



Acacia Hill

APARTMENTS



PLUTO
DEVELOPMENTS



An exclusive new development at the entrance to the Bay of Kotor, Montenegro - with stunning views of the Bay, the Lustica peninsula and Mount Lovcen.

ABOUT MONTENEGRO



Exciting investment potential

Montenegro is a beautiful coastal republic located on the Adriatic Sea, just south of Croatia, and facing Italy over a narrow stretch of sea. Famous for its breathtaking scenery, it offers the perfect setting to relax in unspoilt tranquillity. Its 200 km of coastline contains an astonishing mix of fjords, coves and long sandy bays and is dotted with historic old towns. One of Europe's most popular tourist destinations in the 80's, Montenegro is now rapidly re-gaining that position, and is recognised as the world's fastest growing tourist destination. The climate is Mediterranean with warm, balmy summers (average temperature 27°C) and short, mild winters.



Easily accessible

Montenegro is a 2¼ hour flight from London and other major European cities. The arrival of low-cost carriers will provide cheaper, more flexible access.



The Montenegro government recognises that the coastal region is the country's greatest asset and is taking firm steps to protect it from Spanish-style over development. This will limit the supply of coastal property and will lead to continuing price appreciation for properties on the sea. Montenegro uses the Euro and since separating from Serbia in summer 2006 is firmly on the track to EU accession.



Despite being as beautiful (if not more so) than next door Croatia, property is considerably cheaper. This price gap is rapidly closing, and there is a unique opportunity in the next 12-24 months to buy in Montenegro before the prices rise to Croatian or even Spanish levels. Price growth has been strong in the last year and prices are likely to more than double in the next 2-4 years. Buying in Montenegro today would be a bit like buying in Spain or Tuscany 20 years ago.

ABOUT THE BAY OF KOTOR AND HERCEG NOVI



Boka Kotorska, or Kotor Bay, is a place of stunning natural beauty; the southern-most Fjord in Europe - a vast butterfly shaped expanse of water surrounded by breathtaking mountain scenery. Boka Kotorska is remarkable for its wonderful coastal scenery and the many pretty villages and towns that dot the shore line. Long before it was designated a UNESCO World Heritage Site in 1979, the Bay has been a magnet for sailors, traders and sight-seers alike. The beautiful village of Perast is littered with the palaces of 17th century Venetian merchants, each vying for the best view over to the beautiful island monastery of St. George.



At the head of the fjord lies the old city of Kotor, one of the most exquisitely preserved medieval centres in the Mediterranean. Narrow alleyways open out onto piazzas, churches and palaces. The awe-inspiring 12th century city walls climb 200m up the sheer mountain face and form an impressive backdrop to Kotor's annual Venetian carnival.



The village of Djenovici lies between Herceg Novi (6km) and Kotor (35km). It's an old fishing village featured by narrow pebble beaches, mimosa and magnolia gardens on the edge of the promenade. Olive and fig trees, wild pomegranate, oranges and lemon trees are making the air sweet and aromatic. Djenovici, famous for its Mimosa flower festival in February, is fast becoming a popular destination with Western homebuyers and holiday makers.



At the entrance to the Bay lies the verdant town of Herceg Novi, surrounded by ancient walls and with two 600 year-old fortresses. As well as its beautiful old town, Herceg Novi is famous for being the sunniest town in Montenegro – with over 200 days of sunshine per year!



Opposite Djenovici, on the other side of the Bay, is the unspoilt peninsula of Lustica. Once home to pirates and smugglers, today Lustica is large swath of pristine Mediterranean countryside, the sea line dotted with undeveloped bays and coves. Djenovici is conveniently located for access both to Dubrovnik Airport (30km) and Tivat Airport (15km via the car ferry), both of which are 2 1/4 hours flight from London.

Introduction to Acacia Hill Apartments

Towards the top of the village of Djenovici, set on a hill covered in olive trees and mimosa flowers, lie the Acacia Hill Apartments, with stunning views of the Bay of Kotor, the wilderness of the Lustica peninsular and the snow-covered majesty of Mount Lovcen.



Acacia Hill Apartments is an exclusive development, combining high quality natural materials with traditional Mediterranean architecture. With red sloping roofs and shutters, large balconies and terraces and communal piazzas, the development is designed in the style of a typical Venetian village.

There are only 36 one-, two- and three-bedroom apartments, set across four low-rise buildings in a gated community. Surrounding the buildings are large landscaped gardens, the focus of which is a raised terrace with large swimming pool and café.





Interiors



The apartments are designed with the western investor and holiday maker in mind. Light, open plan living spaces open with sliding doors onto private terraces and balconies. Each apartment comes complete with air-conditioning and fitted bathroom. Living areas are finished with high quality tiles, whilst there is locally crafted bamboo wood parquet in the bedrooms. Kitchen and furniture packages are also available separately.





Environmental features

Acacia Hill Apartments contains many environmentally friendly features. Rainwater is recycled for garden and pool usage. The swimming pool is partially heated by solar power and gardens are lit with solar power lights. Most of the original mature trees on the site have been preserved.

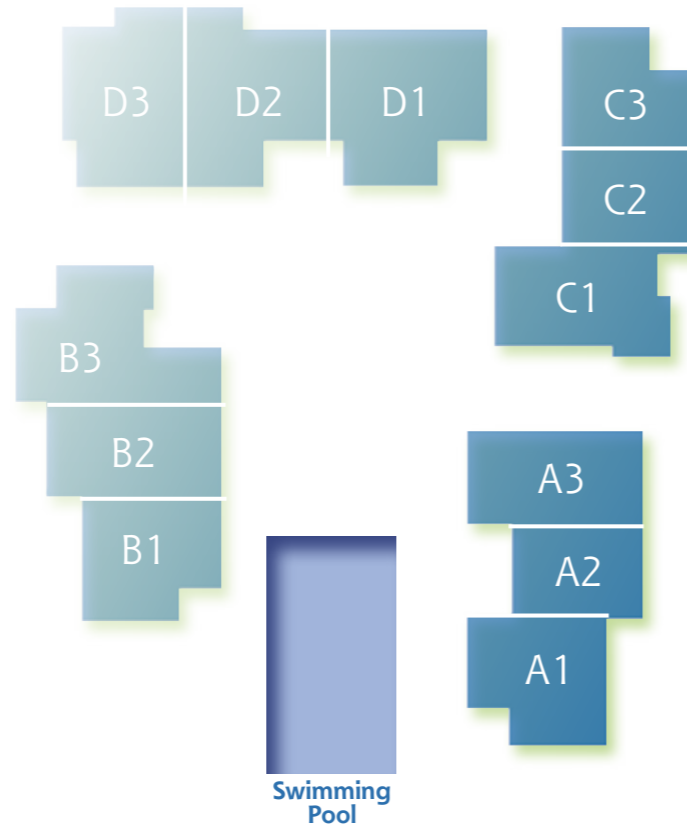
Wall and roof insulation and double glazed windows help minimise energy needed for cooling and heating. Inside the apartments, all light bulbs are low energy consumption and toilets have low water volume flush. Acacia Hill Apartment's fresh water tank contains a recirculator to ensure water is always fresh. The wooden flooring is sourced from sustainable forests.





Apartment Layout

Code Explanation
 $\overbrace{A}^{\text{Object}} \times \overbrace{1}^{\text{Floor}} \times \overbrace{1}^{\text{Floor}}$
 Column



Apartment Type 1



Apartment Type 2



Apartment Type 3



Apartment Type 5



Apartment Type 4



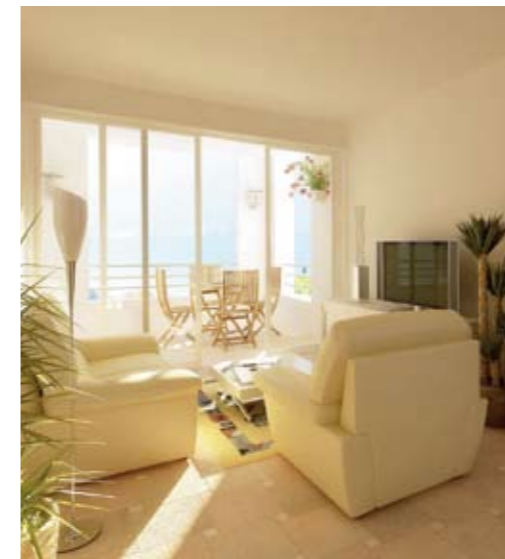
Apartment Type 6



Apartment Type 7



Apartment Type 8



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COMPANY IDENTITY

Pluto Developments is a trading name of **V&K Montenegro doo**, registered company in Montenegro 5-0256480/001



Pluto Developments is a property developer focusing on high-end developments on the Montenegrin coast. Founded by two British businessmen and funded by UK-based investors, Pluto has been active in Montenegro since the start of 2005 and combines British business and construction practices with deep local knowledge.

Pluto's combined British and Montenegrin team have extensive experience in designing and building high-end residential developments. Pluto Developments prides itself on working to the highest standards in conjunction with internationally reputable partners. Pluto's dedicated team will ensure that every step of the buying process is made as easy as possible for you.

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