



Premante

— TIVAT —



THE ART OF LIVING



PEARL OF THE MEDITERRANEAN

With thousand year old cities, soaring mountains dropping down to an turquoise sea and a relaxed way of life, situated in the south of the Adriatic, Montenegro is considered the pearl of the Mediterranean. Montenegro's tourism industry has come a long way in the last 10 years. The tiny country is expected to have the world's third fastest-growing tourism industry between 2016 and 2025, according to the World Tourism and Travel Council. With its velvet emerald green mountains and crystal clear sapphire waters, Montenegro is a treasure for coming years.

The UNESCO protected bay of Kotor, is home to several high end developments, namely Porto Montenegro, Lustiča Bay and Porto Novi, all located in the famous bay.



Porto Montenegro in Tivat, once the main base for the Austro-Hungarian navy, is now home to the 5 star Regent hotel. Complemented by luxury waterfront homes for rent and sale, international

dining options, lively bars and a wide range of sports, leisure and cultural activities, the marina is the ideal superyacht homeport with berths ranging from 12m to 250m.



A LUXURIOUS HOME **PREMONTE**

Premonte, consisting of 22 units, 22 parking spaces and storage units, located on one of the most valuable areas in Montenegro, is constructed total of 2.721 m² area on a 1.257 m² plot, with 1+0, 1+1 and 2 + 1 bedroom apartments. All apartments has either gardens or balconies or terraces.





Premonte
TIVAT

WALKING
DISTANCE TO
**PORTO
MONTENEGRO**



Premonte is at the most advantageous location in Tivat's rapidly developing area, which is Donja Lastva. Premonte is in 5 minutes walking distance from Porto Montenegro and 100 meters away from the beautiful waters of Tivat bay.



THREE SMART REASONS TO INVEST IN **PREMONTE!**

To Live

Tivat is a prime location to reside in year-round, compared to other coastal regions of Montenegro due to its proximity to Tivat Airport and Porto Montenegro.

To Rent

Hotels in Montenegro are not able to meet the demand due to low bed capacity. Short term rental rates are comparatively high, with high occupancy rate. The average return on real-estate investments is 8 years.

To Invest

Bay of Kotor has been the most value-added region in Montenegro for development project in the past 10 years. The projects in the region bring very high return on investment due to rising per-square meter prices.







AESTHETIC AND
FUNCTIONALITY

GENERAL SPECIFICATIONS FOR A QUALITY LIFE

- Floor height 2,73 m
- Split air conditioner in living room, split air conditioner infrastructure in bedroom
- Cable TV, internet connection and phone system
- Aluminium mullions
- Insulated double glass windows
- Vitra or Canakkale brand ceramics balcony flooring
- Tempered glass with electrostatic powder coated iron railings
- Water geyser in bathrooms
- Full automatic elevator
- Indoor parking spaces and storage units
- Automatic controlled garage entrance
- Generator for the common areas of the building
- Water tank and hydrofoil system for water shortage





Alternative wall colors

Kitchens

- Kitchen furniture included
- Built in refrigerator, built in oven and cooker, paddle box, sink and faucets included
- Lacquer over wood indoors
- Apartment entrance steel door



Alternative wall colors

Balconies

- Laminated wood parquet flooring
- Walls and ceilings water based paint on plaster
- Baseboards 30 cm. high lacquer over wood

Bathrooms

- Walls and ceilings marble design white porcelain ceramics
- Tempered glass shower cabin
- Bathroom cabinets included



FLOOR PLANS

A very special project with floor plans, that allows 80% unique sea views.

GROUND FLOOR PLAN



GROUND FLOOR PLAN

1+0 B

NO: 3



- ① LIVING ROOM 18.76m²
- ② BATHROOM 3.38m²
- ③ KITCHEN 3.89m²
- ④ BALCONY 17.29m²

TOTAL 43.32m²



GROUND FLOOR PLAN

1+1 B

NO: 2 - 4 - 5

①	HALL	2.38m ²
②	KITCHEN	4.72m ²
③	BATHROOM	4.59m ²
④	LIVING ROOM	22.03m ²
⑤	BEDROOM	16.60m ²
⑥	BALCONY	17.40m ²
TOTAL		63.72m²



GROUND FLOOR PLAN

1+1 B1

NO: 1

①	HALL	2.38m ²
②	KITCHEN	4.72m ²
③	BATHROOM	4.59m ²
④	LIVING ROOM	22.03m ²
⑤	BEDROOM	12.60m ²
⑥	BALCONY	10.79m ²
TOTAL		57.11m²



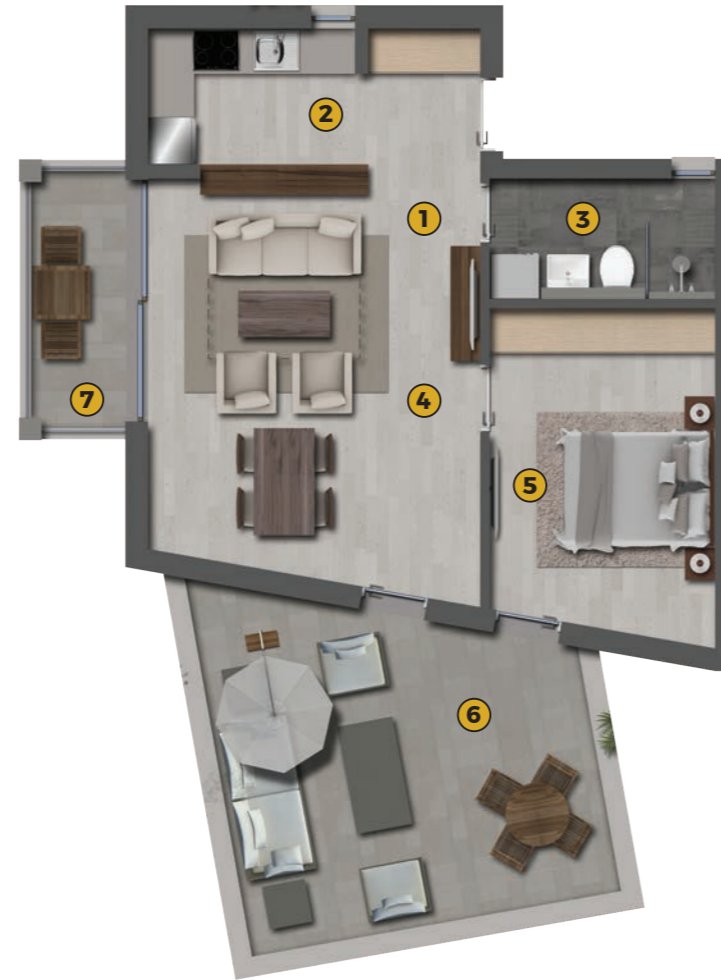
GROUND FLOOR PLAN

1+1 D

NO: 6

① HALL	2.70m ²
② KITCHEN	5.13m ²
③ BATHROOM	4.59m ²
④ LIVING ROOM	23.93m ²
⑤ BEDROOM	12.72m ²
⑥ BALCONY	20.61m ²
⑦ BALCONY	5.00m ²

TOTAL 74.68m²



1st AND 2nd FLOOR PLAN



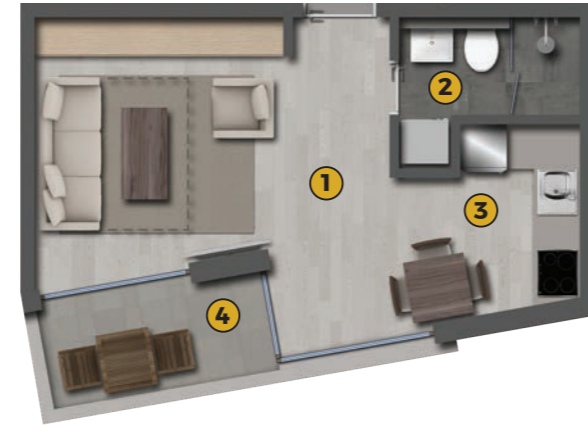
1st AND 2nd FLOOR PLAN

1+0 A

NO: 10 - 17

① LIVING ROOM	18.76m ²
② BATHROOM	3.38m ²
③ KITCHEN	3.89m ²
④ BALCONY	4.63m ²

TOTAL	30.66m²
--------------	---------------------------



1st AND 2nd FLOOR PLAN

1+1 A

NO: 8 - 9 - 11 - 12 - 15 - 16 - 18 - 19

① HALL	2.38m ²
② KITCHEN	4.72m ²
③ BATHROOM	4.59m ²
④ LIVING ROOM	22.03m ²
⑤ BEDROOM	12.60m ²
⑥ BALCONY	4.89m ²

TOTAL	51.21m²
--------------	---------------------------



1st AND 2nd FLOOR PLAN

1+1 C

NO: 7 - 13 - 14 - 20

① HALL	2.70m ²
② KITCHEN	5.13m ²
③ BATHROOM	4.59m ²
④ LIVING ROOM	23.93m ²
⑤ BEDROOM	12.72m ²
⑥ BALCONY	5.00m ²

TOTAL 54.07m²



PENTHOUSE FLOOR PLAN

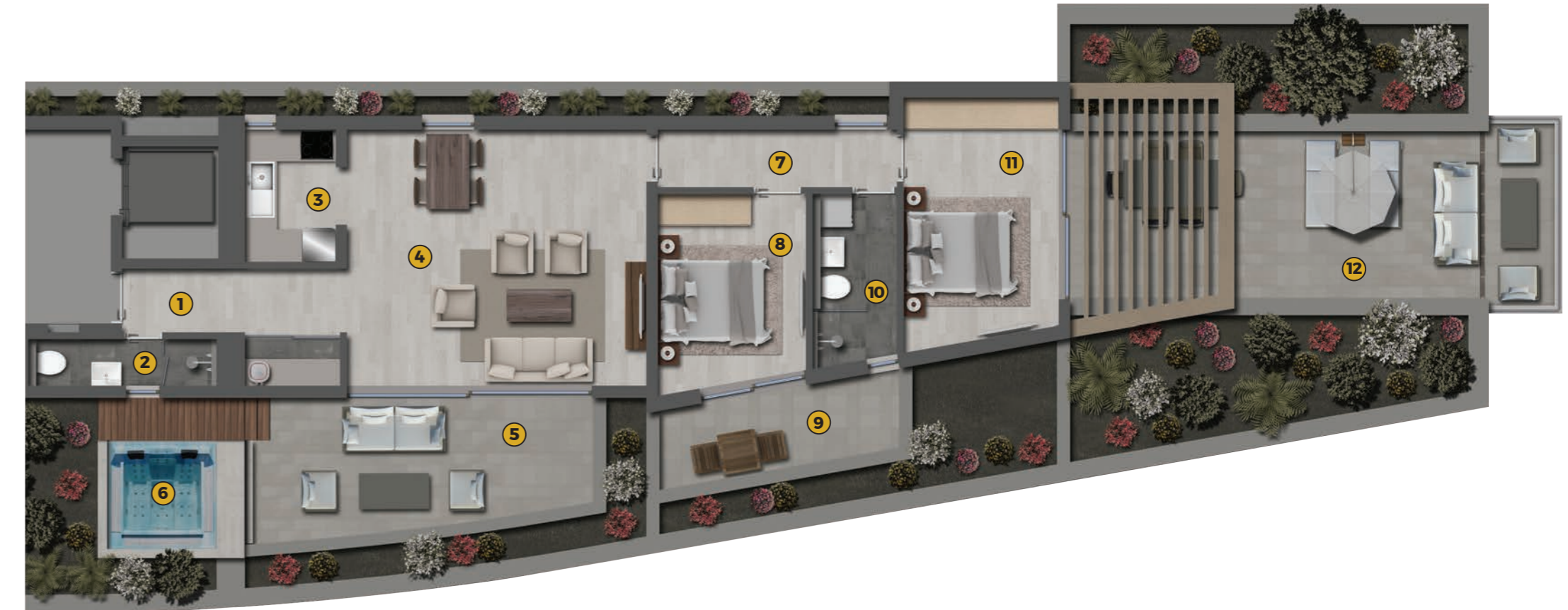


PENTHOUSE FLOOR PLAN

2+1 A

NO:21

1 HALL	6.84m ²	7 HALLWAY	4.95m ²
2 TOILET	3.04m ²	8 BEDROOM	10.11m ²
3 KITCHEN	4.47m ²	9 TERRACE	6.28m ²
4 LIVING ROOM	26.88m ²	10 BATHROOM	4.71m ²
5 TERRACE	14.93m ²	11 BEDROOM	13.06m ²
6 JACUZZI	7.54m ²	12 TERRACE	29.02m ²
TOTAL		131.83m²	



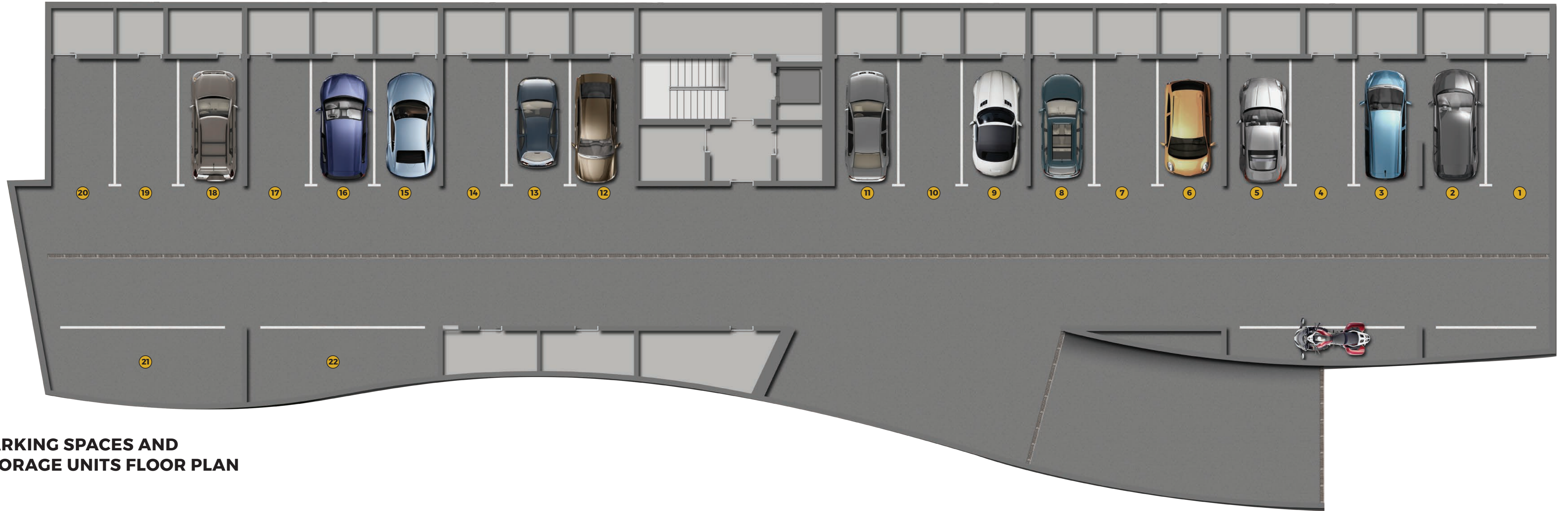
PENTHOUSE FLOOR PLAN

2+1 A

NO:22

① HALL	8.16m ²	⑦ HALLWAY	4.95m ²
② TOILET	3.04m ²	⑧ BEDROOM	9.86m ²
③ KITCHEN	4.54m ²	⑨ TERRACE	6.28m ²
④ LIVING ROOM	27.25m ²	⑩ BATHROOM	4.71m ²
⑤ TERRACE	14.93m ²	⑪ BEDROOM	13.06m ²
⑥ JACUZZI	6.66m ²	⑫ TERRACE	29.02m ²
		TOTAL	132.46m²





**PARKING SPACES AND
STORAGE UNITS FLOOR PLAN**





BUY NOW PAY LATER

30%

30% down payment due at contract signing. Contract signed in Notary Public of Montenegro.

40%

40% first installment with payment plans. First installment begins on 15.01.2019 and installments are due monthly from then on.

Upon the sale of the unit, value of previously outstanding installments will be paid. Meaning; should I purchase the unit in April, I will be making a payment for the outstanding February and March in addition to April.

Meaning all three months will be paid for on the date of purchase.

10%

10 installments. These installments will be paid monthly after the first installment.

30%

30% last payment of the total price will be due upon completion of the project.

21%

21% VAT included in total price.

Parking spaces and storage units are sold separately and are not included in the sale prices.

Deliveries of the units will begin on December 31, 2019.

10%

There is a 10% discount on cash payments.



OUR ESTEEMED NEIGHBORS INCLUDE

Premonte is very conveniently located in Tivat, within short driving distance to the most important locations and cities around.

🚢	PORTO MONTENEGRO	1,5 km
🏛️	TIVAT	2 km
🏰	KOTOR	15 km
🏠	PODGORICA	85 km
🏛️	BUDVA	25 km
🏛️	HERCEG NOVI	20 km
🏰	DUBROVNIK	65 km
✈️	TIVAT AIRPORT	5 km

premonte.com/location





AICC CONSTRUCTION is established in Montenegro by 3 large construction companies from Turkey operating in construction business since 1983.

After Premonte Tivat project the company's aim is to develop and construct projects that serve the tourism and housing sector in Montenegro.



ARAMIS CONSTRUCTION INC.

Kemal Gülmez

Founding Partner

During his university education in the family company besides its constructions, Kemal Gülmez worked as project manager in various construction sites of Istanbul's Metropolitan Municipality and for infrastructure constructions of Water and Sanitation Department.

Completed more than 300 architectural projects and 14 housing constructions since 2005 by his own company Aramis Construction Inc., Kemal Gülmez is still consulting in the field of engineering.

Graduated from Cyprus, Lefke European University Construction Faculty of Engineering in 2001, Kemal Gülmez participated Government Leadership School, Political Academy of Bahcesehir University, in the certification programs of USA Silicon Valley, USA Washington, Israel-Palestine Middle East in 2013.

Born in 1976, Kemal Gülmez is married and father of 2 children.



YENI KOZA CONSTRUCTION CO.LTD.

Yüksel Köroğlu

Founding Partner

Completed constructions over 150.000 m² of housing, office buildings and high rise buildings in many parts of Istanbul since 2005, Yüksel Köroğlu continues working as the Chairman of the Board of Directors at his own company.

Starting business life at his very young age in the textile industry Yüksel Köroğlu, born in 1969, is married and father of 2 children.



DOSTAS CONSTRUCTION INC.

Doğan Engin Oturan

Partner

Started working as an engineer in Dogtas Construction Inc., Dogan Engin Oturan still continues working as the Chairman of the Board of Directors since 2006. Completed constructions over 220.000 m² in the housing sector, Dogtas Construction Inc. was established as a family company in 1983.

Started his professional life in 2003 working both domestically and abroad with different construction groups and joint investments, Dogan Engin Oturan has delivered 43.000 sqm construction to the right owners.

Graduated from Sakarya University Faculty of Engineering Department of Civil Engineering, his second graduation was from Anadolu University Faculty of Business Administration. Dogan Engin Oturan was born in 1981.



The digital renderings shown on this document are artist's impressions only and may not accurately represent all actual dimensions of the development or the units as constructed. AICC Construction Doo reserves the right to make changes to home designs and floor plans without prior notice. All images are solely used for marketing purposes. This brochure is not a contract.

Premonte

— TIVAT —

+382 693 75252

premonte.com

Jadranska Magistrala
Donja Lastva Tivat,
Montenegro

Dzordza Vasingtona 44,
81000 Podgorica,
Montenegro