



# TIVAT RESIDENCES

An aerial photograph of Boka Bay in Croatia at sunset. The sun is low on the horizon, casting a golden glow over the water and the surrounding mountains. The sky is filled with scattered clouds, some of which are illuminated from below. The bay is nestled between steep, rocky mountains, and a small town is visible on the right side of the bay. The overall scene is serene and majestic.

## WELCOME TO BOKA BAY

The Boka Bay is often referred to as the southernmost fjord in Europe tipped as one of the fastest growing touris destinations in the world.

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*Incredible,  
uncontained coastlines.*

CONDÉ NAST INTERNATIONAL

*Emerging superstar  
with wild beauty.*

LONELY PLANET

**3.6 million**

overnights in Boka Bay during 2017.

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 **TIVAT  
RESIDENCES**

**TIVAT**

***Montenegro -  
where East meets West***

**YACHTS INTERNATIONAL**



## TIVAT

The investment boom in municipality of Tivat represents one of the most important flywheels in socioeconomic developments of the municipality.

Permanent improvement of the business environment, contributed that municipality of Tivat attracts large investors who began the realization of investments, such as Porto Montenegro, Lustica Bay Resort, Blue Horizon, etc.

The prices of apartments range from **€2,000/m<sup>2</sup>** to **€13,000/m<sup>2</sup>**

Number of overnight stays in 2017: **869,542**

**96,384**

tourists visited Tivat in 2017.



# TIVAT RESIDENCES

## TIVAT CENTER PROJECT

Project is located 50 meters from the sea

Has an entrance from the upper road side, and a pedestrian street leading to the beach

Every apartment has a parking lot

The building has a swimming pool

Most of the apartments have a sea view, with large panoramic terraces

5 minutes from Porto Montenegro

Construction to finish in July 2018

Total number of apartments: 12

The sales price is starting from **2,500 eur/sqm**









# ONE BEDROOM APARTMENT

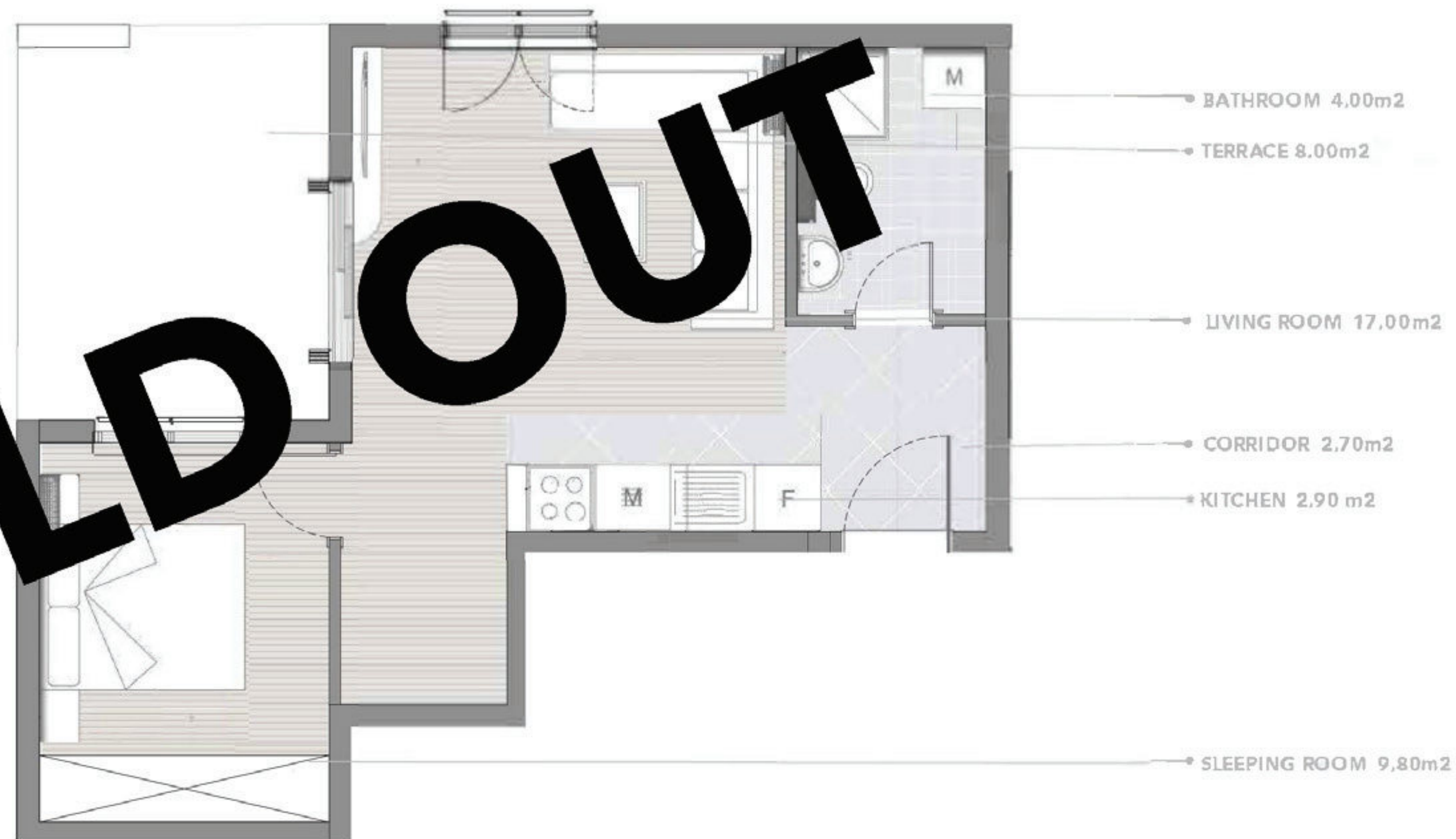
APARTMENT P1 GROUND FLOOR



INTERNAL AREA 44m<sup>2</sup>

PRICE: 92.400 €

**SOLD OUT**



# ONE BEDROOM APARTMENT

APARTMENT P2 GROUND FLOOR



INTERNAL AREA 58m<sup>2</sup>

PRICE: 115,000 €



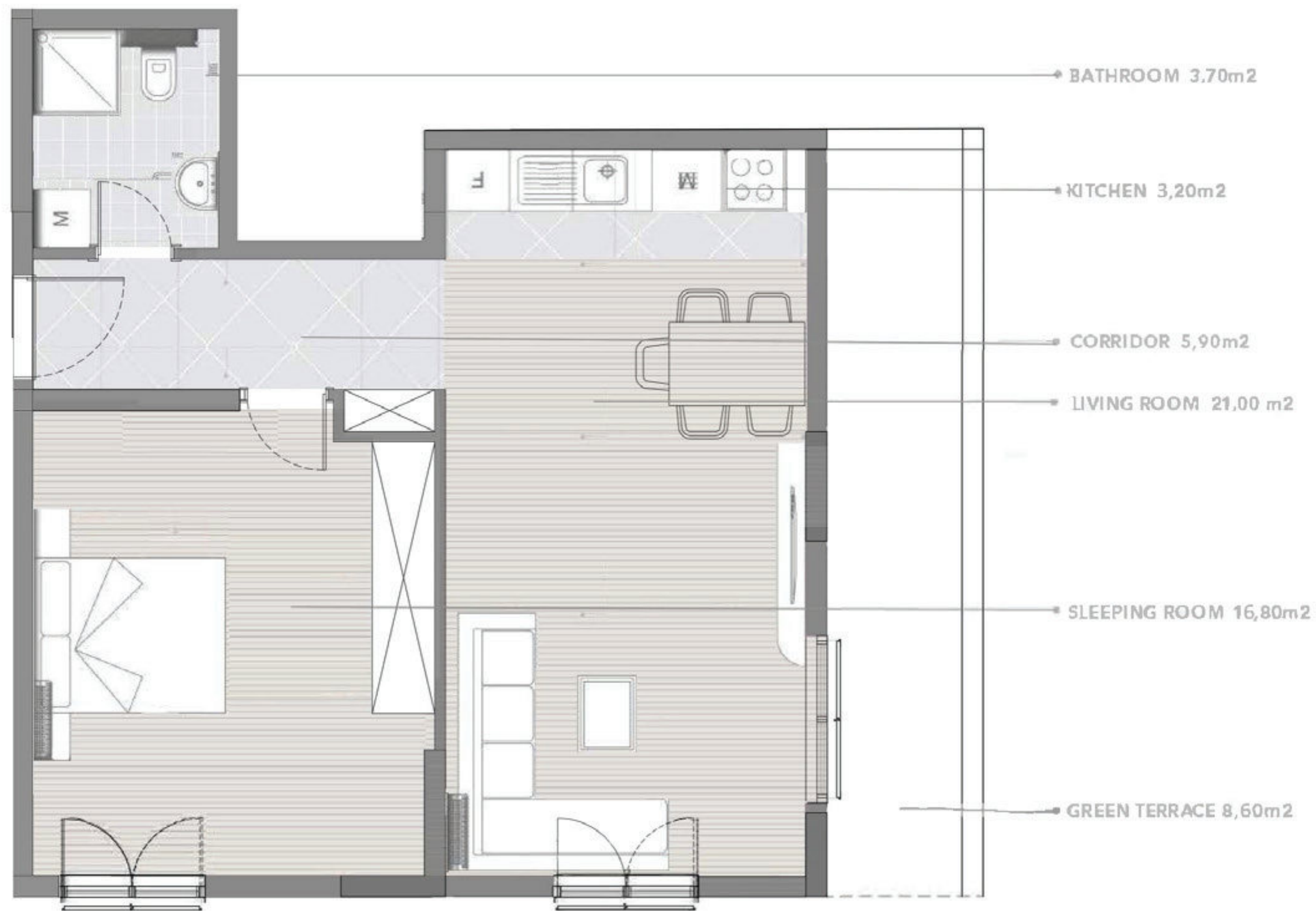
# ONE BEDROOM APARTMENT

APARTMENT P3 GROUND FLOOR



INTERNAL AREA 59m<sup>2</sup>

PRICE: 115.000 €



# STUDIO APARTMENT

APARTMENT P4 GROUND FLOOR



INTERNAL AREA 33m<sup>2</sup>

PRICE: 69.300 €



# TWO BEDROOM APARTMENT

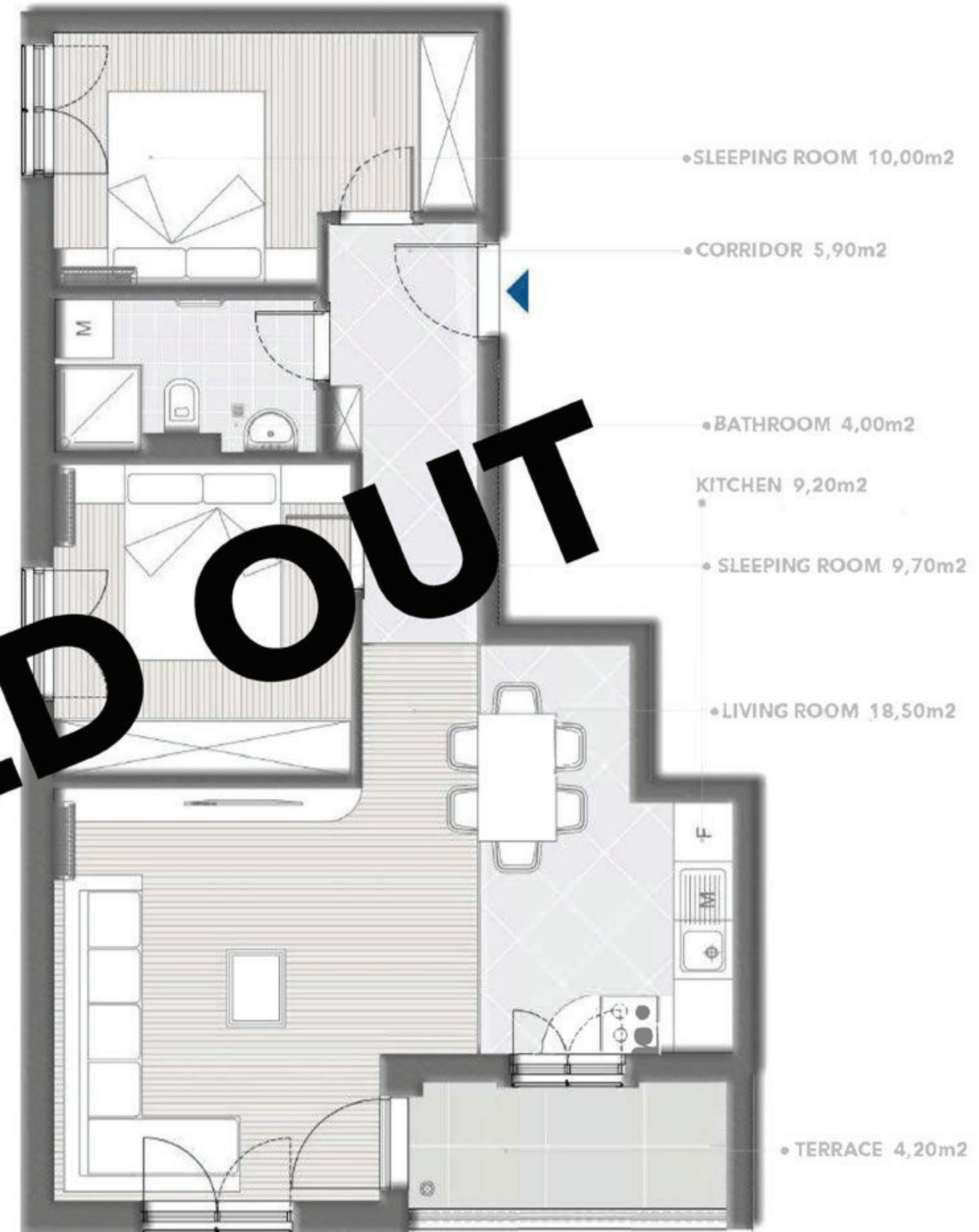
APARTMENT 3 FIRST FLOOR



TOTAL AREA 61,50m<sup>2</sup>

PRICE: 141,450€

**SOLD OUT**



# ONE BEDROOM APARTMENT

APARTMENT 4 FIRST FLOOR



TOTAL AREA 50,80m<sup>2</sup>

PRICE: 116,840€



# ONE BEDROOM APARTMENT

APARTMENT 5

FIRST FLOOR

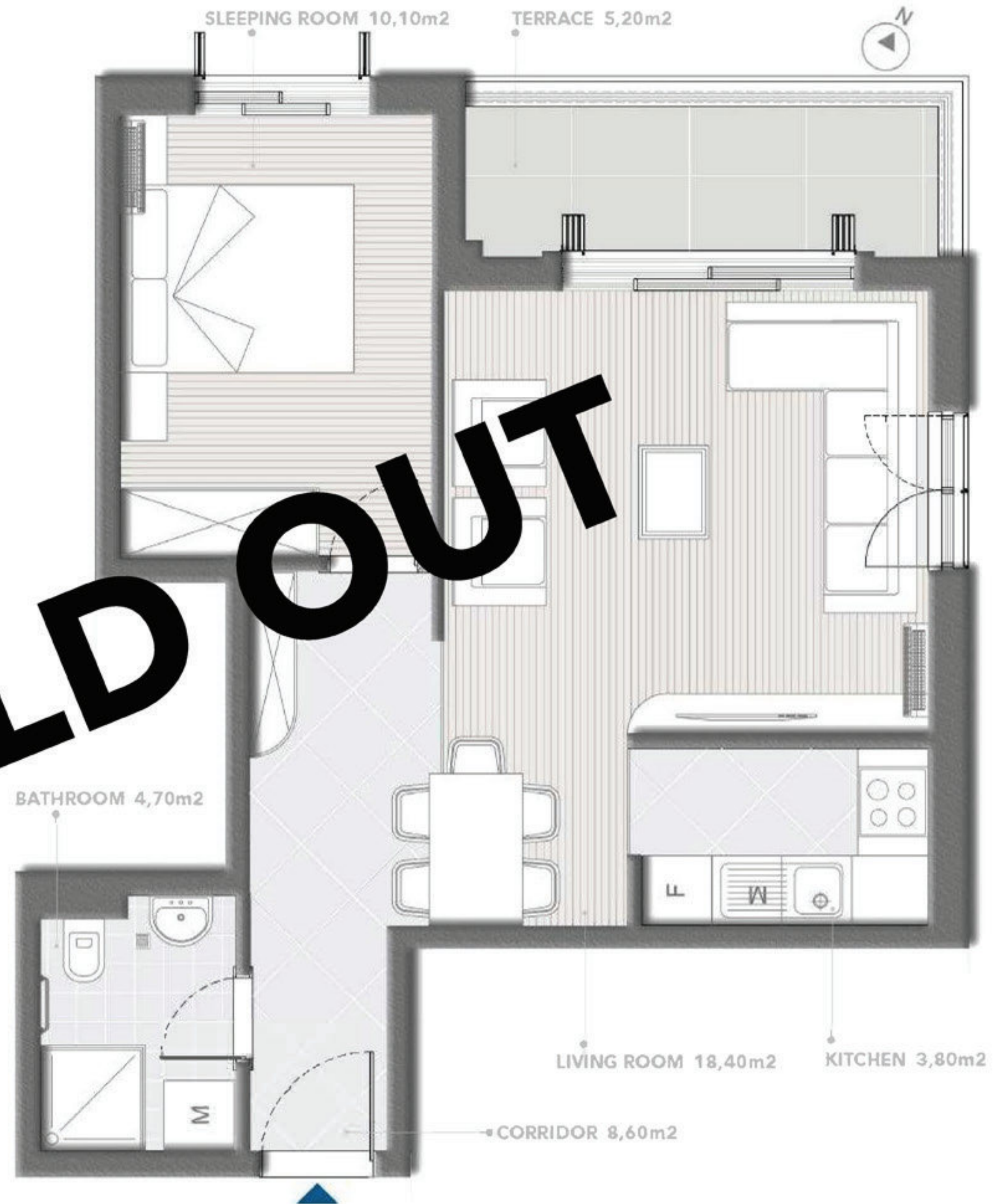


TOTAL AREA

48,30m<sup>2</sup>

PRICE: 116,840€

**SOLD OUT**





# TWO BEDROOM APARTMENT

APARTMENT 6

FIRST FLOOR



INTERNAL AREA 52,50m<sup>2</sup>

GREEN TERRACE 8,80m<sup>2</sup>

PRICE: 137,540€

**SOLD OUT**

SLEEPING ROOM 10,20m<sup>2</sup>\*

CORRIDOR 7,80m<sup>2</sup>\*

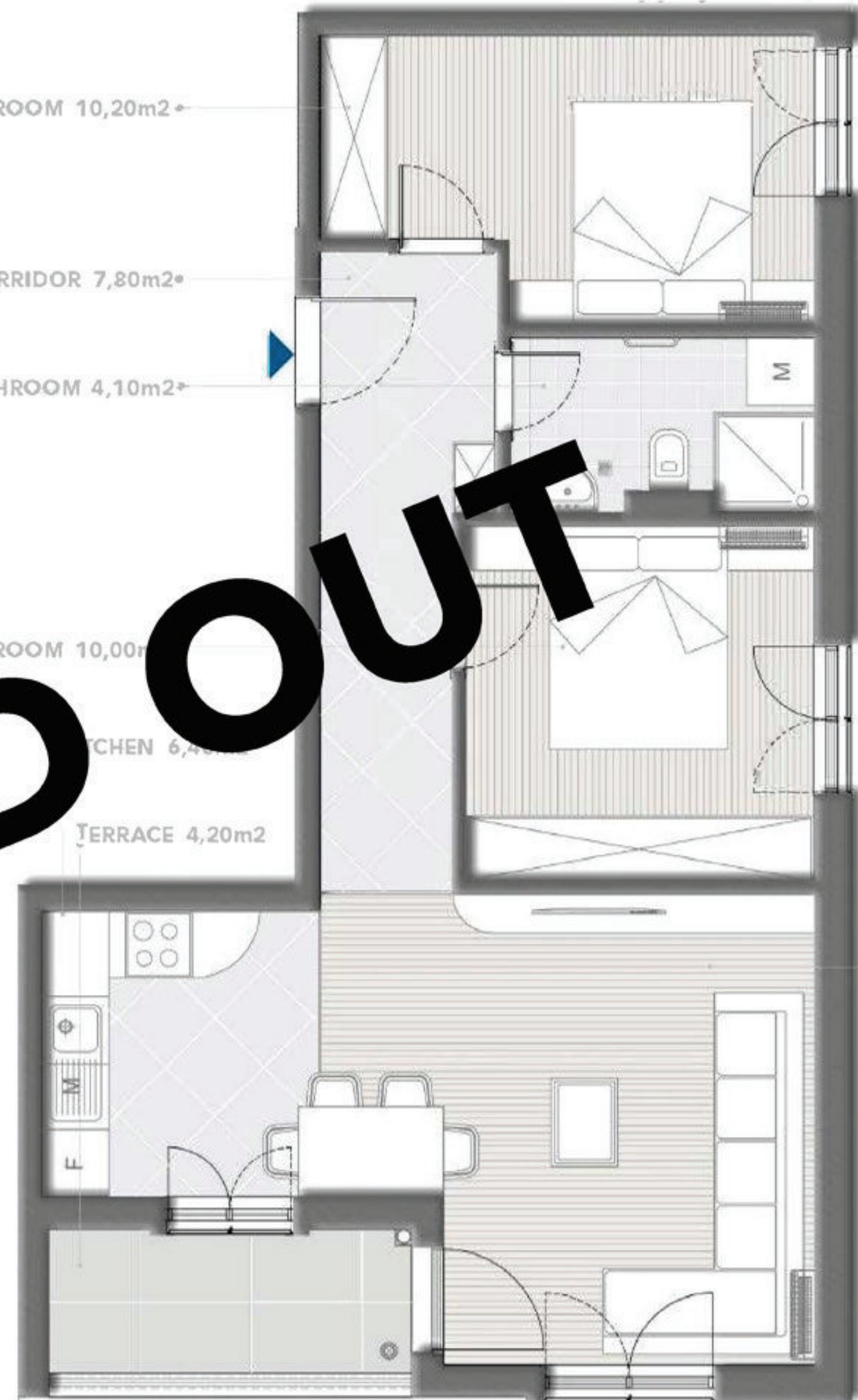
BATHROOM 4,10m<sup>2</sup>\*

SLEEPING ROOM 10,00m<sup>2</sup>\*

KITCHEN 6,40m<sup>2</sup>\*

TERRACE 4,20m<sup>2</sup>

LIVING ROOM 17,10m<sup>2</sup>



# TWO BEDROOM APARTMENT

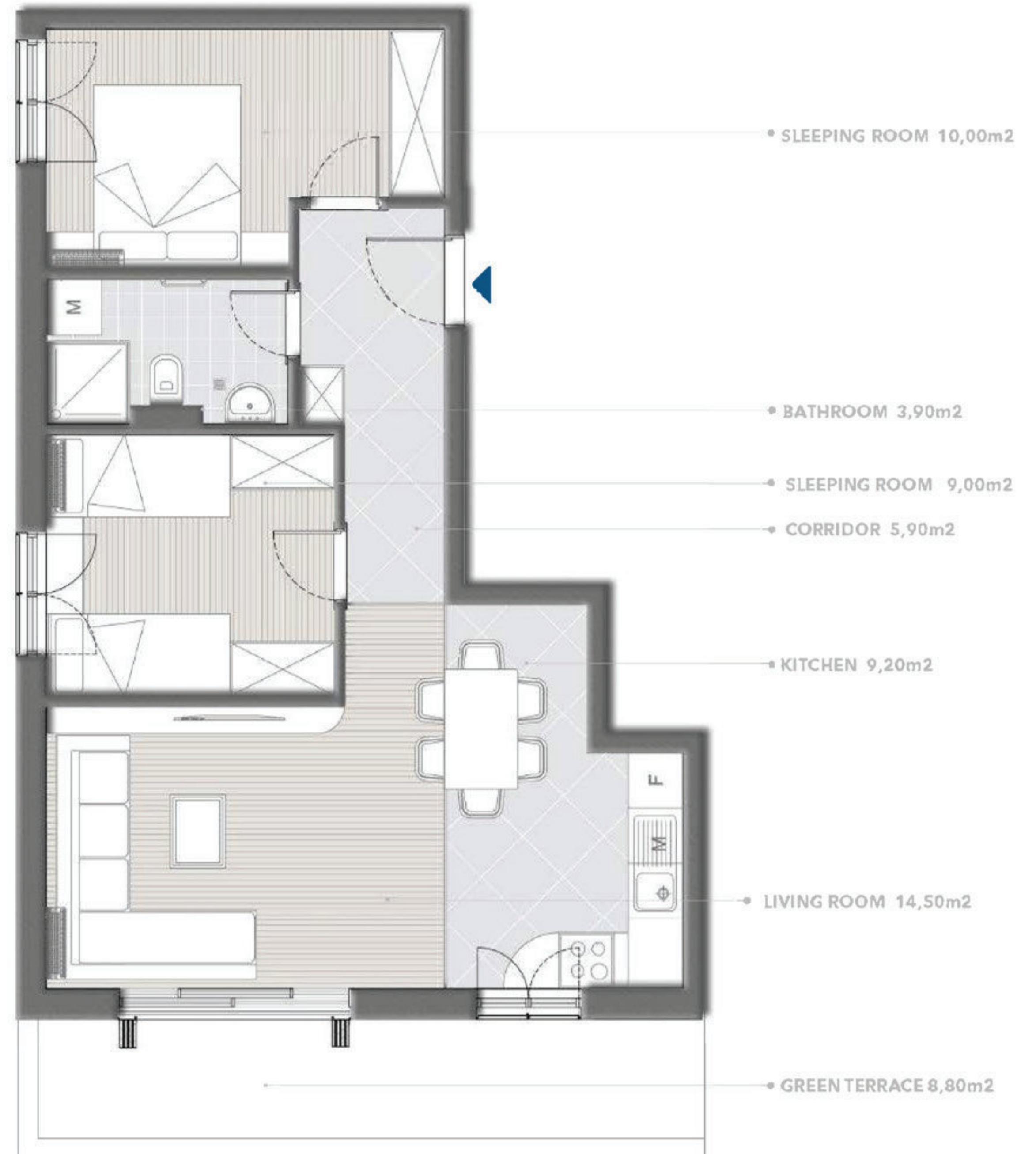
## SEA VIEW

APARTMENT 7 SECOND FLOOR



INTERNAL AREA 60m<sup>2</sup>

PRICE: 160,000€



# ONE BEDROOM APARTMENT

SEA VIEW

APARTMENT 8 SECOND FLOOR



INTERNAL AREA 41,10m<sup>2</sup>  
GREEN TERRACE 8,80m<sup>2</sup>

PRICE: 119,760€



# ONE BEDROOM APARTMENT

APARTMENT 9 SECOND FLOOR



INTERNAL AREA 39,60m<sup>2</sup>  
GREEN TERRACE 8,80m<sup>2</sup>

PRICE: 116,160€



# TWO BEDROOM APARTMENT

APARTMENT 10 SECOND FLOOR



INTERNAL AREA 50,70m<sup>2</sup>

PRICE: 160,000€



# TWO BEDROOM PENTHOUSE

APARTMENT 11 THIRD FLOOR



INTERNAL AREA 66,00m<sup>2</sup>  
GREEN TERRACE 13,10m<sup>2</sup>  
GREEN TERRACE 18,45m<sup>2</sup>

PRICE: 224,440€



# TWO BEDROOM PENTHOUSE

APARTMENT 12 THIRD FLOOR



INTERNAL AREA 61,00m<sup>2</sup>  
GREEN TERRACE 13,10m<sup>2</sup>  
GREEN TERRACE 18,45m<sup>2</sup>

PRICE: 211,940€

