



OVERVIEW

Heavenly situated- Front Line - hugging the shores of the Herceg Novi Riviera at Kumbor just 6km east of Herceg Novi town and facing across Boka Bay to the sunny peninsula of Lustica is a brand new off plan complex of 223 luxury apartments – AQUAVISTA BAY.

Irish developers, Baltimore Holdings expect to complete the project estimated 2010 as part of their substantial investment in Montenegro and following on from other successful luxury developments within Montenegro at Becici and Sveti Stefan.

Aquavista Bay is situated on the Bay of Kotorska (in 1997 officially joined the Association of 28 most beautiful bays in the world) and is five minutes drive to the historic town of Herceg Novi. The town itself is an architectural mixture of Romanic, Byzantine and Oriental styles and its centre 'Stari Grad' dates back to the early 15th century. Often called 'City of the Sun' and 'Town of eternal greenery' it is filled with fashionable cafes, restaurants and bars to satisfy all taste buds and pockets.

Aquavista Bay overlooks Azure blue clean waters and surrounded by scented mimosa, camellia, oleander and bougainvillea you are immediately transported into a mediterranean haven that complements the high end, modern architectural lines of this very attractive gated community of buildings.

An average of 260 sunny days per annum with temperatures of 25c between May to September and very mild winters between 16-22c ensure this region enjoys its own micro-climate and is well known amongst Montenegrins as having the best weather in the whole country.

Extremely accessible and just a half hour coastal drive away is the stunning city of Kotor set in the magnificent Bay of Kotor which is protected by Unesco as a world heritage site. The bustling town of Budva Old Town is reachable within forty minutes. Ski stations are a three hour drive. Dubrovnik airport is only 60km from Aquavista Bay with international flights coming in from all over Europe and the local airport at Tivat just 20km away.

Aquavista Bay consists of:

- *223 luxury apartments from 50m² to 109 m² – prices starting at €128,750 (one & two beds plus penthouses available)
- *Landscaped lush gardens with native trees and plants
- *Indoor and Outdoor swimming pools (heated throughout winter)
- *Gymnasium
- *Shop and Restaurant
- *Marina access at Kumbor
- *Direct walkway to beach
- *Car Park
- *24 hour Security in Gated Community
- *Lifts to all floors in each block

No Inheritance Tax

No Capital Gains Tax

Resales

No Sales Tax (first registered owner of off plan avoid 3% sales tax)