



EDEN
Montenegro

Designed for life in
TIVAT



Why Montenegro?

Montenegro strikes the eyes of investors in terms of its enchanting nature, long-term growing economy, and last but not least its tourism. The country is constantly growing and it takes the lead with regards to the most developing countries in Europe. The tourism plan for the present decade involves the further improvement of this potential.



Why Montenegro?

Tourism in Montenegro has increased widely in recent years, as the country gained more attraction for the wealthiest individuals, who are concerned with elite destination of exclusive marinas, top-luxury yacht resorts, and shops in Porto Montenegro, Lustica Bay, Portonovi, and so on. In the season, these ports are heaven for superyachts

A large cruise ship with a white hull and yellow and black funnels is sailing on the blue waters of Boka Bay. In the background, there are steep, green mountains and a small coastal town with red-roofed buildings. The sky is blue with some white clouds. The ship is moving from left to right, leaving a white wake.

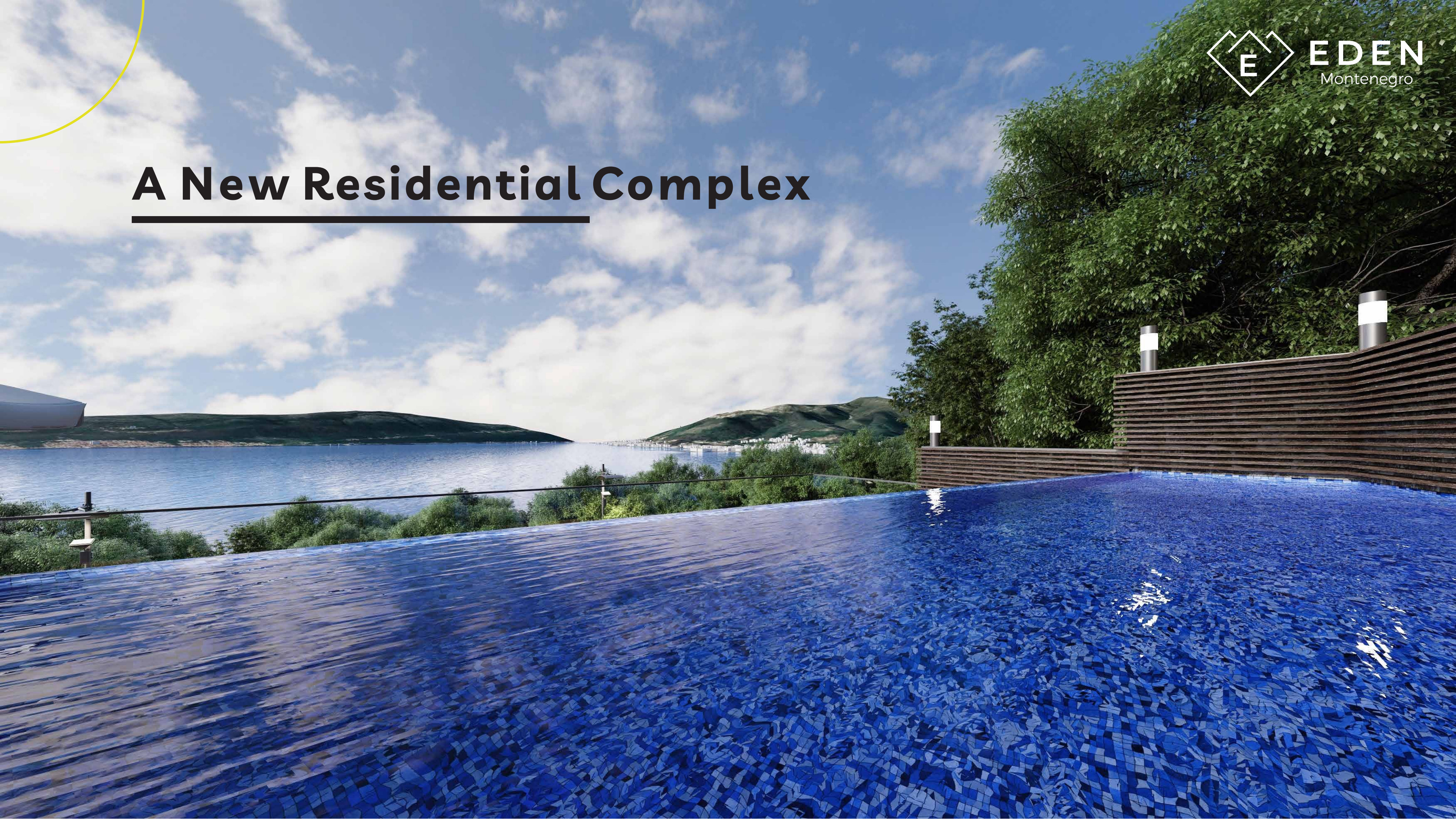
Why Tivat?

The major investments are extending mainly on the coastline of Montenegro. Alongside its stunning panorama, where mountains meet the breathtaking Boka Bay, it has also become a popular yachting destination.

Your 'Eden' at lovely Tivat



A New Residential Complex





The logic of the project

28 unique houses designed with a perfect synthesis of wood, glass, and natural stones, varying in size between 36 m² and 150 m². Using in nature the architectural concept, breath-taking terraces commanding the marvelous views, and private pools are designed to keep each home invisible to the others with respect to nature. In order to create a serene atmosphere car parks are located underground to the recent disruption of the landscape above. For convenience owners also have access to a concierge service.





New Life in Montenegro



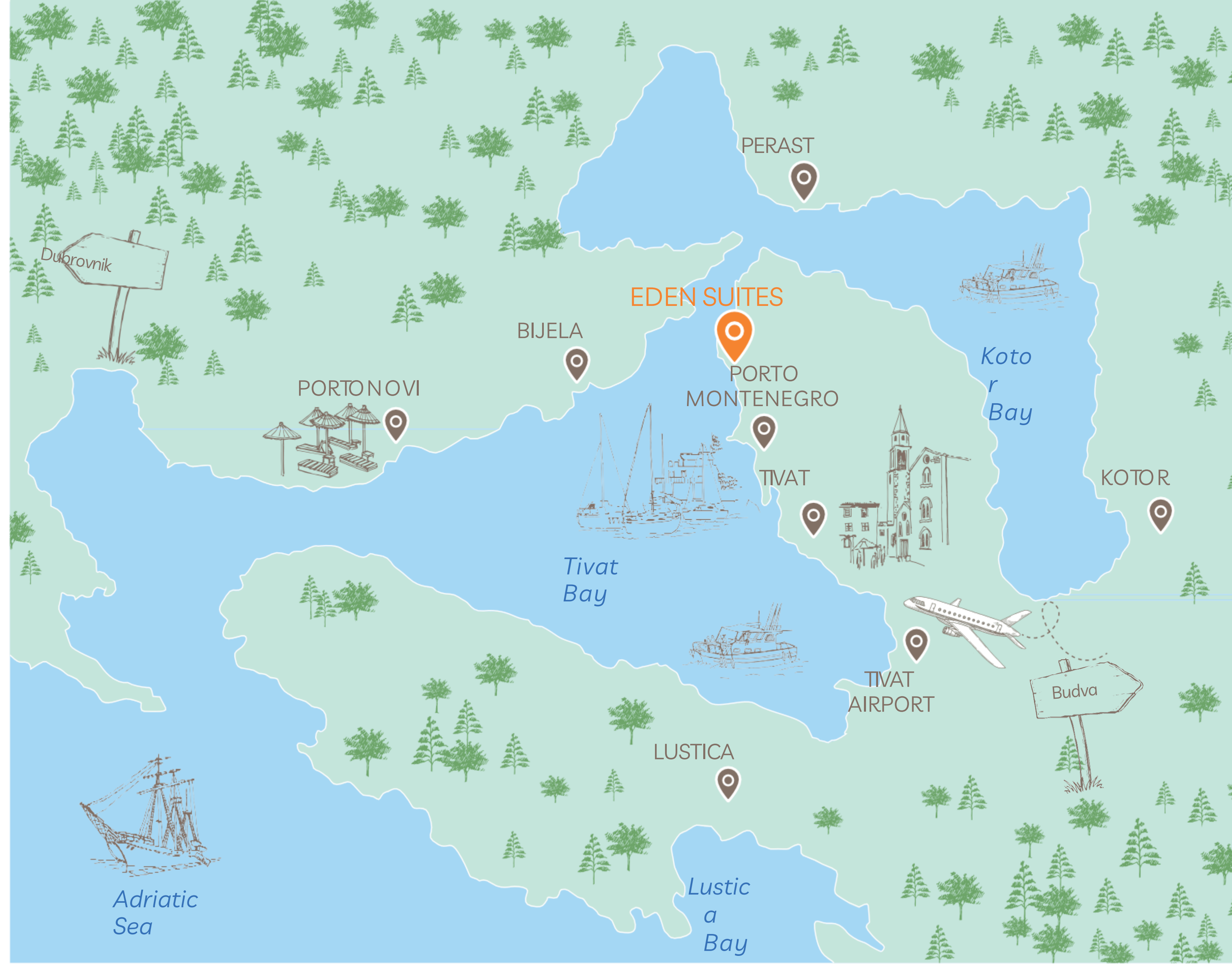


Map

Eden Suites, Donja Lastva

42°26'51.3"N 18°41'10.8"E
CMXP+2G

- 📍 Porto Montenegro – 1,5 km
- 📍 Tivat Airport - 6 km
- 📍 Bijela - 7 km
- 📍 Portonovi - 11 km
- 📍 Kotor - 13 km
- 📍 Budva - 26 km
- 📍 Lustica - 30 km
- 📍 Dubrovnik - 32 km
- 📍 Dubrovnik Airport - 46 km



Montenegro Beach

The amazing climate with mountain-sea air, the lush vegetation of the coastal mountains, the warm azure sea create ideal conditions for recreation and attract tourists from many countries. It has 117 beaches along 293 kilometers of coastline that is lined with ancient walled towns.

Porto Montenegro

Porto Montenegro Marina, or as some would refer to it just Marina Montenegro is considered to be one of the best marinas in the Mediterranean. Many passionate boat owners and captains decided to choose our berthing & mooring options due to the advantages of our services and marina location itself.



Interior



Interior



Life in Montenegro

Located in the center of Europe, Montenegro will succeed in attracting you from many perspectives; such as its spectacular nature surrounded by the Adriatic sea and majestic mountains, perfect Mediterranean climate, friendly and welcoming culture, great cuisine, and so on.

Here, tranquility and adventure go hand in hand. You can delight in the pleasant sun and mild weather in the Boka Bay across the picturesque stone houses, you can enjoy a glass of local wine, while watching the fancy atmosphere around Porto Montenegro, you can be fascinated by the wild beauty of Northern Montenegro and climb in one of the oldest virgin forests in Europe or you can explore Durmitor National Park together with Tara River Canyon, which is under UNESCO's protection and stated as a world heritage site. This glamorous country is yet still not so much discovered and one of the hidden beauties of Europe.



Montenegro Beach



Nature



Gastronomy



Night Life

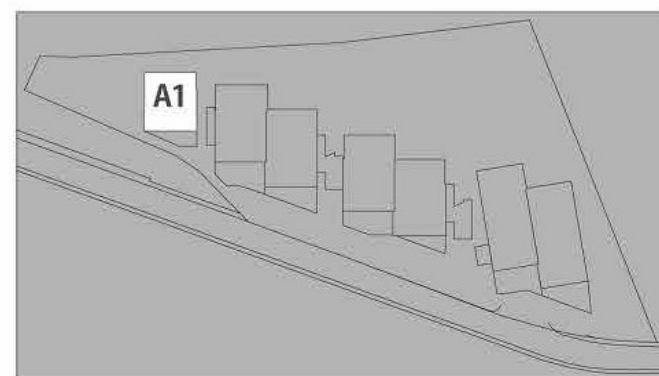
Apartment Plans





A1 HAUSING 53,65 m2

Living room & kitchen :	23,75 m2
Bedroom :	16,65 m2
Bathroom & toilet :	4,0 m2
Terrace :	9,25 m2
Total :	44,40 m2
Total with terrace :	53,65 m2

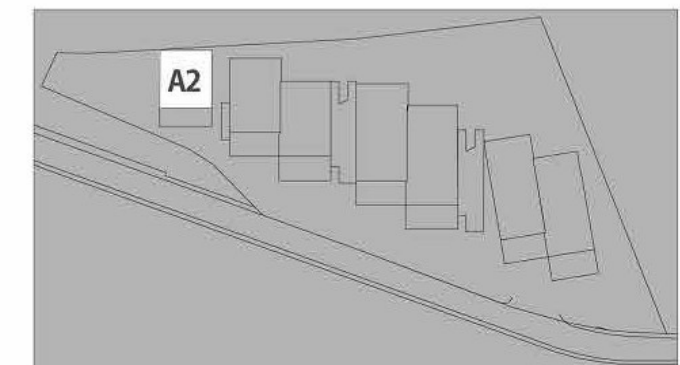


0.00m Key Plan

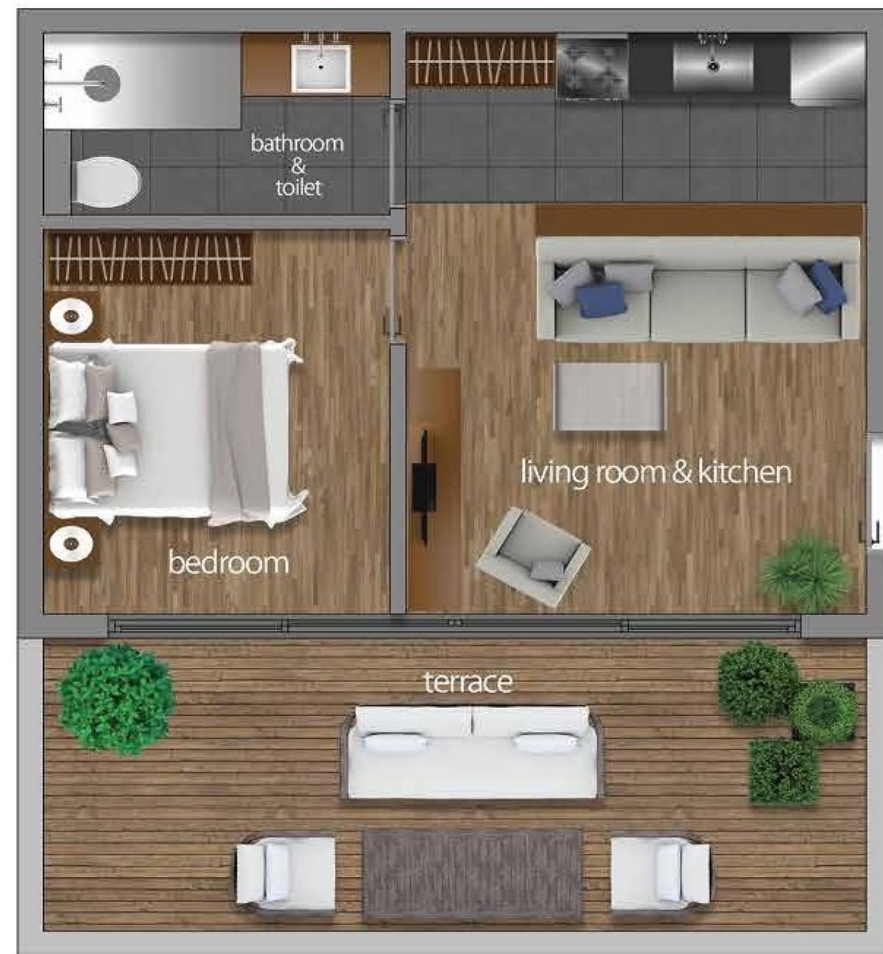


A2 HAUSING 61,30 m2

Living room & kitchen :	18,00 m2
Bedroom :	7,35 m2
Bathroom & toilet :	3,40 m2
Bedroom :	11,80 m2
Bathroom & toilet :	3,35 m2
Terrace :	17,40 m2
Total :	43,90 m2
Total with terrace :	61,30 m2



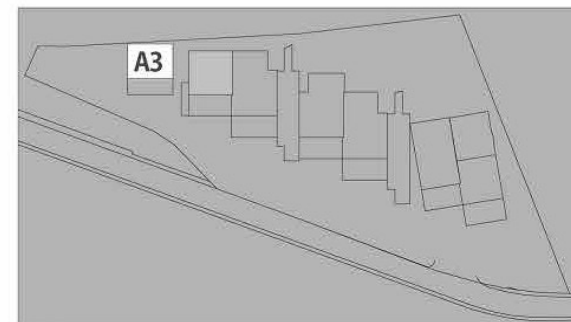
+3.00m Key Plan



A3 HAUSING 46,40 m²

Living room & kitchen : 16,75 m²
 Bedroom : 8,35 m²
 Bathroom & toilet : 3,90 m²
 Terrace : 17,40 m²

Total : 29,00 m²
 Total with terrace : 46,40 m²



+6.00m

Key Plan



+0.00



-3.00

B1 HAUSING 122,35 m²

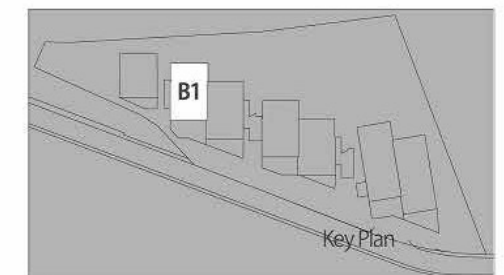
Living room & kitchen : 30,75 m²
 Bathroom & toilet : 4,55 m²
 Hall : 10,30 m²
 Bedroom 1 : 21,30 m²
 Bedroom 2 : 23,80 m²
 Bathroom & toilet : 10,15 m²
 Terrace : 21,50 m²

Total : 100,85 m²
 Total with terrace : 122,35 m²

B1A HAUSING 18,70 m²

Living room & kitchen : 13,90 m²
 Bathroom & toilet : 4,80 m²

Total : 18,70 m²



0.00m

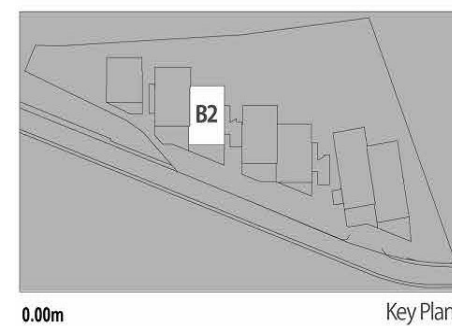
Key Plan



B2 HAUSING 138,80 m²

- Living room & kitchen : 31,05 m²
- Bedroom : 14,05 m²
- Bathroom & toilet : 4,80 m²
- Bathroom & toilet : 4,80 m²
- Hall : 10,60 m²
- Bedroom 1 : 17,70 m²
- Bathroom & toilet : 4,80 m²
- Bedroom 2 : 20,70 m²
- Bathroom & toilet : 14,35 m²
- Terrace : 15,95 m²

Total : 122,85 m²
 Total with terrace : 138,80 m²



C1 HAUSING 155,10 m²

- Living room & kitchen : 30,75 m²
- Bedroom : 14,05 m²
- Bathroom & toilet : 4,80 m²
- Bathroom & toilet : 4,80 m²
- Hall : 10,65 m²
- Bedroom 1 : 19,25 m²
- Bedroom 2 : 22,50 m²
- Room : 19,60 m²
- Bathroom & toilet : 10,10 m²
- Terrace : 18,60 m²

Total : 136,50 m²
 Total with terrace : 155,10 m²

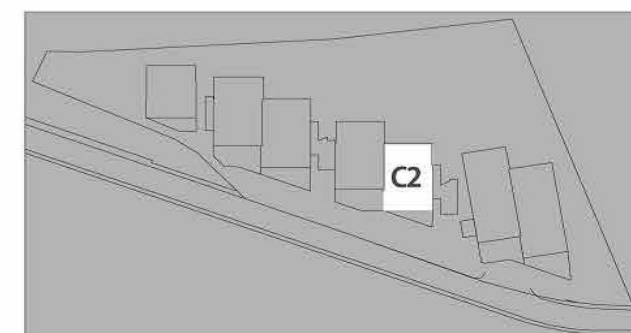




C2 HAUSING 123,20 m²

Living room & kitchen :	30,90 m ²
Bedroom :	14,45 m ²
Bathroom & toilet :	4,80 m ²
Bathroom & toilet :	5,00 m ²
Hall :	10,60 m ²
Bedroom 1 :	13,00 m ²
Bathroom & toilet :	4,80 m ²
Bedroom 2 :	17,50 m ²
Bathroom & toilet :	14,45 m ²
Terrace :	7,70 m ²

Total :	115,50 m ²
Total with terrace :	123,20 m ²



0.00m Key Plan



D1 HAUSING 126,95 m²

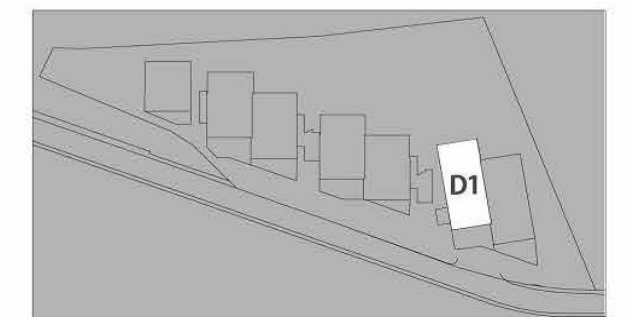
Living room & kitchen :	26,30 m ²
Bathroom & toilet :	4,80 m ²
Bedroom :	17,00 m ²
Hall :	12,45 m ²
Bedroom 1 :	17,60 m ²
Bedroom 2 :	18,85 m ²
Bathroom & toilet :	10,35 m ²
Terrace :	19,60 m ²

Total :	107,35 m ²
Total with terrace :	126,95 m ²

D1A HAUSING 16,80 m²

Living room & kitchen :	12,20 m ²
Bathroom & toilet :	4,60 m ²

Total :	16,80 m ²
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0.00m Key Plan



D2 HAUSING 126,40 m²

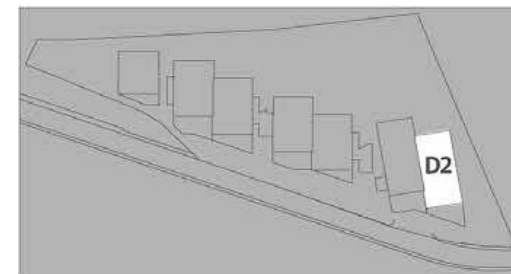
Living room & kitchen : 25,95 m²
 Bathroom & toilet : 4,80 m²
 Bedroom : 17,45 m²
 Hall : 10,60 m²
 Bedroom 1 : 16,00 m²
 Bathroom & toilet : 4,95 m²
 Bedroom 2 : 18,10 m²
 Bathroom & toilet : 12,15 m²
 Terrace : 16,40 m²

Total : 110,00 m²
 Total with terrace : 126,40 m²

D2A HAUSING 16,65 m²

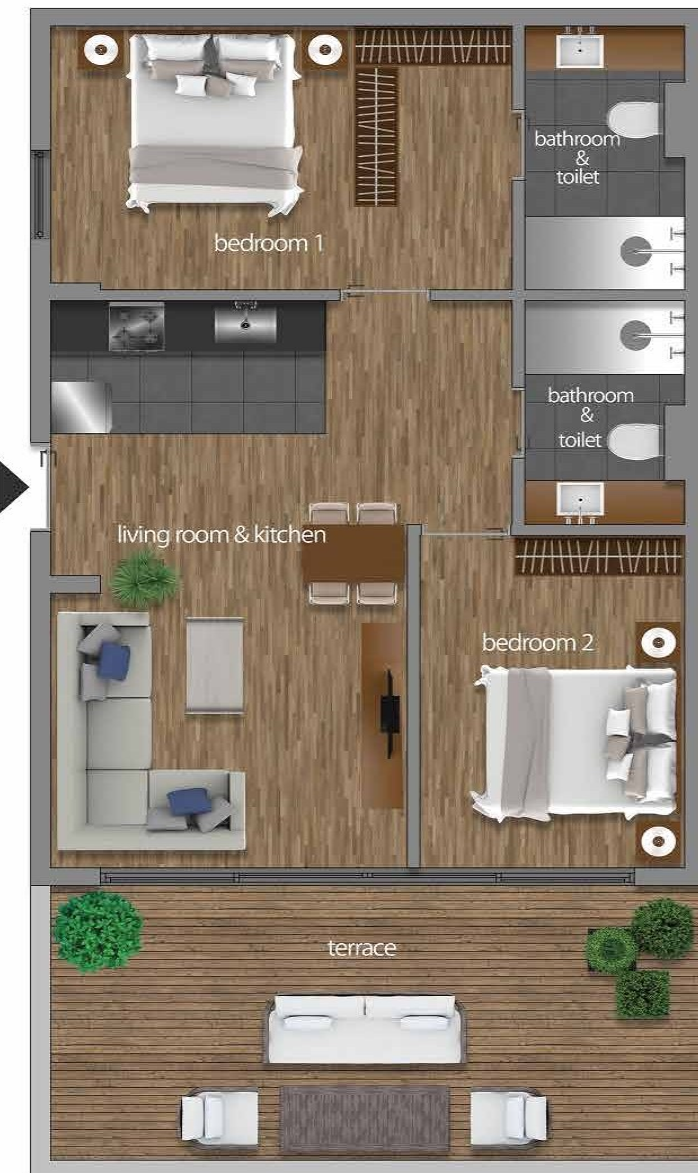
Living room & kitchen : 11,90 m²
 Bathroom & toilet : 4,75 m²

Total : 16,65 m²



0.00m

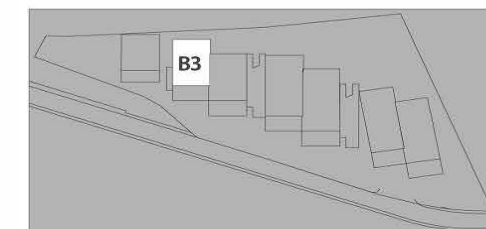
Key Plan



B3 HAUSING 78,52 m²

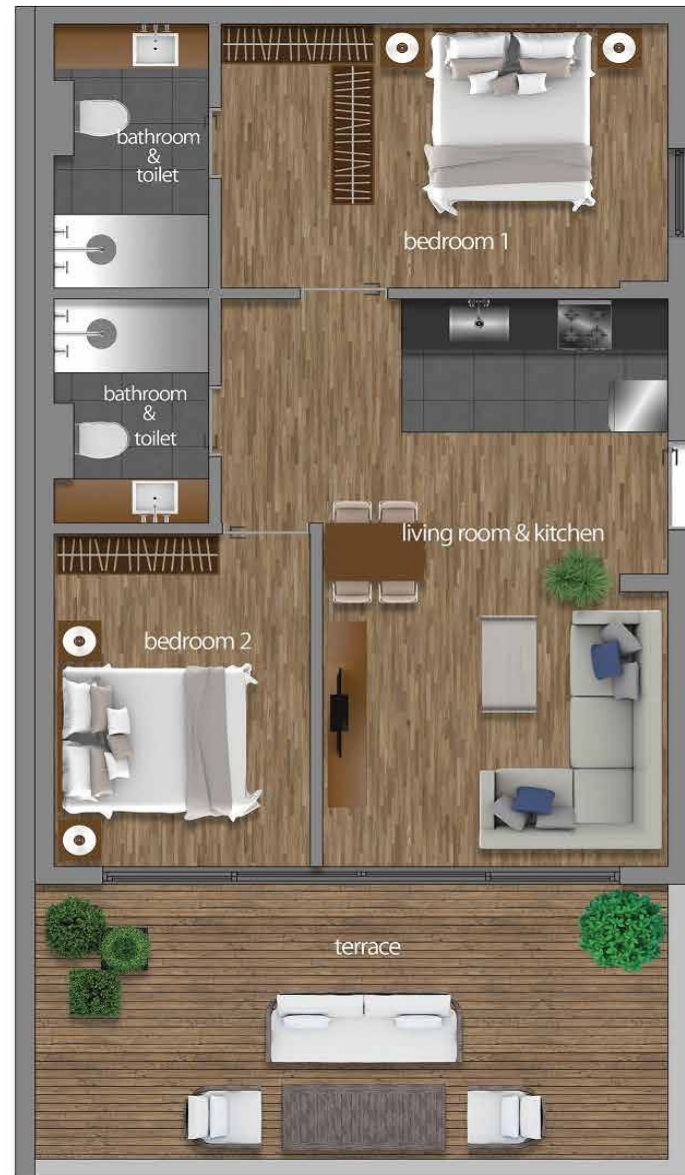
Living room & kitchen : 25,09 m²
 Bedroom : 9,67 m²
 Bathroom & toilet : 3,90 m²
 Bedroom : 13,64 m²
 Bathroom & toilet : 4,60 m²
 Terrace : 21,62 m²

Total : 56,90 m²
 Total with terrace : 78,52 m²



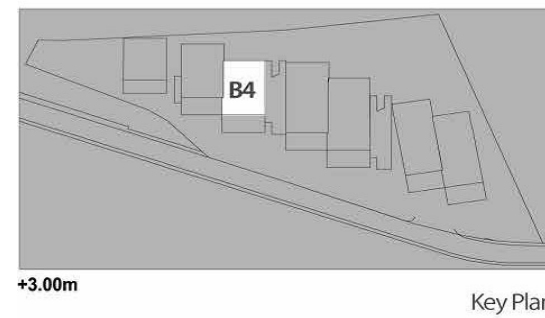
+3.00m

Key Plan



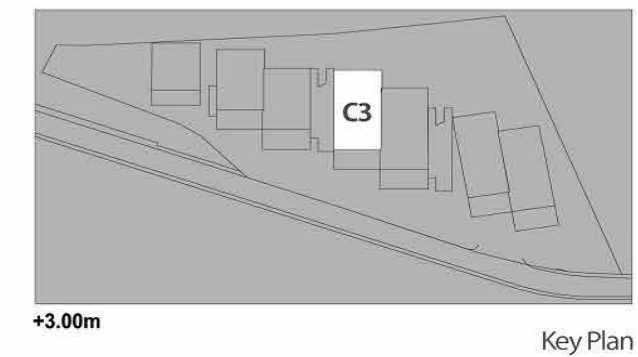
B4 HAUSING 79,52 m²

Living room & kitchen :	24,23 m ²
Bedroom :	9,60 m ²
Bathroom & toilet :	3,70 m ²
Bedroom :	14,27 m ²
Bathroom & toilet :	4,78 m ²
Terrace :	22,94 m ²
Total :	56,58 m²
Total with terrace :	79,52 m²



C3 HAUSING 97,32 m²

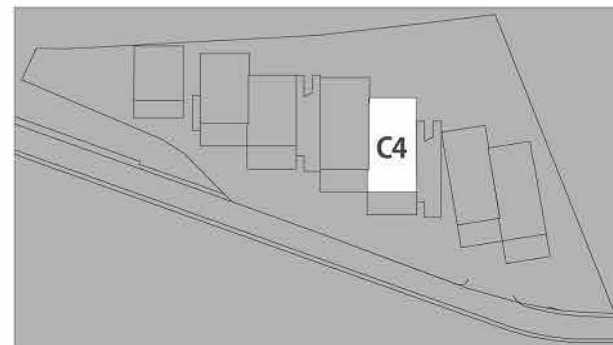
Living room & kitchen :	38,60 m ²
Bedroom :	7,06 m ²
Bathroom & toilet :	3,55 m ²
Bedroom :	9,83 m ²
Bedroom :	12,63 m ²
Bathroom & toilet :	4,00 m ²
Terrace :	21,65 m ²
Total :	75,67 m²
Total with terrace :	97,32 m²





C4 HAUSING 100,80 m²

Living room & kitchen :	39,30 m ²
Bedroom :	6,95 m ²
Bathroom & toilet :	3,75 m ²
Bedroom :	9,10 m ²
Bedroom :	14,80 m ²
Bathroom & toilet :	4,00 m ²
Terrace :	22,95 m ²
Total :	77,85 m²
Total with terrace :	100,80 m²



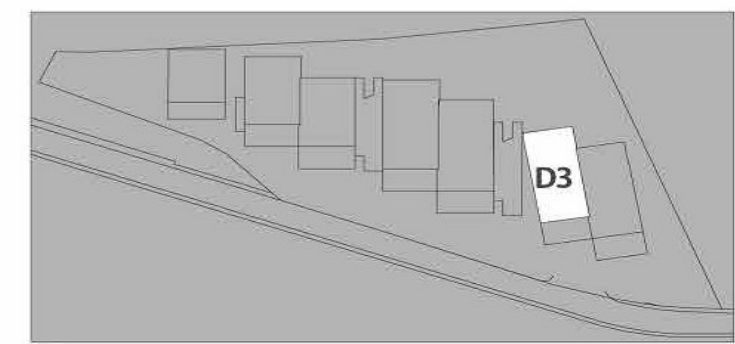
+3.00m

Key Plan



D3 HAUSING 89,30 m²

Living room & kitchen :	33,40 m ²
Bedroom :	7,30 m ²
Bathroom & toilet :	3,90 m ²
Bedroom :	8,20 m ²
Bedroom :	12,55 m ²
Bathroom & toilet :	4,65 m ²
Terrace :	19,30 m ²
Total :	70,00 m²
Total with terrace :	89,30 m²



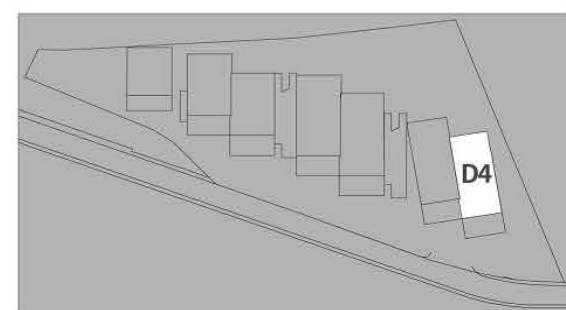
+3.00m

Key Plan



D4 HAUSING **89,85 m²**

Living room & kitchen :	34,85 m ²
Bedroom	: 5,10 m ²
Bathroom & toilet	: 3,90 m ²
Bedroom	: 8,20 m ²
Bedroom	: 12,55 m ²
Bathroom & toilet	: 4,60 m ²
Terrace	: 20,65 m ²
Total	: 69,20 m²
Total with terrace	: 89,85 m²



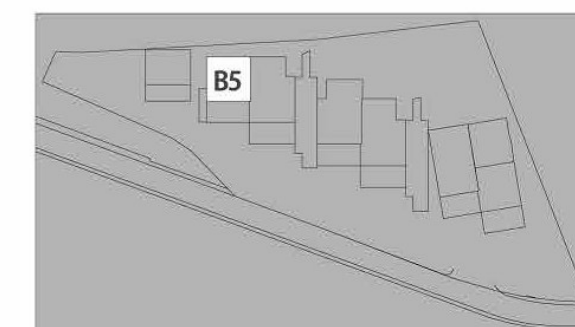
+3.00m

Key Plan



B5 HAUSING **59,05 m²**

Living room & kitchen :	24,35 m ²
Bedroom	: 9,15 m ²
Bathroom & toilet	: 3,90 m ²
Terrace	: 21,65 m ²
Total	: 37,40 m²
Total with terrace	: 59,05 m²



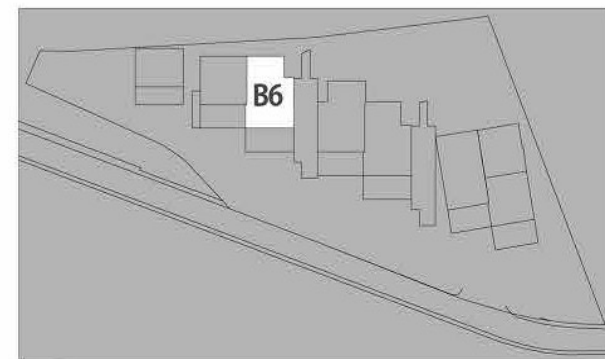
+6.00m

Key Plan



B6 HAUSING 75,10 m²

Living room & kitchen :	25,05m ²
Bedroom 1 :	9,70 m ²
Bedroom 2 :	13,50 m ²
Bathroom & toilet :	3,90 m ²
Terrace :	22,95 m ²
Total :	52,15 m²
Total with terrace :	75,10 m²



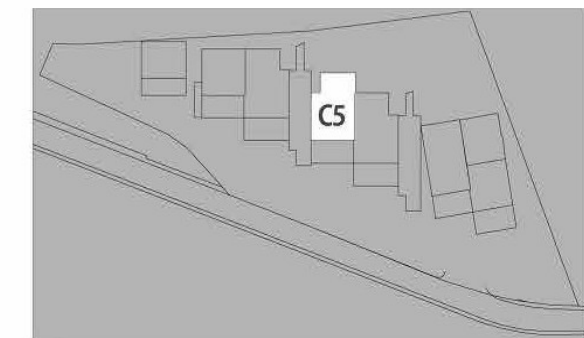
+6.00m

Key Plan



C5 HAUSING 74,20 m²

Living room & kitchen :	24,70 m ²
Bedroom 1 :	10,15 m ²
Bedroom 2 :	13,80 m ²
Bathroom & toilet :	3,90 m ²
Terrace :	21,65 m ²
Total :	52,55 m²
Total with terrace :	74,20 m²



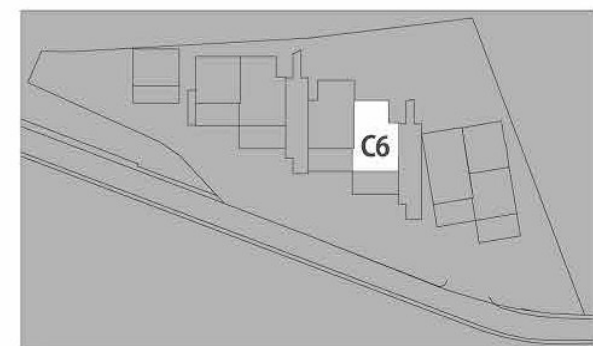
+6.00m

Key Plan



C6 HAUSING 77,15 m²

Living room & kitchen :	24,60 m ²
Bedroom 1	10,40 m ² 14 m ²
Bedroom 2	: 15,30 m ²
Bathroom & toilet	: 3,90 m ²
Terrace	: 22,95 m ²
Total	: 54,20 m²
Total with terrace	: 77,15 m²



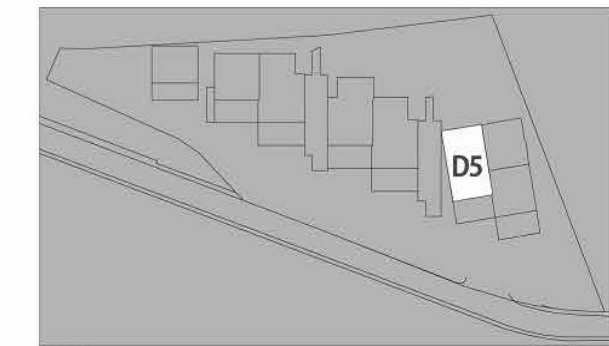
+6.00m

Key Plan



D5 HAUSING 71,20 m²

Living room & kitchen :	31,45 m ²
Bedroom 1	: 7,85 m ²
Bedroom 2	: 7,90 m ²
Bathroom & toilet	: 4,70 m ²
Terrace	: 19,30 m ²
Total	: 51,90 m²
Total with terrace	: 71,20 m²



+6.00m

Key Plan



D6 HAUSING **54,85 m²**

- Living room & kitchen: 21,65 m²
- Bedroom : 8,65 m²
- Bathroom & toilet : 3,90 m²
- Terrace : 20,65 m²
- Total : 34,20 m²
- Total with terrace : 54,85 m²



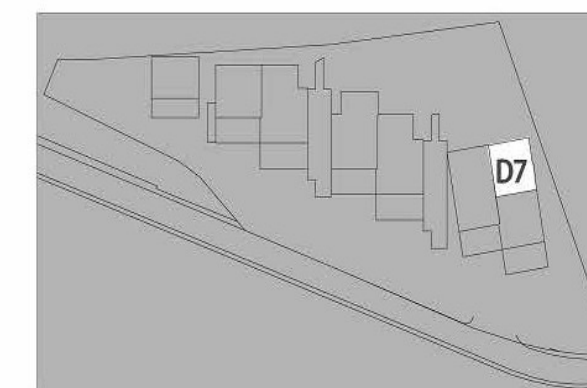
+6.00m

Key Plan



D7 HAUSING **34,60 m²**

- Living room & kitchen: 20,60 m²
- Bedroom : 9,60 m²
- Bathroom & toilet : 4,40 m²
- Total : 34,60 m²



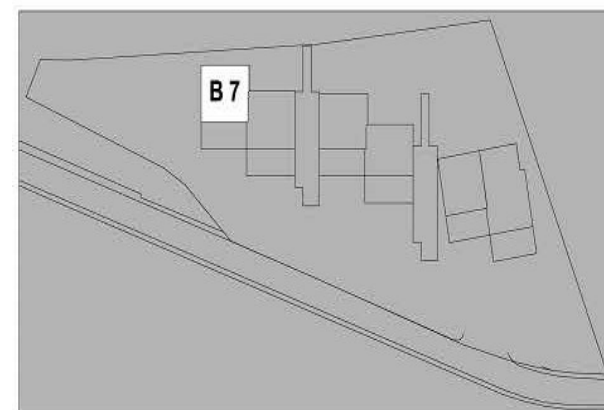
+6.00m

Key Plan



B7 HAUSING **51,00 m2**

Living room & kitchen:	24,60 m2
Bedroom	: 9,30 m2
Bathroom & toilet	: 4,00 m2
Terrace	: 13,10 m2
Total	: 37,90 m2
Total with terrace	: 51,00 m2



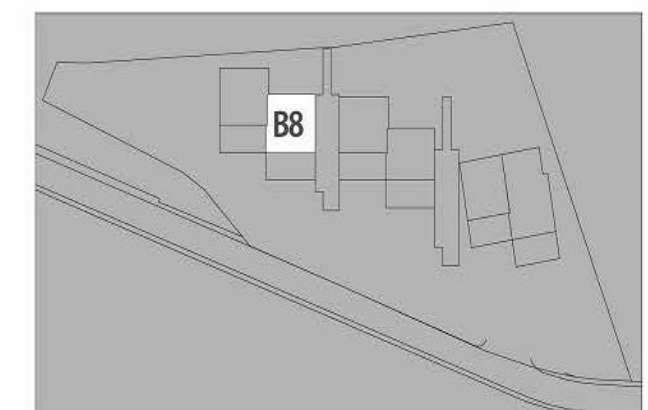
+9.00m

Key Plan



B8 HAUSING **51,00 m2**

Living room & kitchen:	25,00 m2
Bedroom	: 9,60 m2
Bathroom & toilet	: 3,90 m2
Terrace	: 13,90 m2
Total	: 38,50 m2
Total with terrace	: 52,40 m2



+9.00m

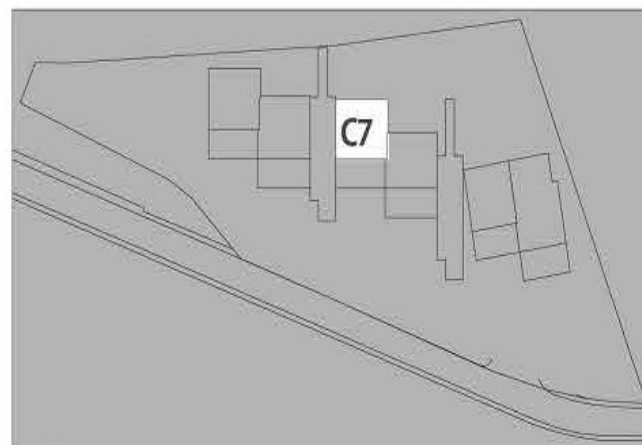
Key Plan



C7 HAUSING **58,45 m²**

Living room & kitchen : 24,20 m²
 Bedroom : 8,60 m²
 Bathroom & toilet : 4,00 m²
 Terrace : 21,65 m²

Total : 36,80 m²
 Total with terrace : 58,45 m²



+9.00m

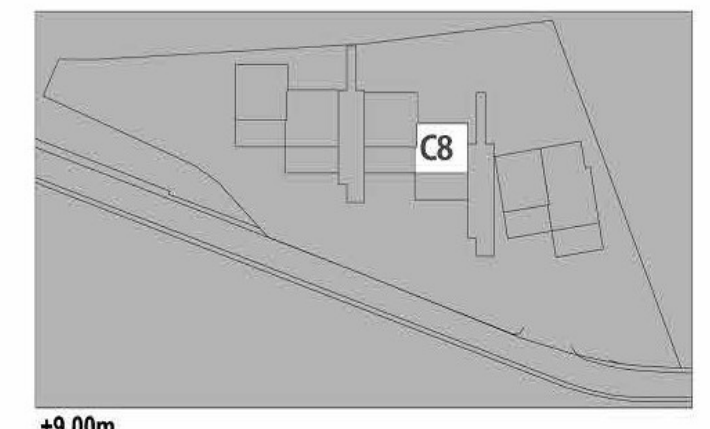
Key Plan



C8 HAUSING **56,80 m²**

Living room & kitchen : 22,10 m²
 Bedroom : 8,15 m²
 Bathroom & toilet : 3,60 m²
 Terrace : 22,95 m²

Total : 33,85 m²
 Total with terrace : 56,80 m²



+9.00m

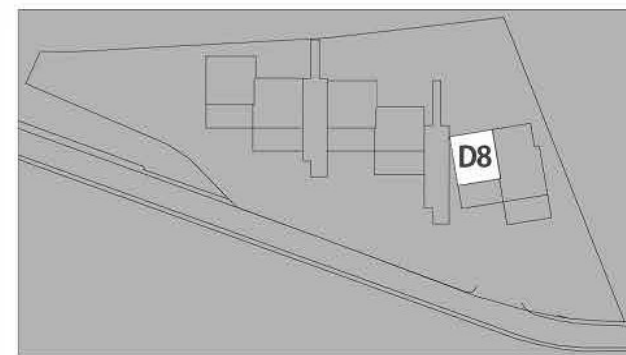
Key Plan



D8 HAUSING 53,90 m²

Living room & kitchen : 21,30 m²
 Bedroom : 9,55 m²
 Bathroom & toilet : 3,75 m²
 Terrace : 19,30 m²

Total : 34,60 m²
 Total with terrace : 53,90 m²



+9.00m

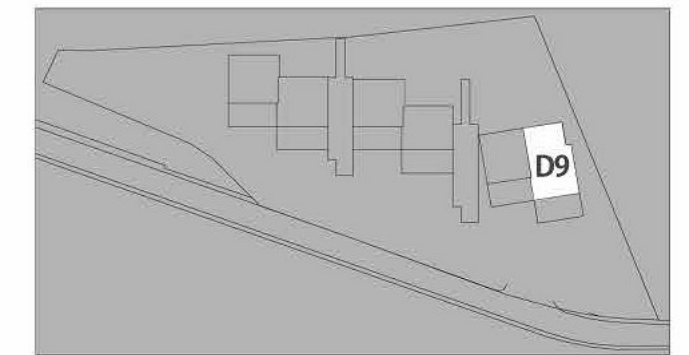
Key Plan



D9 HAUSING 70,45 m²

Living room & kitchen : 21,35 m²
 Bedroom 1 : 12,20 m²
 Bedroom 2 : 12,80 m²
 Bathroom & toilet : 3,45 m²
 Terrace : 20,65 m²

Total : 49,80 m²
 Total with terrace : 70,45 m²



+9.00m

Key Plan



D7: Behind D6

B1, B2, C1, C2, D1, D2 are Duplex Suites