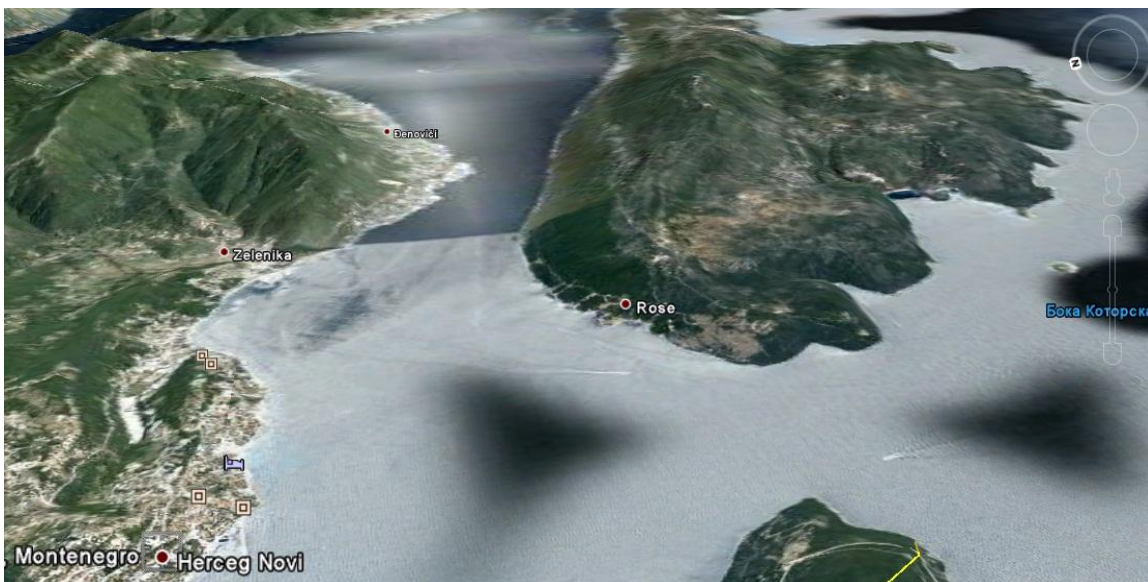
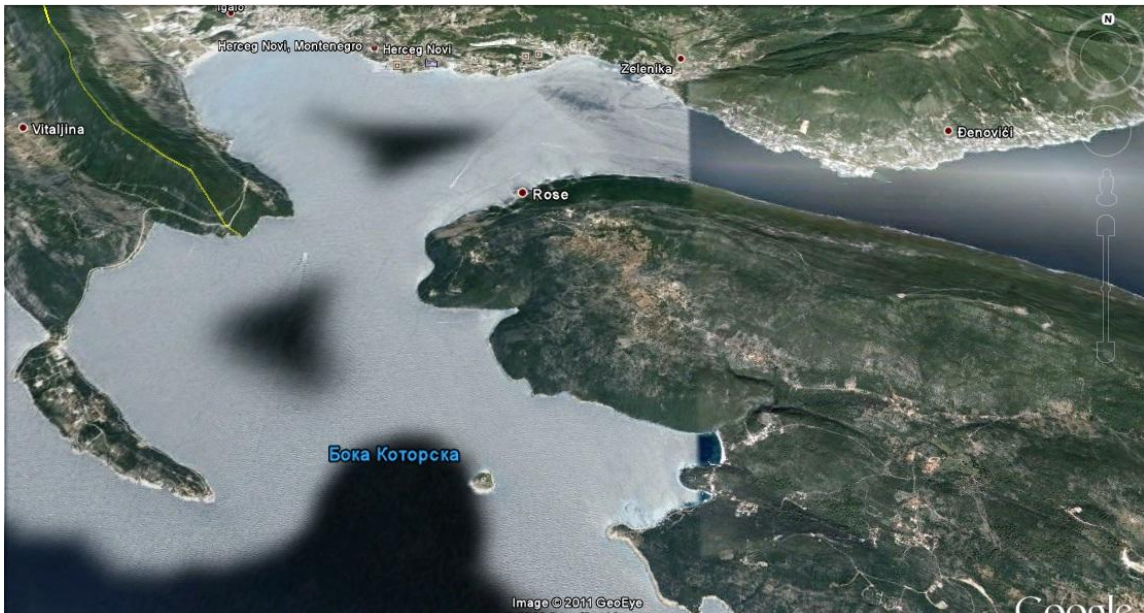
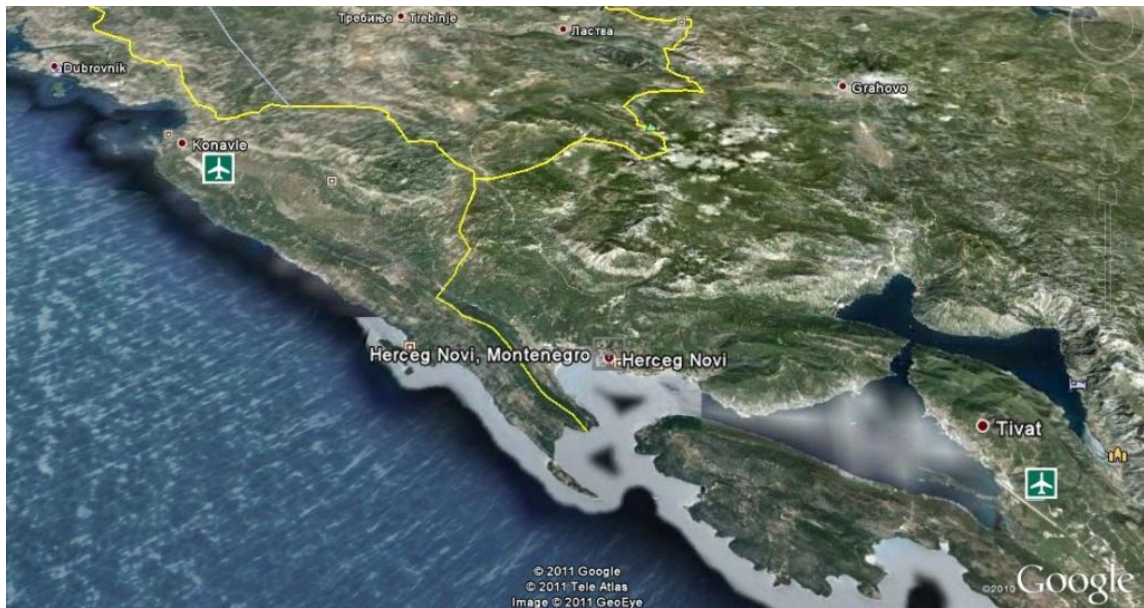
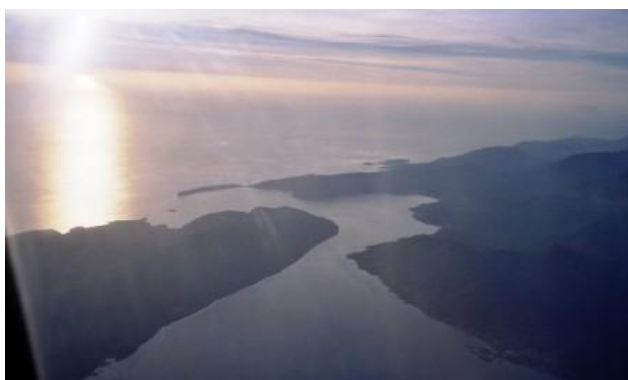


PROPERTY AND LAND SALE PROPOSAL

LUŠTICA – Boka Kotorska bay, Montenegro



Luštica is a peninsula at the entrance to the Boka Kotorska Bay, southernmost fjord in the world, which viewed from the sea, closes the entrance to the bay from the right side. The seaside of Luštica is very well indented. Luštica, together with Herceg Novi, is one of the sunniest areas of the bay and the Eastern Adriatic coast.



The Luštica peninsula is 13 kilometers long and covers 47 square kilometers. The actual peninsula coast is 35 kilometers long (makes 12% of the total Montenegrin coast). The interior of the peninsula hosts a number of authentic cultural and historic sites, sacral monuments and old strategic fortifications. Many gastronomic jewels such as olive oil, homemade smoked ham, cheese seasoned in oil, herbal liquors can still be found in traditional domestic production.



Distance by land to Herceg Novi is approximately 36 kilometers. Herceg Novi to ferry crossing in Kamenari is distanced 11 kilometers. Kamenari to Tivat Airport is 7 kilometers. From Tivat Airport to the center villages of Klinci and Mrkovi in Luštica is 18 kilometers. From the village Klinci the road continues southeast, to the beaches and recreation grounds Žanjice and Mirište 7 kilometers away, and northeast 2 kilometers to Rose on the inner coast of the bay, across from Herceg Novi.



This proposal-information includes land and properties situated in the zone of villages Klinci and Mrkovi at the very west part of the peninsula, which ends by capes Kabala and Dobreč. Gentle, slightly undulating landscape of plateaux and terraces of olive groves, situated between the hills, offers great views to the sea. Hill slopes descend to the shore, forming protected coves with pebble beaches such as Dobreč, Žanjice and Mirište, and in some places cliffs and caves, including the famous Blue Grotto.



From the junction near village Klinci, east branch of the asphalt road leads to the beaches-resorts Žanjice and Mirište distant approx. 7 km,



while the west branch leads to the old settlement of Rose, distant approx. 2 km, in the interior of the bay, opposite to Herceg Novi, distanced 1.7 nautical miles by sea.

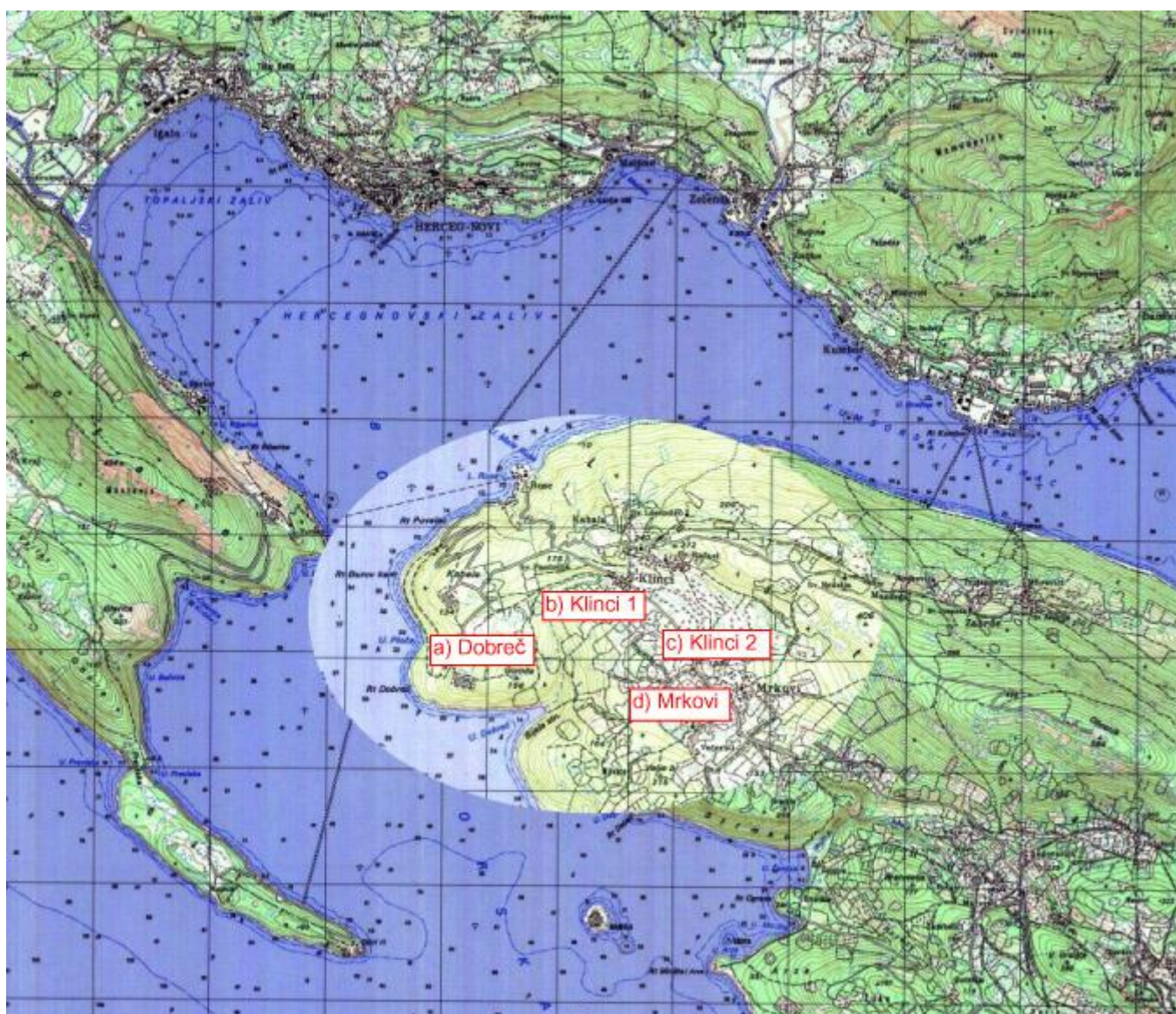


Rose is a typical Mediterranean town with a core of old sea captains houses grouped on the waterfront, well protected from the wind. There are also several good restaurants, a diving club and school, regular offer of fresh fish and seafood, tourist excursions on a daily basis.

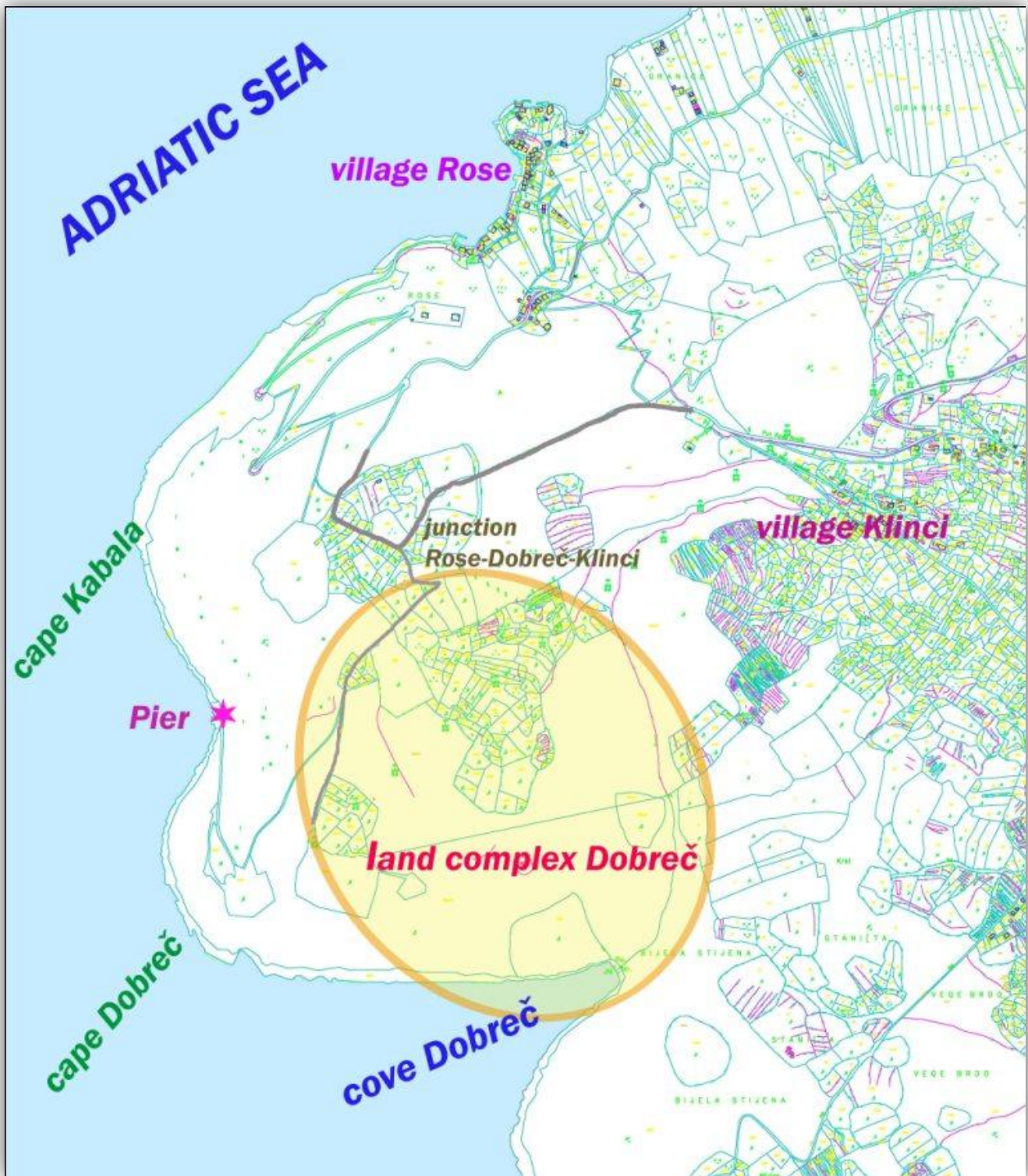
Land and properties subject to this information are grouped into four sites-complexes, as shown below:

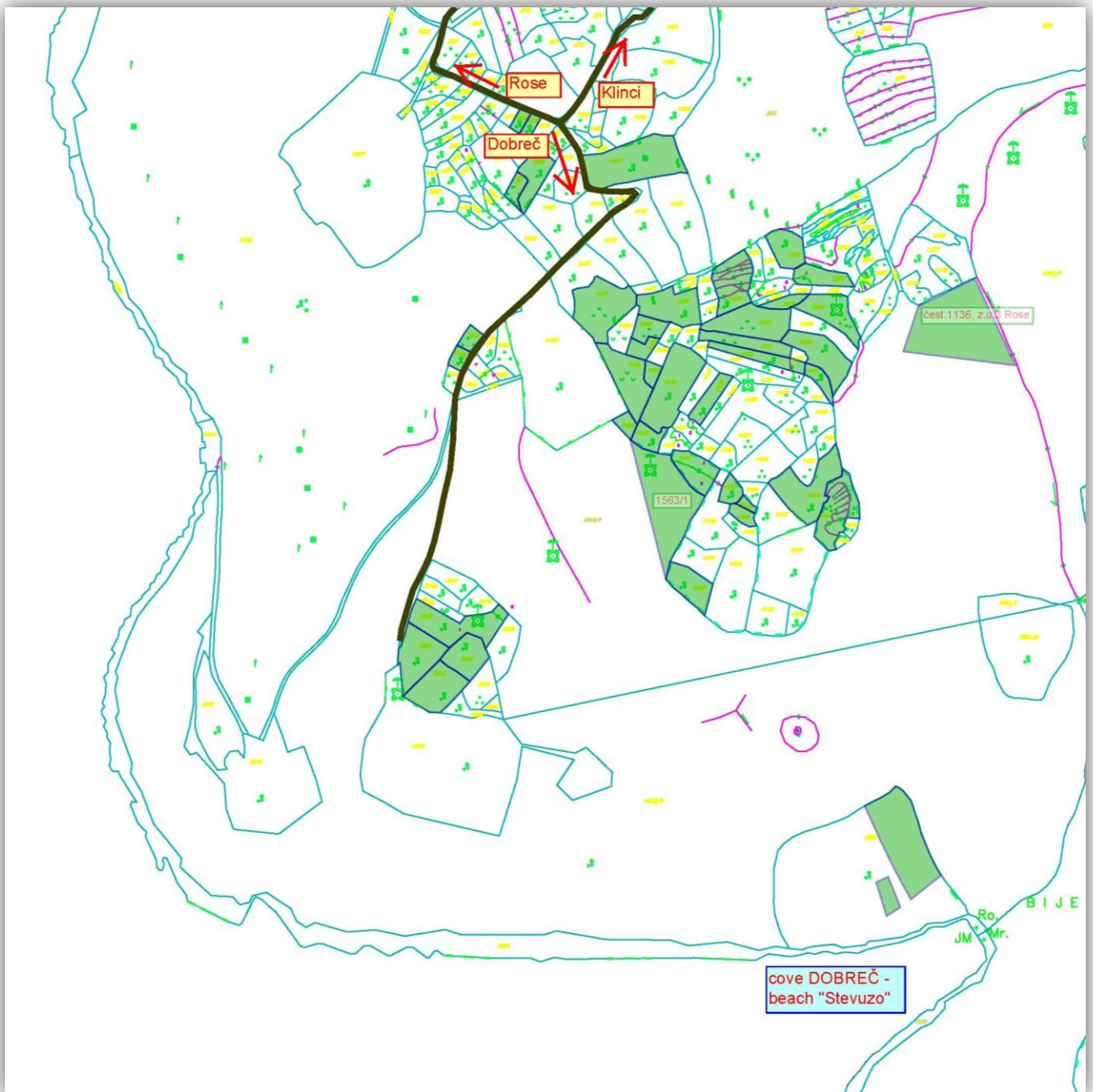
- a) **Dobreč** (cove and beach Dobreč, zone above the cove up to the junction Rose/Dobreč/Klinci) – approx. 77.000 m²
- b) **Klinci 1** (lower zone of the village Klinci and a plateau extending south towards the sea) – approx. 47.000 m²
- c) **Klinci 2** (plane after the exit from Klinci along the main asphalt road to the village Mrkovi) – approx. 20.000 m²
- d) **Mrkovi** (lower zone of the village Mrkovi and a plateau which extends from the main road south towards the sea) – approx. 40.000 m²

Total offered area approximately 184.000 m².



a) Dobreč

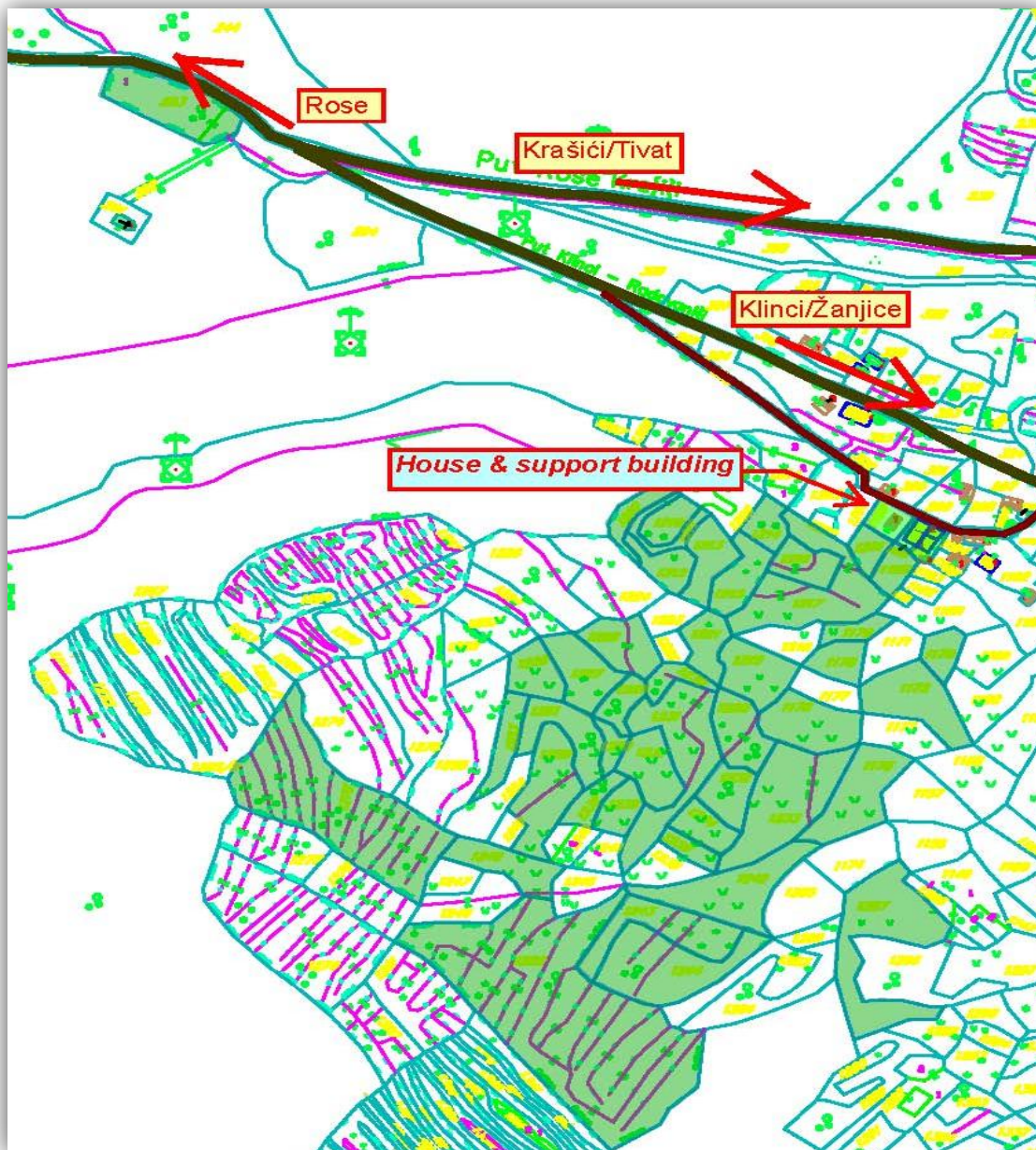




Offered land plots in Dobreč, totaling to approx. 77.000 m2, are highlighted green on the above cadastral map.

Regarding construction zoning (urbanism), the area of Dobreč is included in "Extended Tourist Zone" according to the applicable Spatial Plan of Municipality Herceg Novi ("PPOHN"), where construction of hotels, apart-hotels, tourist resorts and villas is foreseen.

b) Klinci 1



Offered land area at Klinci 1 site is approx. 47.000 m². Optionally, the offer includes an old farming house: 270 m² of living space + 150 m² stone terrace + 270 m² support building and paved yard.



c) **Klinci 2**



Offered land area at Klinci 2 site is approx. 20.000 m².

Klinci 1 & 2, as well as subsequent Mrkovi site, are included in "Extended Rural Area" urbanism zoning, which comprises construction of villas and houses of lower density and coverage, with maximum of two floors.

d) Mrkovi



Offered land area at Mrkovi site is approx. 40.000 m².

REMARK: certain plots from the previous map for Klinci 2 are included in the calculation of the area for this Mrkovi site because they are registered in the cadastral district Mrkovi.

This preliminary offer contains concise information and is intended as an initial introduction.

In addition to properties that are the subject to this information, in case of interest in larger areas, we can offer additional assistance in completing the complexes through the merger of adjacent land, thanks to acquaintance with the owners and, in general, knowledge of this unique and very specific environment.

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