

# MONTENEGRO.RESIDENCE PERMIT FOR PURCHASE OF REAL ESTATE

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Catalogue of projects in Montenegro



## Montenegro. Brief info

One of the fastest growing economies in the Balkans

Favourable conditions for business development and investment in the tourism sector

Candidate for EU membership. Uses euro without being a member of the Eurozone

**13.812 SQ.KM.**

**Montenegro's territory**

### Geographical features

The coastline is 294 km long

Over 280 sunny days per year

Unique historical and cultural heritage

# Key features of the program

**2 - 4 weeks**

Residence permit processing time

**5 years**

Validity period of permanent residency

**After 10 years**

Obtaining citizenship (provided applicant resided permanently in the country)

- ✓ Simplified application for EU, UK, USA visas
- ✓ Wide business opportunities
- ✓ Possibility to include spouse and children in the application
- ✓ High standard of living accessible to the whole family





## Basic conditions for obtaining a residence permit



### Purchase of residential real estate

In any region of the country, regardless of the cost of the facility



### No criminal records or debts

The main applicant shall have no criminal record or tax debts



### Validity period of the residence permit

1 year, with a possibility of multiple extensions as long as the real estate is owned by the applicant

# Advantages of investing in Montenegro

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No restrictions on foreign ownership

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No investment threshold

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No stamp duty

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0.44% annual property tax and 3% tax in case of resale

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OECD standards for the automatic exchange of information are not in force

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Security and privacy for account holders

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Observance of tax secrecy (data is in closed access)

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# Favourable taxation system



**9%**

Capital income tax, corporate income tax and personal income tax

**9%**

Tax on dividends for foreign citizens

**21%**

VAT on new buildings; there is a VAT refund for companies

**7%**

Tax on tourism and yachting activities

**0.1 - 1%**

Property tax

**0%**

Tax on immovable property transferred by inheritance

**0%**

Duty-free fuel for yachts and private aircraft

**3%**

Tax on transfer of immovable property

**40 countries**

Double taxation agreement

# Montenegro

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Real Estate catalogue for investment





📍 MONTENEGRO, BUDVA

INTERMARK  
Global

## Apartments and penthouses managed by a five-star hotel

**FROM 850.000 | 2.500.000 EURO**



Starting price of the apartments | penthouses

**6% FOR 3 YEARS**



Guaranteed income



Ready-to-live or rent apartments and penthouses with 24-hour hotel service (transfer, reception, concierge, parking, apartment service).

- Apartments ranging between 61 sq.m. and 347 sq.m.
- Penthouses up to 565 sq.m.
- On-site infrastructure: swimming pools, restaurants, private beaches and marina
- Year-round property management by a professional property management company



📍 MONTENEGRO, TIVAT

INTERMARK  
Global

## Luxury apartments in the marina of Porto Montenegro

**FROM 490.000 EURO**

Starting price of the apartments

**6%**

Guaranteed income



New club house on the Adriatic coast in the very centre of the popular Montenegrin resort of Tivat. It's walking distance away from all the infrastructure of the marina and the city.

- 1 to 4 bedroom apartments
- Possibility to choose interior design (Italian / Scandinavian)
- Possibility of payment in cryptocurrency, instalments and trade-in
- Infrastructure: concierge service, security, underground garage, storage rooms, swimming pool



📍 MONTENEGRO, KOLASIN

INTERMARK  
Global

## Cosy chalets in a ski resort

**FROM 350.000 | 650.000 EURO**



Starting price of a duplex loft | apartments

**8% FOR 3 YEARS**



Guaranteed income



New premium complex with 10 chalets. Private area 5 minutes from Kolasin ski centre and half an hour drive from Biogradska Gora National Park.

- Two-level (from 130 sq.m.) and three-level (from 203 sq.m.) apartments, duplex lofts (from 75 sq.m.)
- Possibility to choose interior design (2 options), finishing
- Infrastructure: 24/7 customer service, Smart House system

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📍 MONTENEGRO, TIVAT

INTERMARK  
Global

## Apartments in a residential complex on the second line

**FROM 1.122.450 EURO**

 Starting price for an apartments of 191.29 sq.m.

**3Q 2024**

 Facility commissioning date



Duplex apartments in a new residential area under construction in Porto Montenegro, on the 2nd line. All the necessary infrastructure for luxurious living and recreation (shops, cafes and restaurants, hotels, fitness centers, etc.) will be concentrated here.

Payment in instalments is possible until construction completion (with a down payment of 50%)

- 2 floors
- Exquisite finishes, built-in wardrobes and storage rooms
- Panoramic sea view
- Gym, SPA, swimming pool



📍 MONTENEGRO, TIVAT

INTERMARK  
Global

## Apartments in a residential complex on the second line

**FROM 531.000 EURO**



Starting price for the apartments (1BR) of 106.2 sq.m.

**3Q 2024**



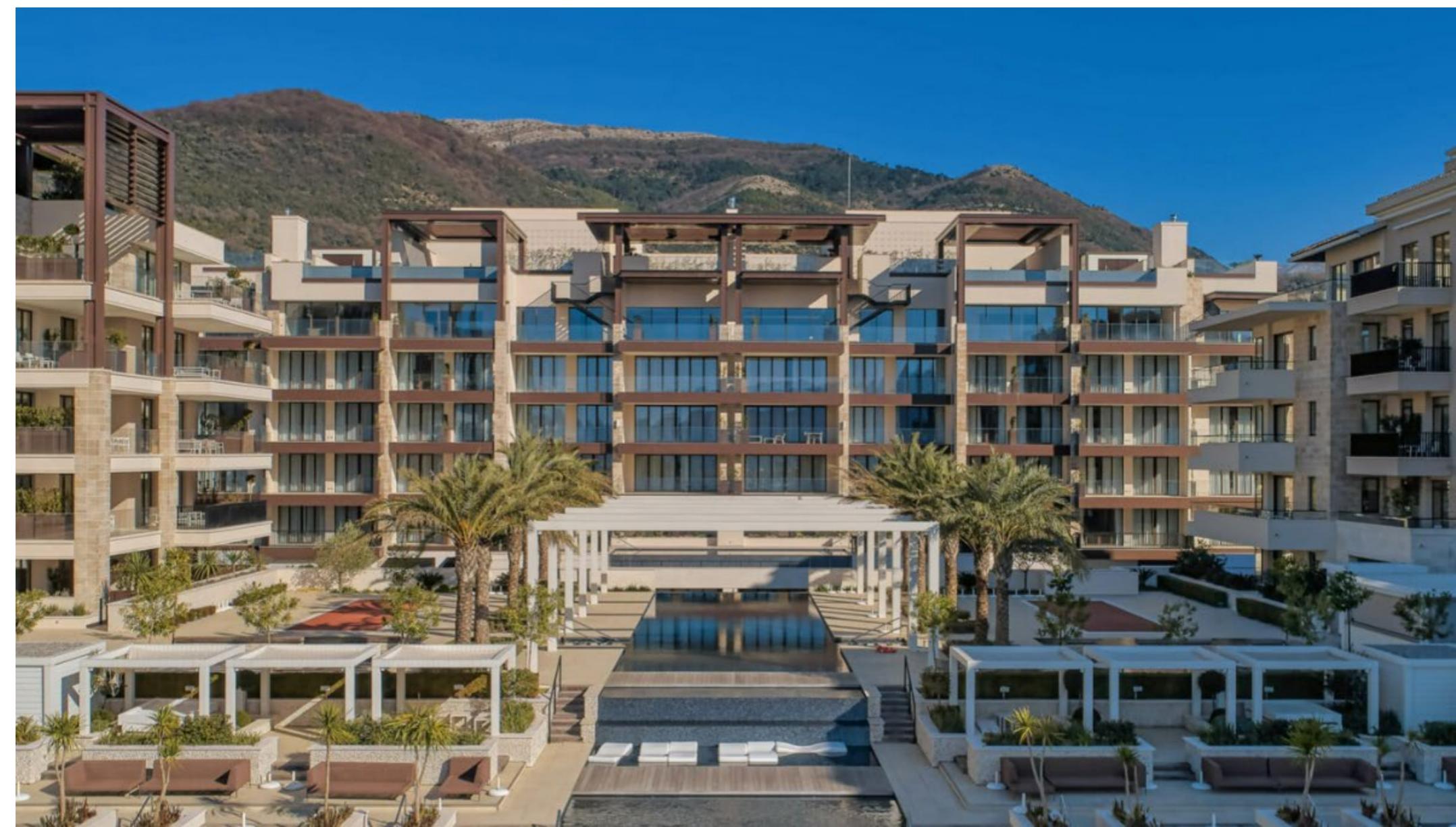
Facility commissioning date



Apartments in a new residential area under construction in Porto Montenegro, on the 2nd line. All the necessary infrastructure for luxurious living and recreation (shops, cafes and restaurants, hotels, fitness centers, etc.) will be concentrated here.

Payment in installments is possible until the end of construction (with a down payment of 50%)

- Open-plan living areas
- Exquisite finishes, built-in wardrobes and storage rooms
- View on the bay
- Gym, SPA, swimming pool



📍 MONTENEGRO, TIVAT

INTERMARK  
Global

## Apartment with private rooftop pool

**FROM 3.869.980 EURO**

 Starting price for an apartments (3BR) of 437.95 sq.m.

**3Q 2024**

 Facility commissioning date



An option for those who are eager to experience a luxurious lifestyle on the Adriatic coast. The apartments in this residential complex are perfect for both families and those who live alone and seek comfort and security.

Payment in instalments for 36 months is possible (with a down payment of 50%).

- Exquisite finishes, built-in wardrobes and storage rooms
- Private swimming pool
- Gym, SPA

# Intermark professionals provide a full range of services to purchase real estate in Montenegro

- **Real estate selection**

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Based on the criteria chosen
- **Real estate viewing**

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Organizing property viewing
- **Due Diligence of selected property**

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Sale and purchase transaction support
- **Title registration**

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For real estate
- **Opening an account**

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Assistance with opening an account at a Montenegrin bank
- **Documents preparation**

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At all necessary stages
- **Tax advice**

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Tax law consulting
- **Extra services**

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Other legal, accounting and consulting services

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To get acquainted with the cost of processing and receive our free advice on the real estate purchase and obtaining a residence permit, please contact our experts by any way convenient for you

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