





PRESIDENT HOTEL & RESIDENCES

Budva Riviera Premier Lifestyle.

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 showcases residences that intertwine the best of Budva Riviera locality with the modern facilities, amenities, and services of 5-star hotel.

The development is an approved project under the Montenegrin Citizenship by Investment programme, providing a unique investment opportunity on one of the most sought after Adriatic hotspots.





PRESIDENT HOTEL & RESIDENCES

Hotel and Apartment Complex President is a modern development located on the most sought-after location of the amazing Adriatic Coast of Montenegro.

The condo-hotel is envisioned as a beachfront oasis that encompasses a 5-star hotel with 88 rooms and suites and 66 luxury apartments.

The location of the development is on the exclusive Budva Riviera and all rooms, suites and apartments have a sea view.

Full concierge and 24-hour security, hotel services options and Budva highlights, your investment transcends into a luxury lifestyle that can soon become your favorite home away from home



ABOUT the LOCATION

The Budva Riviera is a 35km strip of Adriatic coast surrounding the famous town of Budva. The region is well connected by road and is surrounded by amazing sandy and pebble beaches. The tourist destination is well known for its nightlife options, dining venues and joie de vivre all year around, and specifically in summer months when it becomes the most sought-after hotspot of the Adriatic.

The location is easily accessible by road or sea and has a cultural and historical heritage that is crowned by the Budva Old Town, a unique architectural and urban entire that is over 2 thousand years old.





CITIZENSHIP by Investment PROGRAMME

As a qualifying development for Montenegro's Citizenship by Investment Programme, President Hotel & Residences combines branded residences and luxury serviced apartments with citizenship benefits for buyers seeking an invaluable real estate investment.

The programme will offer passports to eligible investors upon a qualifying real estate purchase of €450,000 and government fund contribution of €200,000, alongside administrative fees.

€450,000 real estate investment

€200,000 development fund contribution

Due diligence and administrative fees

In exchange, buyers are rewarded with the 34th ranked passport for global mobility and visa-free travel to 123 countries, including the Schengen area.

With no relocation or language requirements and an average processing time of 3 months, the programme provides ultimate inclusion into a stable community with a wealth of natural and cultural treasures.



PRESIDENT HOTEL Complex

The complex offers office space, shops and service center, and our owners and guests will have at their disposal two restaurants and a café facing the Adriatic Sea, as well as a spa center with pools and a gym, and conference facilities. The underground facilities include service and technical outlets as well as a 160-car underground parking.

This contemporary complex will also provide a green oasis on conference hall rooftop.

The development and complex have a gardening cycle program which will provide the owners and guests a seasonal enjoyment of nature and local flora at their doorstep.





PRESIDENT RESIDENCES

The crowning forte of the development is the top floor penthouses which will have their own green terraces, and the best amenities and facilities including the striking sea view.

PRIVATE HOMES CURATED AND MAINTAINED BY DEVELOPERS
ALL BRANDED RESIDENCE AS A PART OF CITIZENSHIP BY
INVESTMENT PROGRAMME
66 LUXURY APARTMENTS FOR SALE
ALL SEA VIEW RESIDENCES
READY TO MOVE IN PROPERTIES WITH FURNITURE PACKAGE
OPTIONS
CONTEMPORARY DESIGN IN HARMONY WITH BEACH AND
FLORA
CONCIERGE AND 24-HOUR SECURITY



AMENITIES

TWO RESTAURANTS AND CAFÉ
SECURE UNDERGROUND PARKING
OFFICES AND SHOPS ONSITE
SPA CENTER WITH SWIMMING POOL AND GYM
CONFERENCE FACILITIES
ROOFTOP GARDEN OASIS
HEALTH AND NATURE DESIGN MULTIUSE PUBLIC SPACE



INTERIOR

Design

Inspired by the blue hues of this sea facing development and the amazing tones of the rich nature of the coastline, the Budva Hotel & Residences showcase the tones of the nature that surrounds the property.

The contemporary fusion into the delicate sand beige, leaf greens and Adriatic blues give a luxurious, fresh and crispy finish to this unique lifestyle property.





PRESIDENT APARTMENTS

Lifestyle

The joie de vivre of the Budva Riviera is a backdrop that not only provides an extraordinary investment opportunity, but is rather a lifestyle opportunity that is secured by the micro location, connectivity, rich cultural heritage and a nature and wellbeing encouraged way of life.

With everything you might need and wish for within your fingertips, the complex is also surrounded by the marina, charming walking strip filled with restaurants and cafes, and Budva Old Town - an Adriatic landmark and one of the oldest urban centers in the Adriatic.



Residence Reservation

Buyers may secure a residence upon signing a Reservation Agreement and providing a non-refundable Reservation Deposit.

Upon receipt of the deposit, the residence will be marked reserved in the buyer's name and the buyer will be sent a Sales and Purchase Agreement.

Sales and Purchase Agreement

Signature of the Sales and Purchase Agreement should be made at the notary's office in Budva, Montenegro, in person or via Power of Attorney.

On signature of the Sales and Purchase Agreement the Reservation Deposit will be contributed to the first of the stage payments.

STAGE 1 PAYMENT

Reservation Deposit on signature of Sales and Purchase Agreement

STAGE 2 PAYMENT

25% (including VAT) on signature of Sales and Purchase Agreement. Reservation Deposit is deducted from this amount

STAGE 3 PAYMENT

25% (including VAT) on completion of core and shell

STAGE 4 PAYMENT

25% (including VAT) on completion of watertight building

STAGE 5 PAYMENT

25% (including VAT) on building completion

SPECIAL PRESENT for 100% one-off payment purchase.





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CONTACT

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