

The World Tourism & Travel Council (WTTC) has forecast Montenegro to be the fastest growing tourism destination globally, supported by top-rated investors and operators such as Orascom, One & Only Resorts, Aman Resorts and Qatari Diar, who are developing the country’s international quality resorts.

Accessibility

Podgorica International Airport is 90 minutes from Kolasin and offers direct flight connections to major European cities (none of which is more than 3 hours’ flying time). The airport will also incorporate a helicopter terminal.

Following the completion of a new highway between Berane and Kolasin, the distance between those two towns and the distance from Kolasin to the new proposed airport, will be reduced to only 15 minute drive.

International airports in Tivat and Dubrovnik directly connect Kolasin with Paris, Rome, Munich, Vienna, Zurich and Warsaw, amongst other destinations. St. Petersburg and Moscow are both only two hours away with London being an easy two and a half hours.

In addition to Kolasin’s international accessibility the resort also benefits from unrivalled local connections being situated on the main highway and railway line directly linking the coast and Serbia as well as other surrounding countries.
Montenegro’s mountains offer deep, light powder, virtually no people and acres of perfectly spaced beech trees. The tourist facilities in mountains are concentrated around the towns of Zabljak and Kolašin. During the winter, the main activities include skiing and snowboarding. However, in the summer activities shift to climbing and recreational tourism. One of the most prominent attractions on or near mountains include 18 glacial lakes, best known of which is Crno jezero.

One of the best ways to gain an authentic feeling for Montenegro involves rafting down the Tara river that flows between Sinjajevina and Durmitor mountains to your left and Bjelasica, Ljubisnje, and Zlatni Bor mountains to your right. Because of its legendary clarity, the Tara River is named “the tear of Europe”, and travelling its waters is an enjoyable activity that is accessible even to beginners. Other true delights along the Tara include the ancient relic woodlands that dot its banks, waterfalls and to follow the flight of an eagle held aloft above you as you gaze from the bottom of Europe’s deepest canyon.

Although it is the smallest of the four principal National Parks in Montenegro, Biogradska Gora near the Kolašin area, is the oldest of the four and contains a diversity of flora and fauna unlike anywhere else. There are 26 different plant habitats making a home for 220 different plant species, 150 kinds of birds, and 10 kinds of mammals. In the Park’s forests alone there are 86 kinds of trees and shrubs. Finally, in the waters of the Park there exist three kinds of trout and many other aquatic species.

In summer is also popular visiting high tops with land cruises. Hunting is permitted out of region of Category II and fishing is permitted in lakes.
Kolašin is a town in northern Montenegro and has a population of nearly 3,000. It is the biggest centre of the Montenegro’s mountain tourism due to its positioning and connectivity by rail and road.

Kolašin has an already established ski center, situated at an altitude of 1450m, perched on side of the Bjelasica Mountain, with six ski lifts and no existing ski in/ski out facilities.

The ski season starts in mid December and runs through to mid April. Although Kolašin has become known for its winter enchantments, there is another side to the resort.

During the summer ever increasing numbers of people hike through the sun-drenched alpine forests, raft through the raging white waters of the Tara Canyon, or visit Biogradska Gora National Park. All situated some 15 minutes from Kolašin making Kolašin an all year round retreat.
mountain centers have been envisaged - Kolasin 1450 and Kolasin 1600, both of which are connected, and cover an area of 1,117 ha. In addition to the existing six elevators, the construction of a further 6 lifts are envisaged within the Kolasin 1450 mountain center area and an additional lift within the Kolasin 1600.

The Location Study for the Kolasin 1450 Tourist Village envisages the construction of five hotels, five apartment buildings, three multi-family units, 45 lodges (Kolasin chalets), restaurants, maintenance, ski equipment renting and Nordic Spa, with planned minimum accommodation capacity of 1,992 beds. The plan includes the construction of parking area on 5 floors with total capacity of 1,644 cars per day and 20 buses, enough to meet the needs of 5,800 daily skiers.

The regional road Kolasin - Šolcje - Lubnice - Berane passes just next to the boundary of Kolasin 1450 mountain resort and its reconstruction is in progress. This road leaves ski resort only 9km away from Kolasin, and when reconstructed the resort will be at only 22km away from Berane.

Upon completion of the highway Bar - Boljari, ski resort will be at 18km from highway access point in Matešević, with another access point at 22 km away using the road to Berane.

The Urban Spatial Plan for the Municipality of Kolasin envisages a ski gondola from Kolasin to the Ski center using the following route: Breza - Railway station - Smrče - Čirilovac - Jezerine.
Intermediate stop at the railway station is a perfect and unique location, as it immediately opens up the possibility of organizing ski and summer trains from the coast, but also from all the other places along the railway Belgrade-Bar.

3. First section ends at Smrčje, with possibility that only this section is operational or the cabins without break or pause continue towards Ćirilovac and mountain. With the installation of station at Smrčje, the location would increase by multiple times, as it would directly connect tourist village with Kolasin ski resort.

4. The next intermediate stop in this direction would be Ćirilovac Monastery. The gondola route certainly would be an exquisite offer for the city. The highest gondola point would be on the Ključ crook at 1880 altitude, on the left from the threshing-floor and the chapel at Ključ, which may be quite attractive. What is even more attractive is the fact that the gondola would in only 800 meters distance surmount the rise of 300 meters altitude, with a sharp descend towards the ski slopes in the same distance thereafter.

5. The last station would be on top of the planned parking within Kolasin 1450 mountain center.
Boka Ski Resort will be the first regional mountain resort developed to high international standards in the heart of an unspoilt wilderness. Variety of winter and summer activities, state of the art ski system and the close vicinity of the Montenegrin coast make Kolašin 1450 a favourable year-round destination for both families and adventure travelers.

Boka Ski Resort has been granted special purpose planning by the government of Montenegro meaning that planning has been granted for a greenfield ski resort with a capacity of approximately 500 units and 2,000 beds mixed between 5 hotels, 8 apartment buildings, 45 private chalets - all surrounded by amenities such as a number of restaurants, bars, shops, Nordic Spa facility and commercial units as well as the development of a further ski lifts.

Boka Ski is the only development in the country to receive planning that adjoins an already operational ski center. The resort has been master-planned as a fully sustainable tourist/ski destination with an environmental conscience by leading Ski resort master-planner "Eco Sign", with full plans for the future ski centre extension and upgrade.

The master plan layout and design has been influenced by the most successful ski resorts in the world, learning lessons and bringing new technology, combined with the region’s unique design character. All construction materials are being locally sourced and manufactured.
Level 3
Absolute height entrance 1423
Outside zone Nordic SPA 0.5 ha hot-cold pool, sauna and auxiliary facilities.

Level 2
Absolute height entrance 1419.5

Level 1
Current road
Absolute height entrance 1430

Elevator and access plateau

Bus stop and parking

Parking structure 5 levels
1,644 cars
20 buses
5,800 skiers

Footbridge

Ground Floor area
16,855 m²
GBA
55,161 m²
Commercial content
5,404 m²
Number of shops
32
Number of units
1723
Number of skiers
993

Ground Floor area (per unit)
100 m²
GBA
32 m²
Number of units
45
Number of skiers
76

Objects from A to M in total
Ground Floor area
16,555 m²
GBA
55,132 m²
Commercial content
5,404 m²
Number of shops
32
Number of units
1723
Number of skiers
993

Existing service facilities
Object a - Restaurant
Object b - Maintenance and office
Object c - Restaurant

Object J - mixed content object Nordic Spa and accommodation (dressing room, massage room)

Outside zone Nordic SPA 0.5 ha hot-cold pool, sauna and auxiliary facilities.

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Ecosign Mountain Resort Planners Ltd., the world’s most experienced mountain resort planning firm have been engaged as the master planners for evaluating the potential of the Bjelasica & Komovi region with a view of creating a sustainable skiing facilities and maximizing potential of the natural resources of the region. During the past 39 years, Ecosign has established itself as a leader in the design of successful, award winning and profitable mountain resorts completing over 360 resort development projects in 36 countries spanning 6 continents as well as the design of 5 winter Olympic Games and several World Alpine Championships venues.

This include the plans for future upgrades of the ski facilities, including building of new pistes and ski lifts, to cater for the future demand and expansion.

Ski Resort Kolasin 1450 capacity 9,250

Legend:

- **Potential for development**
  - Planned lift
  - Paved roads in plan
  - Parking for day skiers

- **Existing route**
  - Roads should paved with asphalt
  - Existing lift
  - Lift to be removed

- **Legend**
  - Easy
  - Hard
  - The hardest
  - Mountain restaurant
  - Ski patrol
  - Parking for day skiers

- **Natural resources**
  - Forest
  - Watercourses

- **Ski tracks**
  - Paved roads in plan

- **Potential ski area**
  - Municipal boundaries

- **Existing entry to ski Resort**

- **Planned entry to ski Resort**

- **Kolašin 1600 eastern slopes** 8900 m

- **Kolašin 1450 eastern slopes** 8900 m

- **Kolašin 1450** 6900 Skiers

- **Kolašin 1450**

- **Planned lift to ski Resort**

- **Existing lift to ski Resort**

- **Boka National Park**

- **Bijela Gora**

- **Kolašin 1450 eastern slopes** 8900 m

- **Kolašin 1450**

- **Existing route**

- **Paved roads in plan**

- **Parking for day skiers**

- **Accommodation for visitors**

- **Pocket trail**

- **Accommodation for skiers**

- **National Park Bijela Gora**
AN ALL-NEW SKI VILLAGE

WILL OFFER:

LUXURY SKI IN/SKI OUT RESIDENCES

HOTEL CONDOMINIUMS AND SKI CHALETS

SPECTACULAR MOUNTAIN VIEWS

SKI CENTER FACILITIES

HOTEL-OPERATED LETTINGS SERVICE FOR INVESTMENT INCOME
ENJOY THE MIRACLE OF SNOWFLAKES AT YOUR NEW WINTER ADDRESS

As a part of the first phase, the resort’s master plan envisages an international 4* Condo hotel to include 93 single and double rooms and apartments, offering a choice of 8 unit types. Units have been designed to blend with their natural surroundings using materials such as stone and wood, sourced locally in combination with modern building techniques and triple glazing to reduce environmental impact boasting extremely low thermal loss figures.

A selection of 8 boutique retail units will allow skiers to stand out on the slopes with a selection of fashion wear and the latest in ski technology.

The onsite restaurant will provide a varied world-class cuisine, as well as a large terrace with catering for those with an appetite for après ski drinks and refreshments found in leading resorts such as Corcheval and Verbier.

All apartments come with solid wooden floors, which represents a mixture of grey stone and wooden walls.

Most apartments will feature a fireplace, as well as TV sets in bathroom, bedrooms and kitchens.

Desks are built into the walls featuring a tablet PC that allows the user to control the heating and lighting in your apartment as well as to order taxis, equipment rental, and view menus - all from the comfort of your apartment.

Technology has been used to save energy and enhance the end users experience with WiFi provided throughout the hotel.

There are 8 types of apartments ranging from 34 sq. meter 1 bedroom units to, 2 bedroom units and duplexes of up to 50 sq. meters as well as large 90 sq. meter 2 bedroom duplex.

With prices of apartments starting as low as €80,000 and flexible payment terms, Boka Ski resort’s first hotel really excels as an exceptional opportunity to purchase a holiday home and investment property.
HOTEL RECEPTION
CHALET INTERIOR
This tranquil space gives way to a wooden kitchen and a comfortable dining space. Warm and welcoming bedrooms and spacious en-suite bathrooms continue the wooden theme in a peaceful, undistracted, modern design, providing the perfect place to relax after a weary day on the slopes.

The living room appointments are warm and bright, conducive for gatherings, soft light emitted from the large terrace doors, showcasing breathtaking views of the surroundings.

A large fireplace forms the focal point of the room, the heart of the apartment and authentic gathering point in traditional Montenegrin houses, perfect for curling up with a blanket and a book or settling in with the family for a board game or movie on the built-in screen.

The bathroom has a large colorful tiled shower with light effects and modern designed sinks. The play of stone accents, wooden partition walls with differences in height, light permeable shutters, all nestled under old beams and clustered in intimate groups surrounded by antiques and cozy furnishings, make the space seem larger and more fluid, adding to the memorable and captivating experience.
BECOMING A HOMEOWNER

Buyers may secure a unit upon signing a Reservation Agreement and providing a non-refundable deposit. Upon receipt of the deposit, the unit will be reserved in the buyer’s name, and secured for the period of 30 days.

The buyer must then sign and exchange:

- THE SALES AND PURCHASE AGREEMENT
- THE SERVICE AND MANAGEMENT AGREEMENT

Signature of Sales and Purchase Agreement should be made at the notary’s office in Kotor, Montenegro, in person or via Power of Attorney.

On signature of the Sales and Purchase Agreement the Reservation deposit will be contributed to the first of the stage payments.

Mortgages are also available, up to 80% loan-to-value, to approved local and international clients wishing to purchase properties at Boka Ski Resort.

Homeowner Benefits

Your new property comes with a full Service and Management Agreement.

All apartments are managed by the hotel, meaning that bookings, maintenance and cleaning will all be taken care of as part of the management & maintenance agreement between the hotel and the buyer.

There will be an annual maintenance and rental charge for every apartment agreed at the purchase. You use the apartment as much or as little as you would like and receive your earnings statement at the end of the month.

The property is reserved with a non returnable deposit of €2,000 which secures the property for 14 days when the Sales Agreement and Hotel management and maintenance agreement have to be signed. Upon signing of agreement the first installment of 40% of total purchase price, minus the deposit paid, will have to be paid. Following this, there will be no further payments made until completion of the property when the final 60% balance is paid.

All the apartments will be entered into the hotel rental pool providing owners with an additional income when the property is not used. This will provide considerable annual yield that together with capital appreciation potential provides a great investment package as well as a holiday home to use.

The hotel will be operated by the developer who will implement the highest international standards and engage experienced local expertise with good tracked record in hospitality, locally and abroad.

Proximity to the skiing facility and Kolasin’s reputation as an already established ski destination, guarantees good returns to property owners and a secure investment.

CONTACT

A development by Boka Group:
P.C. Marinović, Radanovići
85318 Kotor
Montenegro

Tel: +382 (0) 32 331 558
bokaski@bokagp.com
www.bokaski.com