



OPATOVO RESIDENCE

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.

***Incredible,
uncontained coastlines.***

CONDÉ NAST INTERNATIONAL

*Emerging superstar
with wild beauty.*

LONELY PLANET

3.6 million

overnights in Boka Bay during 2017.



OPATOVO

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/m²** to **€13,000/m²**

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

96,384

tourists visited Tivat in 2017.

OPATOVO COMPLEX

Opatovo apartment complex has a prime location in the calm area of Tivat Municipality.

In front of the complex is the well-connected road, the site is only several minutes from the Kamenari - Lepetane ferry and Porto Montenegro.

The site is on the front line with wonderful sea and bay views.



Opatovo apartment complex - building 2 consists of 8 apartments, 10 underground garage lots and 4 parking places for visitors on the free plot area in front of the building.

The apartments sizes range from 63m² - 98 m² with a swimming pool.

The sales price starts from **4,000 eur/sqm** (VAT included).

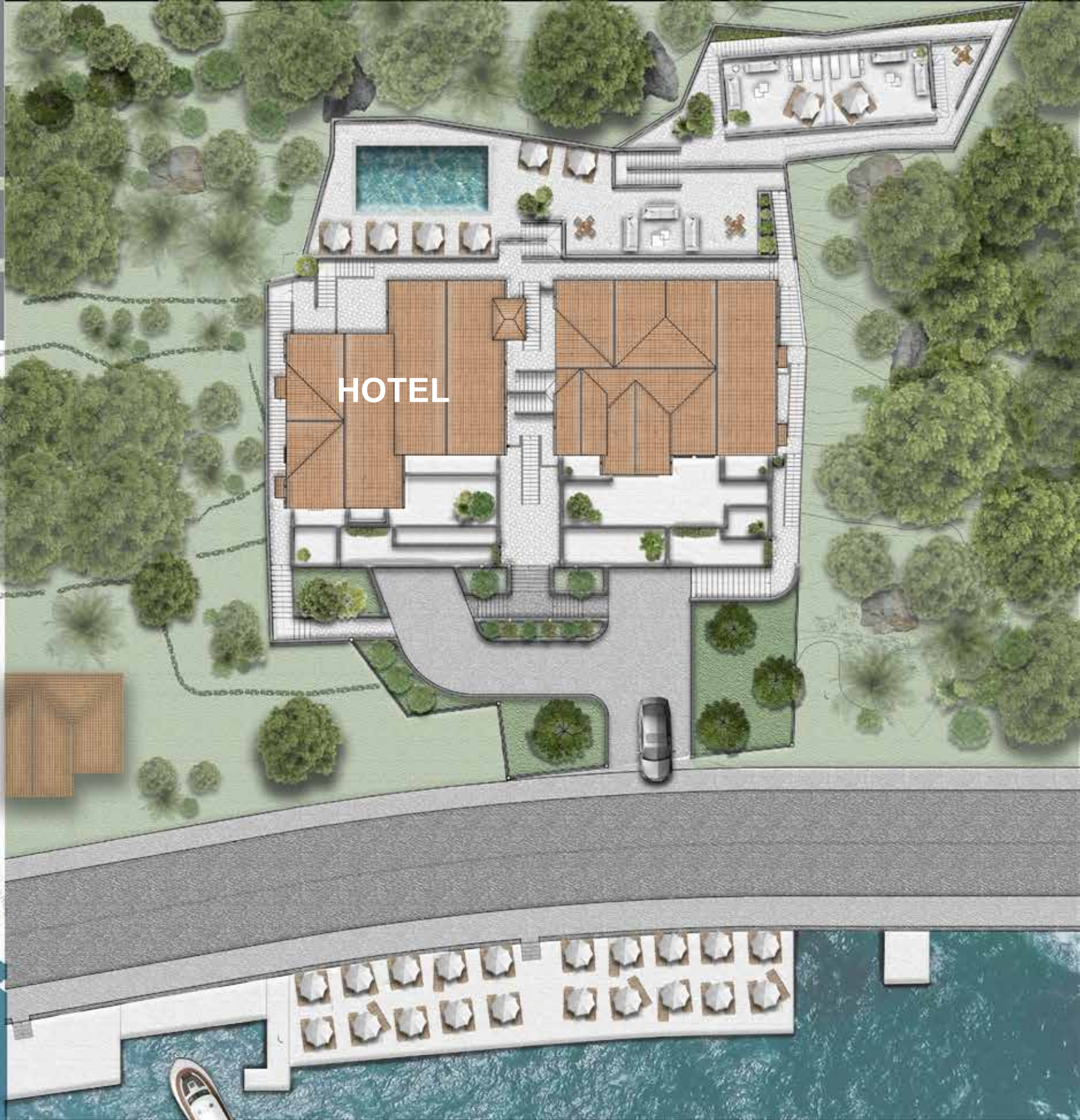
This price includes: underground garage plot, usage of 25 sqm on the mooring at the beachfront nearby building and pool.

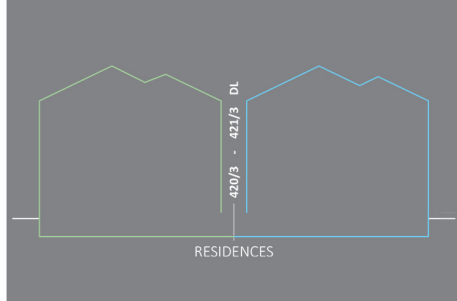




OPATOVO RESIDENCES

LOCATION





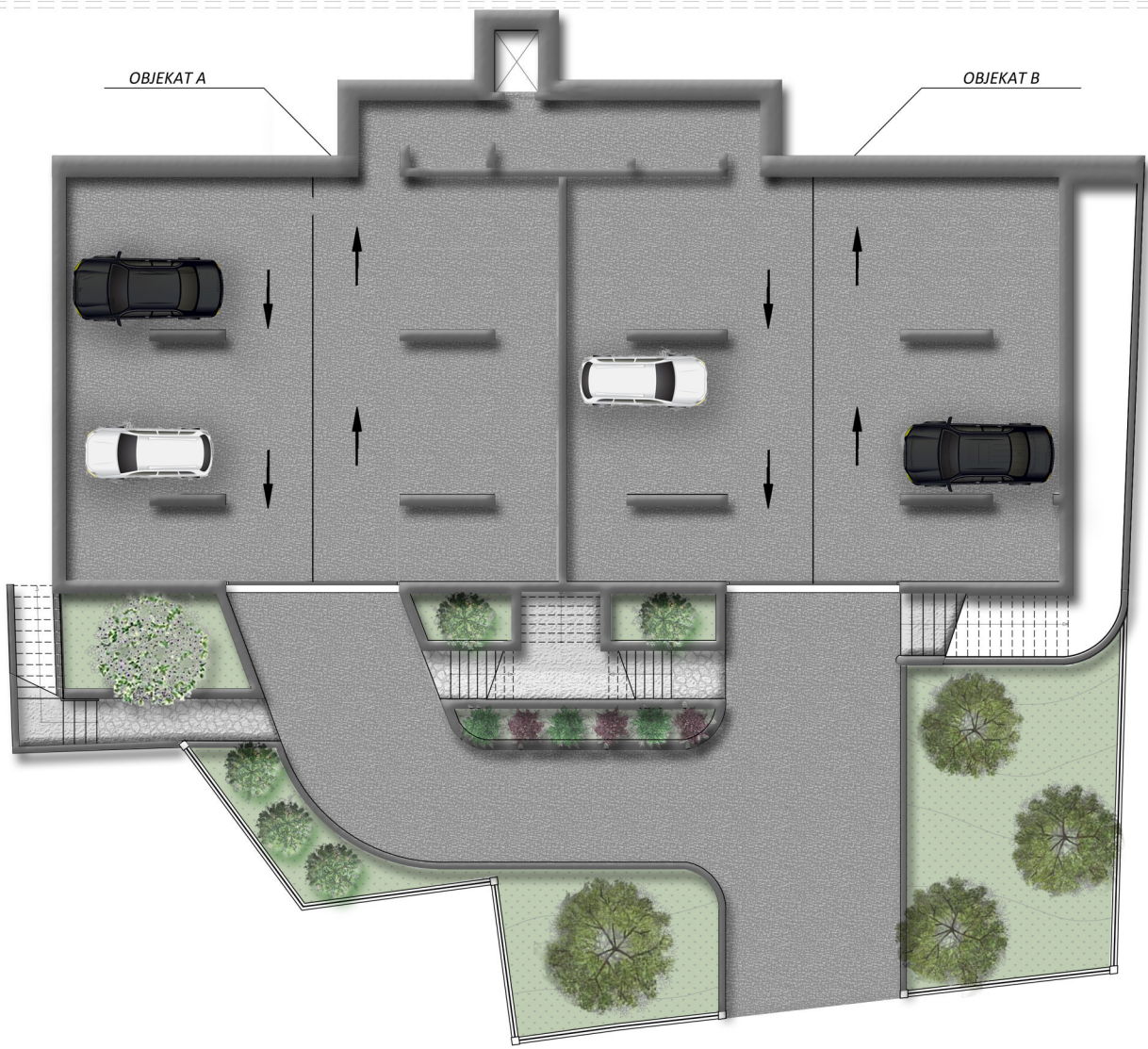
OSNOVA PODRUMA

LEGENDA POVRŠINA

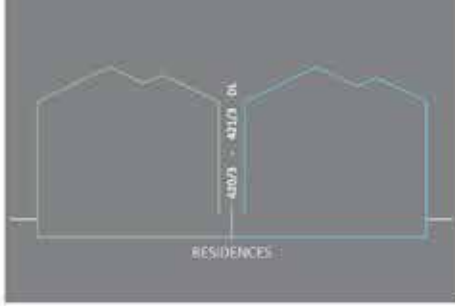
OBJEKAT A
OBJEKAT B

NETO POVRŠINA **191,20m²**
BR. PARKING MJESTA **10**

NETO POVRŠINA **190,30m²**
BR. PARKING MJESTA **10**



Napomena:
Svi materijali, dimenzije i crteži su okvirni. Kalkulacija površina unutrašnjeg i spoljašnjeg prostora urađena je u skladu sa važećim standardom i predstavlja neto površinu stambene jedinice.



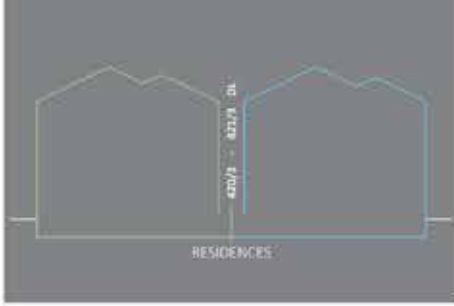
THREE BEDROOM APARTMENT

APARTMENT 1 GROUND FLOOR

INTERNAL AREA
96,50 m²

PRICE 386,000 €





TWO BEDROOM APARTMENT

APARTMENT 2 GROUND FLOOR

INTERNAL AREA
63,90 m²

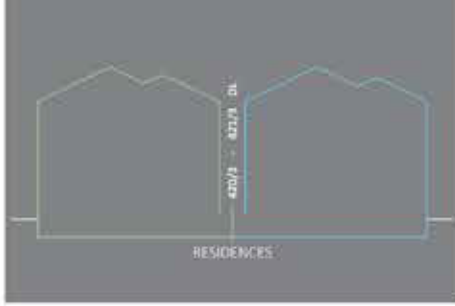
GREEN TERRACE **12,75 m²**

PRICE 306,600 €



- LAUNDRY 2,00m²
- BATHROOM 4,20m²
- SLEEPING ROOM 12,20m²
- KITCHEN 11,80m²
- CORRIDOR 4,00m²
- LIVING ROOM 18,00m²
- SLEEPING ROOM 11,70m²
- GREEN TERRACE 12,75m²





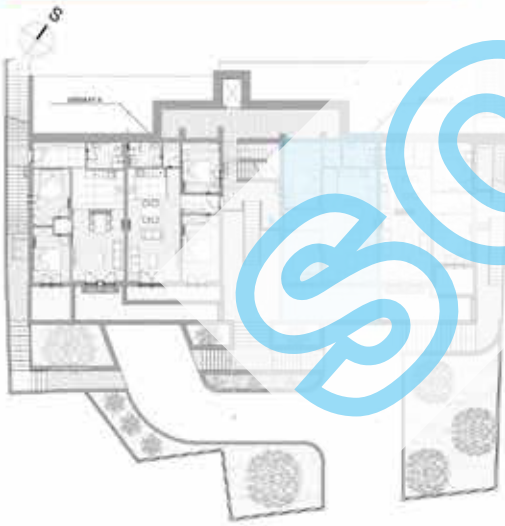
**TWO BEDROOM
APARTMENT**

**APARTMENT 3
FIRST FLOOR**

**INTERNAL AREA
62,60 m²**

GREEN TERRACE 15,85 m²

PRICE 313,800 €



LAUNDRY 2,20m²

BATHROOM 4,10m²

SLEEPING ROOM 12,40m²

KITCHEN 6,00m²

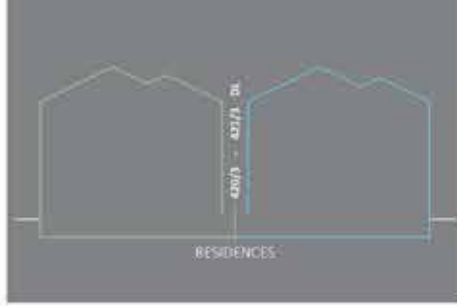
COMBODOR

LIVING ROOM 24,30m²

SLEEPING ROOM 9,70m²

GREEN TERRACE 15,85m²





**TWO BEDROOM
APARTMENT**

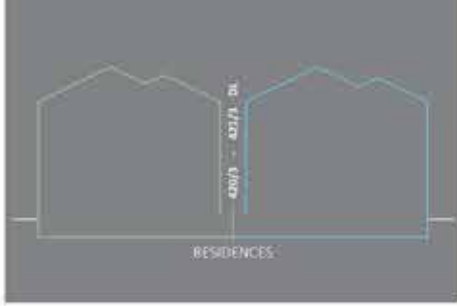
**APARTMENT 4
FIRST FLOOR**

**INTERNAL AREA
58,30 m²**

GREEN TERRACE 5,10 m²

PRICE 253,600 €





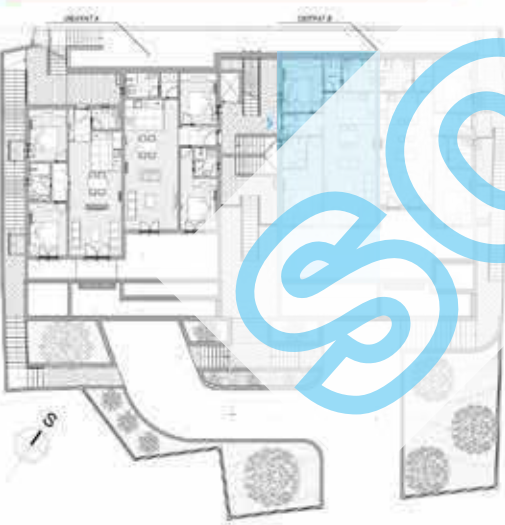
**TWO BEDROOM
APARTMENT**

**APARTMENT 5
SECOND FLOOR**

**INTERNAL AREA
72.80 m²**

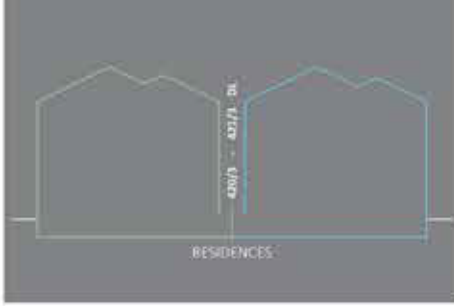
GREEN TERRACE 25.17 m²

PRICE 391,880 €



- BATHROOM 5,20m²
- LAUNDRY 2,70m²
- SLEEPING ROOM 10,50m²
- KITCHEN 5,90m²
- CORRIDOR 4,20m²
- BATHROOM 3,40m²
- SLEEPING ROOM 10,50m²
- SLEEPING ROOM 27,70m²
- GREEN TERRACE 25,17m²





RESIDENCES

**TWO BEDROOM
APARTMENT**

**APARTMENT 6
SECOND FLOOR**

**INTERNAL AREA
67.40 m²**

GREEN TERRACE 25.40 m²

PRICE 371,200 €



SLEEPING ROOM 10,00m²•

LAUNDRY 2,90m²•

BATHROOM 5,30m²•

KITCHEN 6,00m²•

CORRIDOR 4,10m²•

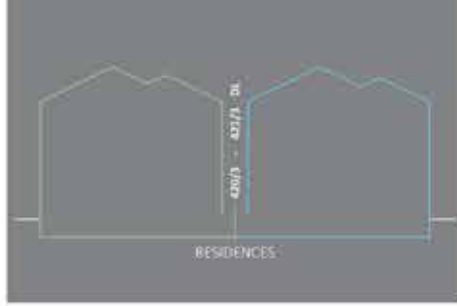
BATHROOM 3,40m²•

LIVING ROOM 23,40m²•

SLEEPING ROOM 12,30m²•

GREEN TERRACE 25,40m²•





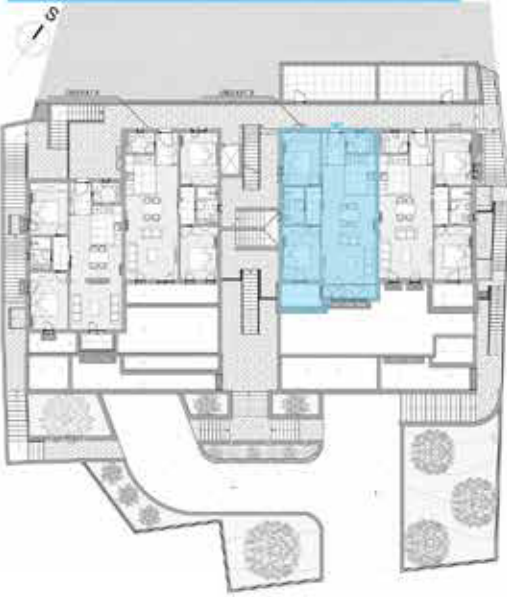
**TWO BEDROOM
APARTMENT**

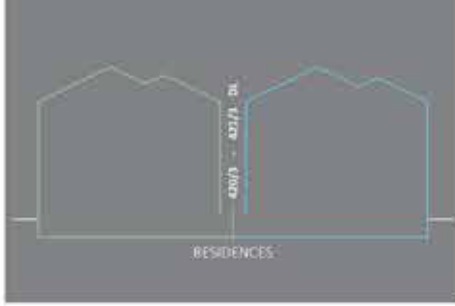
**APARTMENT 7
THIRD FLOOR**

**INTERNAL AREA
69,40 m²**

GREEN TERRACE 4,90 m²

PRICE 297,200 €





**TWO BEDROOM
APARTMENT**

**APARTMENT 8
THIRD FLOOR**

**INTERNAL AREA
64.30 m²**

GREEN TERRACE 8.90 m²

PRICE 292,800 €









