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**INVEST WISELY,
EXPERIENCE EXTRAORDINARILY...**

Live in Montenegro



EDELWEISS CLUB RESIDENCE

Located in the heart of Kolašin, in northern Montenegro, the Edelweiss Club Residence, with its hotel-style service, is the perfect choice for both living and investment.





EDELWEISS CLUB RESIDENCE

Edelweiss offers just 30 exclusive residences, providing an intimate atmosphere and premium amenities.





THE KOLAŠIN RESORT

The town of Kolašin in northern Montenegro is a premier destination for both skiing and summer outdoor activities. Winter in Kolašin offers a diverse range of active pursuits on high-quality slopes, stunning winter landscapes, a welcoming family atmosphere, inviting spas, delicious local cuisine, and unparalleled tranquility, making it an ideal place for relaxation and rejuvenation.



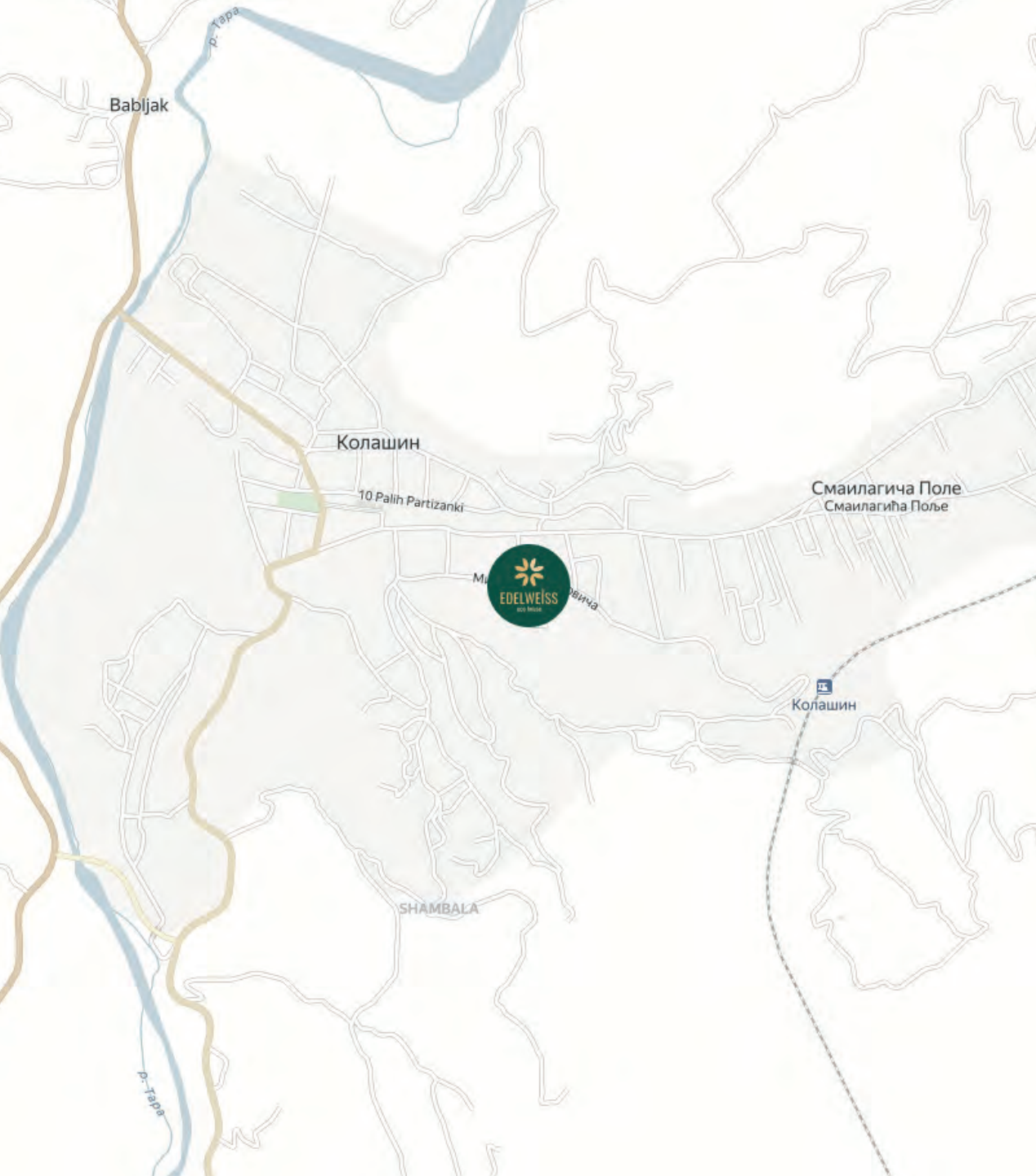
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Kolašin Valleys is a world-class, ski resort complex located in the heart of Montenegro.

Currently boasting 45km of ski runs, with plans for expansion to 125km, Kolašin Valleys is poised to become the largest ski resort in this part of Europe in the coming years. Conveniently located just 15 minutes by car from the center of Kolašin and the Edelweiss Club Residence.





TRANSPORTATION ACCESS

**15
minutes**

from the center of Kolašin
and the Edelweiss Club
Residence.

**50
minutes**

by car from Podgorica
Airport.

**15
minutes**

from the future Berane
International Airport
(projected 2027).

**2,5
hours**

by direct connection to
Belgrade (projected 2027).


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THE KOLAŠIN RESORT

Summer in Kolašin offers exceptional opportunities for outdoor recreation, including hiking and cycling through picturesque mountains, refreshing swims in the Tara River, unique cultural events, delightful gastronomic experiences, and an atmosphere of peace and seclusion away from the hustle and bustle.



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INVESTMENT

In Montenegro, real estate values have demonstrated consistent growth: over the past five years (2020-2024), the average price per square meter has increased by 35%.

Northern Montenegro is both advantageous and popular among investors, with strong demand for apartments and residences year-round. The region's national parks and lakes attract tourists from Europe and China, in addition to a robust domestic tourism market.



RETURN ON INVESTMENT IS DERIVED FROM TWO KEY FACTORS:

Up to **20 %** appreciation in property value upon completion of construction



Up to **5 %** rental yield



BUSINESS CASE

A residence in the Edelweiss Club Residence is a sound investment, particularly when purchased during the construction phase.

We offer stable passive rental income with professional, turnkey property management.



LIQUIDITY

The location in northern Montenegro, with its ski resorts and national parks, guarantees the property's liquidity and year-round demand.

MANAGEMENT

Unique hotel-style services within the Club Residence provide premium amenities for every resident and the option to entrust property rentals to a reliable management company.

LOYALTY PROGRAM

Eco Club Development offers a loyalty program to its repeat clients. Upon subsequent property purchases in any of the company's residential projects in Montenegro and Cyprus, participants receive a personalized discount.

ARCHITECTURE

The residence is built in an Alpine style, where modern eco-technologies are seamlessly integrated with natural materials, creating a harmonious blend with the surrounding environment.





ATMOSPHERE

The Edelweiss Club Residence is more than just apartments or residences. Here, attention to detail is paramount: a welcoming lobby with a fireplace, a dedicated children's play area, co-working spaces, and areas for casual meetings over coffee—everything is designed to make your stay truly comfortable.


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AMENITIES



Co-working Space

For your convenience, several workstations are located on the ground floor, providing a quiet space to focus on tasks while remaining within the comfort of your residence.

Children's Corner

A safe and engaging space for children is provided within the Club Residence. A small play area is conveniently located on the ground floor.





AMENITIES

The Club Residence amenities include a restaurant and a café-bakery. For your convenience, we have also included storage rooms for equipment and parking spaces in the garage. The heated garage is equipped with charging stations for electric vehicles.



COURTYARD PATIO

Residents can enjoy the inviting courtyard patio with its bespoke landscaping year-round.

This is an ideal space for working outdoors, socializing with friends and family, or simply relaxing in tranquility. A safe environment for children to play and explore.





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SERVICES

A dedicated management company provides hotel-style services to residents, including property rentals, transfer and excursion bookings, and assistance with any technical issues-everything for a comfortable and effortless lifestyle.



TURNKEY DESIGNER FINISHES

The design of the common areas, lobby, and residences is curated by a leading European design studio. For those who wish to save time, avoid unnecessary stress, and move in or rent out their apartment as quickly as possible, we offer residences with high-quality, turnkey designer finishes **ready for living.**





BASE FINISHES

Select apartments and residences are offered with a **pre-finishing** or “**white box**” option. This option is ideal for buyers who wish to save time while still having the opportunity to create their own personalized design.

The space is ready for your vision. These residences simply require furnishings, lighting, and décor to create a truly personalized home.

If you would like to entrust your vision to our company, we can develop an exclusive design project for your residence, providing a turnkey renovation with guaranteed quality.



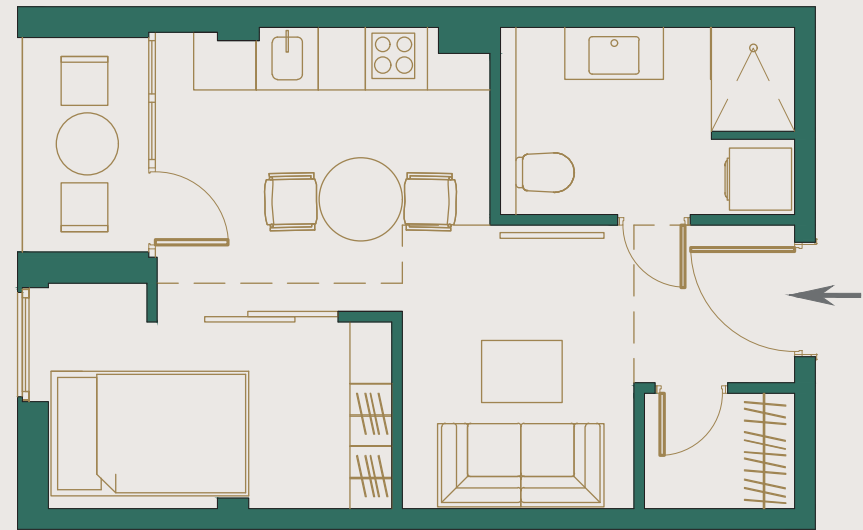


DESIGNER FINISHES

RESIDENCE FLOOR PLANS

STUDIOS
FROM 27.72 TO 32.24 SQ. M

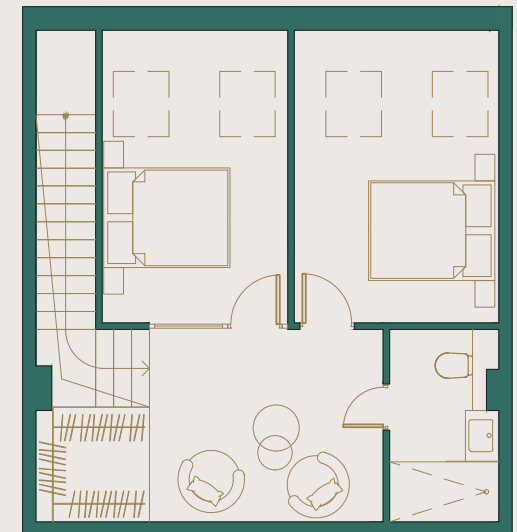
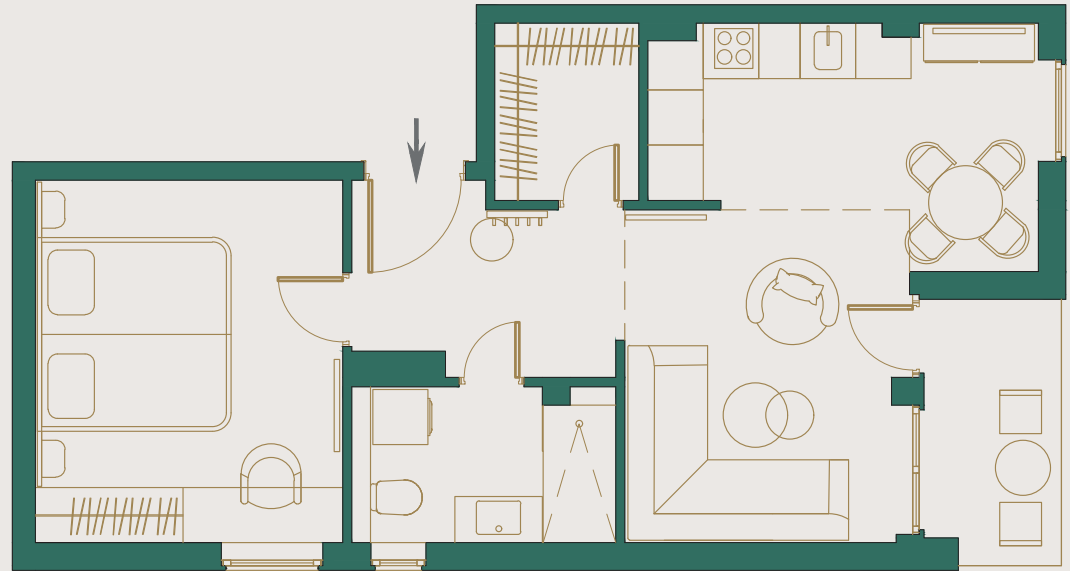
ONE-BEDROOM
APARTMENTS
FROM 43 TO 53 SQ. M



RESIDENCE FLOOR PLANS

TWO-BEDROOM
APARTMENTS
FROM 78 SQ. M

TWO LEVEL APARTMENTS
FROM 43.4 TO 121.5 SQ. M





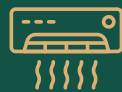
TECHNICAL SPECIFICATIONS

The Edelweiss Club Residence is built using modern technologies that ensure high energy efficiency. This approach guarantees not only quality but also the building's longevity. The project is based on the principles of “green building” standards. We have carefully selected an environmentally sound location for construction. Only high-quality materials are used. Particular attention is paid to minimizing energy consumption.



Vertical Lift

A passenger-freight elevator with a lifting capacity of up to 630 kg provides access to all floors, including the parking garage.



Climate Control

An individual heating system based on an energy-efficient electric heater provides hot water and heating to each residence.



Ventilation

Separate exhaust ventilation is provided for connecting duct fans for bathrooms and kitchen extractors.



Water Supply

The building is equipped with a water treatment system (removing impurities from the water).



Plumbing

Sanitary fixtures, including a shower cabin, are provided in each residence from leading European manufacturers.



Lighting

Main and emergency lighting in common areas ensures comfortable and safe access; lighting is also provided in bathrooms and loggias of each residence.



Comfort

The parking garage is equipped with charging stations for electric vehicles.



Windows

Double-glazed windows with grey frames.



Security

Gas detection, automatic fire suppression, and smoke control systems are installed in the parking garage, as well as a fire alarm system throughout the building.



Connectivity

An intercom system provides convenient access for visitors and guests. Cable internet with Wi-Fi access points is available in each residence.



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DESIGNER FINISHES



ADVANTAGES OF PURCHASING PROPERTY IN MONTENEGRO

- High investment potential, a sound investment in a steadily growing market.
- Eligibility for residency in a European country and candidate for EU membership.
- Additional income from property rentals. Visa-free travel and simplified residency procedures.
- Favorable climate and environment. Natural beauty.
- Year-round opportunities for tourism and outdoor activities.
- Proximity to all major European centers.

