

BUY & RENT ABROAD

Montenegro joins overseas property premier league with Kotor Vista

*~ Pluto Developments' luxury project the first in
Montenegro with mortgages for overseas investors ~*



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Pluto Developments has just unveiled its latest off-plan project in Montenegro, the new Adriatic property hotspot.

The luxurious 36-apartment development occupies a prime position on the shore of the stunning Bay of Kotor, overlooking its UNESCO heritage town. It is situated in the village of Muo, which is characterised by stone houses built in the traditional medieval style, and surrounded by wooded mountains.

Designed as an exclusive community for the discerning Western buyer, the three story 'Kotor Vista' apartments are scenically integrated with the locality and feature:

Fully furnished interiors which have been finished and fitted to the highest standards, combining the best local and international craftsmanship.

Purchasers can work with Pluto Developments' designers to tailor their own interiors. Air-conditioning and heating are provided centrally

Balconies, adorned with panelled wall boxes and terracotta pots, all with clear views of the stunning Bay

Light, open plan living spaces and two double bedrooms and two bathrooms each

Meticulously planned grounds with two swimming pools and two jacuzzis on a large terrace overlooking the bay. A small café serves drinks and there is a children's adventure playground, with climbing wall and BBQ pits

A 24 hour concierge service, ideal for those wishing to rent their apartment. Onsite staff can organise key collection, cleaning and other vital

services

Environmental features: Rainwater is recycled for garden and pool



usage. Both the swimming pool and hot water systems are partially heated by solar power and the gardens are lit with solar power lights.

A private parking space, vital in an area where there are restrictions on space

Floorspaces range from 78-85m² and prices from 228,000 to 254,000 Euros. The apartments are scheduled for completion in 2008 and follow other sold out developments by Pluto in locations such as Muo village and Baosici.

Justin Faiz, managing director at Pluto Developments said: "Kotor Vista provides the fast-growing number of overseas property investors in Montenegro with a highly differentiated and upmarket alternative. No detail has been overlooked in its design and it's one of the last developments to be granted permission in the municipality, meaning the unique character of the area will be preserved.

"Because Kotor Vista caters perfectly for Western buyers and the rental market, it is best placed to benefit from

Montenegro's position as the fastest growing tourist destination in the world. Our unique mortgage arrangement will help investors benefit from the spectacular rate of capital appreciation, which has seen rises of between 20-40% over the last year."

