



HAUS

A misty forest of tall evergreen trees, likely pines or firs, with a soft, hazy atmosphere. A faint, light-colored outline of a house with a gabled roof is overlaid on the trees in the center of the image. The text is centered over the lower half of the image.

Although our lives necessarily turn into digital, nature is what we really need.



THINK NATURE



WOODY FRESH



QUIET LAKE



EVERGREEN

An aerial photograph of a dense, lush green forest. A light-colored, winding road or path curves through the trees in the middle of the frame. A semi-transparent, light brown rectangular box highlights a specific area of the forest below the road. The text "and to feel more, meet ..." is overlaid in a light brown, sans-serif font across the center of the image.

and to feel more, meet ...



HAUS





With its complexes, H△US aims to offer lifestyles in both simple and authentic way.



MOUNTAIN

BEACH

LAKE

WARE

H  US

Project Types

Location

Habitable providing conditions that are good enough to live in

Design

Simple basic or uncomplicated in form, nature or design

Lifestyle

Unique unusual or special in some way

Mentality

Authentic made in an original way

Location

Habitable providing conditions that are good enough to live in





Montenegro

Montenegro was declared the world's first ecological state in 1991. Owing to its cultural or natural infrastructure, it has UNESCO World Heritage listed sites, such as Boka Bay (Boka Kotorska), and the Durmitor National Park.

TRANSPORTATION

Kolasin has a very good geographical location. It is situated on the main road connecting the coast and the capital city Podgorica, with the northern region of Montenegro and Serbia. If you are traveling from Podgorica, you will have one hour drive to Kolasin. The International Airport of Podgorica has regular flights to major European destinations. Besides, Montenegro's largest investment project, a new motorway connecting Kolasin to Podgorica, is due to be completed in 2021 and will decrease the travel time between the two destinations to under 30 minutes. Kolasin is also easily accessible by rail. It is on the direct train line from Belgrade to Bar. Montenegro only has a direct rail connection with neighboring country Serbia. In Serbia it runs from Subotica through Novi Sad and Belgrade (Topcider Station). In Montenegro the train goes through Bijelo Polje, Kolasin, Podgorica and ends in Bar.

A unique project rising in Kolasin by H△US
Montenegro

Kolasin

is a popular destination ...

ABOUT KOLASIN

Kolasin is a mountain town in northern Montenegro having an altitude of 954 meters above the sea level. It is surrounded with two majestic mountains: BjeSlasica and Sinjajevina that are veiled in white in winter time.

Kolasin, the ski capital of Montenegro, is a popular destination both in winter and summer. The weather here, carries the traces of both mild to pleasantly warm summers of Mediterranean climate and cold, extreme winters of high elevations, which guarantees quite a lot of snow in the winter season. Thanks to its intense uncontaminated healthy mountain air, the town is regarded as a truly air spa.



HISTORY - CULTURE

Kolasin is a small and cosy mountain town, raised by the Ottoman Turks in the mid of 17th century. The town was liberated by the Montenegrins in 1878. Much of the original structure of Kolasin remained authentic. The ruins that still exist today offer a natural, unspoiled scene of the past. Besides, there are numerous cultural and historical monuments, such as the Monastery Moraca from XIII century, the church of St. Demetrius from XIX century, the monastery Cirilovac from XX century, Kolasin Heritage Museum from WWII, and so on.

*... fresh mountain air and
tranquil atmosphere*

NATURE

Kolasin is the top destination for highland tourism in Montenegro. It is considered the most dynamic mountainous town in the country. Surrounded by beautiful pine forests and fresh mountain air and tranquil atmosphere, it is an ecological rarity. It welcomes visitors and enthusiasts worldwide, who seek peace and also adventure both in winter and summer. Summer temperatures in Kolasin are very pleasant, especially for those who need a quick getaway from the heat on the coast and the crowds. Winter temperatures, on the other hand give the one thing winter tourism cannot be without: snow!

ATTRACTIONS

When we are talking about the tourism, national park Biogradsko Lake is in the center of premium attention. Among the five National Parks in Montenegro, National Park "Biogradska Gora" is the richest one in terms of diversity of flora and fauna. This natural area has a distinctive ecosystem. It preserves plenty of plants (26 different habitats with 220 different plants), hundreds of animal species (150 kinds of birds and 10 kinds of mammals), some of which cannot be found anywhere else in Europe, and 86 kinds of trees. Lake Biograd is surrounded with a forest, which is one of the three most famous rainforests in Europe and is located at just a few kilometers away from Kolasin.



With its calm beauty and vast diversity, it allows visitors to have breathtaking views and rest in the shade of a three-hundred-years old rainforest. Kolasin's key natural attractions include the Tara River, known as the 'Tear of Europe' referring to its cleanliness. It is protected as a UNESCO World Heritage Site. The Tara is also internationally known for its spectacular canyon. This deepest canyon in the world is perfect for rafting and other extreme sports and a frequent destination of adrenaline seekers. Other seasonal activities include hiking, biking, canyoning, kayaking, jeep and quad safari, horseback riding, fishing, and so on.

*there are lots of opportunities to
enjoy the outdoors here*



SKIING - SKI CENTERS

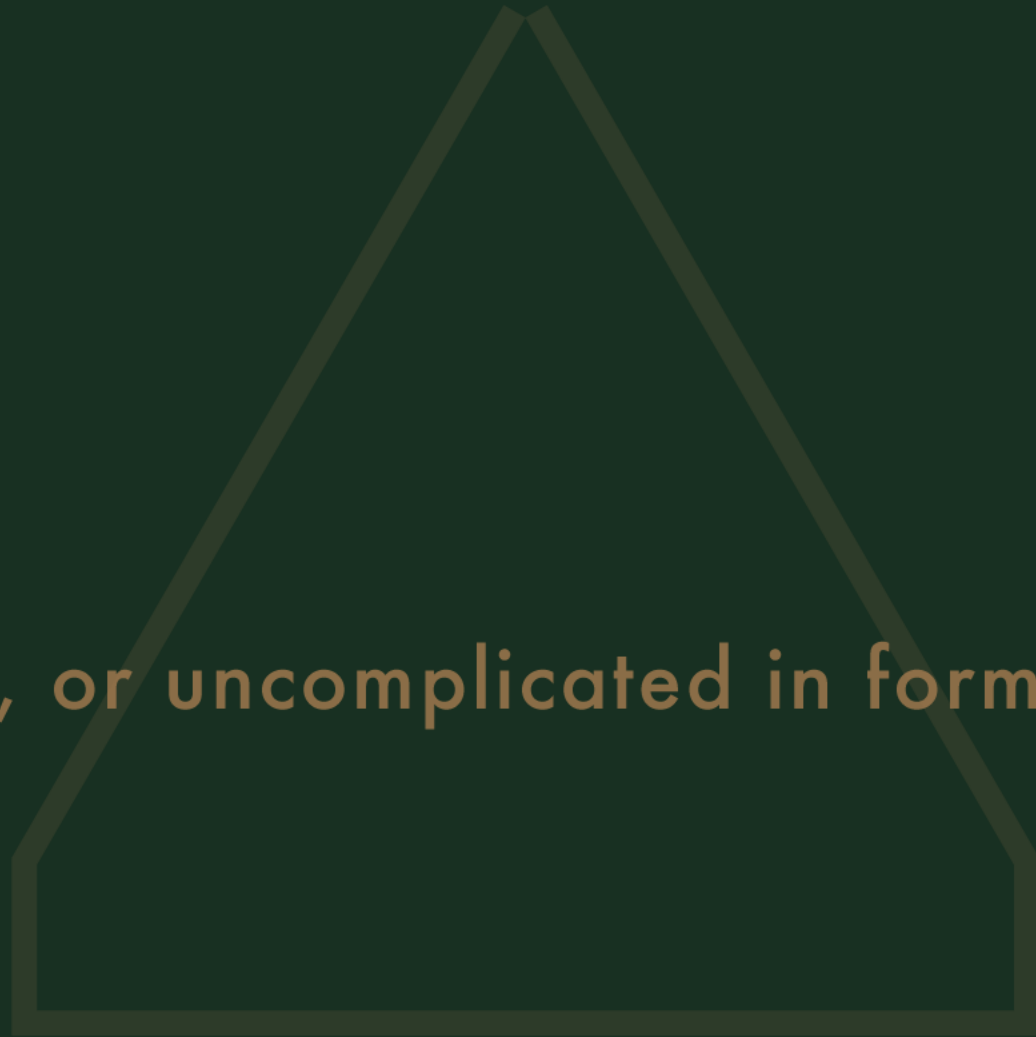
The area around Kolasin is stunningly beautiful and there are lots of opportunities to enjoy the outdoors here. Kolasin is a perfect destination for winter sports. When it comes to skiing, there's a whole world out there for you to discover. If you are looking for a winter sports destination encircled with pine trees and snow-capped mountains, which has reasonable prices and highest standards at the same time, Kolasin should be on your radar. There are two ski fields, Kolasin 1450 and Kolasin 1600, the names of which indicate their altitudes from the sea level. The ski season here continues quite a long period of time until March/April thanks to its huge amounts of snow precipitation. The ski resort Kolasin 1600 is currently undergoing an infrastructural development in line with Government's commitment to make the best use of tourism potential and natural resources in the north region.

DEVELOPMENTS IN THE TOWN

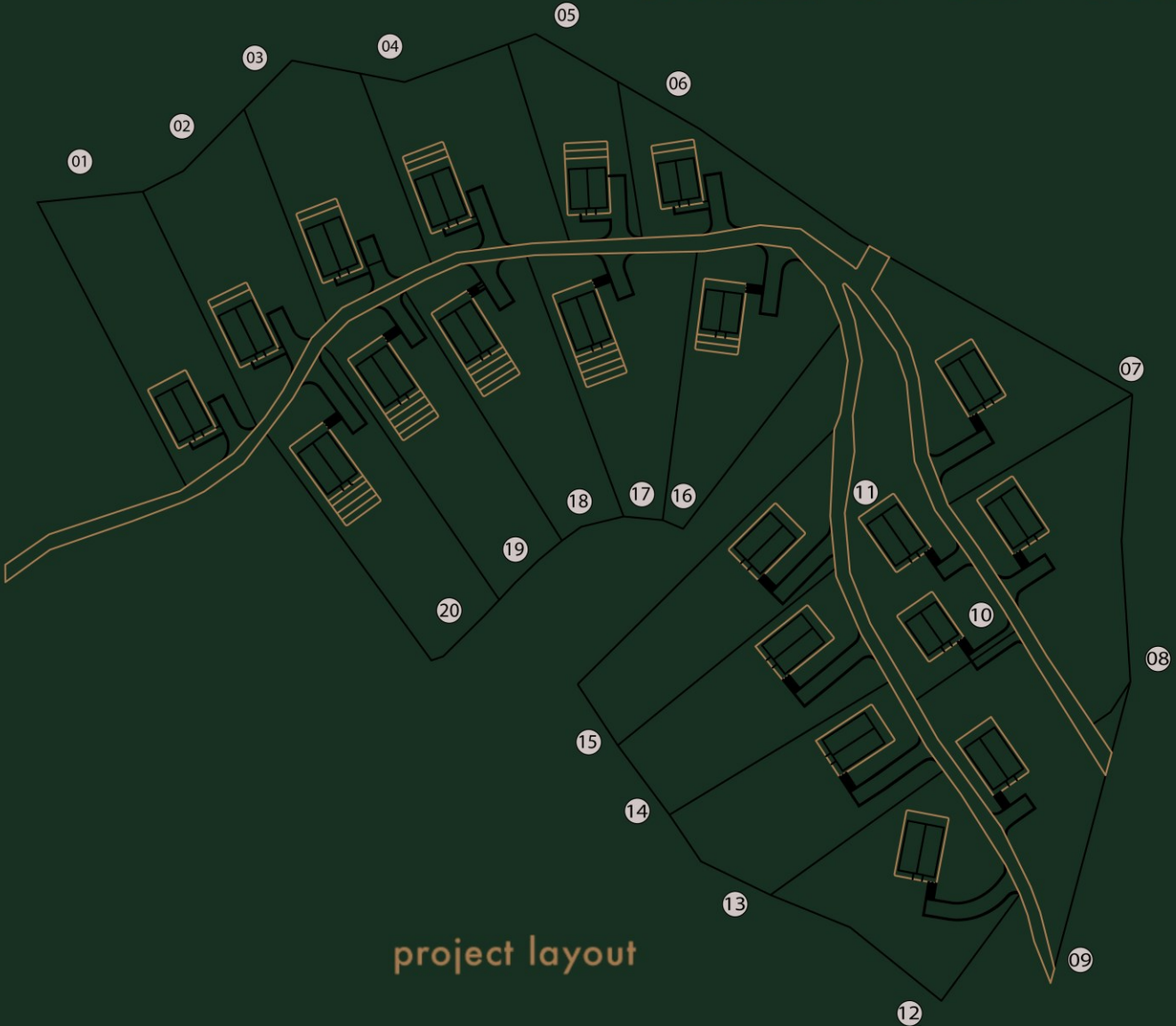
The Government of Montenegro has currently accelerated the development of the north region as a testament to their intense emphasis on the tourism potential. The Government invested €17 million in the Ski Center Kolasin 1600 project, which will also be a strong incentive for further development of winter tourism in the area. According to the development strategies for the north of Montenegro, there is a huge room for the construction of high quality hotels, as well. Besides the two existing luxury hotels in Kolasin - Bianca Resort & Spa and Four Point by Sheraton- there are seven more ongoing projects, which will carry comfort and sophistication beyond standards and bring a new dimension to the tourist economy of Kolasin.

Design

Simple basic, or uncomplicated in form, nature, or design



H△US Montenegro consists of 20 Unique Villas located in the nature



project layout





“ A simple life
is its own reward. ”

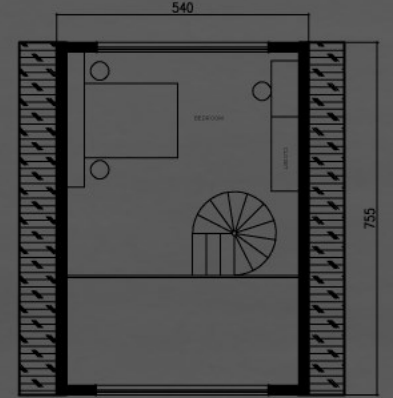
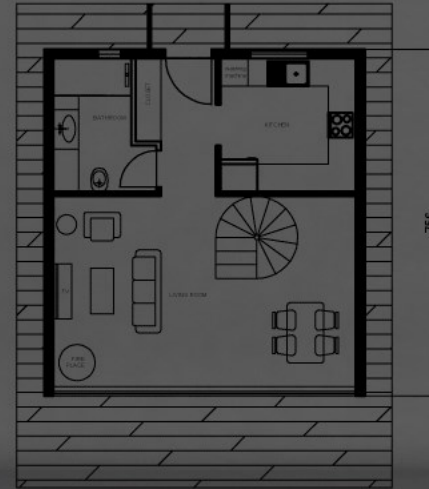
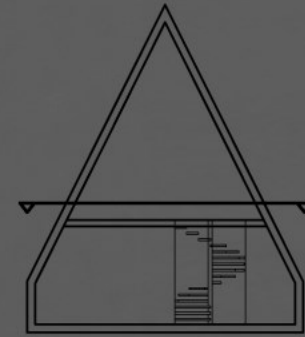
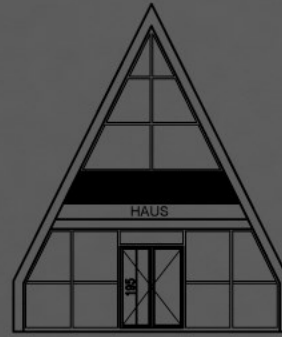
George Santayana



" Simplicity is
the ultimate Sophistication. "

Leonardo da Vinci

TYPE - 1 72m²



1+1 H△US + 700 m² land | 72m² interior | 34m² terrace

H△US

TYPE - 1

72m²



front side



back side

TYPE - 1

72m²



TYPE - 1 72m²

“Look deep into nature,
and then you will
understand everything
better.”

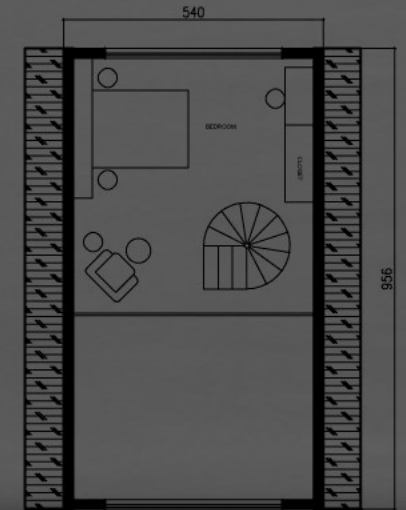
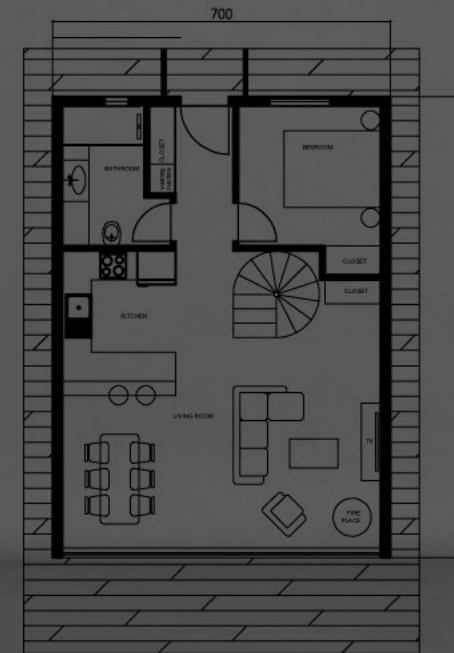
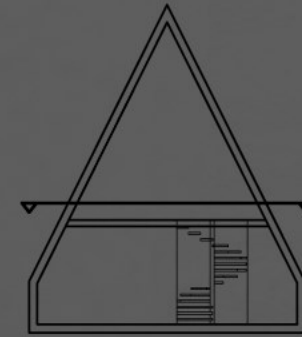
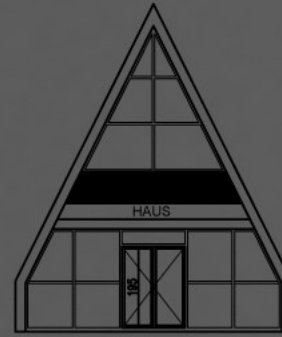
Albert Einstein





TYPE - 2

87m²



2+1 H△US + 1000 m² land | 87m² interior | 34m² terrace



TYPE - 2

87m²



front side



back side

TYPE - 2

87m²



TYPE - 2 87m²

“Buy less choose well,
make it last.”

Vivienne Westwood





TYPE - 2

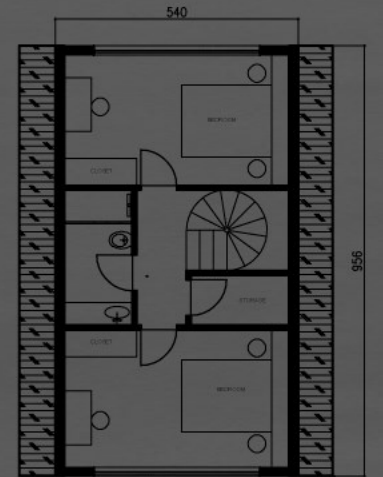
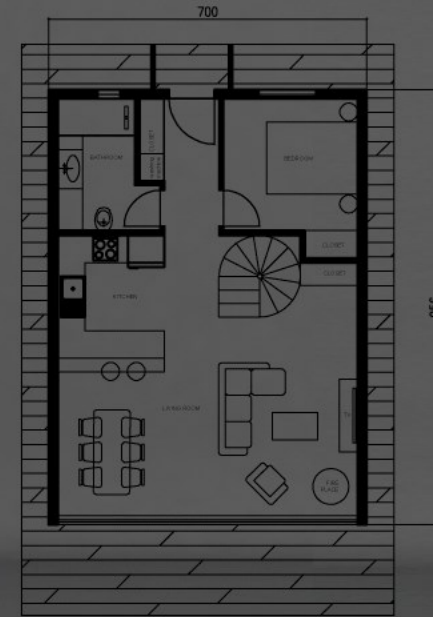
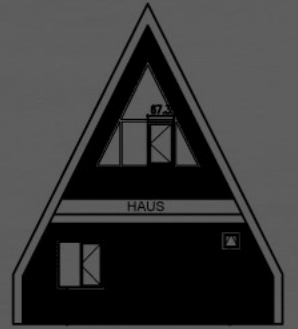
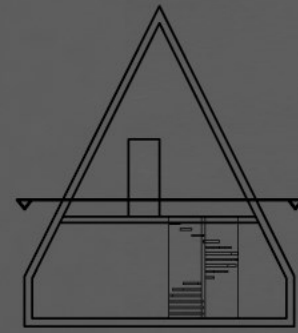
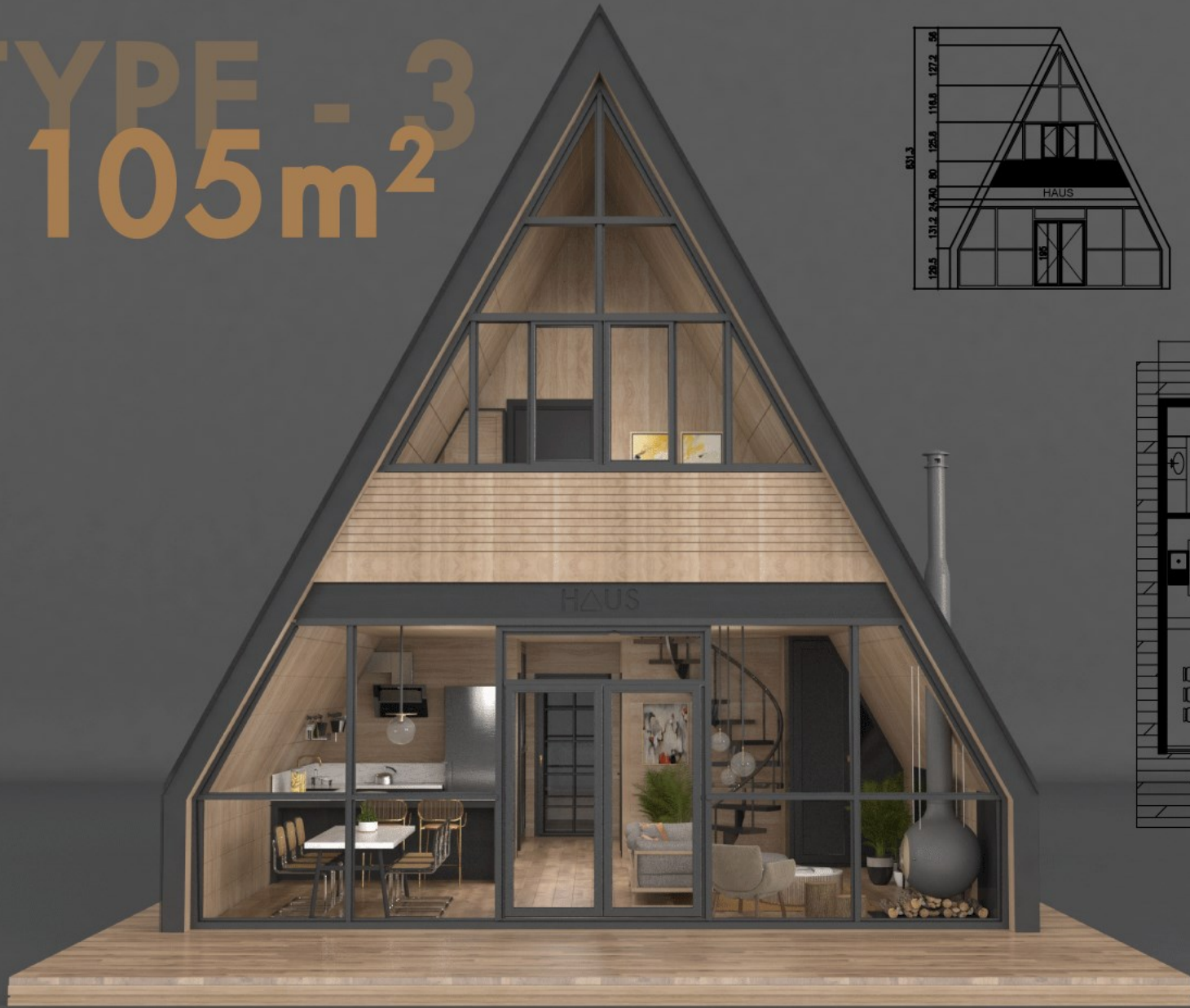
87m²

"Going to the mountains,
is going home."

John Muir



TYPE - 3 105m²



3+1 H△US + 1000 m² land | 105m² interior | 34m² terrace



TYPE - 3

105m²



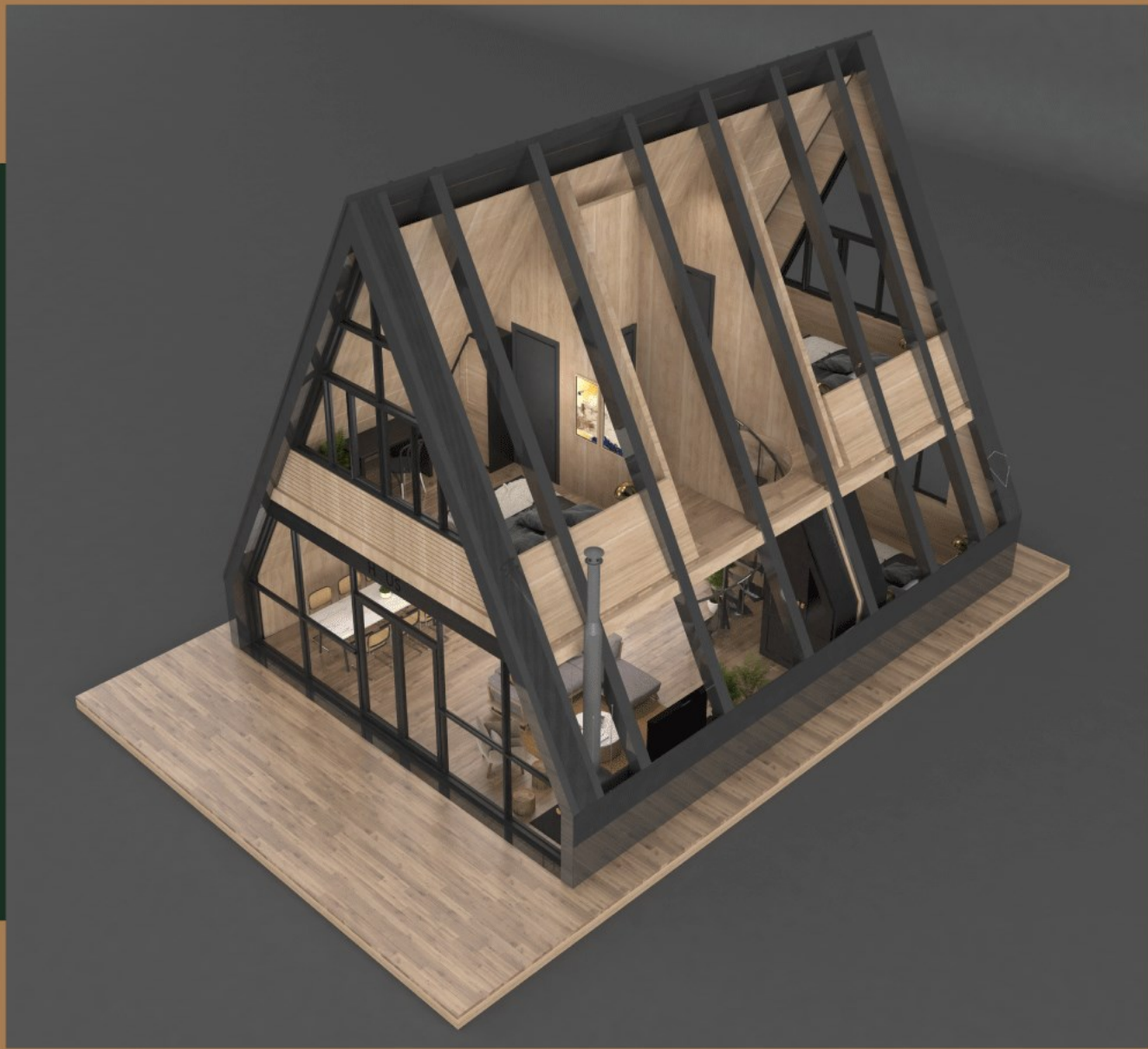
front side



back side

TYPE - 3

105m²



TYPE - 3 105m²

“In a world of constant
change and streaming
technology
I find solace in the forest
where a tree remains
a tree ”

Angie Weiland Crosby





BATHROOM



first floor

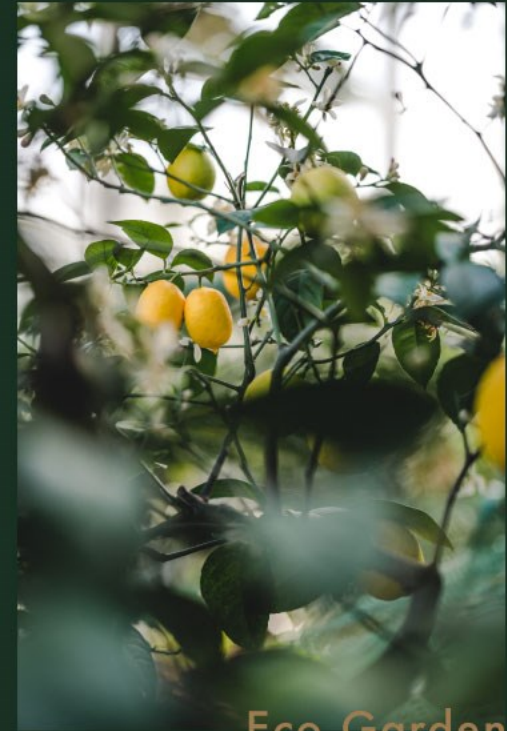


ground floor

Lifestyle

Unique unusual, or special in some way

Project Facilities



Eco Garden



Hiking Road



Nature Cinema



Public BBQ



Tree House

*A destination of pleasure
both in Winter and Summer time*

LIFESTYLE

Kolasin, with its many attractions and activities in the area to see, is the most important city for tourism in this region. Montenegro is a country of great climate and natural beauty and it invites you to visit it in any time of the year!

FOOD

Here you can discover traditional restaurants offering a wide range of Turkish and Balkan cuisine, where you can try delicious local dishes such as layered cheese, kačamak (polenta porridge with mashed potato), priganice (dough balls served with honey), and variety of dairy and meat products.



Mentality

Authentic made in an original way



Is your dream to buy a House?
Have it all your own way with **H△US**

Project Goals

We offer a path to a smaller environmental footprint, greater financial *freedom*, and ultimately a self-sufficient life. H△US movement enables you to live a life on your own terms;

Investing in a valuable region,

Buying a H△US for less than the cost of a full house,

A minimalist *lifestyle* is mentally beneficial,

Getting all the charm of a *Full - Sized Home* in a fraction of the space,

H△US has the first example model of living in the region with various facilities in 20.000 sqm.

Conclusion

The Government took the decision to make investment to the Northern region. In 2021, the main road constructed by a private Chinese company is planned to be completed and thus Kolasin will be 30 minutes away from Podgorica.

With its less population and strategic location in Europe, Montenegro turns out to be one of the foremost investment countries, having accession to EU in 2025. Therefore, Kolasin becomes one of the most significant regions in terms of both tourism and investment.

Currently, the Kolasin ski resort has 46km of active Alpine and Nordic ski trails, with further 15km expected to be developed by the end of 2021, and expansion plans of up to 125 km and beyond in the near future. The Kolasin center will be connected with the planned cable car station, leading up towards the ski center.

Due to its historical heritage and magnificent nature, it's a unique tourism destination with a season lasting around 8 months offering a variety of sport possibilities such as water sports, extreme sports, winter sports, camping etc.



Slow down and enjoy
the simple pleasures in life...