

ECO-COMPLEX

LOCATION

This complex is located in an ecologically clean area of Montenegro, in the village of Mocro, 10 meters from the only highway connecting the international airport, the Adriatic coast, the Durmitor National Park (included in the UNESCO World Heritage List) and the ski resorts of Zabljak and Kolashino.

Also, this route connects the Montenegro / Serbia border point and the city of Niksic, which is a junction of roads. From the complex to the town of Niksic 35 km. Population 60,000.

To the International Airport of the city of Podgorica 100 km., To Tivat 135 km., To the seaport 130 km.

From the complex 1 km to Tar Canyon - the second largest canyon in the world.

The temperature in summer is 25-30 degrees, in winter +5 ... -10 degrees.

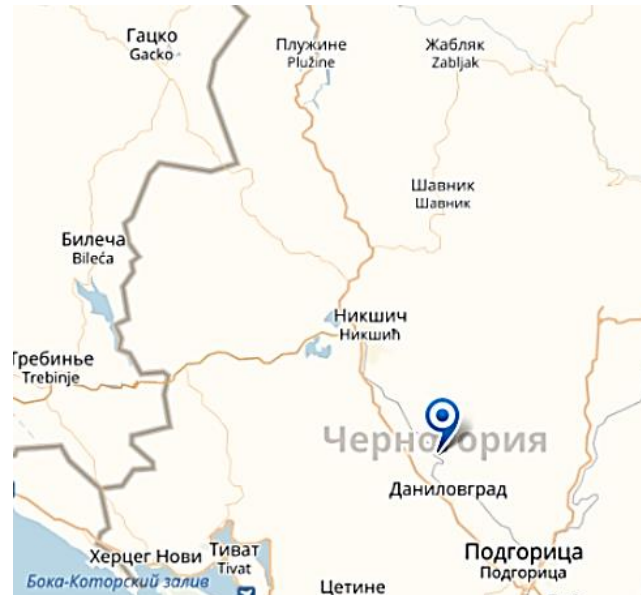
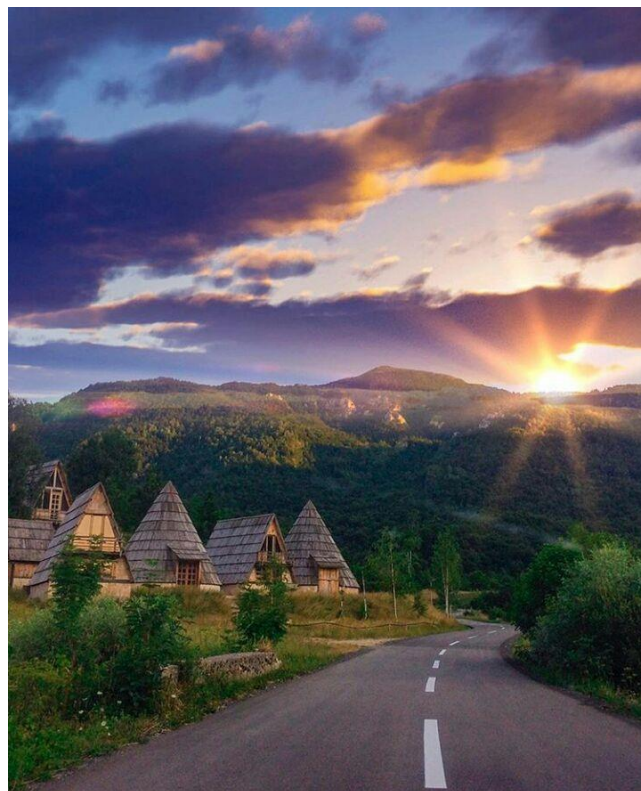
There is a helicopter landing site and a private airfield for small aircraft.

OWNER

Citizen of Montenegro.

PURPOSE

This complex is ideal for a foreign residence, an international VIP-club hotel for business people. for vip-meetings, negotiations, recreation, "rural" tourism of a high level.



CHARACTERISTICS

- The complex consists of 6 unique buildings made of pure wood and natural rubble stone, a construction guarantee of 100 years. The total area of the buildings is about 500 sq. M.
- The complex is located on 0.8 hectares of land, which is in private ownership;
- Supplied with water, electricity, telephone, internet '
- Natural sewerage (septic tank);

- On the territory of the complex, harvesting of sycamore wood was organized for further export to the countries of the European Union, Canada, Japan, Australia. Purpose of sycamore wood: production of musical instruments, butts for weapons. curved furniture, exclusive masterpieces of wood and other elements.

OPPORTUNITIES FOR FURTHER DEVELOPMENT OF THE COMPLEX

In addition to interior decoration and the organization of autonomous heating in the adjacent territory, additional construction is possible:

- 3-4-storey 4-5 star hotel (chalet) of the Swiss type with an area of 1000-1500 sq. m.;
- filling stations with 4-6 dispensers;
- restaurant / cafe made of stone and glass for 250-500 seats;
- a large indoor pool under a glass dome in the midst of nature;
- fireplace room for vip-persons, business meetings and receiving guests;
- a flower greenhouse, flower beds, a garden with exotic plants;
- a separate disco club, euro dance floor, mini-cinema;
- stables and equestrian theater.

ORGANIZATION OF TRANSFER FOR GUESTS AND VIP-PERSONS

- 2-turbine aircraft for 6-8 persons;
- 2 minibuses for 16-20 persons;
- 2 high-speed cars for 2-4 persons

On the territory adjacent to the complex, it is possible to organize a breeding farm (breeding of large and small ruminants and birds) for their own needs and commercial purposes.

For the supply of the restaurant, it is possible to organize its own marine fishing industry (including for commercial purposes).

OFFER TO INDIVIDUALS AND LEGAL ENTITIES:

- sale of the complex in the ownership of 350,000 euros;
- investment of 4,080,000 euros in the development of the complex and infrastructure

The existing owner is ready to carry out the contract work.

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