

**MONTENEGRO**



Winner: Daniel Craig's James Bond in Casino Royale, filmed in Montenegro, left

**Idyllic bolthole that won't break the bank**



Investor: Londoner James Oakes

**JAMES OAKES**, a London accountant, bought his one-bedroom flat in Kotor, Montenegro, in May 2006 for £47,000. It's a 45-minute drive from Dubrovnik, in neighbouring Croatia, where there are regular flights to UK airports. He bought the flat off-plan from Pluto Development and building is due to finish this month. "I chose Montenegro because of the capital appreciation," says James, 33, who owns a four-bedroom house in Hertfordshire. "It's right on the coast, the weather is lovely, people are very friendly and lots of them speak English." Kotor is located in one of the

most beautiful bays in the country. The medieval city is a maze of narrow streets, home to many festivals. For James, the flat is both a holiday home and a rental investment — he already has bookings for this summer. "There is a good rental market in Kotor," he says. "Montenegro is seeing huge growth in tourism, and much of last year's James Bond film Casino Royale was filmed there. I'd thought about Bulgaria and Romania, but they're not as beautiful. It isn't aiming itself at mass-market tourism, either. There won't be stag weekends in Kotor, I don't think."



Kotor home: James's development

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