

 Boka Ski  
Kolašin 1450

WELCOME TO  
MONTENEGRO'S  
FIRST

SKI RESORT





## MONTENEGRO

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.

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,

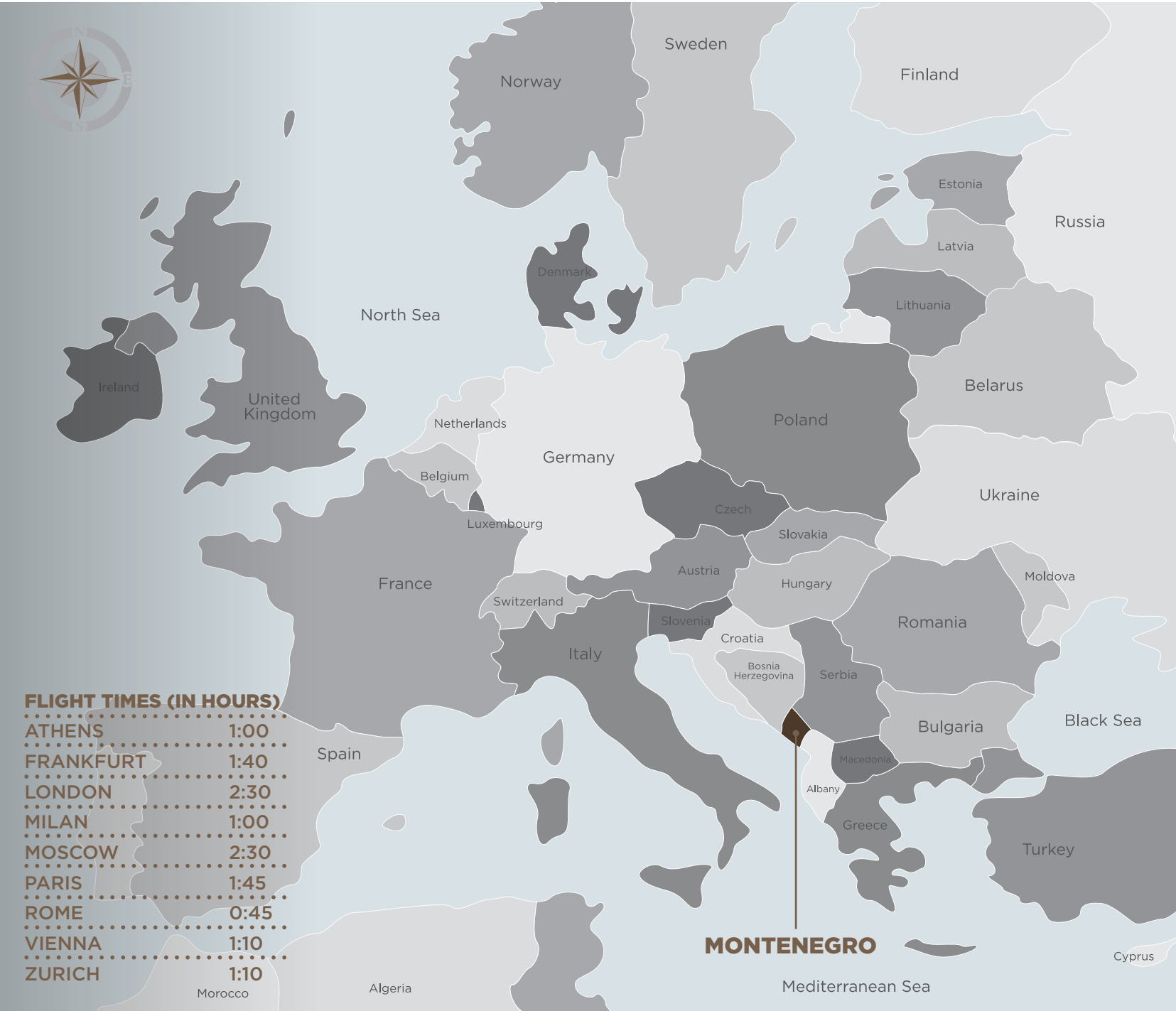
BOKA  
SKI

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!





THREE INTERNATIONAL AIRPORTS  
DIRECTLY CONNECT  
SKI RESORT RESIDENTS  
WITH MAJOR EUROPEAN CITIES

MONTENEGRO

- EUROPE'S  
MOST ATTRACTIVE  
INVESTMENT  
DESTINATION
- WITH
- OUTSTANDING  
NATURAL BEAUTY
  - IDEAL GEOGRAPHICAL  
POSITIONING
  - RAPID ECONOMICAL  
GROWTH
  - 9% COMPANY INCOME  
AND CAPITAL GAINS  
TAXES

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 Kolašin 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 Kolašin, 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 Kolašin with Paris, Rome, Munich, Vienna, Zurich and Warsaw, amongst other destinations. St.

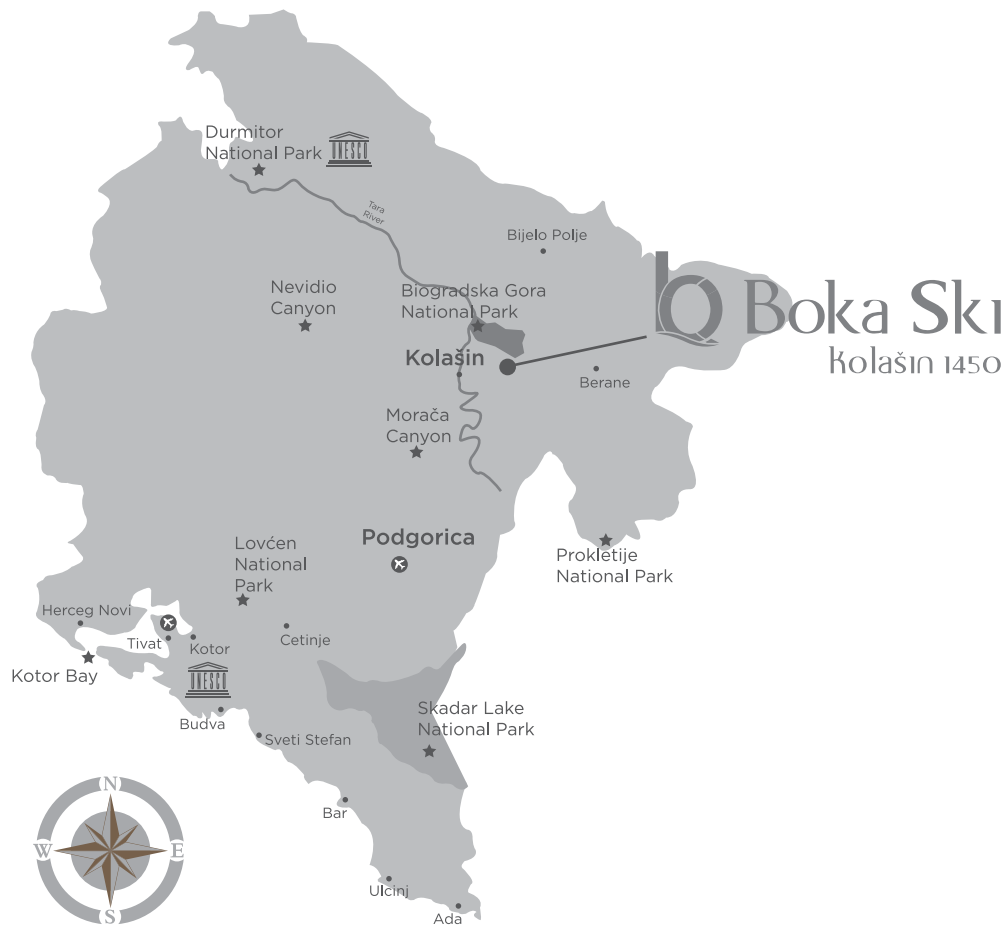
Petersburg and Moscow are both only two hours away with London being an easy two and a half hours.

In addition to Kolašin'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.

PODGORICA  
AIRPORT  
80 km

TIVAT  
AIRPORT  
140 km

DUBROVNIK  
AIRPORT  
220 km







UNTOUCHED BEAUTY

NORTHERN  
MONTENEGRO

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 Žabljak 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 cruisers. Hunting is permitted out of region of Category II and fishing is permitted in lakes.

Basic elements of Biogradska Gora include: untouched forests with trees over five hundred years old, large mountain slopes and glacial lakes found at altitudes as high as 1820m (nearly 6000 feet).







## DISCOVER KOLAŠIN

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 sue to its positioning and conectivity 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.



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# KOLAŠIN 1450 SKI CENTER

## KOLAŠIN 1450 SKI CENTER

The ski center has the following facilities and equipment:

Ski room with an electronic toll system point for selling of ski passes (Ski Data), a ski and board renting area with the capacity of more than 400 sets, an electronic ski depot room, a ski equipment heating and disinfection area, as well as a room with machines for the maintenance of ski equipment.

Restaurant with seating capacity of 80 chairs and a terrace with seating capacity of 300 chairs.

National cuisine restaurant with seating capacity of 40 chairs and a terrace with seating capacity of 10 chairs. Below the restaurant, there is a garage with parking lots for 14 snowmobiles, 10 snowmobiles for children and 12 four-wheelers.

Three snow groomers, one with a winch allowing for works on steep slopes.

Garages for all snow groomers have central heating, and a workshop for the maintenance of the groomers. The upper floor of the garages accommodates resort administration offices.

The existing infrastructure within the ski resort consist of Ski lift Jezerine, Ski lift Carev Do, Ski lift Ključ, two-seater and six-seater cable cars, and a baby ski lift. The total length of the ski slopes within the Mountain centre is about 20km. Some of the slopes are equipped with artificial snowmaking system.

With the adoption of the Spatial plan of Special Purpose for Bjelasica and Komovi, two

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 - Sošice - 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 Mateševo, 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 - Smrčje - Čirilovac - Jezerine.







## KOLAŠIN 1450 SKI CENTER

## KOLAŠIN 1450 SKI CENTER

Gondola would have 213 cabins with 10 passengers. The total capacity of the gondola would be 2,000 passengers per hour. The road from Breza to the ski slopes would last 30 minutes at the speed of 6m per sec. Length of the first section to Smrčje is about 5650m, with the altitude difference of 80 meters, 15 minutes and 42 sec. of travel time, and a maximum of 111 baskets. The length of the second section from Smrčje to Kolasin 1450 is around 5150m, with the altitude difference of 400 meters, 14 minutes and 21 sec. travel time, and a maximum of 102 baskets. In addition to the starting point, the intermediate stop at the railway station, the section on Smrčje, the intermediate stop at Čirilovac and the pivot point at Jezerine, gondola would have about 58 columns.

1.Plans have been made for the land in front of the old barrack Breza to be the starting point

of gondola. The total area of this part is about 17.500m<sup>2</sup>, with a parking capacity of a minimum 600 vehicles.

2. An interstation can be placed at the railway station – the location between two roads and over the lower road. The existing parking lot can accommodate approximately 70 vehicles, whereas the area between the upper and lower road could accommodate another twenty vehicles. This location however is not that important for parking, as the main purpose of the station to serve the train.

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 Čirilovac 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 Čirilovac Monastery. The gondola route

would be 200m away from the Monastery. Čirilovac is located on 1.535 altitude. With gondola visitors to this location can in the summer take a walk to the ski slopes and onwards or return to Kolasin, which

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







DISCOVER  
EUROPE'S  
BEST-KEPT  
SKI SECRET

## SKI RESORT

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-around 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

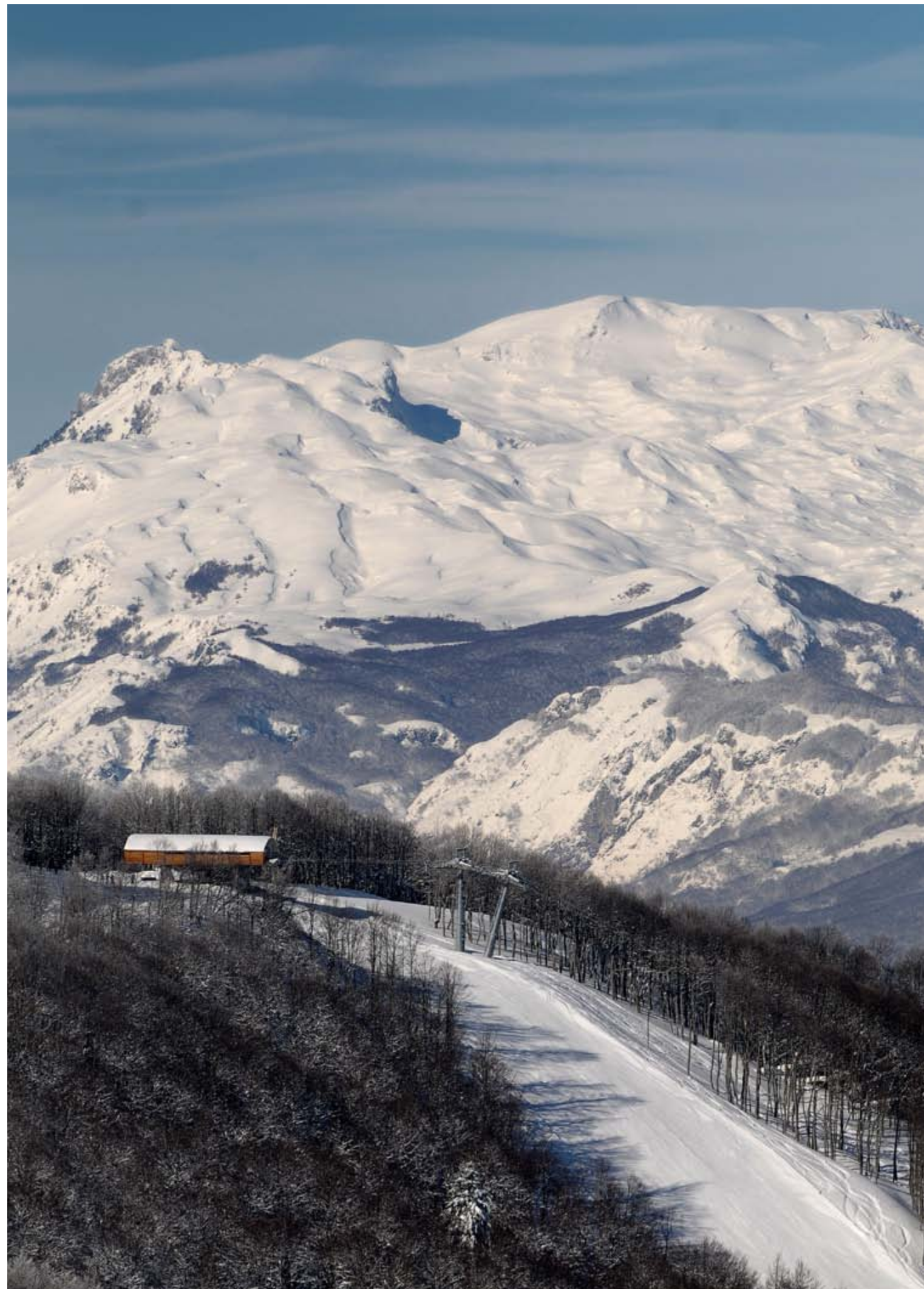
with an environmental conscience by leading Ski resort master-planner "Eco Sign", with full plans for the future ski centre extension and upgrade.



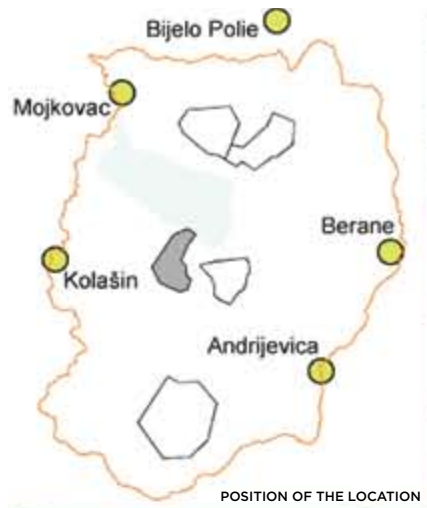
The master plan layout and design has been influenced by the most successful ski resorts in the world, learning lessons and brining new technology, combined with the region's unique design character. All construction materials are being locally sourced and manufactured.











Objects from A to M in total	
Ground Floor area	16,555 m <sup>2</sup>
GBA	55,158 m <sup>2</sup>
Commercial content	5,609 m <sup>2</sup>
Storage space gross	31,494 m <sup>2</sup>
Number of Units	521
Number of Beds	1,722
Number of Skiers	992

Objects from A to M in total	
Ground Floor area (per unit)	100 m <sup>2</sup>
GBA	12,123 m <sup>2</sup>
Number of Units	45
Number of Beds	270
Number of Skiers	78



PPPN  
BJELASICA - KOMOVI



Ekvidistanca 10m  
0m 200 400 600 800 1000













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

## CONDO HOTEL

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 Wi-Fi 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





HOTEL  
INTERIOR

BOKA  
SKI





HOTEL INTERIOR





CHALET  
INTERIOR

BOKA  
SKI





CHALET INTERIOR





## INSIDE HOTEL ROOM



### INSIDE HOTEL ROOM

The apartments interior continues its strong connection with nature providing visitors with a truly unique and memorable stay. Wooden hand-crafted furniture, combined with the captivating smells and colours of other natural materials, give the sensation of warmth and security, a perfect retreat after a long 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.

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 or re-watch your recorder footage on yet another in-built 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.



BOKA  
SKI



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

m a i n t e n a n c e 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.

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