



a member of
CHESTERTONS
global network

MEET THE LUXURY



LUXURY COMPLEX IN REZEVICI



VIEWS TO THE
ADRIATIC SEA



BUILDING
PERMIT

**THE COMPLEX IS
LOCATED ON AREA
OF 7.067,93 M2**

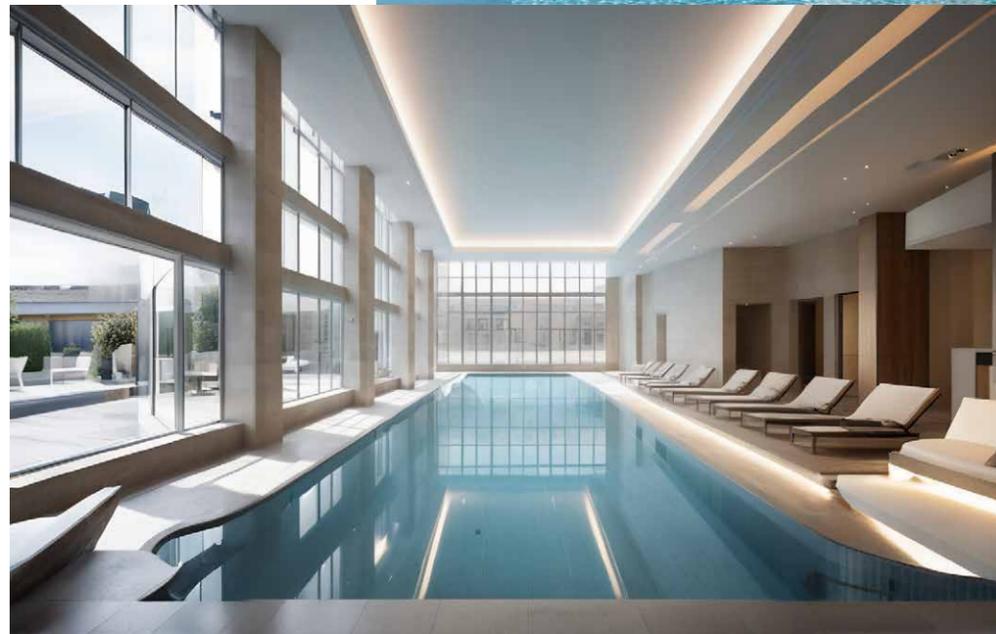
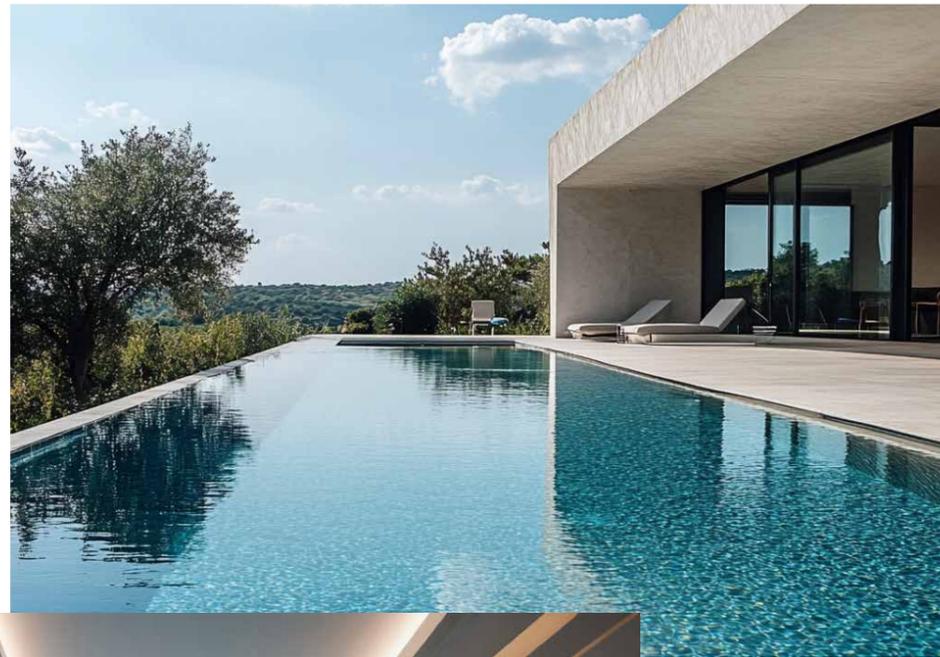
**6 UNIQUE VILLAS
EACH WITH
5 APARTMENTS**

**1 CENTRAL BUILDING
WITH 19 APARTMENTS**



all you need for ultimate relaxation.

SPA, INDOOR & OUTDOOR POOL





everything
for your convenience.

*GYM, 57 PARKING LOTS, PREMISES
DESIGNED FOR RESTAURANT IF NEEDED*





5 MIN
WALK DISTANCE TO BEACH



BEACH
DROBNI PIJESAK



IN CENTRAL BUILDING THERE ARE:

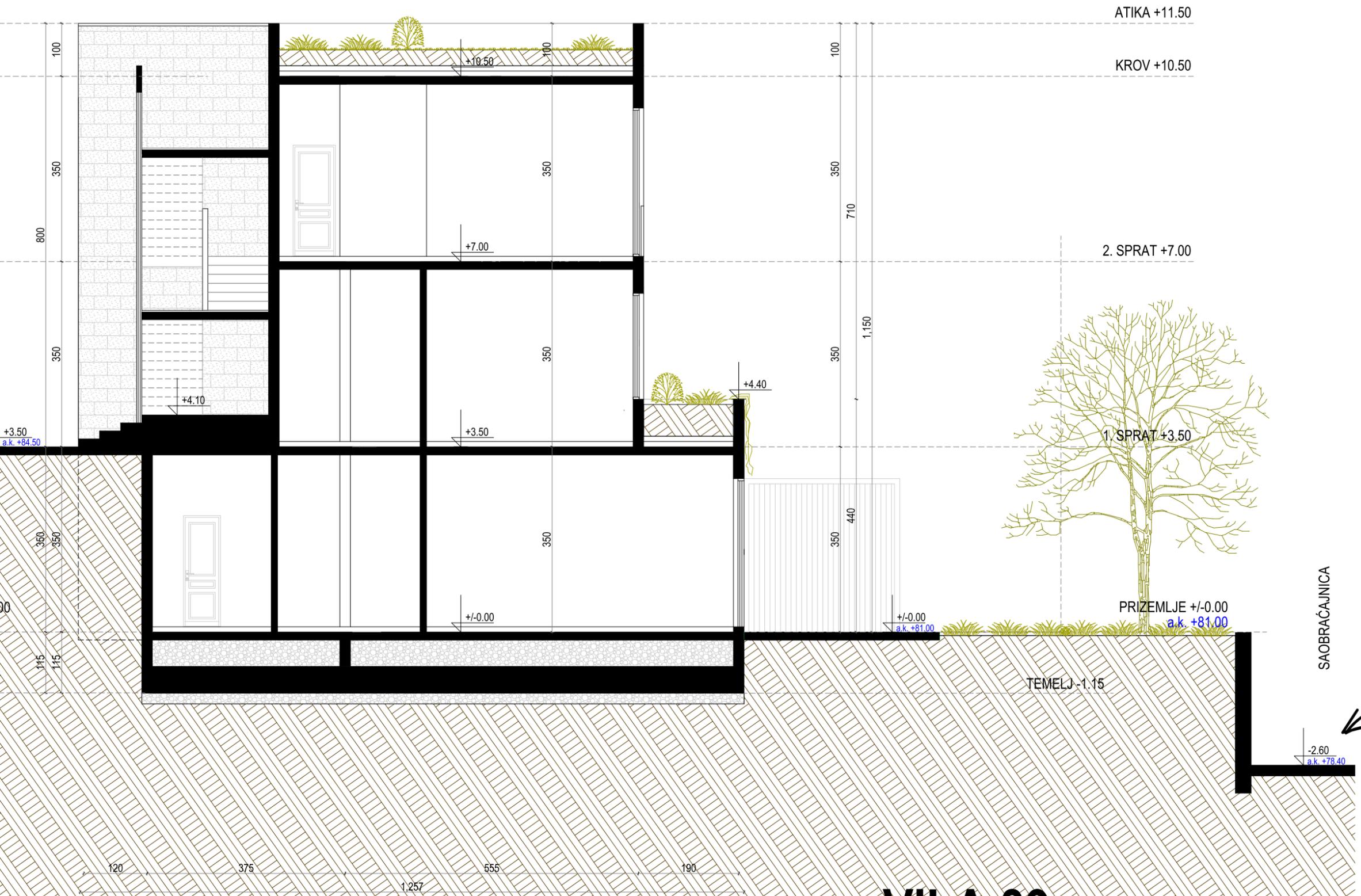


19 APARTMENTS

10 STUDIO
APARTMENTS

4 ONE BEDROOM
APARTMENTS

5 TWO BEDROOM
APARTMENTS



VILA 39



**MINIMUM
ALTITUDE
20m
& above**



SAOBRAĆAJNICA



WILD BEAUTY REZEVICI BUSINESS PLAN

FULL INVESTMENT CALCULATION

DATA		
Plot	7 000 m2	
Construction area, brutto	7 341,17 m2	
Area for sales	Inside zone	Outside zone
	3055,93 m2	4 009,40 m2

SALES PRICE

24 004 567,5 €

INCOME

8 377 261,5 €

RETURN OF INVESTMENT

65%

CALCULATION	
Purchase of a plot	2 580 000 €
Construction	12 500 000 €
Utilities	360 000 €
Regional Construction Authority	87 306 €
Geodetic supervision	100 000 €
COSTS	15 627 306 €

INITIAL INVESTMENT IS
the remaining amount to be paid
in stages during 2.5 years

2 580 000 €



WILD BEAUTY REZEVICI

LIST OF VILLAS AND APARTMENTS IN THEM	UNITS	PER PROJECT M2	GARDEN TERRACE	PLOT	FOR SALE IN TOTAL	PRICE M2	APARTMENT PRICE
UP 35 VILA	BASEMENT AND GROUND FLOOR						
	apartment A01	2	64,98		95,56	166,96	4000 € 476 720 €
	apartment A02	2	53,62		127,35	192,33	4000 € 578 295 €
	I FLOOR						
	apartment A03	2	53,62	11,84	65,53	130,99	4500 € 333 460 €
	apartment A04	2	53,1	8,21	38,25	99,56	4500 € 295 672,5 €
	II FLOOR						
	apartment A05	3	105,01	16,33	118,44	118,44	5000 € 684 315 €

LIST OF VILLAS AND APARTMENTS IN THEM	UNITS	PER PROJECT M2	GARDEN TERRACE	PLOT	FOR SALE IN TOTAL	PRICE M2	APARTMENT PRICE
UP 36 VILA	GROUND FLOOR						
	apartment A01	2	71,4		148,47	219,87	4000 € 582 540 €
	apartment A02	2	64,98		143,52	208,5	4000 € 546 960 €
	I FLOOR						
	apartment A03	2	53,62	11,84	111,53	176,99	4500 € 518 872,5 €
	apartment A04	2	53,1	8,21	54,9	116,21	4500 € 380 947,5 €
	II FLOOR						
	apartment A05	3	104,99	16,33	118,44	239,76	5000 € 861 875 €

LIST OF VILLAS AND APARTMENTS IN THEM	PER PROJECT M2	GARDEN TERRACE	PLOT	FOR SALE IN TOTAL	PRICE M2	APARTMENT PRICE
UP 37 APARTMANTS	GROUND FLOOR					
	apartment A01	78,04		68,25	146,29	4000 € 448 660 €
	apartment A02	67,33		51,41	118,74	4000 € 372 140 €
	apartment A03	31,92		31,38	63,3	4000 € 190 440 €
	apartment A04	31,83		31,38	63,21	4000 € 190 080 €
	apartment A05	31,83		31,38	63,21	4000 € 190 080 €
	apartment A06	31,79		31,38	63,21	4000 € 189 920 €
	apartment A07	76,3		107,89	184,19	4000 € 520 980 €
	I FLOOR					
	apartment A08	66,22	11,32		77,54	4500 € 323 460 €
	apartment A09	33,03	5,67		38,7	4500 € 161 392,5 €
	apartment A10	33,03	5,36		38,39	4500 € 160 695 €
	apartment A11	32,76	4,7		37,46	4500 € 157 995 €
	apartment A12	32,92	4,7		37,62	4500 € 158 715 €
	apartment A13	31,79	4,7		36,49	4500 € 153 630 €
	apartment A14	66,38	9,37		75,75	4500 € 319 792,5 €
	II FLOOR					
	apartment A16	100,31	13,29	72,82	186,42	5000 € 716 825 €
	apartment A17	60,01	8,45	43,95	112,41	5000 € 431 050 €
apartment A18	62,81	9,4	86,18	158,39	5000 € 553 000 €	
apartment A19	98,99	13,29	78,63	190,91	5000 € 724 750 €	

LIST OF VILLAS AND APARTMENTS IN THEM	UNITS	PER PROJECT M2	GARDEN TERRACE	PLOT	FOR SALE IN TOTAL	PRICE M2	APARTMENT PRICE
UP 38 VILA	GROUND FLOOR						
	apartment A01	2	71,4		118,18	189,58	4000 € 521 960 €
	apartment A02	2	64,98		155,68	220,66	4000 € 571 280 €
	I FLOOR						
	apartment A03	2	53,62	11,84	85,33	150,79	4500 € 459 922,5 €
	apartment A04	2	53,1	8,21	105,28	166,59	4500 € 494 302,5 €
	II FLOOR						
apartment A05	3	105,01	16,33	118,44	239,78	5000 € 861 975 €	

LIST OF VILLAS AND APARTMENTS IN THEM	UNITS	PER PROJECT M2	GARDEN TERRACE	PLOT	FOR SALE IN TOTAL	PRICE M2	APARTMENT PRICE
UP 40 VILA	GROUND FLOOR						
	apartment A01	2	71,4		117,53	188,93	4000 € 520 660 €
	apartment A02	2	64,98		104,53	169,51	4000 € 468 980 €
	I FLOOR						
	apartment A03	2	53,62	11,84	51,39	116,85	4500 € 383 557,5 €
	apartment A04	2	53,1	8,21	49,61	110,92	4500 € 369 045 €
	II FLOOR2						
apartment A05	3	105,01	16,33	118,44	239,78	5000 € 861 975 €	

LIST OF VILLAS AND APARTMENTS IN THEM	UNITS	PER PROJECT M2	GARDEN TERRACE	PLOT	FOR SALE IN TOTAL	PRICE M2	APARTMENT PRICE
UP 39 VILA	GROUND FLOOR						
	apartment A01	2	71,4		117,53	188,93	4000 € 520 660 €
	apartment A02	2	64,98		104,53	169,51	4000 € 468 980 €
	I FLOOR						
	apartment A03	2	53,62	11,84	51,39	116,85	4500 € 383 557,5 €
	apartment A04	2	53,1	8,21	49,61	110,92	4500 € 369 045,5 €
	II FLOOR						
apartment A05	3	105,01	16,33	118,44	239,76	5000 € 861 975 €	

LIST OF VILLAS AND APARTMENTS IN THEM	UNITS	PER PROJECT M2	GARDEN TERRACE	PLOT	FOR SALE IN TOTAL	PRICE M2	APARTMENT PRICE
UP 41 VILA	GROUND FLOOR						
	apartment A01	2	71,4		137,22	208,62	4000 € 560 040 €
	apartment A02	2	64,98		179,37	244,35	4000 € 618 660 €
	I FLOOR						
	apartment A03	2	53,62	11,84	69,18	134,64	4500 € 423 585 €
	apartment A04	2	53,1	8,21	74,11	135,42	4500 € 424 170 €
	II FLOOR						
apartment A05	3	105,01	16,33	118,44	239,76	5000 € 861 975 €	

TOTAL

Apartments

22 229 567,5 €

Parking space

57

25 000 €

1 425 000 €

Average price for m2*

3146,29 €

Storage

50

7000 €

350 000 €

SALE:

24 004 567,5 €

* The cost of garden terraces is 50% of the cost of 1 m2 of indoor space

VILLA 35

30m cc

23m cc

35m cc

P+2

2P0+P+2

P+2

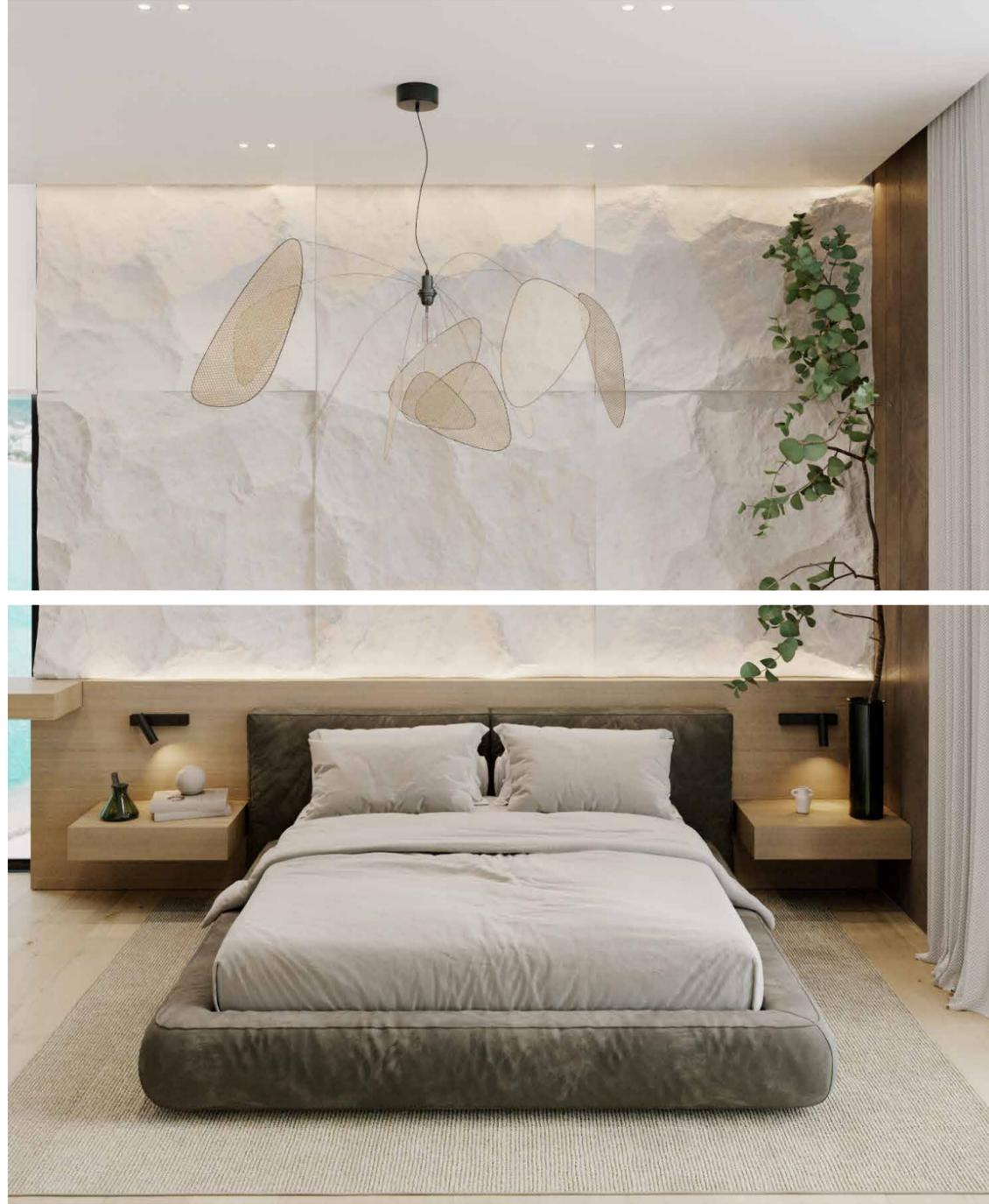
P+2

P+2

P+2



VILLA 35



VILLA 35

**4 TWO-BEDROOM APARTMENTS
1 THREE-BEDROOM APARTMENT**

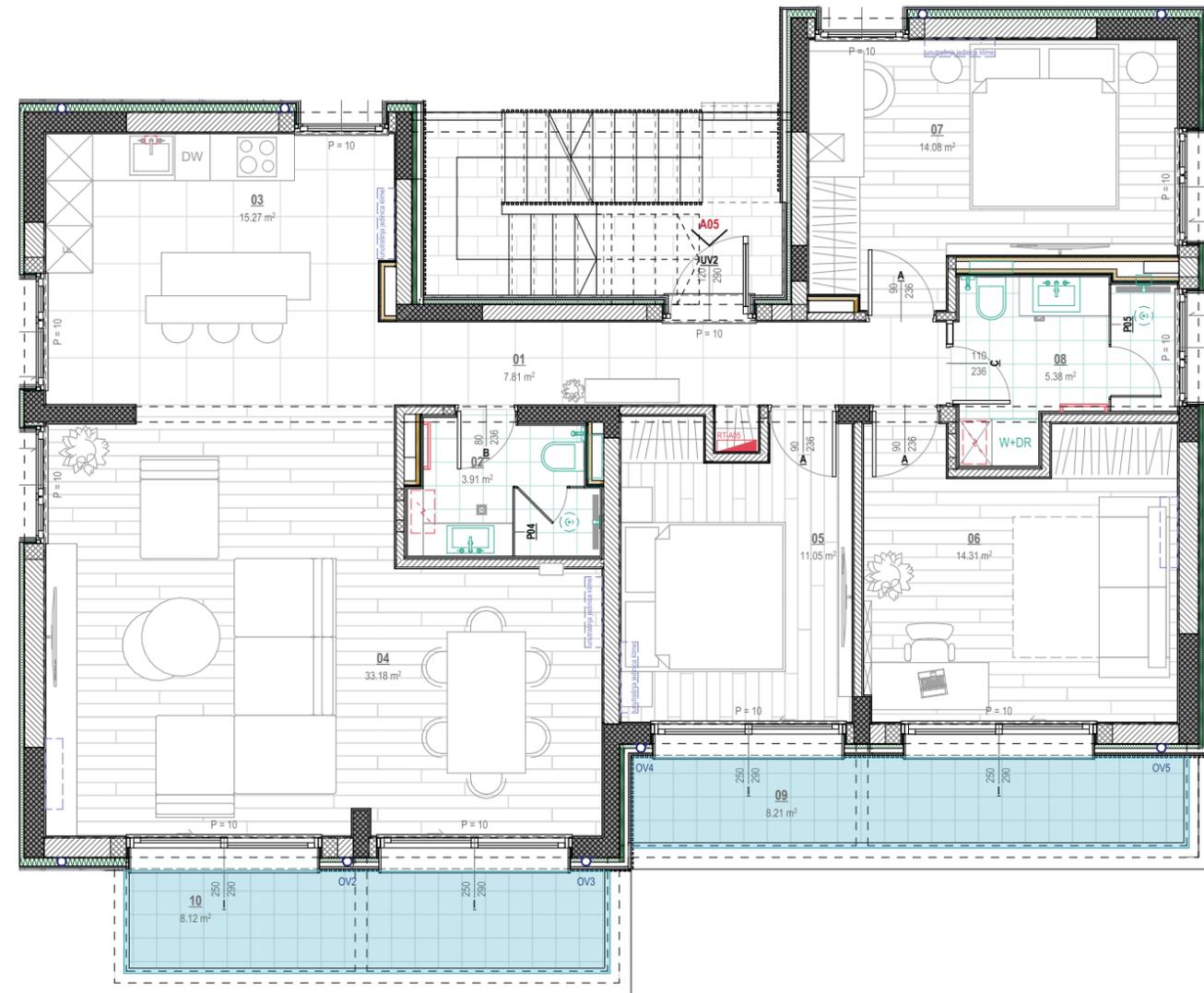


LEVEL 0

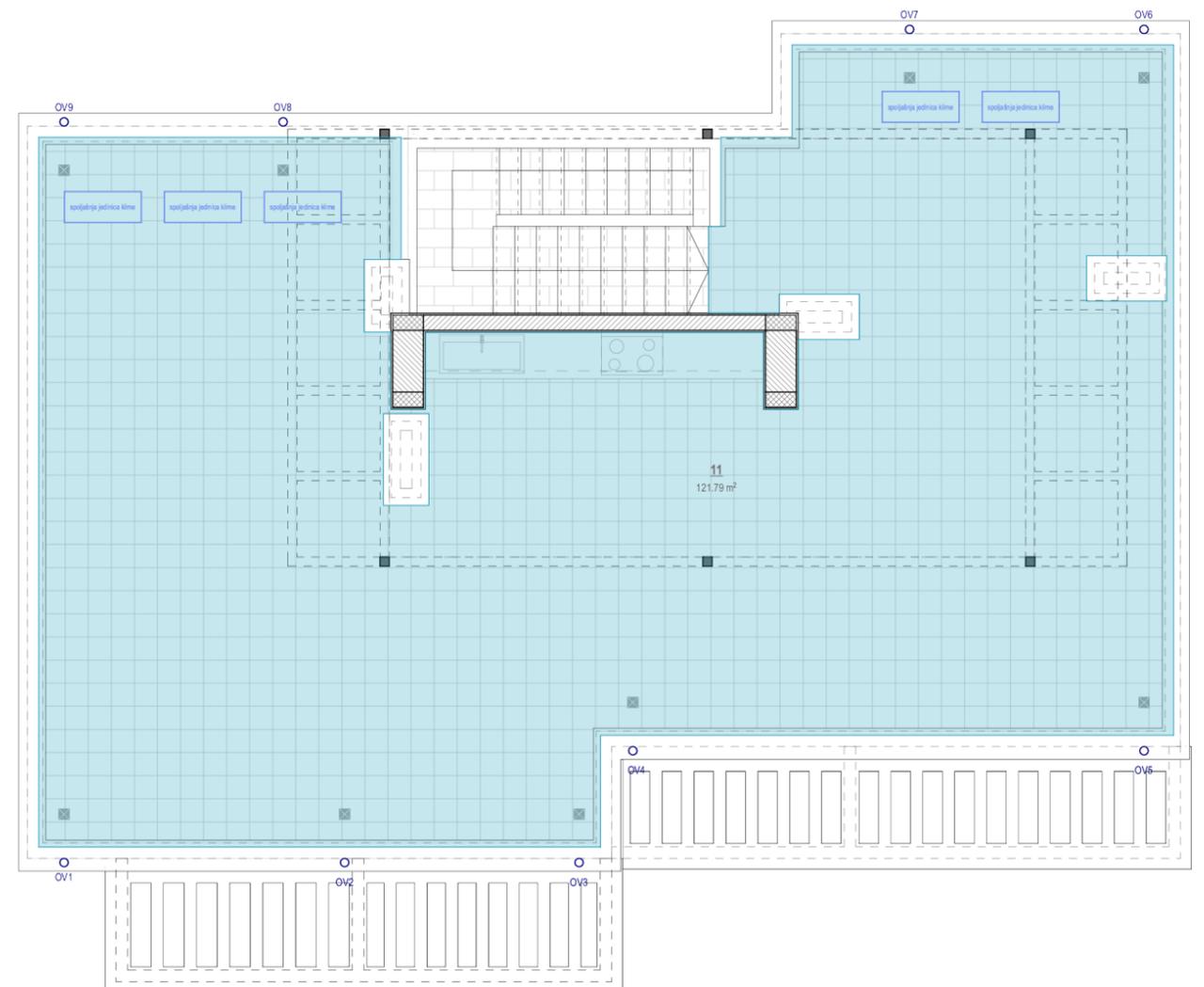


LEVEL 1

VILLA 35



LEVEL 2



ROOFTOP

VILLA 36

30m cc



P+2

P+2

23m cc

2P0+P+2

P+2

P+2

P+2

35m cc

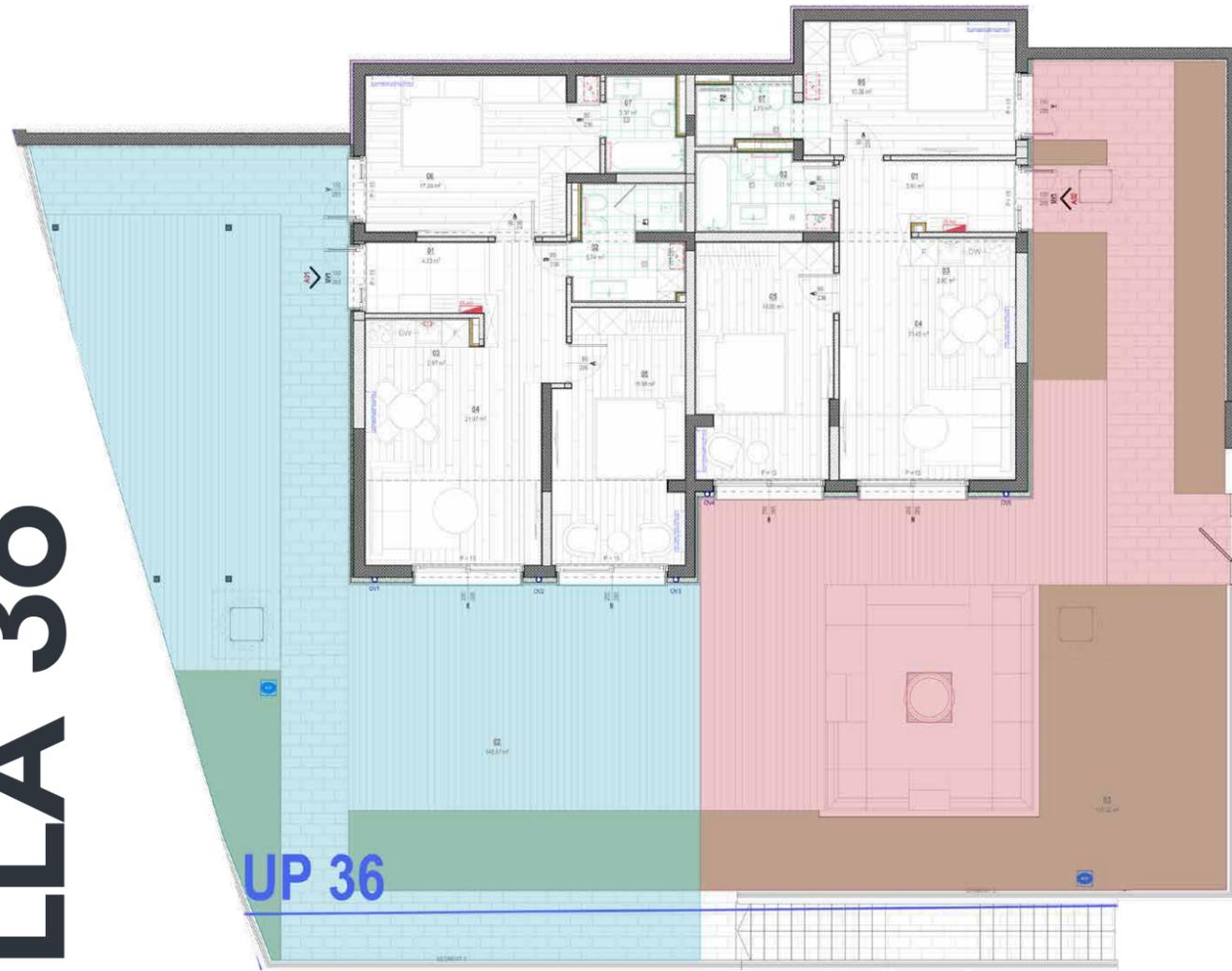


VILLA 36

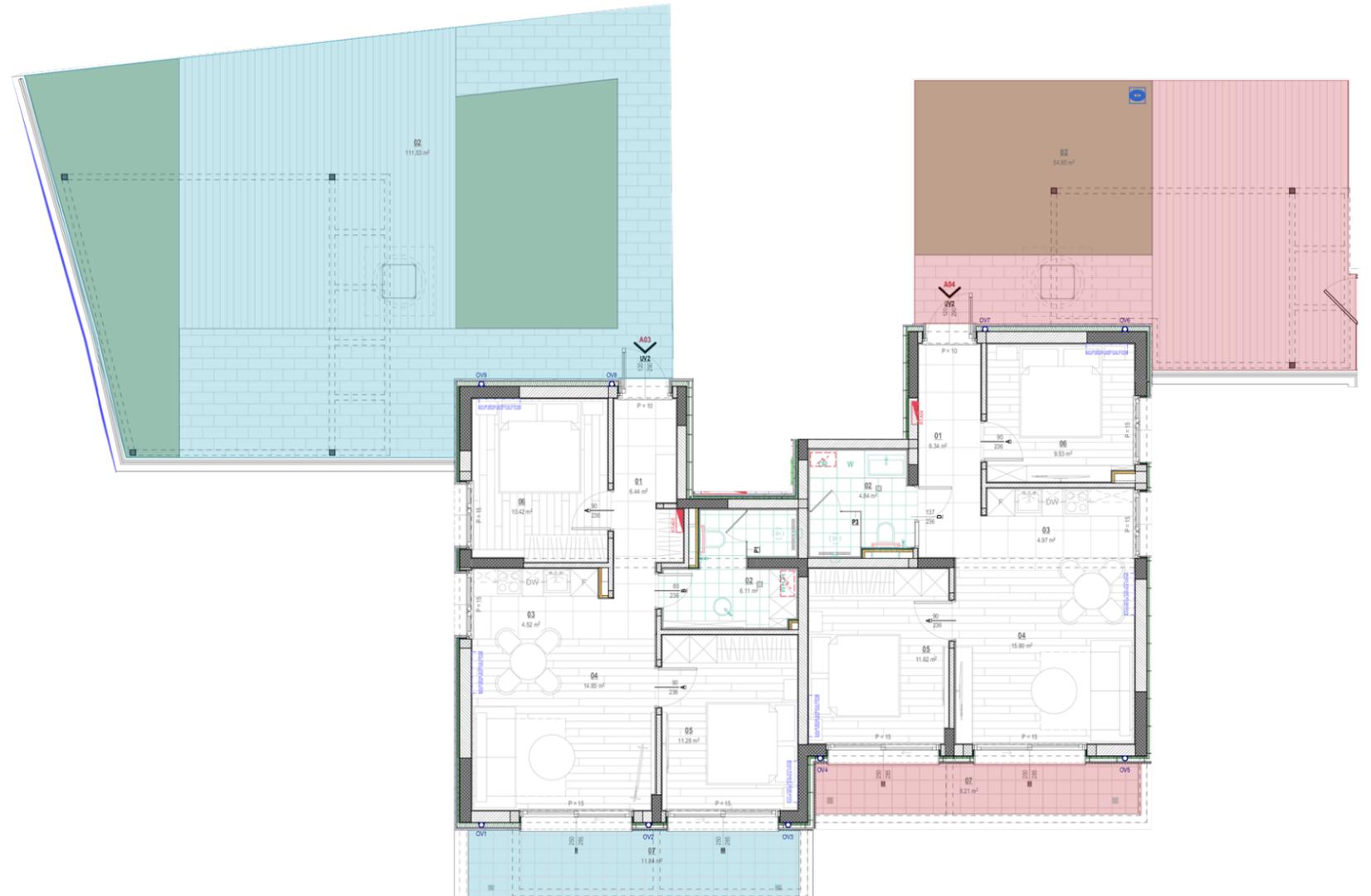


VILLA 36

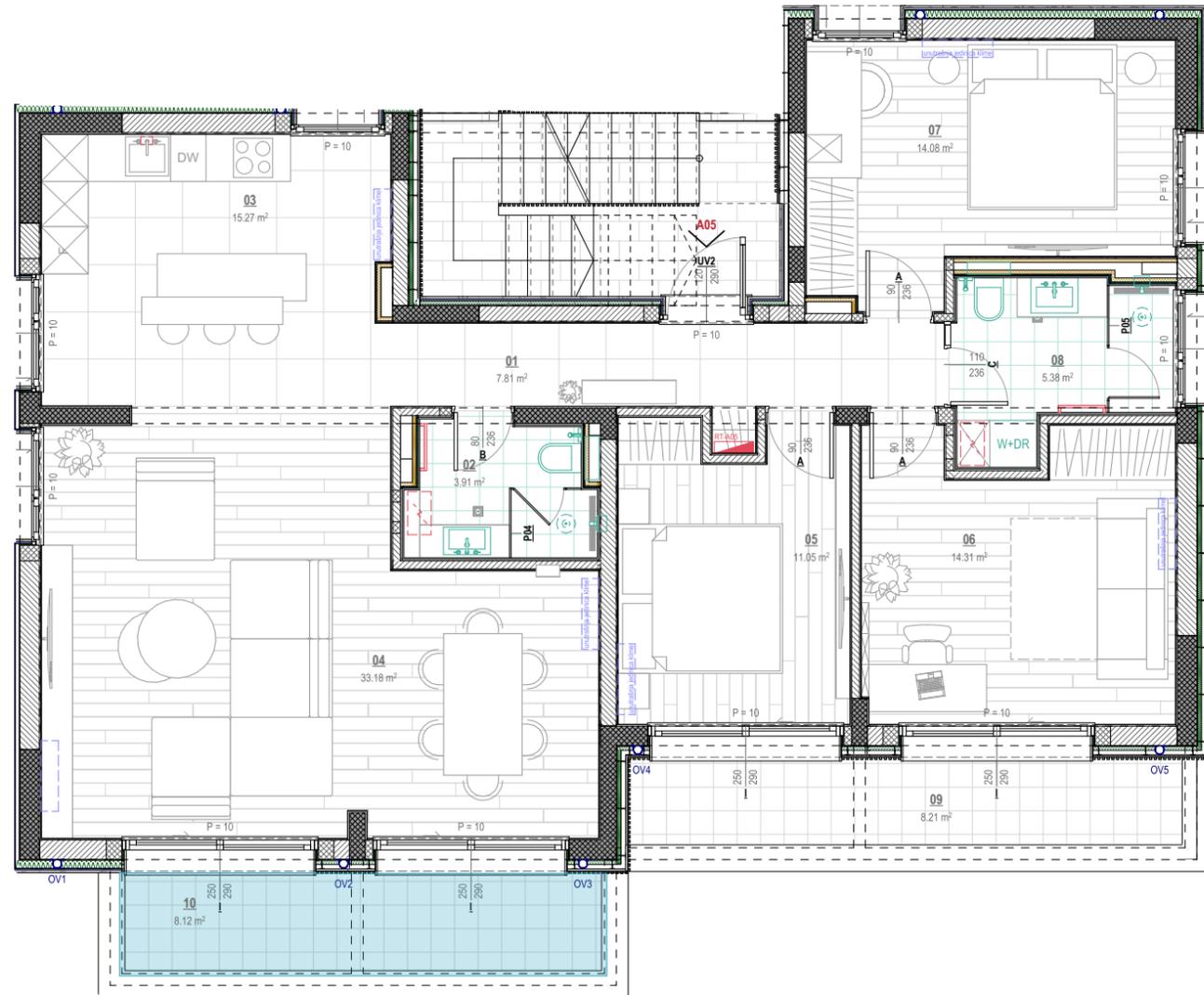
**4 TWO-BEDROOM APARTMENTS
1 THREE-BEDROOM APARTMENT**



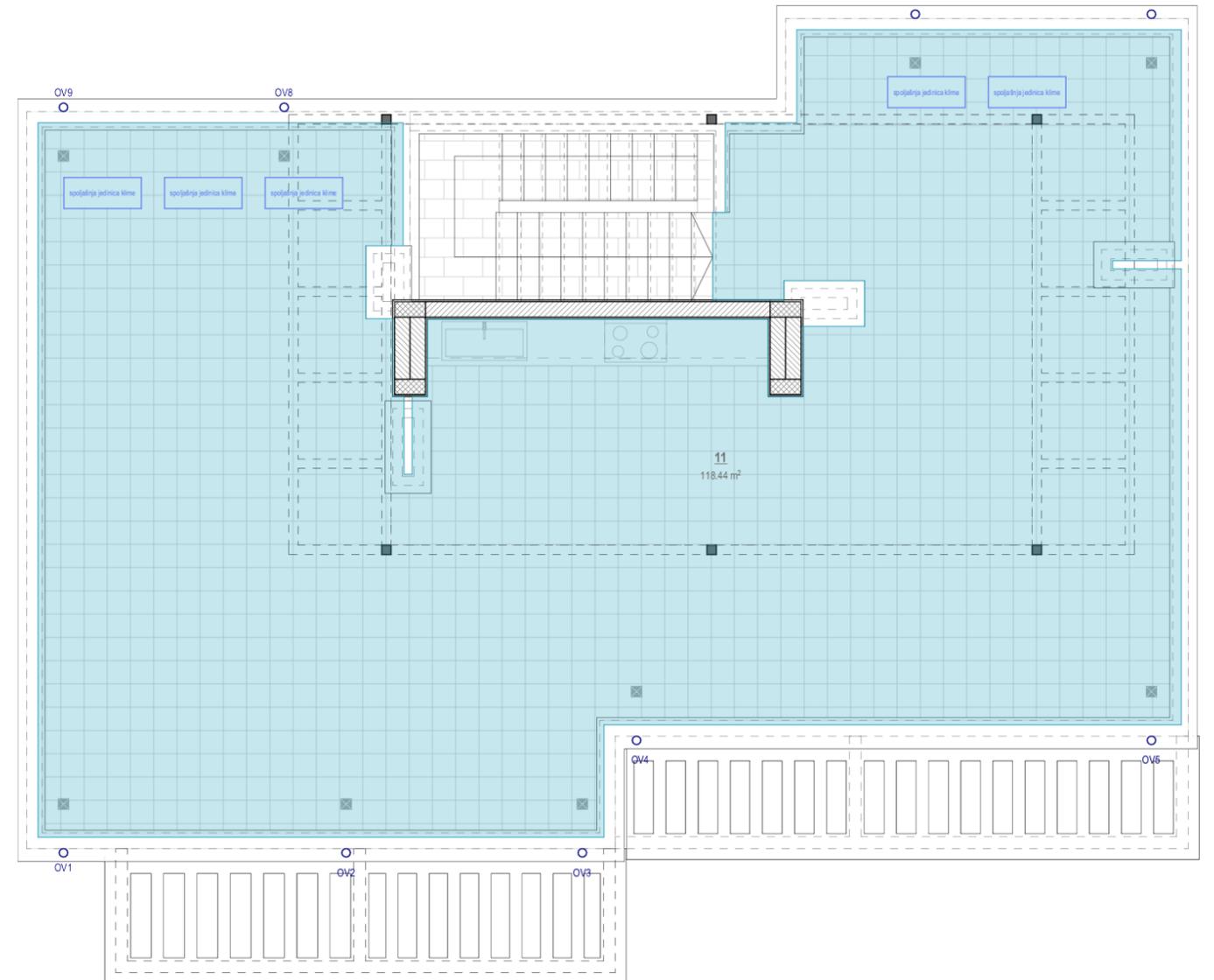
LEVEL 0



LEVEL 1



LEVEL 2



ROOFTOP

VILLA 37

30m cc



23m cc

35m cc

VILLA 37



VILLA 37

4 TWO-BEDROOM APARTMENTS 1 THREE-BEDROOM APARTMENT

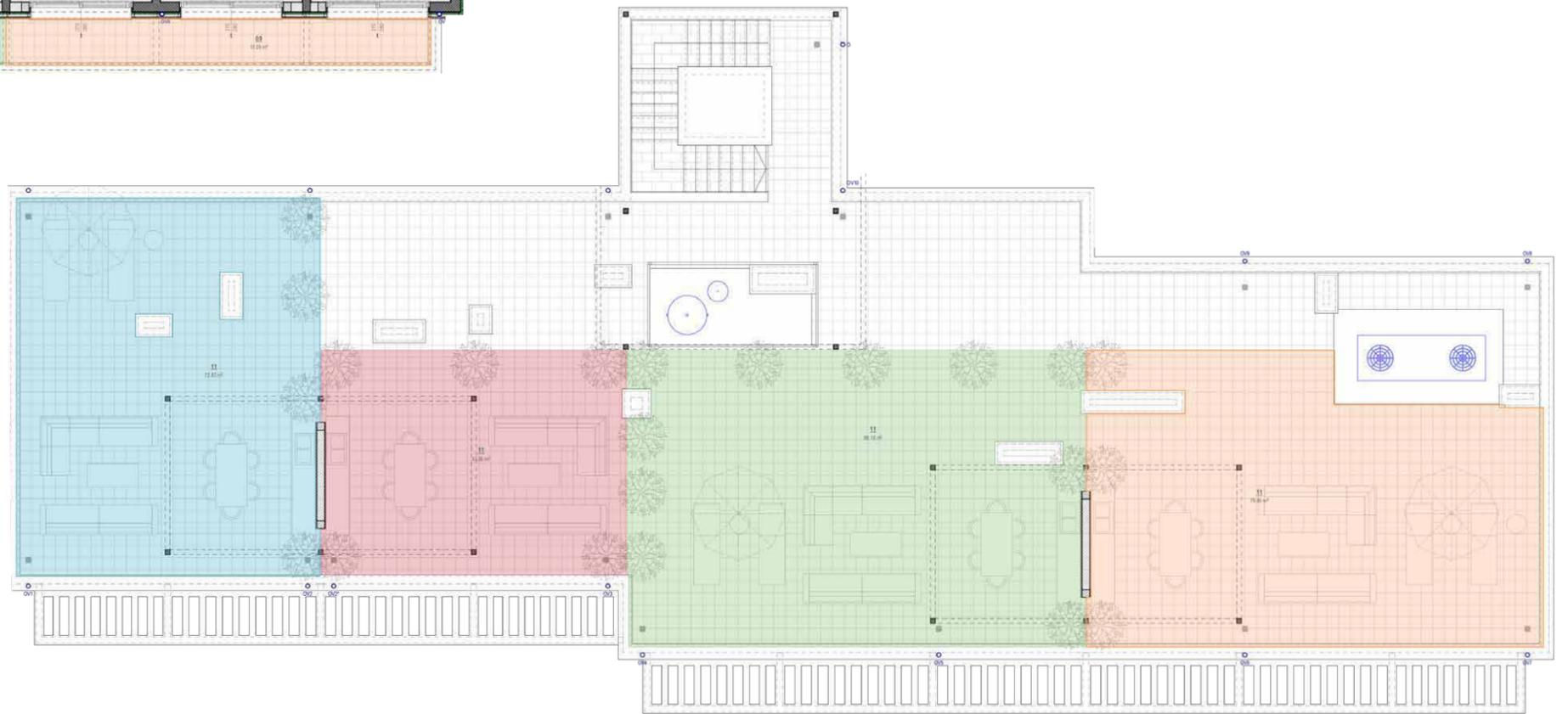


LEVEL 0

LEVEL 1



LEVEL 2



ROOFTOP

VILLA 38

30m cc

23m cc

P+2

2P0+P+2

P+2

P+2

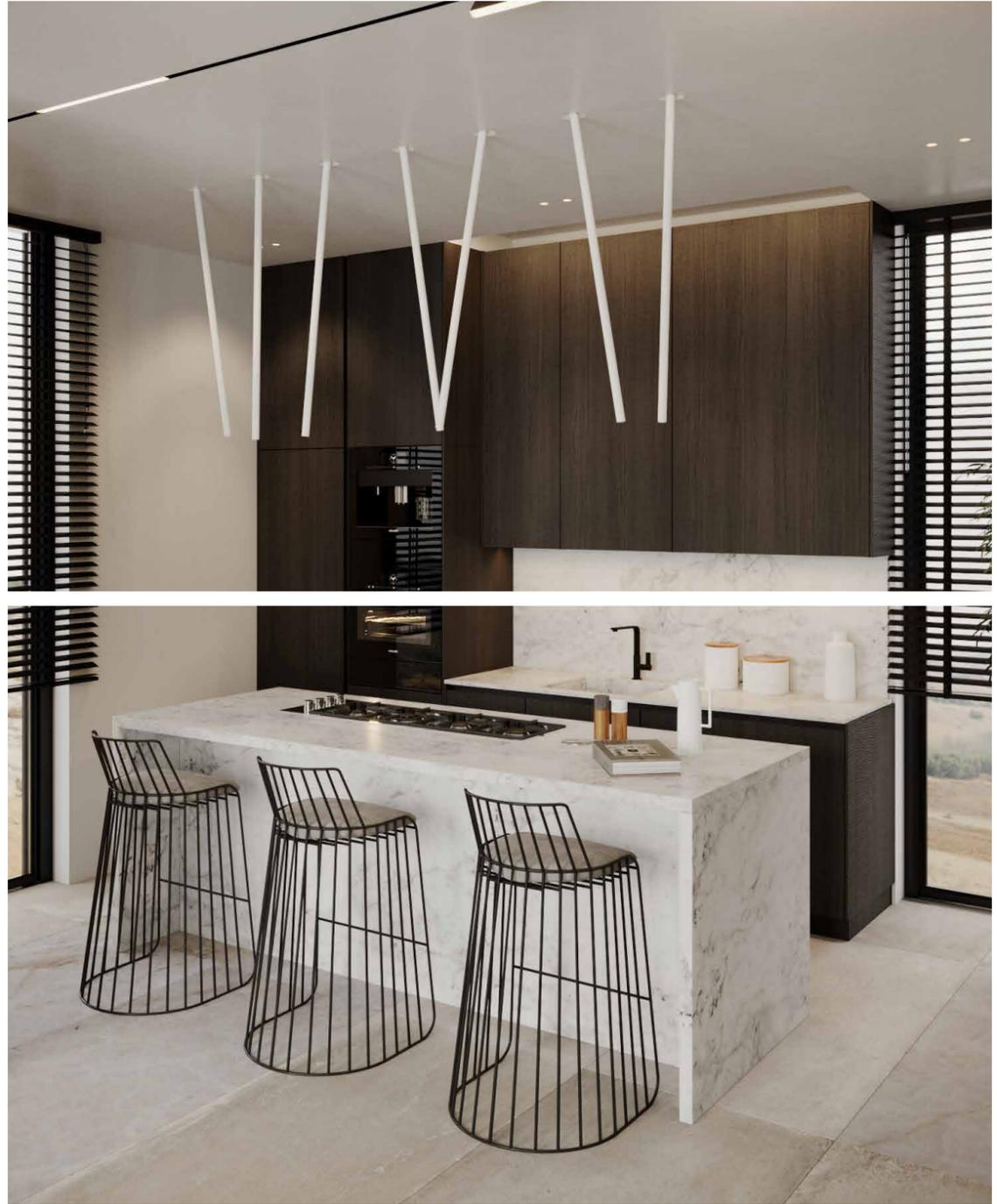
P+2

P+2

35m cc



VILLA 38

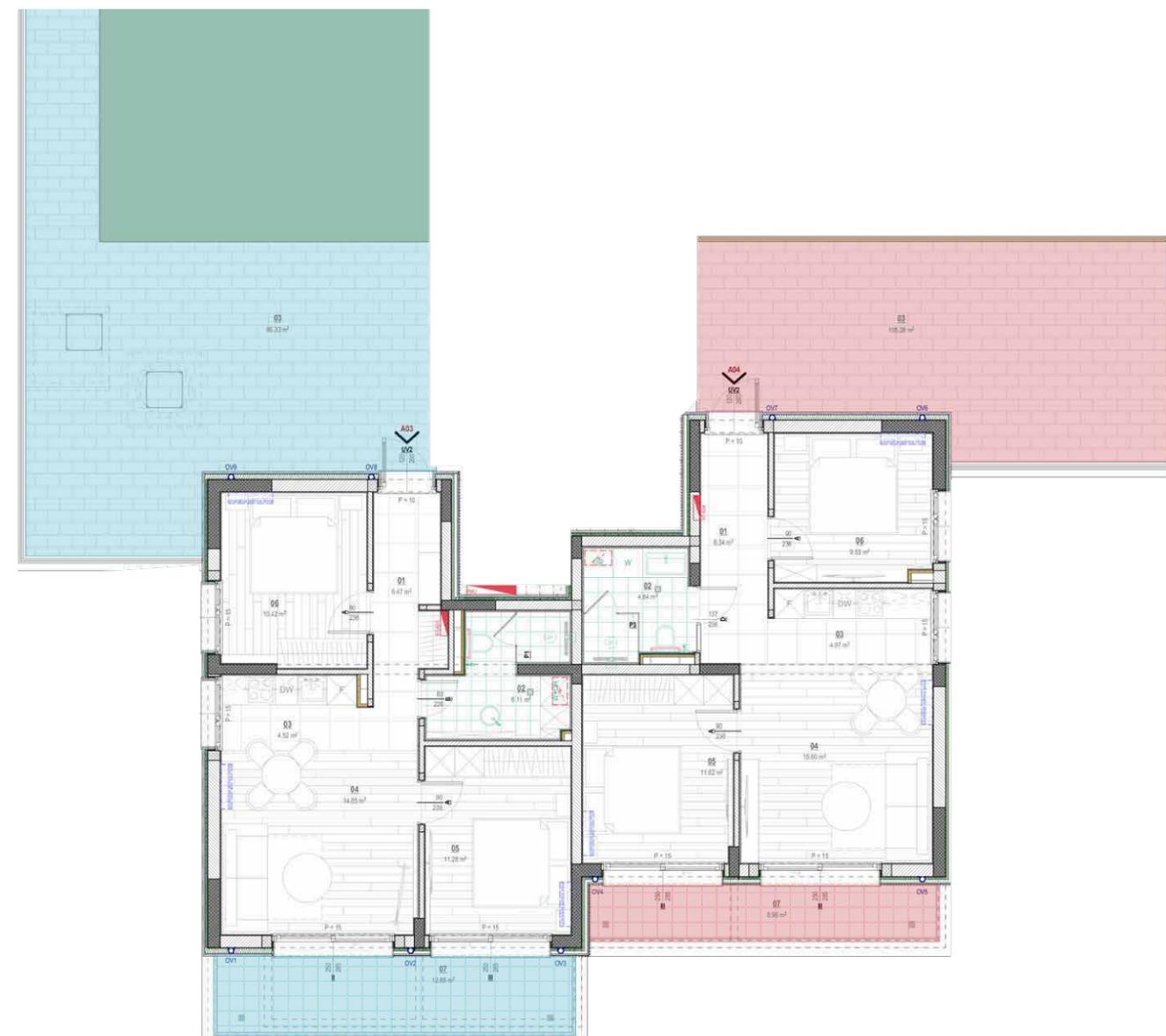


VILLA 38

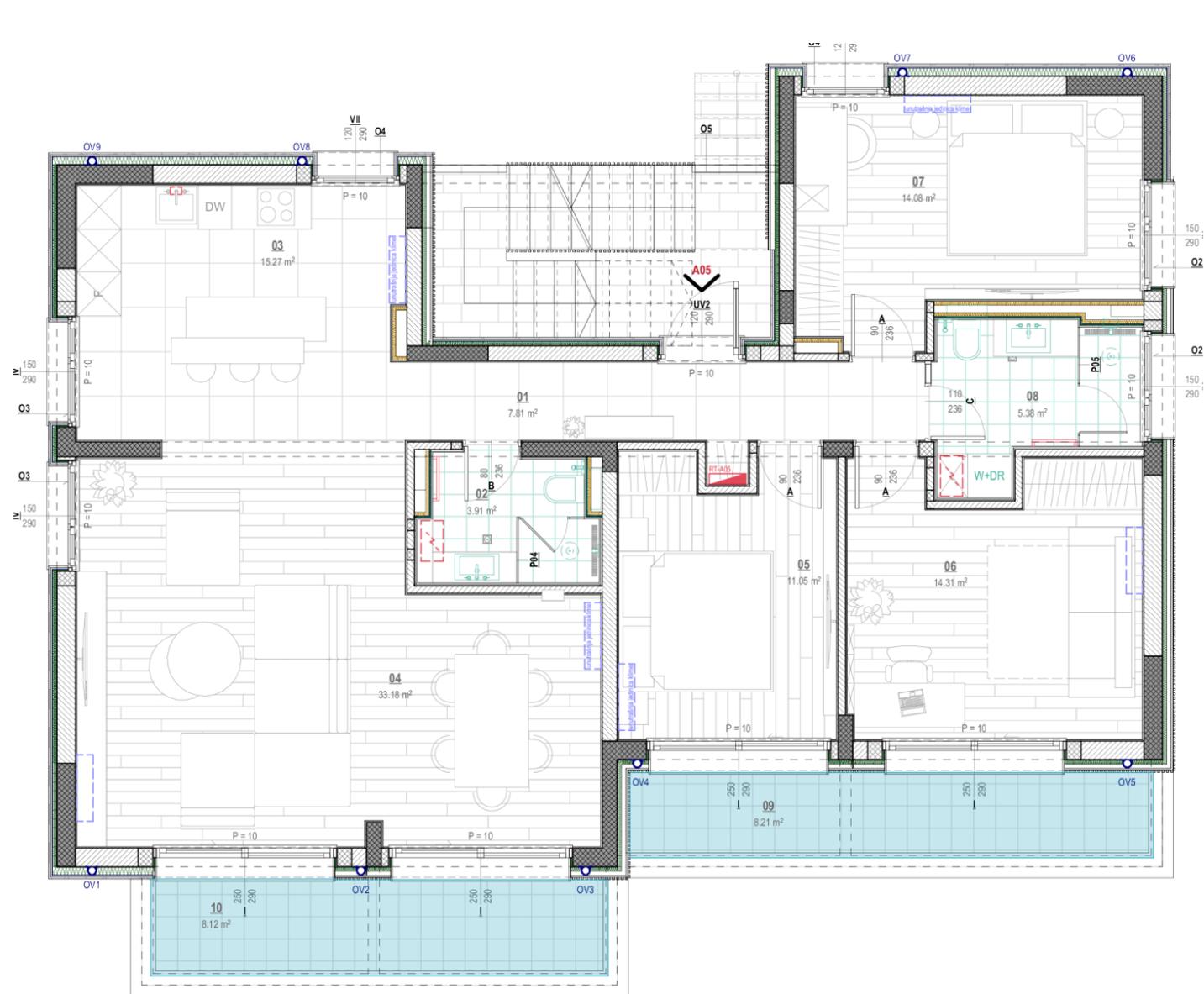
**4 TWO-BEDROOM APARTMENTS
1 THREE-BEDROOM APARTMENT**



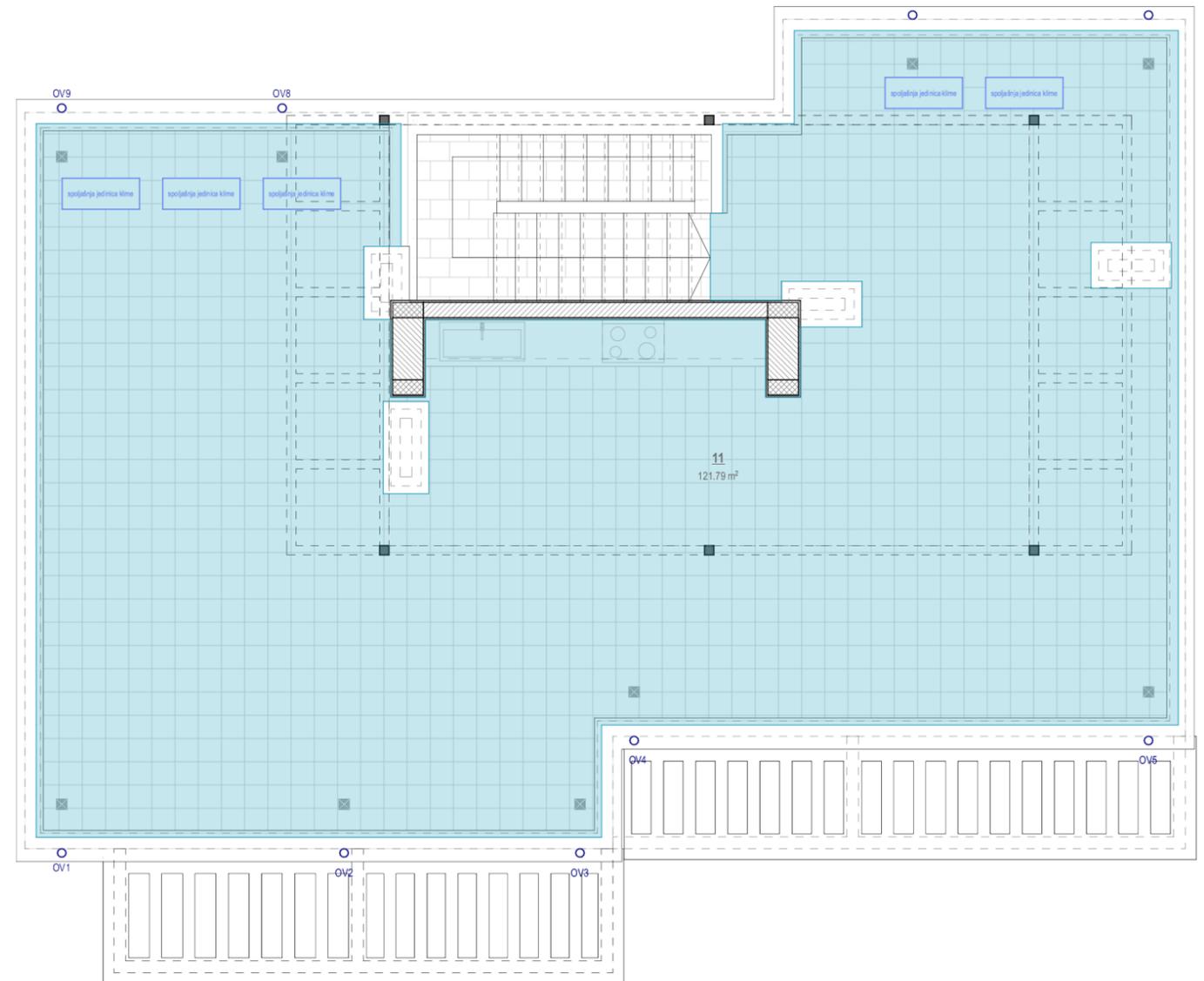
LEVEL 0



LEVEL 1



LEVEL 2



ROOFTOP

VILLA 39

30m cc

23m cc



35m cc

P+2

2P0+P+2

P+2

P+2

P+2

P+2

VILLA 39



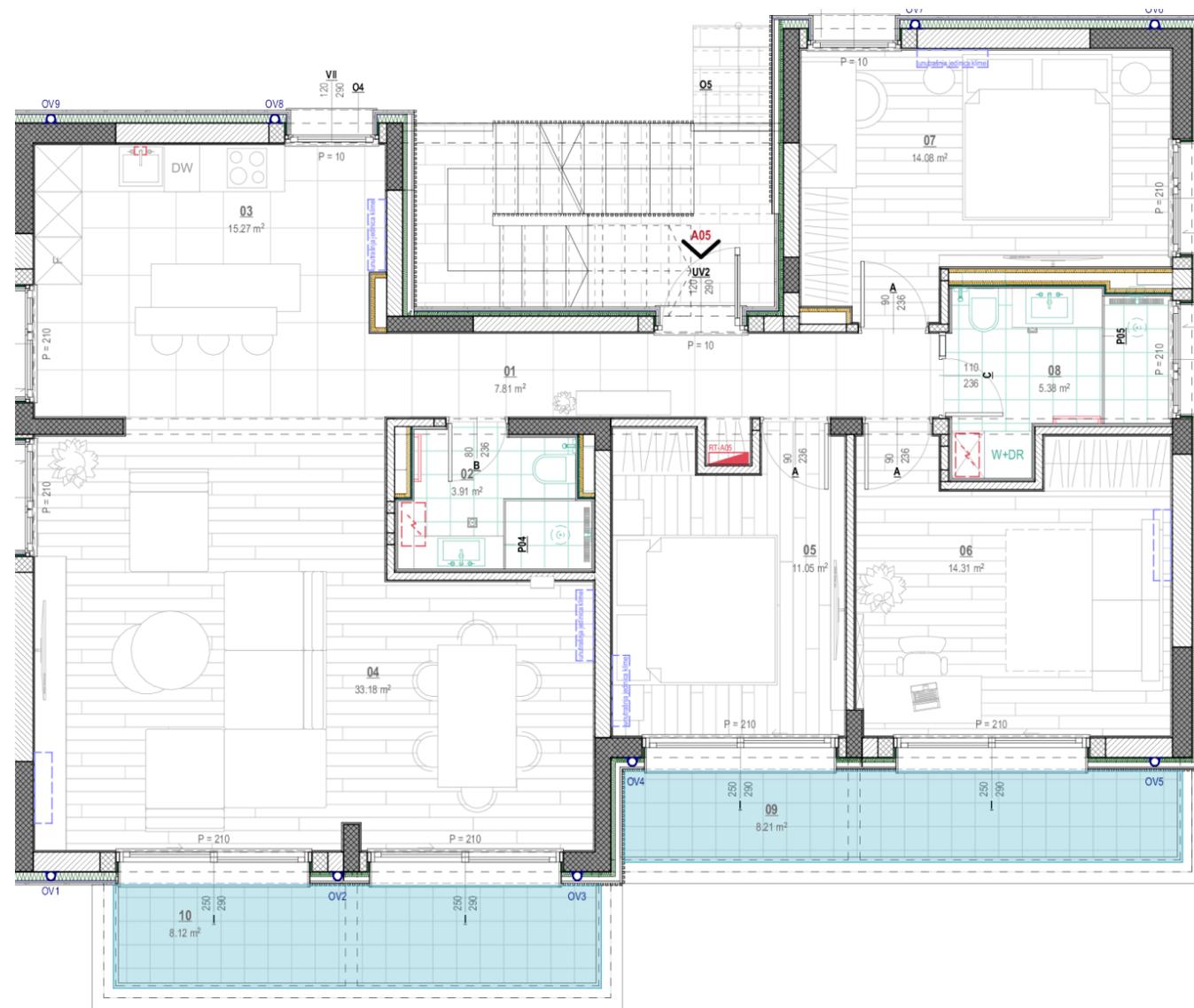
VILLA 39



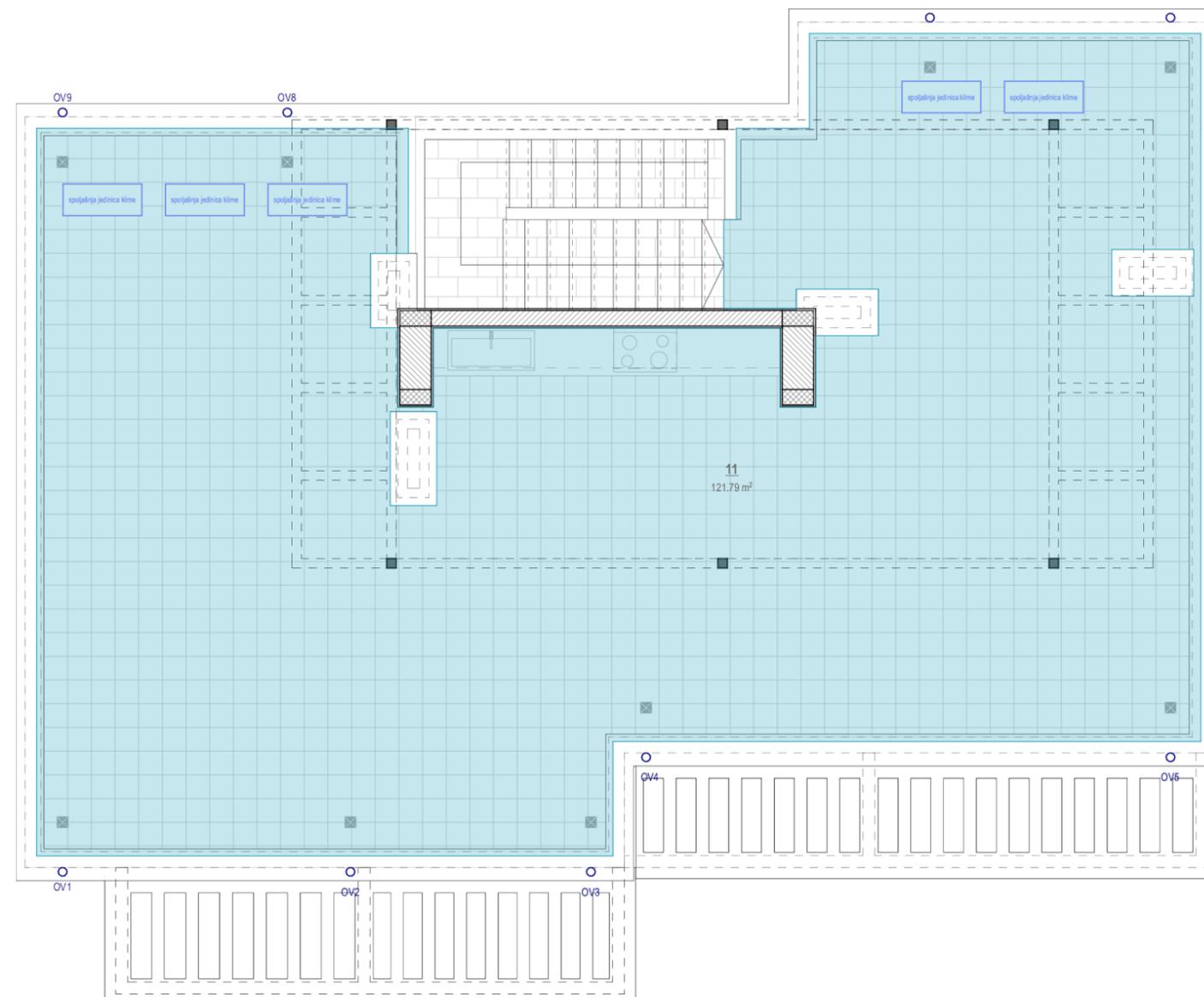
LEVEL 0



LEVEL 1



LEVEL 2



ROOFTOP

VILLA 40

30m cc

23m cc

35m cc



P+2

2P0+P+2

P+2

P+2

P+2

P+2

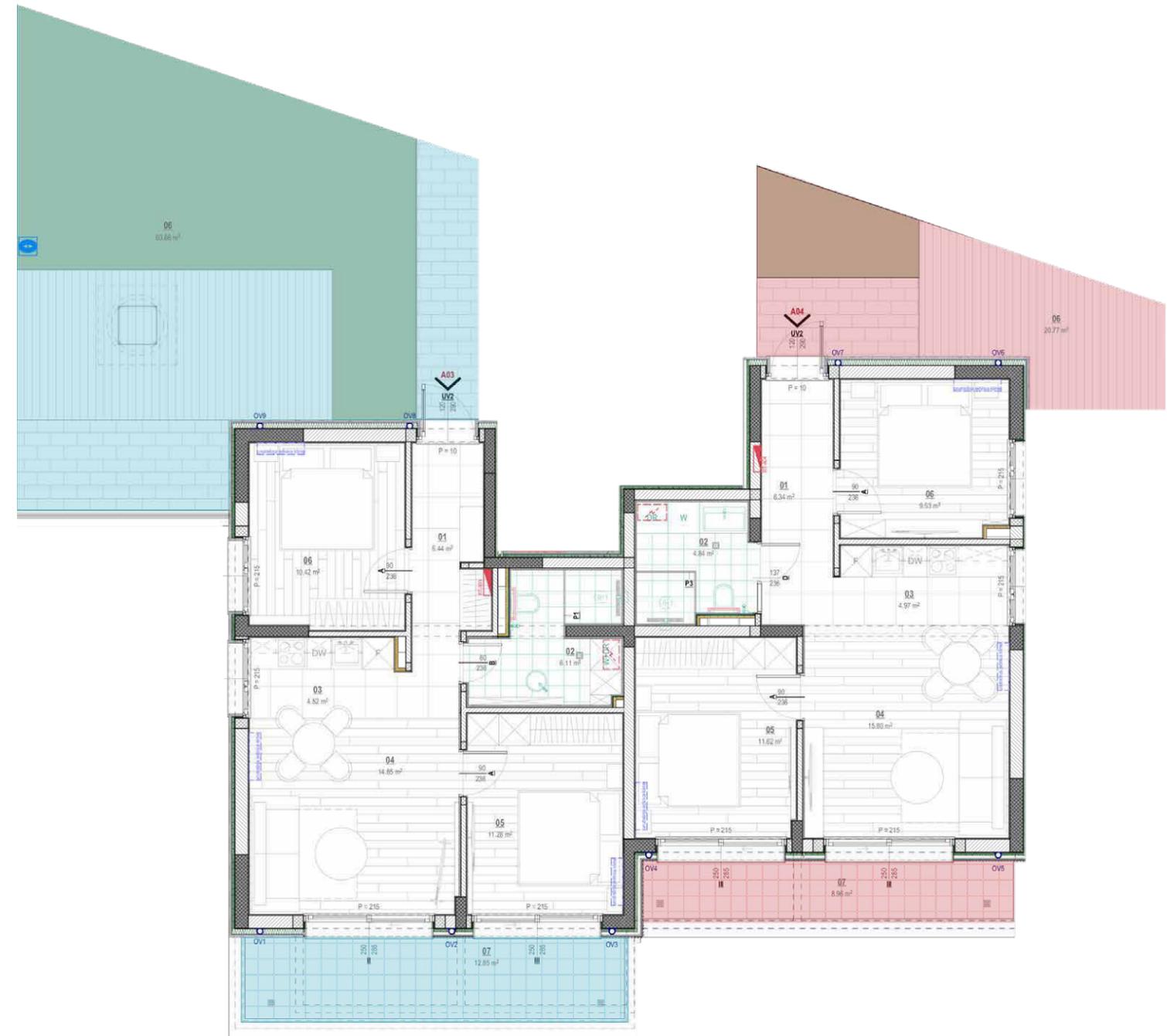
VILLA 40



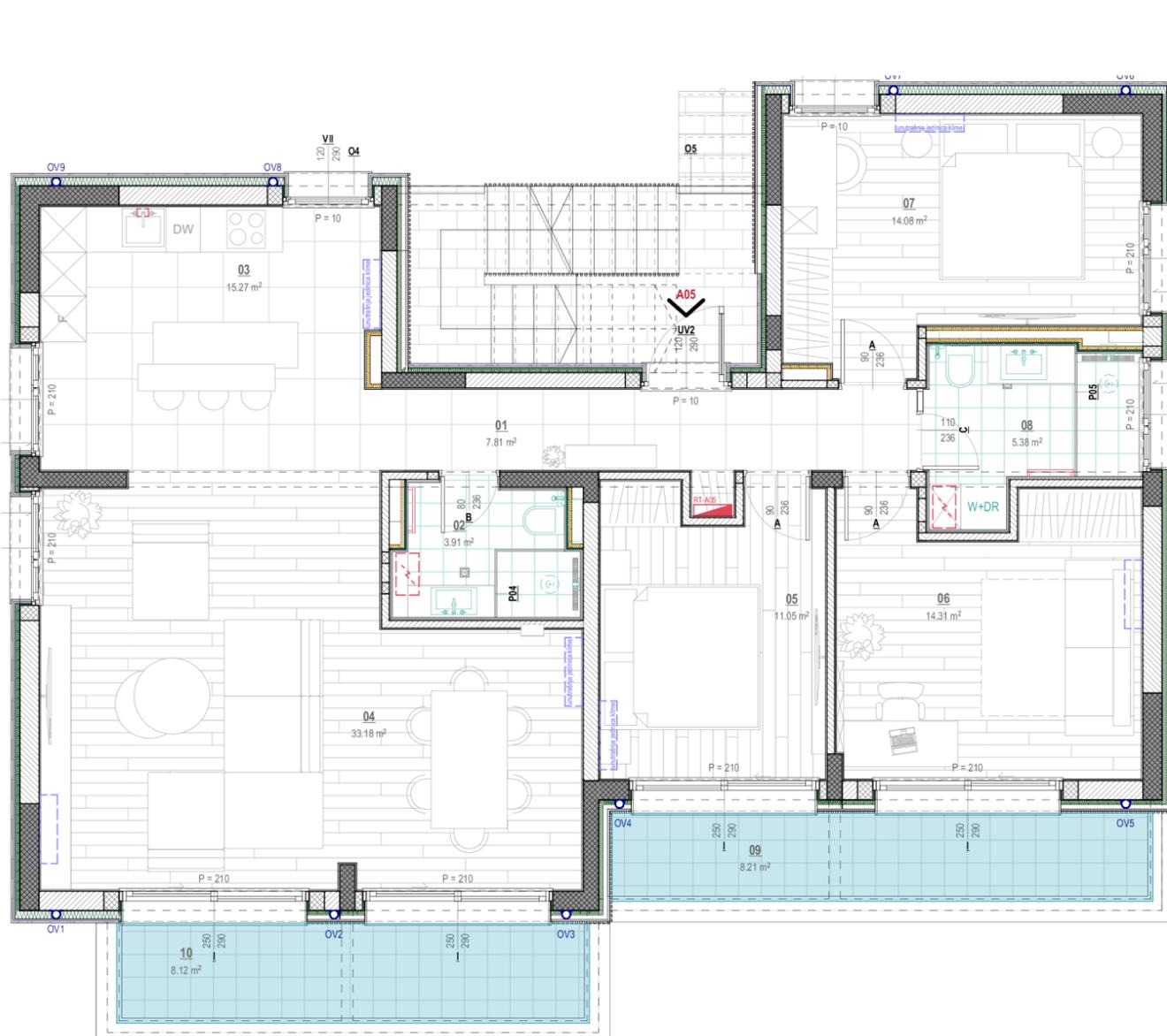
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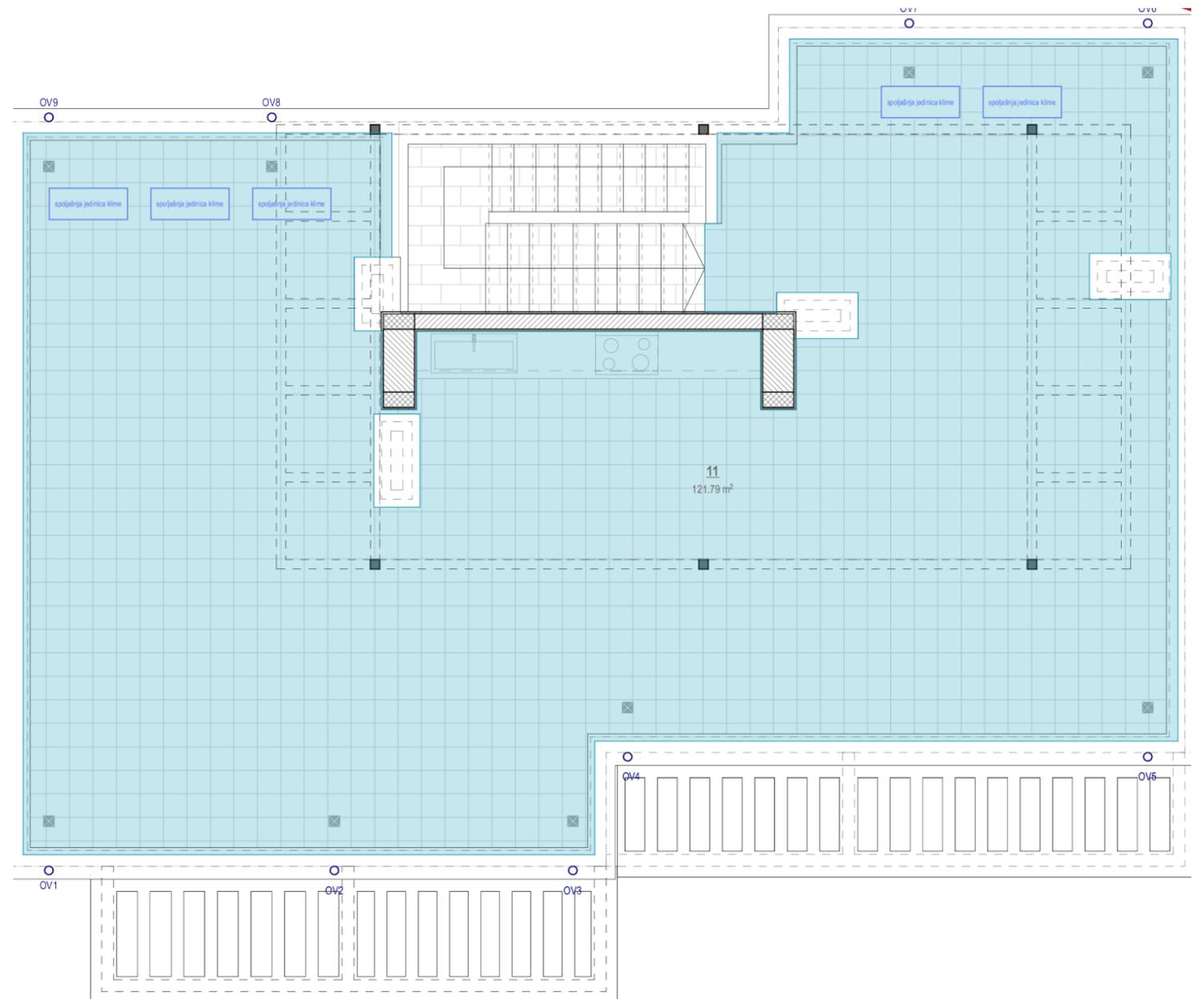
LEVEL 0



LEVEL 1



LEVEL 2



ROOFTOP

VILLA 41

30m cc

23m cc

35m cc



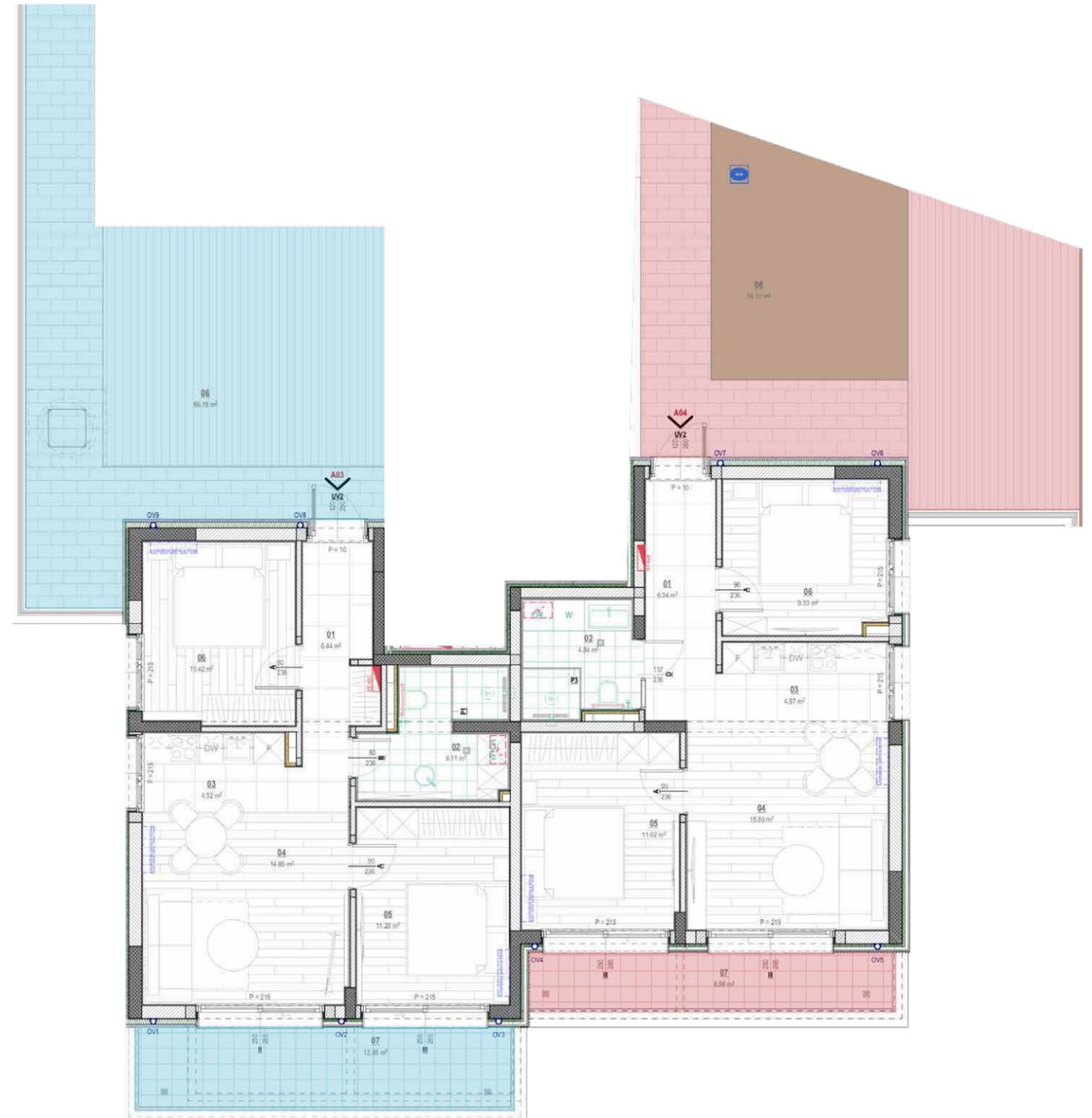
VILLA 41



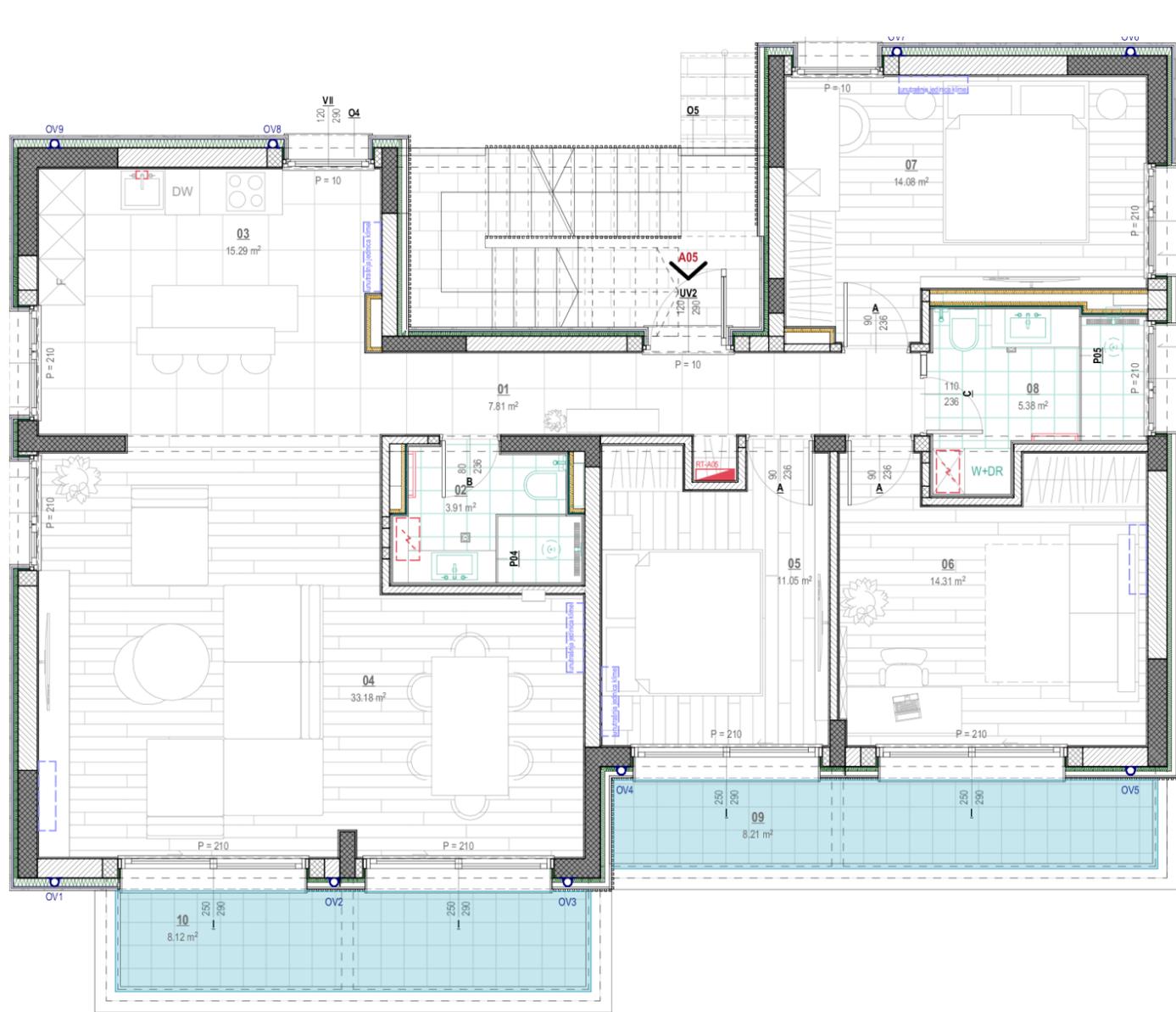
VILLA 41



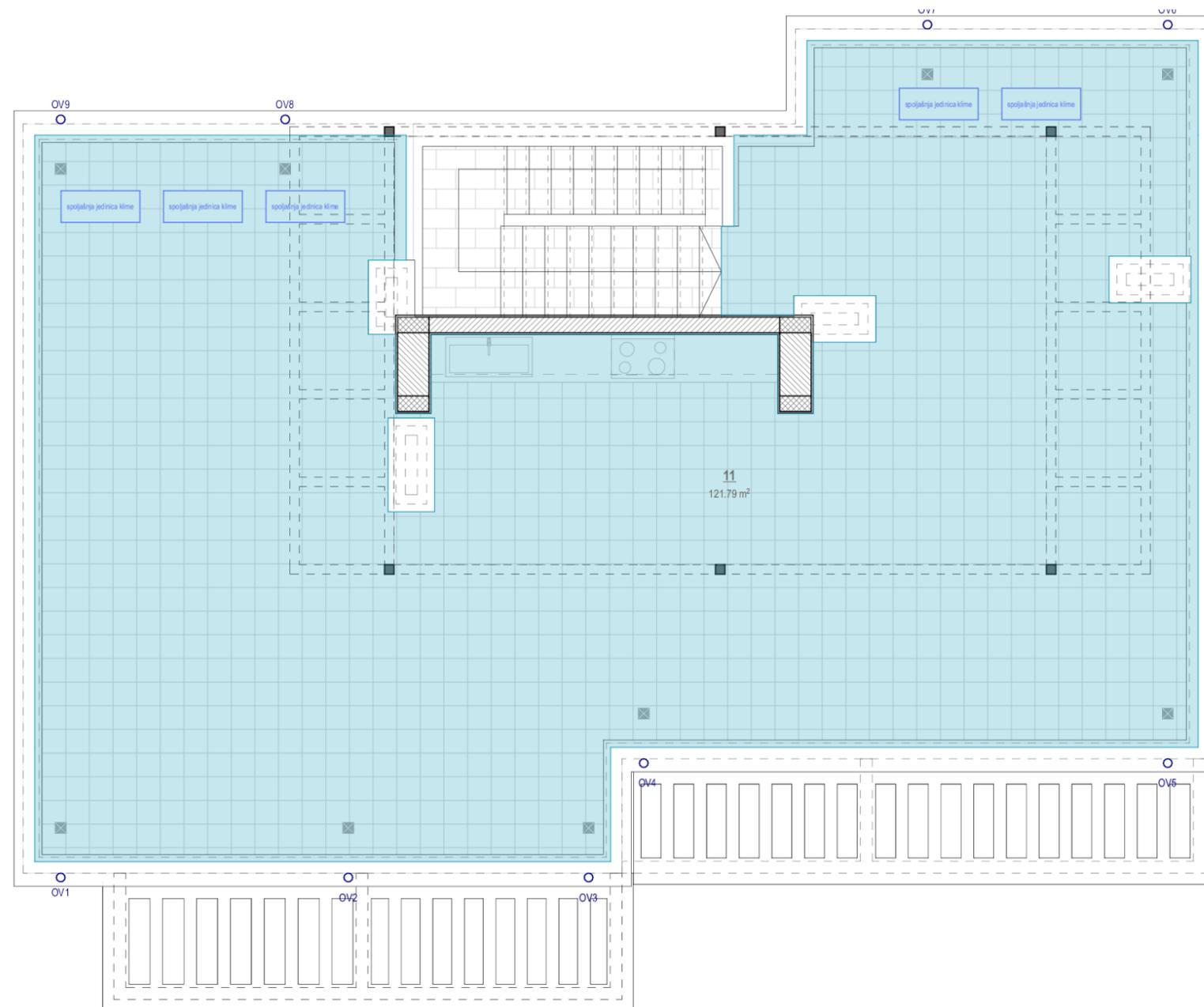
LEVEL 0



LEVEL 1



LEVEL 2



ROOFTOP

THANK YOU FOR YOUR ATTENTION

For any further information you can contact our office:

**Office in Montenegro:
Jadranski put bb Budva | Montenegro
+382 68 108 802**

**E-mail:
cmmprojects@cmm-montenegro.com
global@cmstate.com**

www.cmm-montenegro.com

