

HotProperty

The remarkable rise of Montenegro

Montenegro's profile is rising, and its readiness to do business is evident in everything from the arts to the fast-rising property market. The Adriatic beauty spot, fresh from its showcase as a setting for a stylish, but decidedly unfriendly card game in the latest James Bond film, will host the Rolling Stones in July.

And this land of fjords, mountains and amazingly tall people has some encouraging news for British property buyers too: the country's government has announced that Brits are the largest group of western holders of land and property there; and, unlike before, overseas buyers can now get a mortgage in Montenegro. With its long summer season and good-value property, it is not surprising that this location has become so popular.

This country offers some of the most dramatic scenery in Europe, with its unspoilt coastline, azure seas and hidden coves, as well as glacial lakes, lush forests, soaring mountains and picturesque villages.

There are 15 Blue Flag beaches and four national parks including Biogradska Gora Park, the last virgin forest in Europe. The country's highest mountain, Mount Durmitor, which rises to a staggering 2,522 metres and has recently become UNESCO protected, is one

of the most popular skiing destinations in the region.

One year on from its divorce from Serbia, Montenegro exudes confidence. Its beautiful scenery has enchanted Brits as far back as Lord Byron, while today's film and pop stars, such as Chrissie Hynde, Jeremy Irons and the Douglas-Zeta-Joneses have also been rumoured to be purchasers. Today's Montenegrin market offers much to the British buyer. For instance, Pluto Developments' latest off-plan scheme.

Pluto Developments has just unveiled its latest off-plan project in Montenegro, a luxurious 36-apartment development in the village of Muo, set in a prime position on the shore of the stunning Bay of Kotor. The location, overlooking a UNESCO heritage town, 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 beautifully integrated with the scenery and feature the best of craftsmanship, interior design and comfort touches.

Here, purchasers can work with Pluto Developments' designers to tailor their own interiors. Air-conditioning and heating are provided, and there are balconies adorned with panelled wall boxes and terracotta

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TOP 5 REASONS TO BUY

1 Tourist numbers are currently increasing at a rate of circa 17 per cent per year and by 2014 Montenegro is expected to become the fastest-growing tourist destination in the world, according to the World Travel and Tourism Council. Over 80 tour operators from more than 15 countries, including 6 in the UK, organise holidays to Montenegro. The government has created a 'tourist masterplan' which maps out the long-term national strategy up to 2020, which includes new marinas and resorts, luxury golf courses and hotel complexes

2 Nature has equipped it to be a perfect holiday spot. Its setting on the Adriatic is blessed with some of Europe's best beaches – 15 Blue Flag spots, in fact. Also, the climate is kind, with a long summer season, and the landscape is dramatic – fjords and gargantuan mountains mix with charming port towns, while amazing forests are also nearby

3 The economy is sound. Since 2000 it has been growing steadily at 3.1 per cent and inflation has remained below 4.5 per cent, according to World Bank ECA regional data

4 It's easy to get to. Not only is Croatia's Dubrovnik airport close to the Montenegrin border, but new connections are developing in Montenegro itself. Tivat Airport has a new terminal and Aerodrom Podgorica opened last summer, which means this much-loved destination has got the accessibility it needs and deserves

5 This is the perfect combination of a holiday home and capital investment, with one of the highest expected returns in Europe over the next five to ten years. The most popular spots are seeing capital growth of 25 to 30 per cent

Overseas

pots, all with clear views of the stunning bay. The two-bedroom, two-bathroom props offer light, open-plan living spaces. Outside, there are 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.

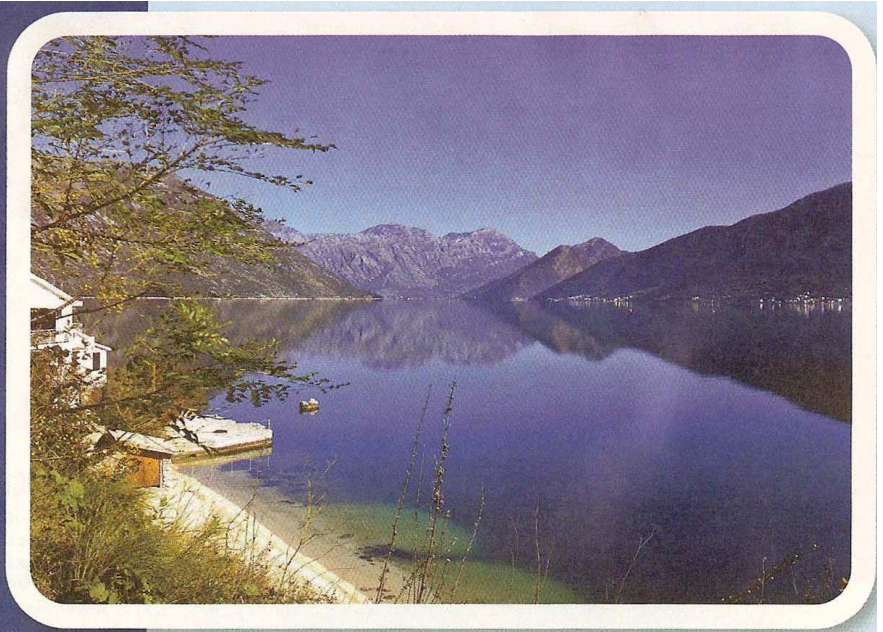
There is also a 24-hour concierge service, which is ideal for those who are investing in the property to rent out. On-site staff can organise key collection, cleaning and other vital services.

Environmental features include rainwater recycling for garden and pool usage, and partial solar heating to the swimming pool and hot water systems. Also, the gardens are lit with solar-powered lights.

Props come with a private parking space, vital in an area where there are restrictions on space.

Prices range from €228,000 to €254,000 and completion is scheduled for next year. Pluto Developments also offers a unique mortgage arrangement, which makes it easier than ever for investment buyers to take advantage of some truly impressive rate of capital appreciation.

Find out more about these properties – and the mortgage service – by visiting plutodevelopments.com.



Above and below: the spectacular scenery draws more visitors each year