Global Invest

Protected investments in highly profitable projects

PROJECT №2031
EXCLUSIVE LUXURY VILLA (MONTENEGRO)

REQUIRED AMOUNT OF INVESTMENTS:
$2 000 000

ANNUAL NET PROFIT:
$120 000

RETURN ON INVESTMENT CAPITAL:
6%

Our social networks

Description: An exceptional trophy asset is offered for acquisition — a luxury villa located directly on the waterfront in the prestigious Krašići area, part of the Bay of Kotor (UNESCO World Heritage Site).

This property features premium specifications befitting a high-class investment:

- **Total villa area**: 480 m²
- **Land plot area**: 380 m²
- **Number of bedrooms**: 8
- **Number of bathrooms**: 10
- Private berth for boats and yachts
- **Asking price**: $2 000 000

The villa is fully furnished and equipped: each bedroom has its own terrace with panoramic sea views and an en-suite bathroom. The property also includes a gym, a library with a study, a sauna, a barbecue area, a fireplace lounge, a modern kitchen, and a laundry room. Ideal for short-term rental, multigenerational living, or use as a stately retreat.

Asset Highlights: Premium Location & Legal Advantages

- Situated in the Bay of Kotor — a UNESCO-protected area with strict building regulations, preserving exclusivity and long-term value.
- Located in an EU candidate country with a favorable tax regime and full property ownership rights.
- Just 15 minutes from Tivat Airport and 20 minutes from Porto Montenegro — a world-class marina and lifestyle hub attracting UHNWI from the UAE, Germany, Turkey, and Singapore.

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Scarcity of Supply

- Direct access to the sea with a private berth is an exceptionally rare format — especially for properties offering **8 bedrooms** and **480 m² of living space.**
- The land plot is situated in a zone where new developments are either prohibited or subject to strict regulation, ensuring long-term exclusivity.

Investment-Ready Asset

- No additional investment is required.
- All technical infrastructure and equipment are fully operational for immediate occupancy or rental use.
- Legally transparent, the property qualifies for mortgage financing, trust ownership, and family capital structuring.

Investor Appeal

1. Hard Currency in a Tangible Asset

- Denominated in euros, the villa provides a physical hedge against inflation, devaluation, and banking risks.

2. ESG-Compliant and Personal Safety

- Located in an ecologically pristine area with exceptional air and water quality, low building density, and direct sea access.

3. Multi-Purpose Use Case

- A versatile asset that combines private residence, rental income, capital preservation, and a hedge against global volatility.
- Suitable for family ownership, trust transfer, or qualification for second citizenship/residency programs.

4. Robust Diversification

- Capital placement outside the country of residence, in a jurisdiction that is friendly to private wealth, business, and family offices.

5. High-Liquidity Exit Strategy

- Strong resale potential — both to private buyers and for conversion into a boutique rental or managed hospitality asset.
- Rising demand for seafront properties with private access and a chronic shortage of supply strengthen long-term value.

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Required amount of investments: $2 000 000

Name	Amount, $
Purchase of the villa	2 000 000
Total	**2 000 000**

Annual profitability of the property:

Name	Amount, $
Rental income	120 000
Total	**120 000**

- Annual income: **$120 000**
- Annual net income: **$120 000**
- 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%**