



BUYER'S GUIDE

Your home.  
Your oasis.  
Your moments.



# INVESTMENT OPPORTUNITY ON MONTENEGRO'S COAST

President Hotel & Residences focuses on a contemporary luxury living with tones of nature and beach design.

Dedicated to its natural location where plants and all-sea facing lifestyle mirror in the overall development, this one-of-a-kind product provides residences that intertwine the best of Budva Riviera with the modern facilities, amenities, and services of 5-star hotel.

The residences are prime opportunity for investment on Montenegro's coast. As the Citizenship by Investment qualifying development on the coast of Montenegro, the development represents a government-approved programme candidate, offering investors unique ownership opportunity in Montenegro's most wanted coastal region of Budva.

With a central Budva location, the complex houses a total of 66 luxury serviced apartments, all part of the Citizenship by Investment Programme.

ALL SEA VIEW RESIDENCES

READY-TO-MOVE IN PROPERTIES WITH FURNITURE PACKAGE  
OPTIONS

CONTEMPORARY DESIGN IN HARMONY WITH BEACH AND FLORA

SECURE UNDERGROUND PARKING

CONCIERGE AND 24-HOUR SECURITY

# CITIZENSHIP BY INVESTMENT

Montenegro's Citizenship by Investment programme offers a fast-track to citizenship for qualified investors, with an average processing time of just three months. The programme offers passports to successful applicants upon a qualifying real estate purchase of €450,000 and government fund contribution of €200,000, alongside administrative fees and due diligence checks.

## PROPERTY FEES

MINIMUM €450,000 REAL ESTATE INVESTMENT IN A QUALIFYING DEVELOPMENT ON THE COAST OF MONTENEGRO

## GOVERNMENT FEES

€200,000 DEVELOPMENT FUND CONTRIBUTION DESIGNATED TO LOCAL INFRASTRUCTURE IMPROVEMENTS

## INTERMEDIARY FEES

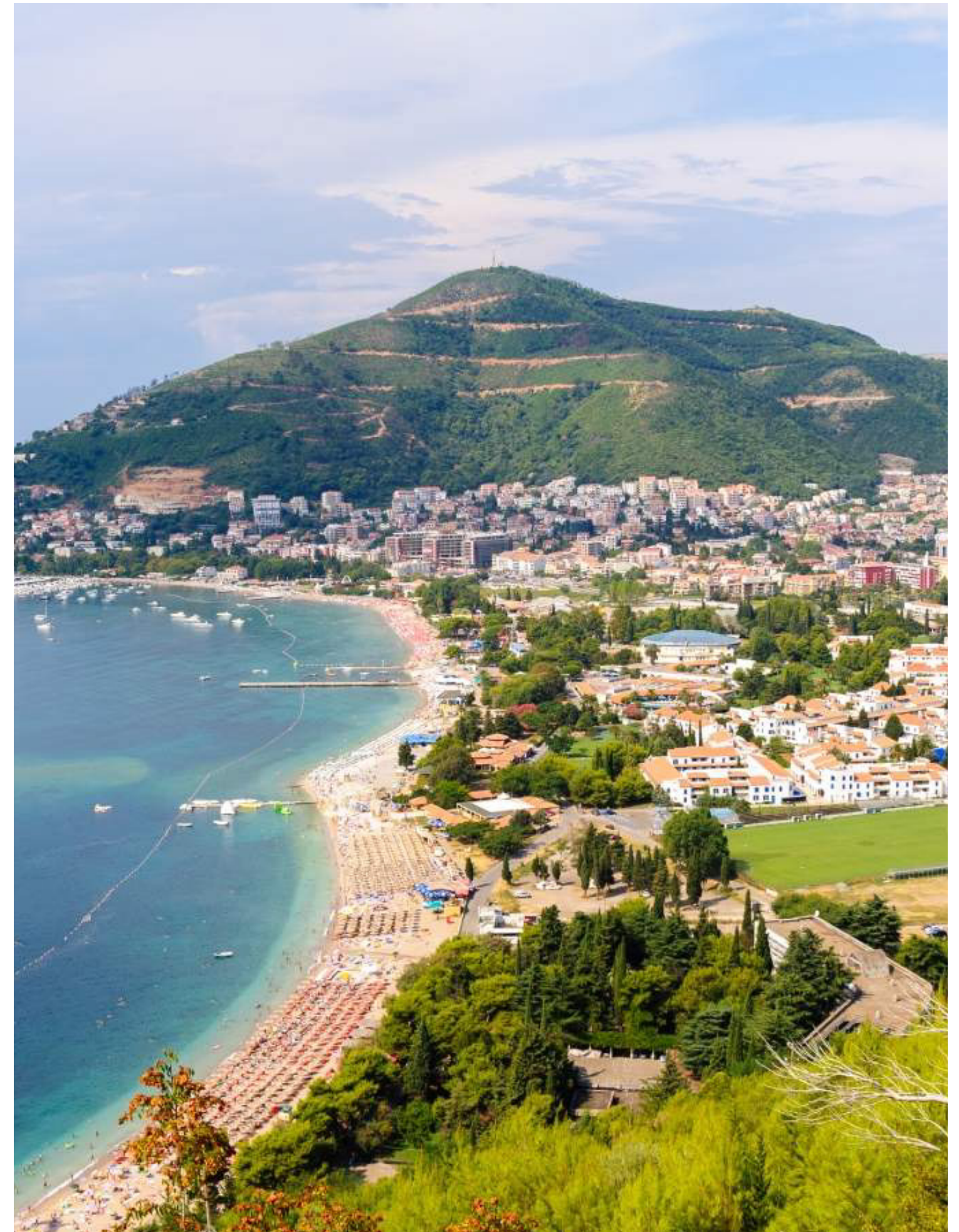
€15,000 PROCESSING FEE FOR MAIN APPLICANT

€10,000 EACH FOR UP TO 4 DEPENDENTS

€50,000 EACH FOR SUBSEQUENT DEPENDENTS

## ADMINISTRATIVE FEES

DUE DILIGENCE, ESCROW ACCOUNT AND PASSPORT FEES





# DOCUMENTATION

To be considered for the programme, applicants and secondary applicants must meet all eligibility criteria. All applicants must be aged 18+ years and be non-EU citizens. Applicants must hold no criminal record and be able to pass due diligence and background checks, as well as prove their source of funds.

They should be valid passport holders and able to present all required application documentation which should be duly completed and supported by certified translations:

ORIGINAL OR CERTIFIED PASSPORT COPIES

ORIGINAL OR CERTIFIED BIRTH CERTIFICATE

ORIGINAL OR CERTIFIED MARRIAGE CERTIFICATE (FOR SPOUSES)

PROOF OF NO CRIMINAL RECORD IN MONTENEGRO, COUNTRY OF RESIDENCE AND/OR ORIGIN

VALID HEALTH INSURANCE POLICY THAT COVERS MONTENEGRO

MEDICAL REPORT CONFIRMING ALL APPLICANTS ARE FREE FROM INFECTIOUS DISEASES

With no relocation or language requirements and capacity for dual nationality or retention of existing citizenship, the programme provides seamless inclusion into a stable and inclusive community.

# WHY CHOOSE MONTENEGRO

STRATEGIC LOCATION

ADVANTAGEOUS CLIMATE AND ECOLOGY

STABLE EURO CURRENCY

EU MEMBERSHIP BY 2025

GENEROUS TAXATION POLICY

SAFE AND INCLUSIVE COMMUNITY

LOW CRIME RATES

RICH HISTORICAL AND CULTURAL HERITAGE

THRIVING REAL ESTATE MARKET

VISA-FREE TRAVEL TO 124 COUNTRIES INC. SCHENGEN AREA,  
RUSSIA, TURKEY AND UAE

34TH PASSPORT RANK FOR GLOBAL MOBILITY





# PROPERTY ACQUISITION

FOR BUYERS PURCHASING UNITS UNDER  
THE CITIZENSHIP BY INVESTMENT PROGRAMME:

- Step 1** | Present approved buyer's application before signing the Sale and Purchase Agreement. A preliminary contract may initially be signed subject to confirmation of the approved application.
- Step 2** | Buyers should deposit the minimum investment threshold of €450,000, or total unit price if greater, to a Montenegrin Escrow bank account.
- Step 3** | Rental Pool and Unit Management agreements must be completed upon the signing of the Sale and Purchase Agreement.



PRESIDENT HOTEL & RESIDENCES

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