Global Invest

# Protected investments in highly profitable projects

## PROJECT №2030
## PURCHASE OF A SEASIDE VILLA (MONTENEGRO)

REQUIRED AMOUNT OF INVESTMENTS:
**$1 728 000**

ANNUAL NET PROFIT:
**$104 000**

RETURN ON INVESTMENT CAPITAL:
**6%**

Our social networks

**Description:** A unique luxury villa of **252 m²** is available for sale in the prestigious neighborhood of Krašići, Tivat — located on the first line of the Bay of Kotor, one of the most picturesque and ecologically pristine areas of the Adriatic, listed as a UNESCO World Heritage Site.

The property is a three-level Breton-style residence offering panoramic views of the sea and mountains from every room. The villa is fully move-in ready, featuring bespoke finishes made exclusively from natural materials such as stone and wood. All furniture, doors, and tiles have been imported from Italy and Spain, emphasizing the high quality of craftsmanship and interior design.

**Prime Location Benefits:**

- **Excellent connectivity:** just 15 minutes from Tivat Airport and 20 minutes from Porto Montenegro — a key hub for affluent tourists and yachting enthusiasts.
- **UNESCO Heritage Status:** Ensures regulatory stability, limits overdevelopment, and supports long-term property value.

**Investment Advantages:**

- **Secure asset in a stable jurisdiction:** Montenegro is a candidate for EU membership and is actively developing its tourism and real estate sectors.
- **Turnkey condition:** no renovation required — the property is fully ready for occupancy and use.
- **Annual rental yield:** 6–8% from luxury short-term rentals.

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- **Energy efficiency:** Solar panels and a modern heating system significantly reduce operating costs.
- **Capital appreciation:** Projected increase in property value of 20–30% over a 3–5 year horizon.

## CAPITAL PRESERVATION AND PROTECTION

### 1. Hard Asset in a Stable Jurisdiction

- Real estate on the coast is a tangible asset, not subject to sudden volatility like stocks or cryptocurrencies.
- Montenegro, an EU candidate country, offers a stable legal framework, low property taxes, and transparent ownership registration.

### 2. Asset with Intrinsic and Enduring Value

- A villa with premium characteristics (seafront, imported materials, energy efficiency) maintains strong market appeal and is resistant to depreciation — even during downturns, demand for such properties remains high.
- Unique location and limited comparable inventory further preserve value during crises.

### 3. Hedge Against Currency Devaluation and Inflation

- Investing in high-quality foreign real estate enables capital transfer into euros and secures it in a hard asset, shielding against depreciation of local currencies.
- Rental income is generated in euros, providing natural currency protection.

### 4. Long-Term Family Wealth Preservation

- The property can be owned by family members, used as a second home or family office, and passed on through inheritance — offering multigenerational value retention.
- The possibility of obtaining residency enhances its strategic value for investors.

### 5. Safe Haven Asset During Global Turbulence

- In times of geopolitical or economic instability, coastal real estate in Southern Europe historically serves as a “safe harbor” for private capital — offering security amid global uncertainty.

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**Required amount of investments: $1 728 000**

| Name | Amount, $ |
|---|---|
| Purchase of the villa | 1 728 000 |
| **Total** | **1 728 000** |

**Annual profitability of the property:**

| Name | Amount, $ |
|---|---|
| Rental income | 104 000 |
| **Total** | **104 000** |

- Annual income: **$104 000**
- Annual net income: **$104 000**
- Annual return on investment capital:

$$\textbf{ROI} = \frac{\text{Net income}}{\text{Investment amount}} \times \text{Investor's share} \times 100\% = \textbf{6\%}$$

**Distribution of shares:**

Investor - **100%**