TORRE A CONA

Sutomore

RESORT&SPA

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MONTENEGRO

Nested in the heart of the Adriatic, Montenegro is a breathtaking country known for its stunning landscapes, rich history, and booming investment potential. This Mediterranean paradise offers a unique blend of untouched nature, picturesque coastal towns, and a dynamic business environment.

The country has two international airports, a deep-water port in Bar, and well-developed road networks, ensuring seamless connectivity for business and leisure.

Montenegro has experienced significant economic growth in recent years, driven by tourism, real estate, and infrastructure development. With a business-friendly environment, low corporate tax rates, and a stable currency (Euro), Montenegro offers an attractive framework for investors seeking high returns.

The Montenegrin real estate market is one of the fastest-growing in Europe. Coastal areas such as Budva, Kotor, Tivat and Bar have become hotspots for luxury developments, while the northern regions offer stunning mountain retreats. The increasing demand for high-end properties, coupled with favorable investment policies, makes real estate a lucrative opportunity.







SUTOMORE

Sutomore is the most famous tourist destination on the Bar Riviera, originating from a fishing village. It is known for its 1.6 km long sandy beach with crystal-clear water. In addition to the main beach, there are several secluded beaches, perfect for relaxing away from the crowds.

Today, Sutomore offers numerous restaurants, hotels, a wide promenade, and several historic fortresses, including Haj Nehaj from the 15th century, as well as the remains of the Virgin of Ratac monastery from the 11th century, located on Cape Ratac. In the immediate vicinity, the construction of the luxury tourist complex "Maljevik" is planned.

01

ABOUT THE PROJECT

PROPERTY TYPE
RESIDENTIAL COMPLEX

PLOT AREA
1170 sq.m.

DESCRIPTION
G + P + 3 + ROOF

NUMBER OF UNITS
STUDIO APT. - 4
1 BED APT. - 4
2 BED APT. - 4

TOTAL UNITS
RESIDENTIAL UNITS - 12

GARAGE SPOTS
G1-G10 - 10

PARKING LOTS
5



TORRE A CONA

“Torre a cona “ site is located on a plot of 1,170 m2, directly on the main road and is intended for tourist residential purposes. It consists of a garage in the basement and four floors. The number of residential units is 12, of which 4 are two-bedroom apartments, 4 are one-bedroom apartments and 4 are studios.

The appearance exudes a Mediterranean architectural style. The facade recedes on the last floor, which visually affects the dimensions of the building and makes it more pleasant for the space. The arch is accentuated by stone cladding. The pitched gable roofs are covered with traditional material - gutters, while the pergolas on the terraces provide shade. The whole arrangement makes the building unique and special for the space and the surroundings.

At the entrance of the building there is a common reception with modern design, reception hall and 24-hour maintenance.


Swimming pool


SPA&Wellness


24-hour reception


Rooftop


Smart-home system


Premium build


Modern design



HAMMAM

FINNISH SAUNA







ROOFTOP

24-HOUR RECEPTION


SWIMMING POOL

02

DESIGN DETAILS

In this project, we have seamlessly blended contemporary trends with the desires of our clients, creating apartments that embody modern elegance. Clean lines and refined simplicity define the design, while high-quality materials, sophisticated wall finishes, and warm-toned parquet flooring add a touch of timeless luxury.

Each apartment is thoughtfully designed to offer both style and comfort, with an interior that exudes charm and sophistication. Equipped with a "smart home" system, these residences cater to those who seek more than just a living space—they offer an elevated lifestyle.











03

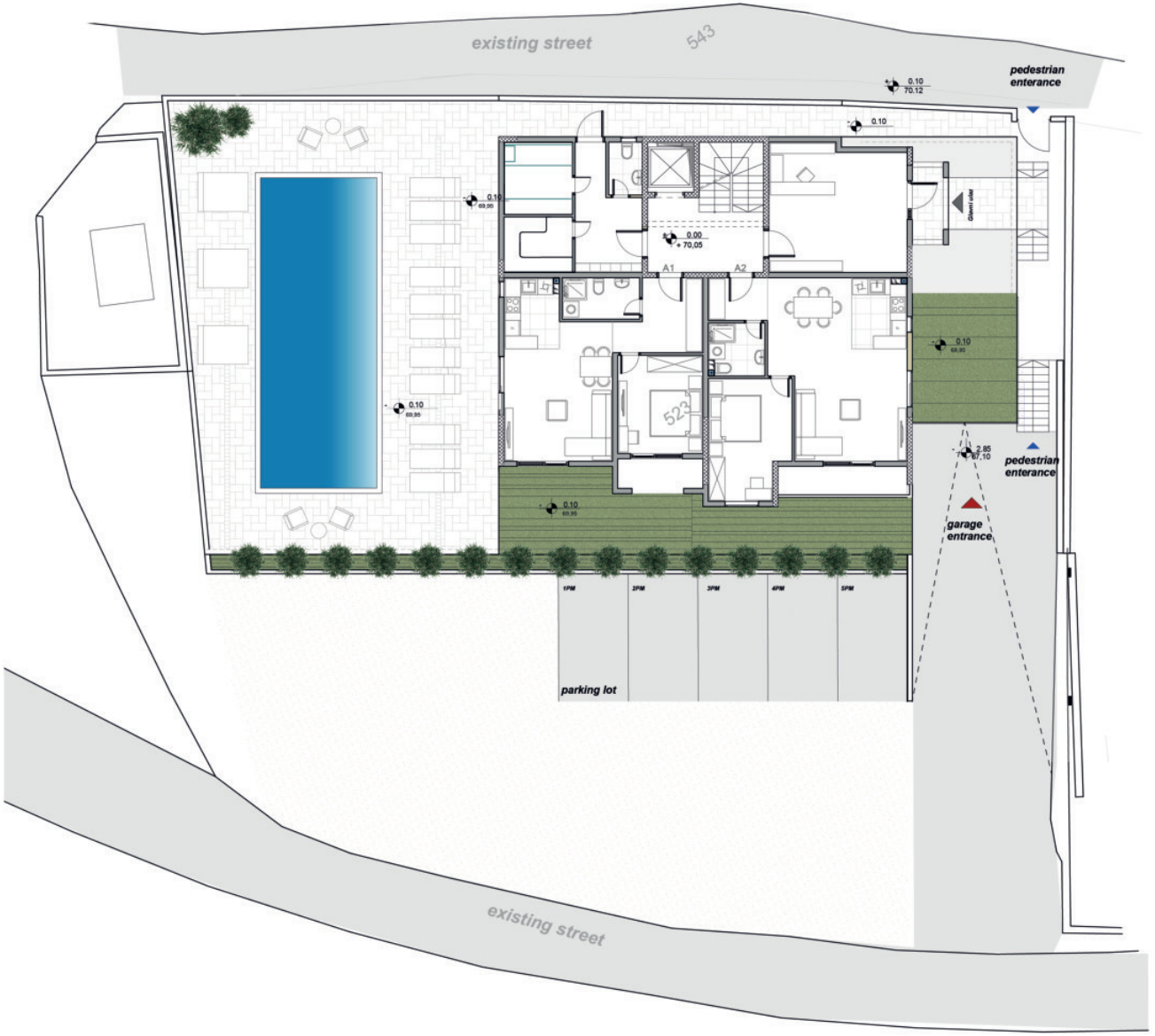
FLOOR PLANS

The ground floor features two well-appointed one-bedroom apartments. The first and second floors offer a diverse selection of units, including two studios, one two-bedroom, and one one-bedroom apartment, ensuring options for different lifestyles.

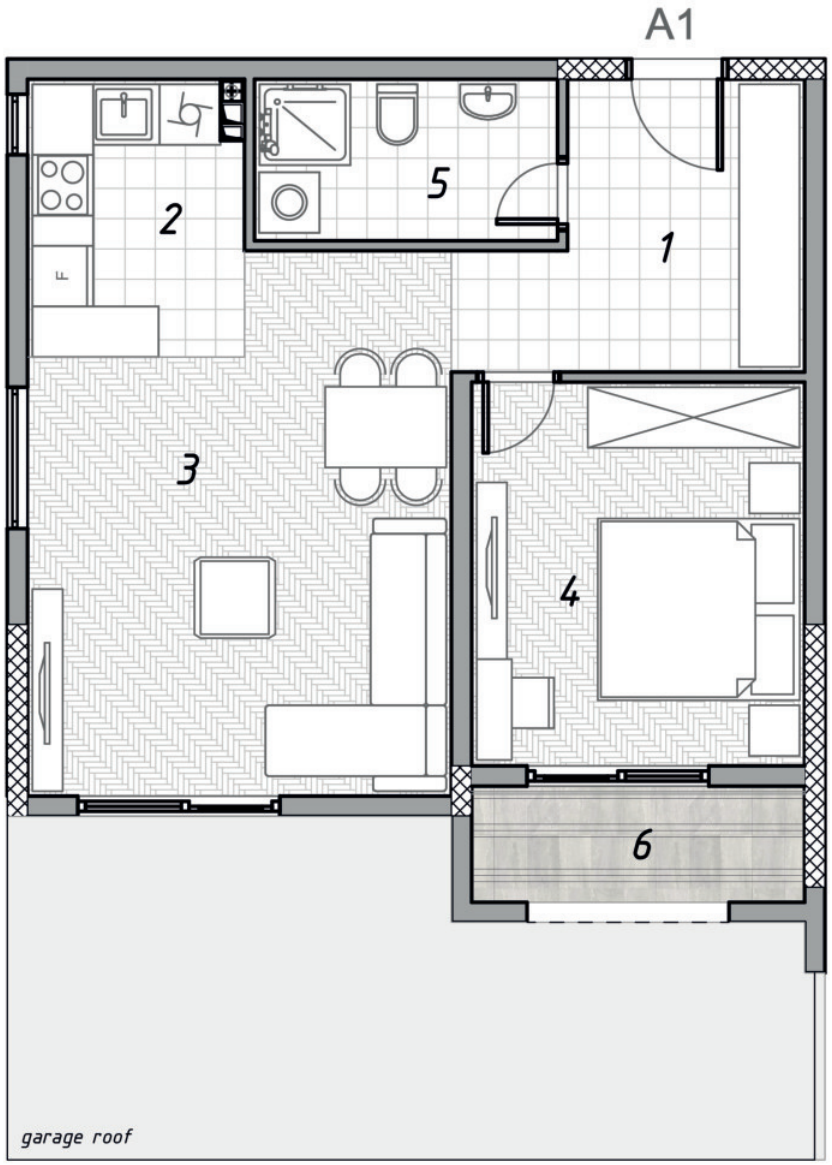
On the third floor, two spacious two-bedroom apartments have direct access to the rooftop terrace, providing a private outdoor space with stunning views. Modern layouts, high-quality materials, and smart design solutions make each unit an ideal living space.



GROUND FLOOR



A1 - ONE BEDROOM APARTMENT

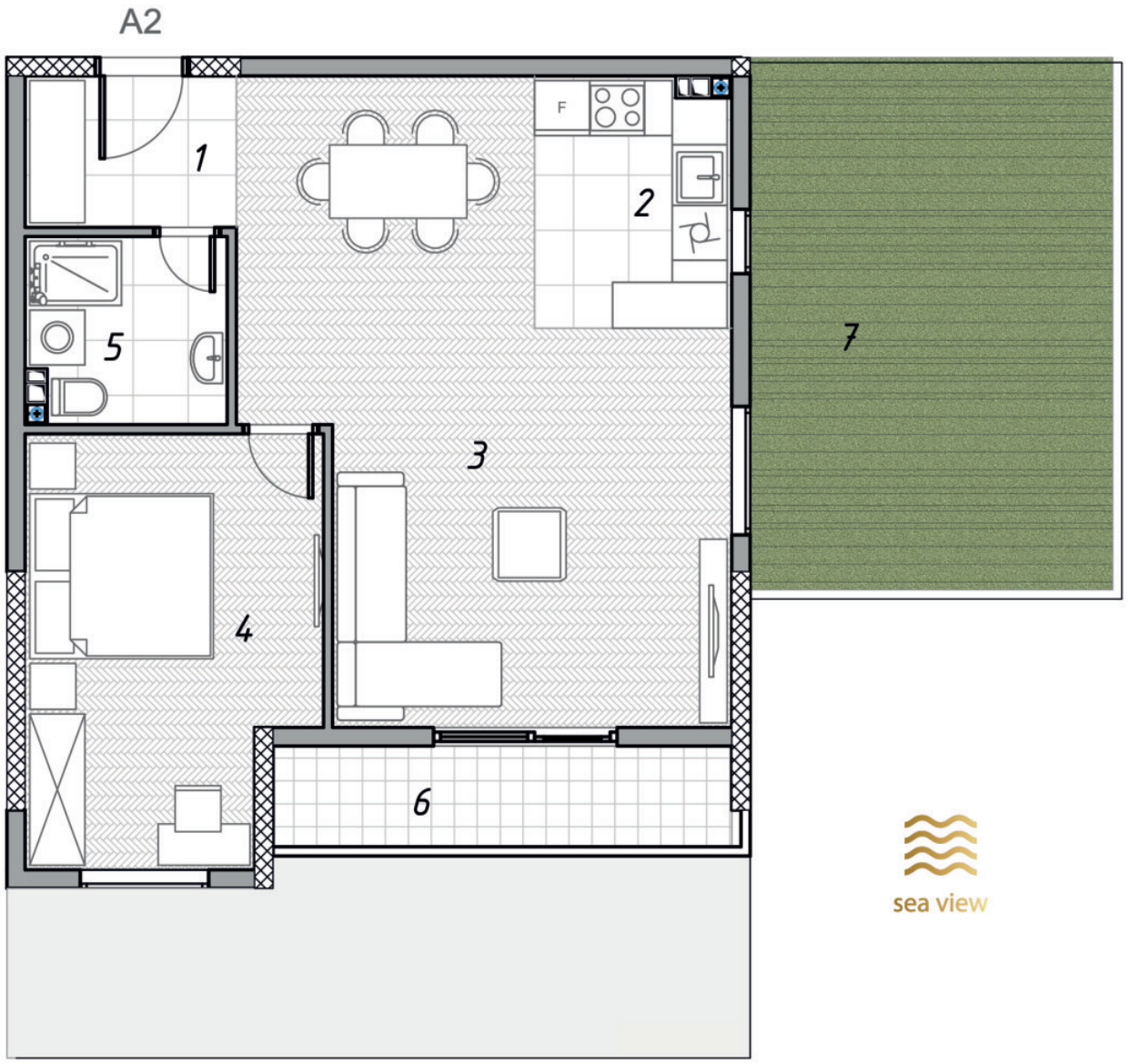




sea view

1	Entrance hall	6.82
2	Kitchen	5.82
3	Living room with dining area	21.75
4	Bedroom	12.54
5	Bathroom	4.80
6	Terrace	3.79
Total area with a terrace		55.52

A2 - ONE BEDROOM APARTMENT



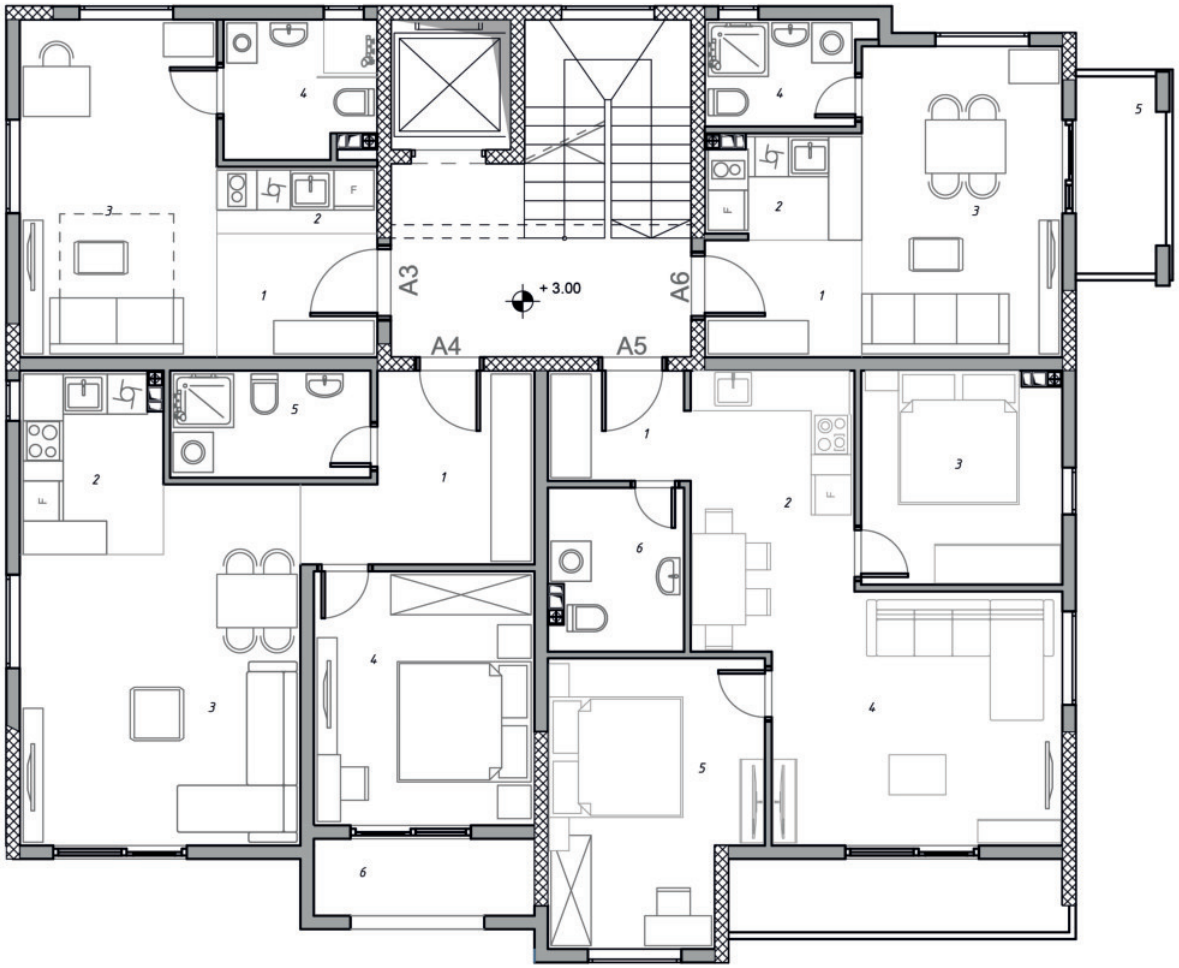


sea view

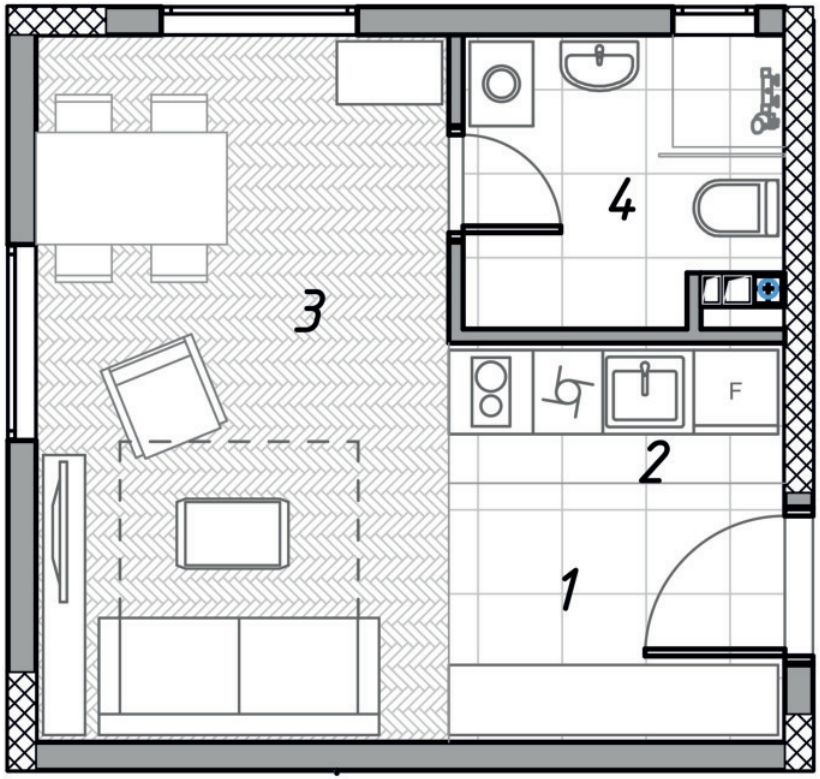
1	Entrance hall	3.79
2	Kitchen	5.73
3	Living room with dining area	28.99
4	Bedroom	14.27
5	Bathroom	4.36
6	Terrace	5.49
7	Green terrace	25,00

Total area 62.63m2 + 25,00m2 green terrace

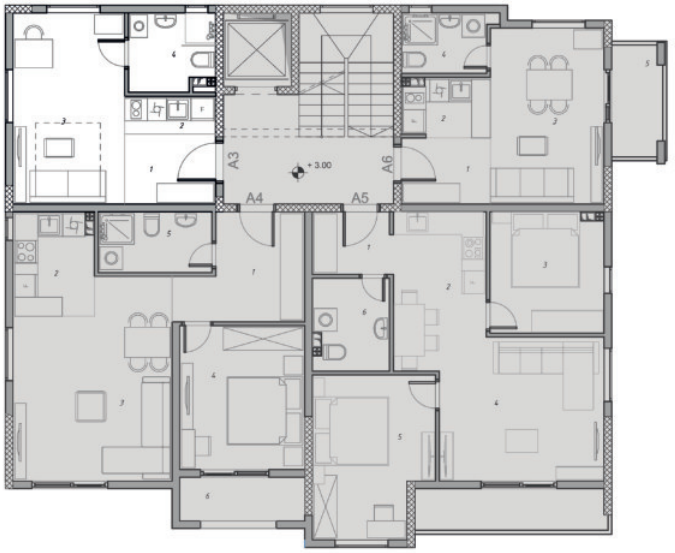
FIRST FLOOR



A3 - STUDIO APARTMENT

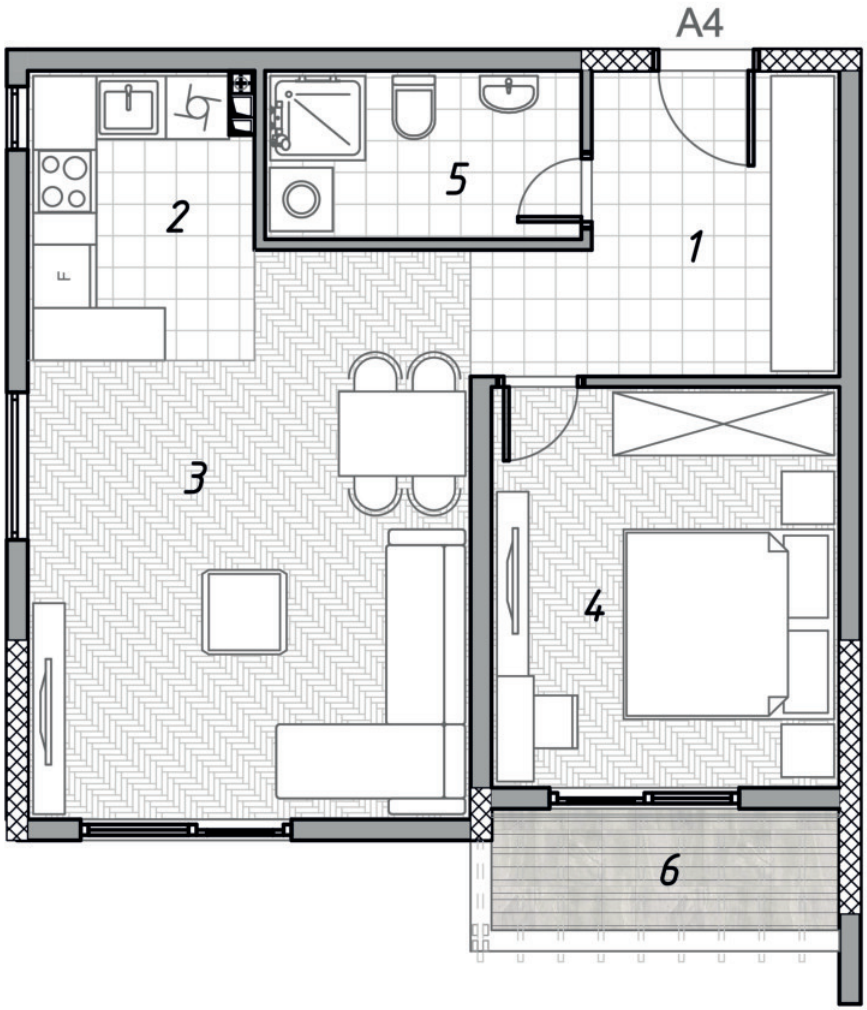


A3



1	Enterace	4.44
2	Kitchen	2.40
3	Living room	14.89
4	Bathroom	4.55
Total area		26.28

A4 - ONE BEDROOM APARTMENT

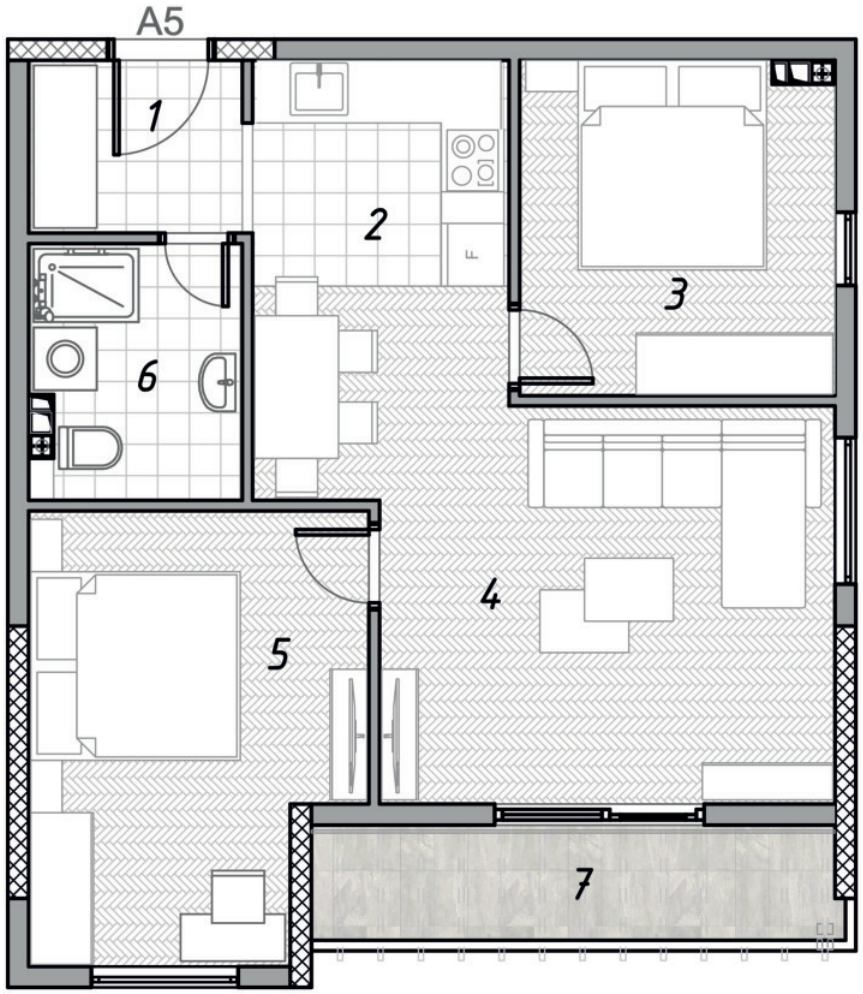


sea view



1	Entrance hall	6.82
2	Kitchen	5.82
3	Living room with dining area	21.75
4	Bedroom	12.54
5	Bathroom	4.80
6	Terrace	3.79
Total area with a terrace		55.52

A5 - TWO BEDROOM APARTMENT

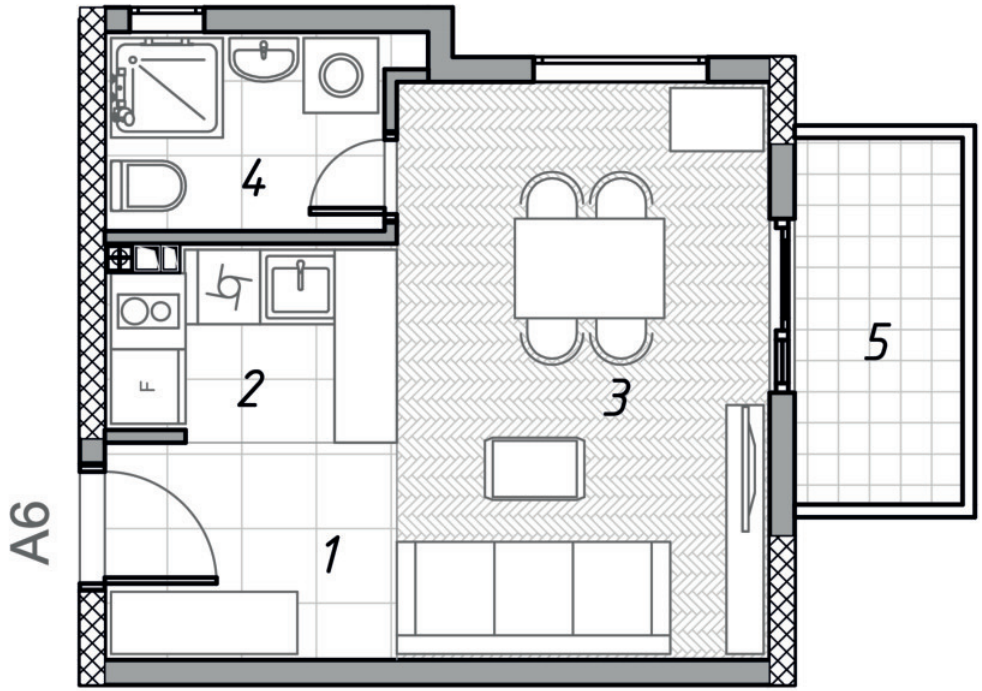


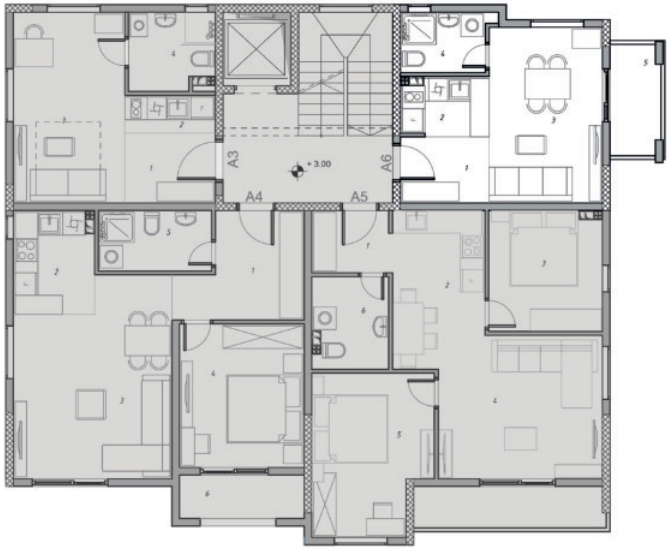
sea view



1	Entrance hall	3.33
2	Kitchen and the dining area	10.12
3	Bedroom 1	9,28
4	Living room	15.36
5	Bedroom 2	12.97
6	Bathroom	4.69
7	Terrace	5.49
Total area with terraces		61.29

A6 - STUDIO APARTMENT





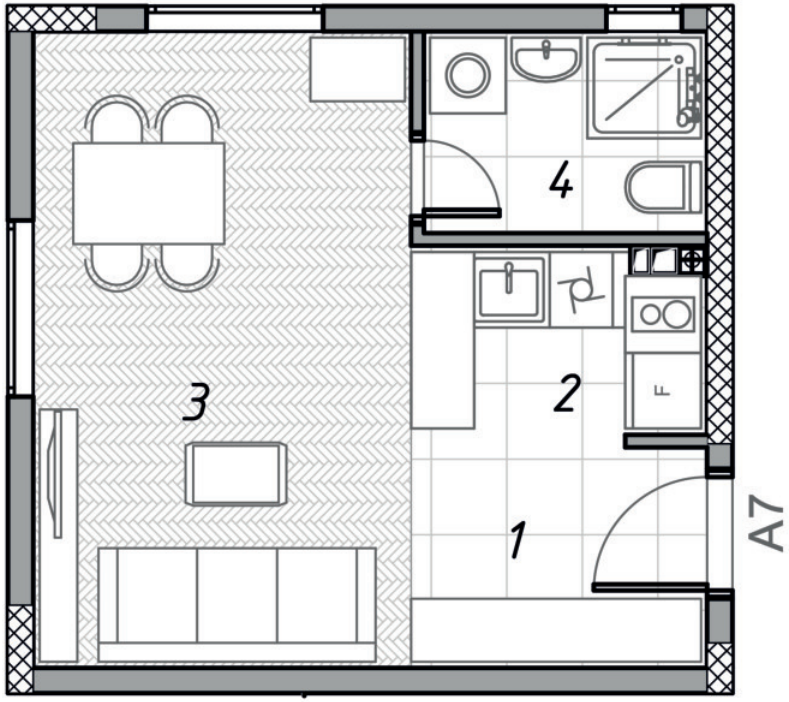
sea view

1	Enterace	4.11
2	Kitchen	3.61
3	Living room	13.95
4	Bathroom	3.70
5	Terrace	4.08
Total area with a terrace		29.45

SECOND FLOOR



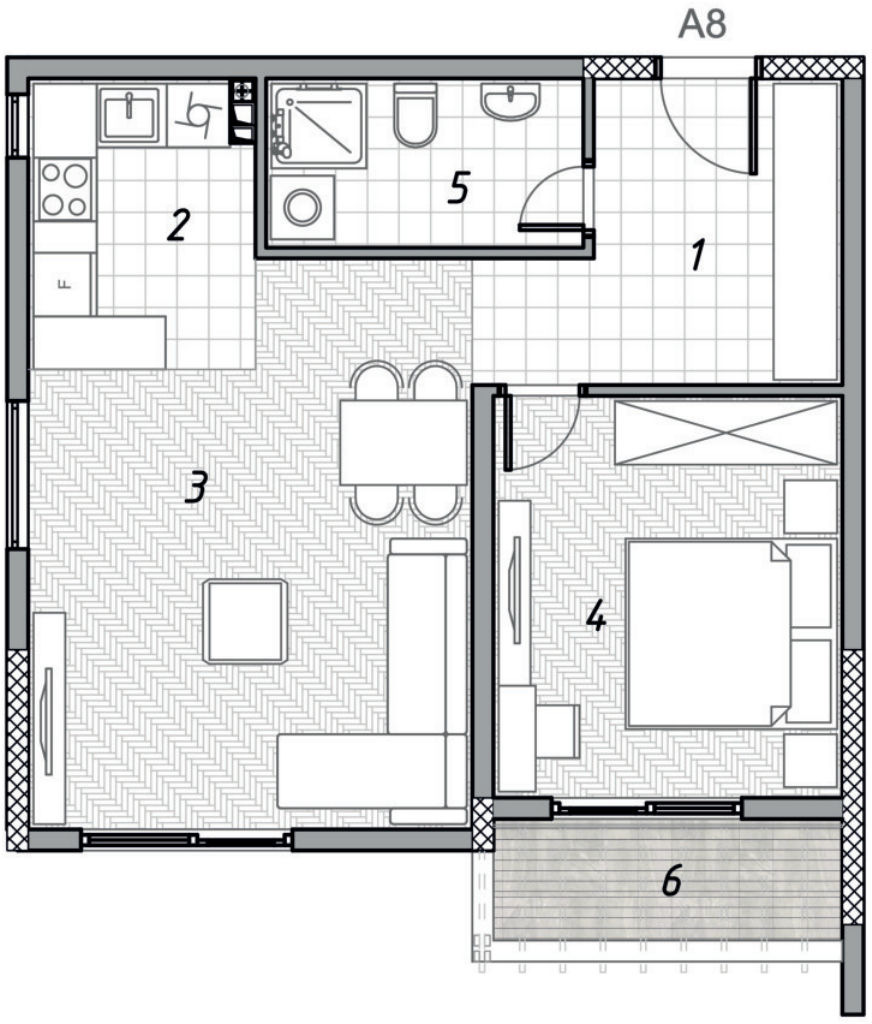
A7 - STUDIO APARTMENT





1	Enterace	4.11
2	Kitchen	3.61
3	Living room	15.15
4	Bathroom	3.60
Total area		26.47

A8 - ONE BEDROOM APARTMENT

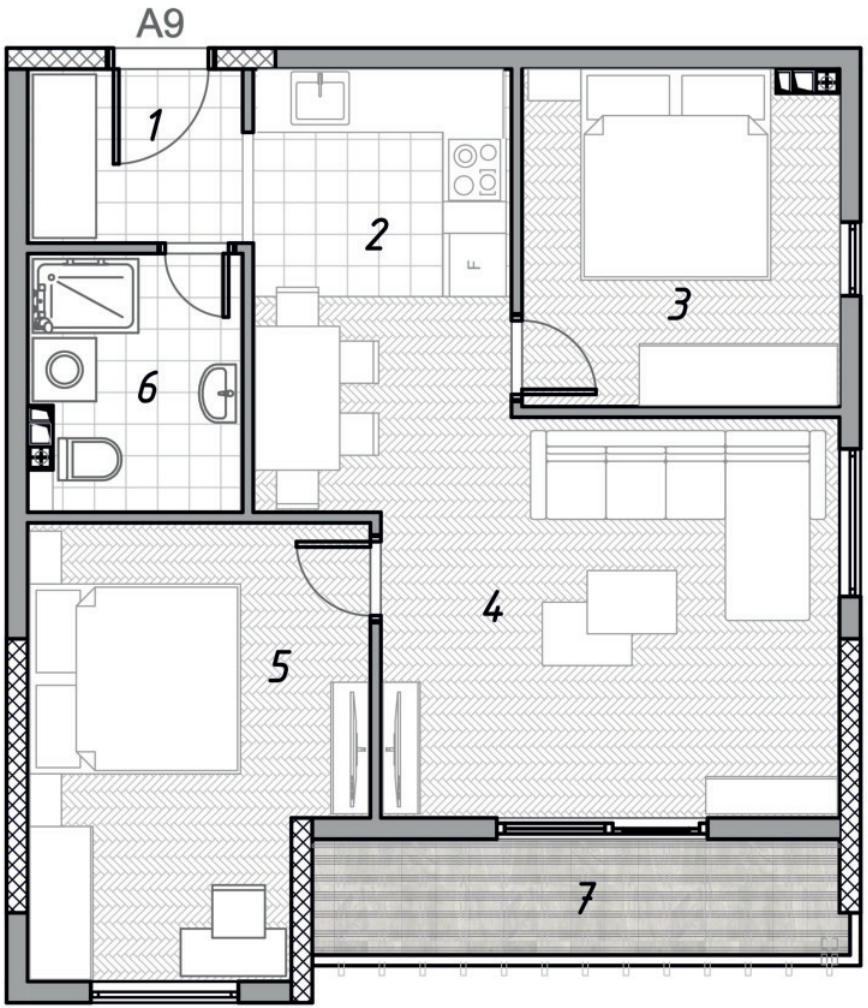


sea view



1	Entrance hall	6.82
2	Kitchen	5.82
3	Living room with dining area	21.75
4	Bedroom	12.54
5	Bathroom	4.80
6	Terrace	3.79
Total area with a terrace		55.52

A9 - TWO BEDROOM APARTMENT

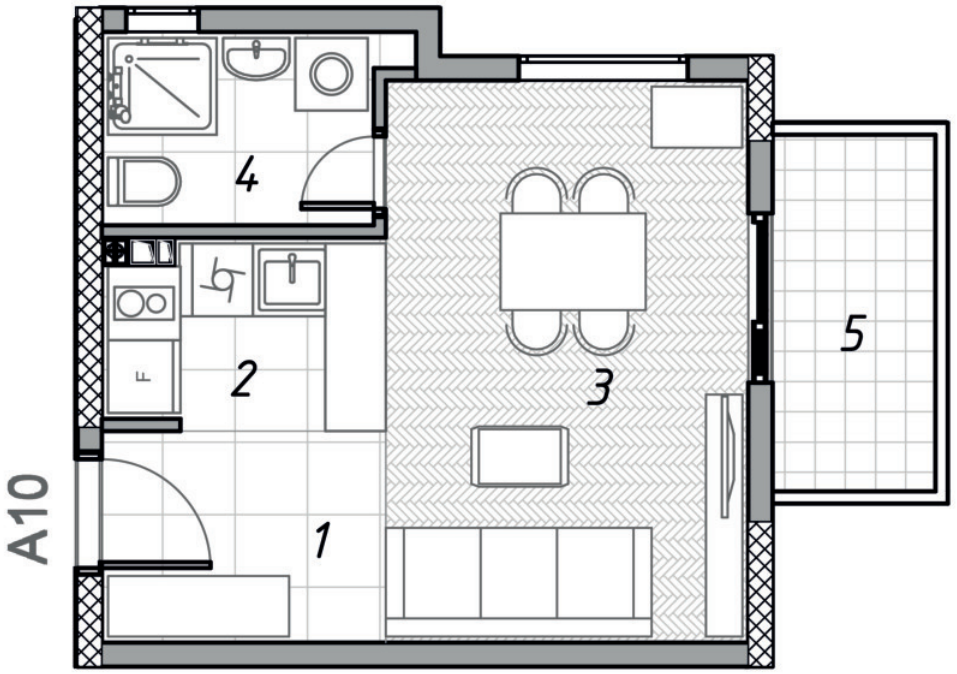


sea view



1	Entrance hall	3.33
2	Kitchen and the dining area	10.12
3	Bedroom 1	9,28
4	Living room	15.36
5	Bedroom 2	12.97
6	Bathroom	4.69
7	Terrace	5.49
Total area with terraces		61.29

A10 - STUDIO APARTMENT

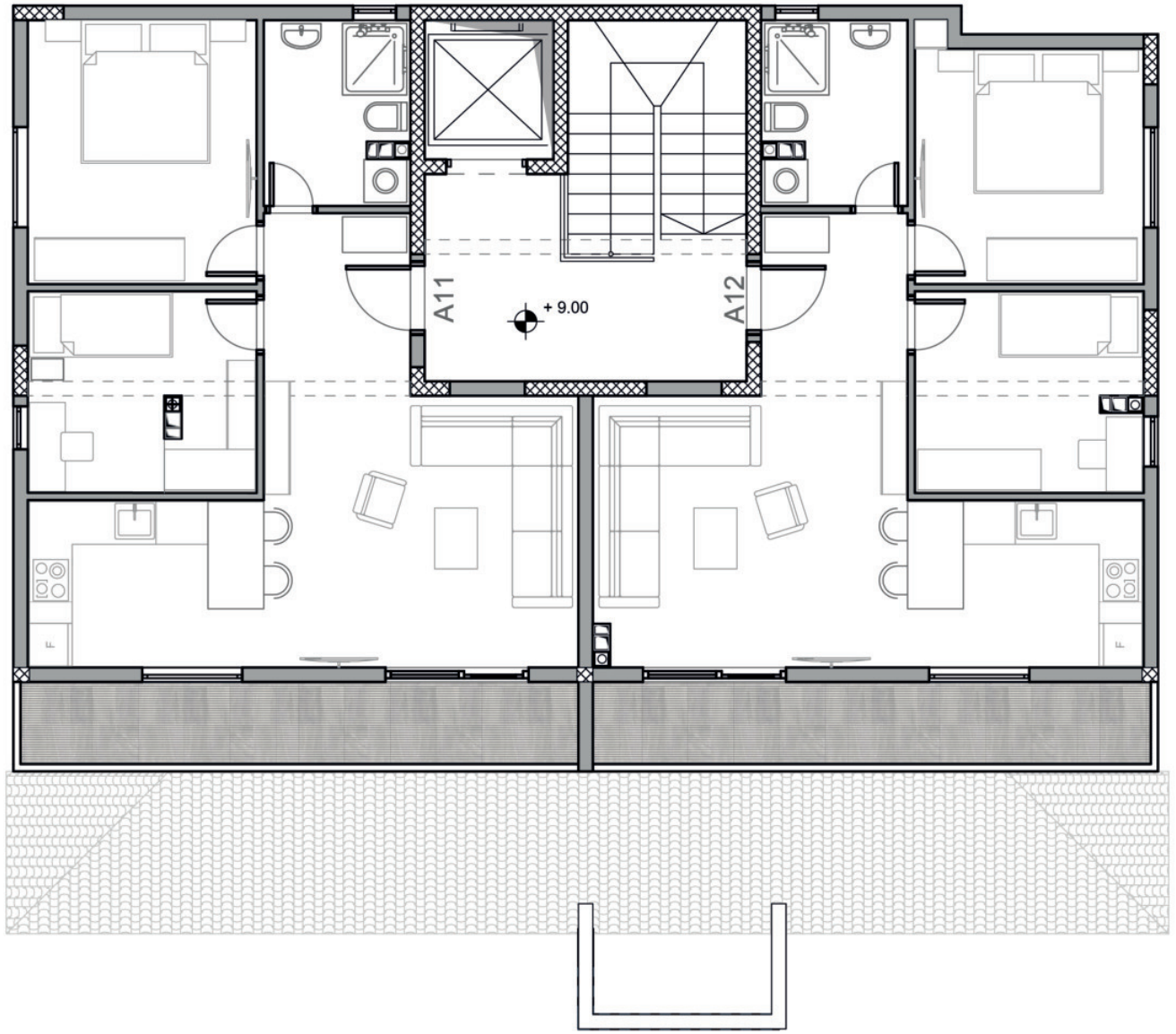




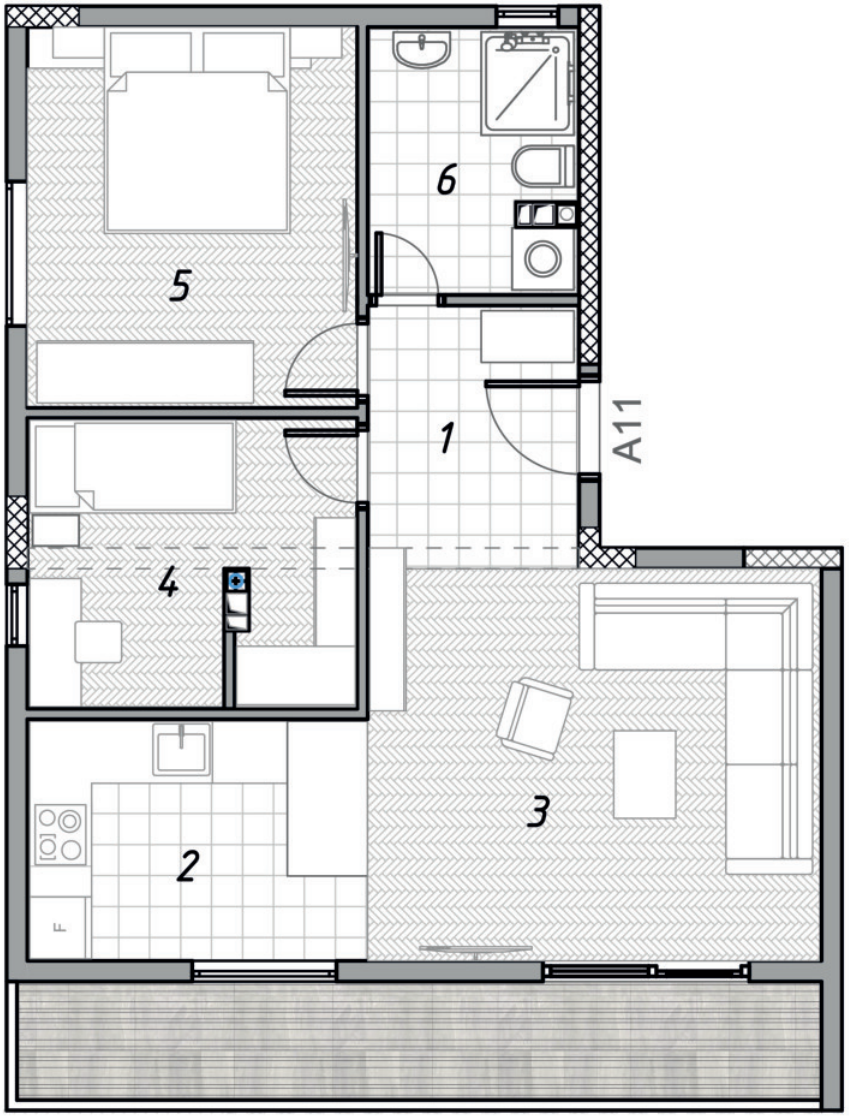
sea view

1	Enterace	4.11
2	Kitchen	3.61
3	Living room	13.95
4	Bathroom	3.70
5	Terrace	4.08
Total area with a terrace		29.45

THIRD FLOOR



A11 - TWO BEDROOM APARTMENT

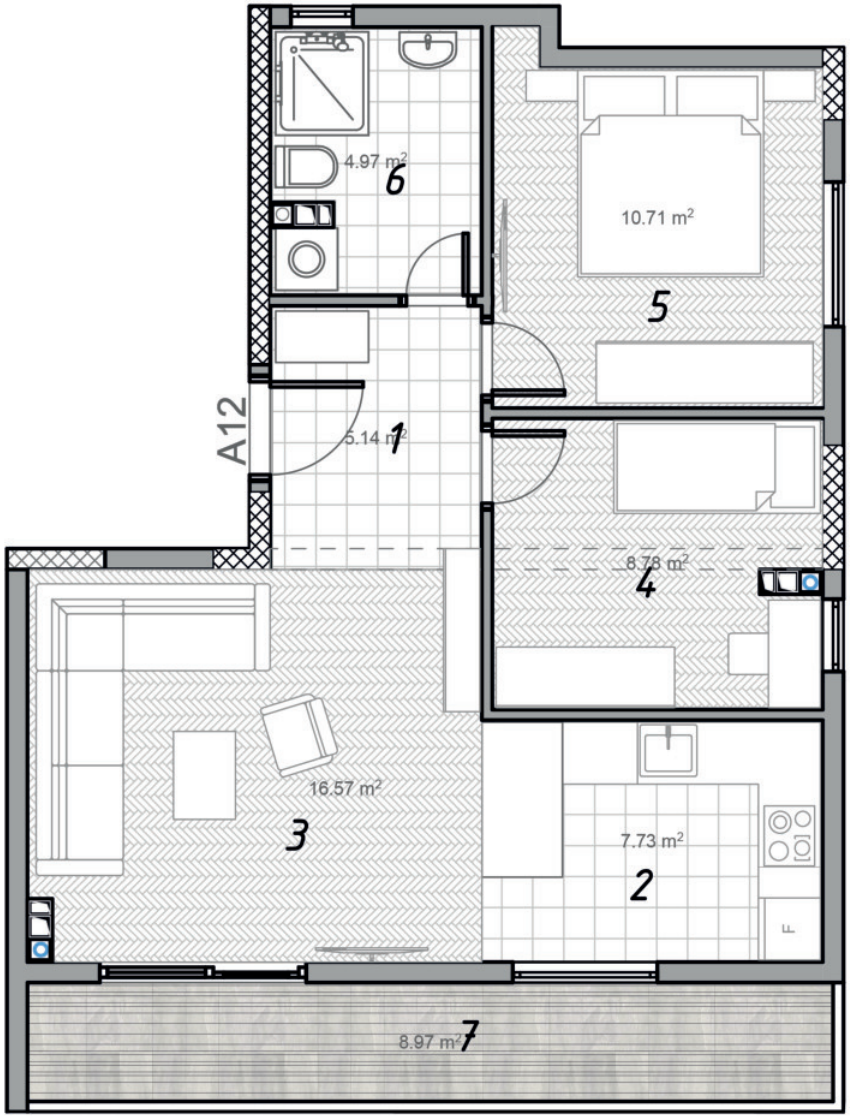


sea view



1	Entrance hall	5.23
2	Kitchen and dining area	7.65
3	Living room	16.64
4	Bedroom 1	8.50
5	Bedroom 2	11.59
6	Bathroom	4,97
7	Terrace	8.97
Total area with terraces		63.55

A12 - TWO BEDROOM APARTMENT



sea view

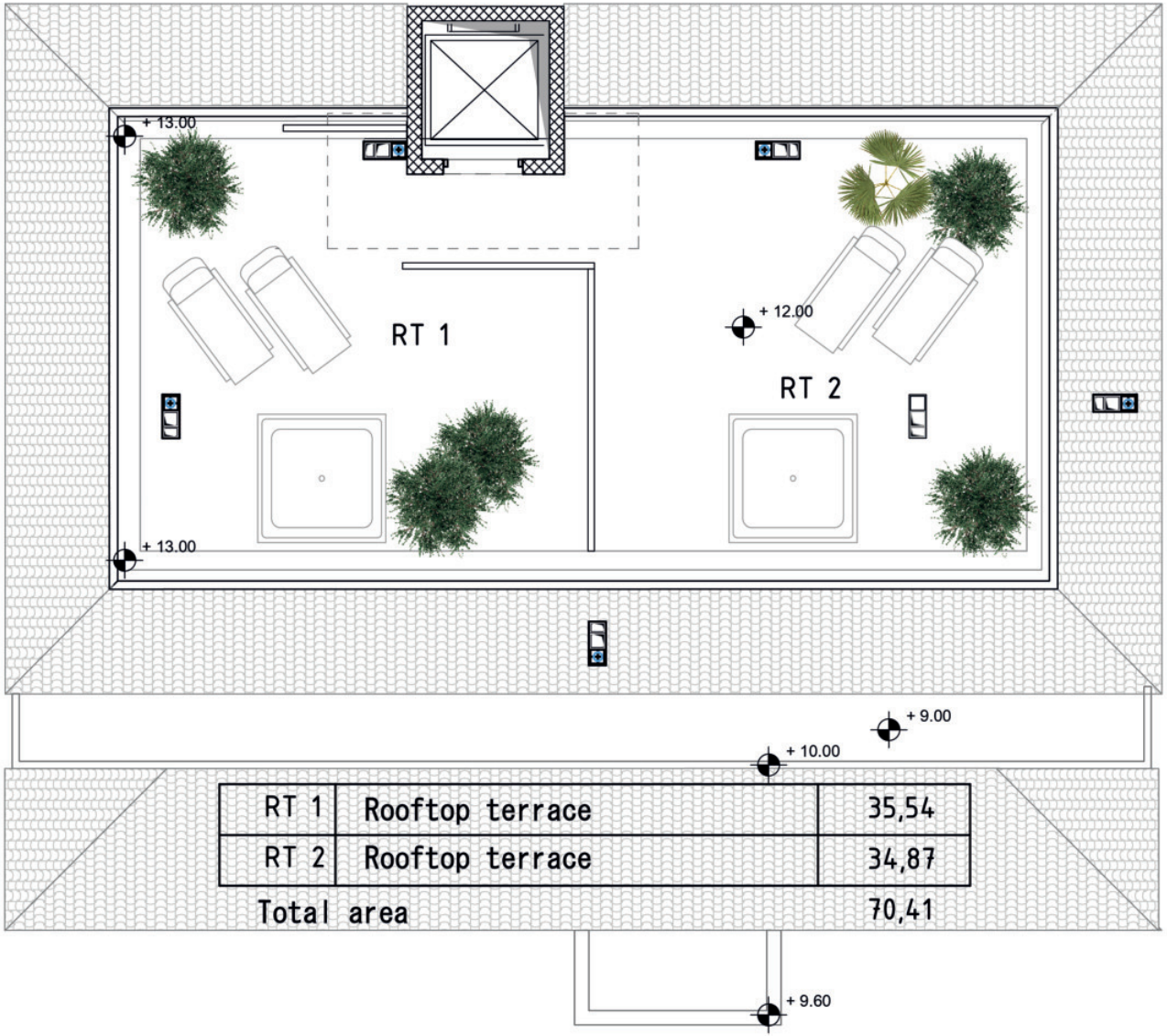


1	Entrance hall	5.36
2	Kitchen and dining area	7.65
3	Living room	16.49
4	Bedroom 1	8.54
5	Bedroom 2	10.39
6	Bathroom	4,97
7	Terrace	8.97
Total area with terraces		62.24

ROOFTOP

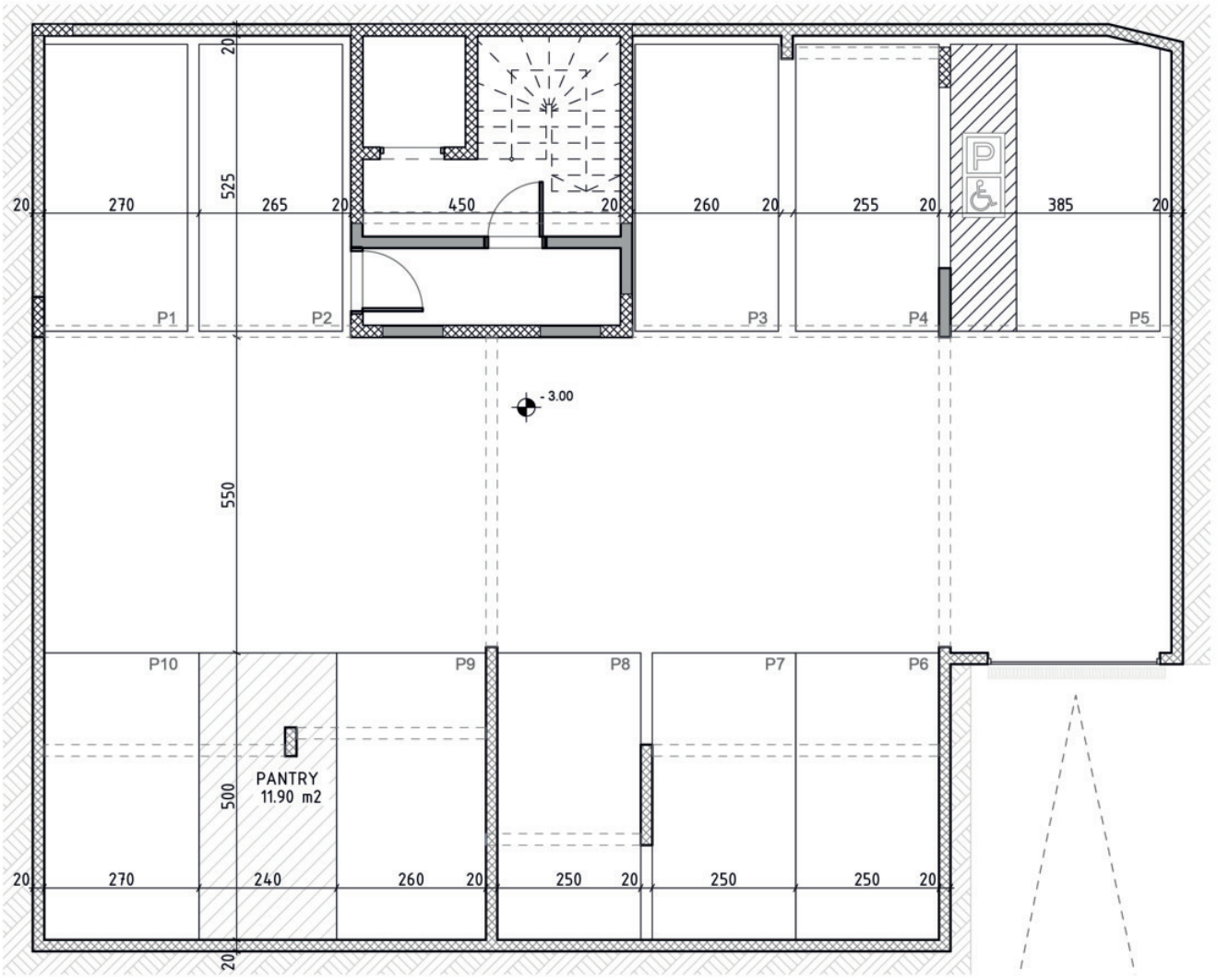
* The rooftop is divided into two sections, RT1 and RT2, which are exclusively designated for the apartments directly below them – A11 and A12.

sea view



RT 1	Rooftop terrace	35,54
RT 2	Rooftop terrace	34,87
Total area		70,41

GARAGE



* In accordance with the law, buyers are exempt from paying 3% real estate transfer tax when purchasing real estate from the first owner.



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