



Tivat
Hotel
& RESIDENCES

Your home.
Your oasis.
Your moments.



De Novo

Tivat Hotel & Residences marks the beginning of a new chapter for the former 1970's Tivat Hotel – honouring the original site heritage, this symbolic hotel complex, named after the town itself, is stationed on the same plot in the heart of Seljanovo, just a stone's throw away from the coastline and bustling Adriatic Highway.

The development is an approved project under the Montenegrin Citizenship by Investment programme, providing a unique investment opportunity on the Montenegro's charming coast.





Tivat Hotel & Residences

Re-creating 'the old new', Tivat Hotel & Residences reform the site of the original Hotel Tivat, with a contemporary twist on an old and familiar setting. Reviving local nostalgia, the complex comprises a luxury five-star hotel and branded residences, alongside two connecting buildings with investment property for sale.

The complex is encircled by landscaped gardens, a luscious park as an extension of the existing local greenery, and a children's playground, while rooftop pools and bars offer panoramic views of the Tivat Riviera.

A short walk to the Tivat beach front, guests and residents can take advantage of this year-round destination, cradled in the local hub of Tivat's friendly Seljanovo serving as an ideal setting for relocation or second homes. With full concierge and 24-hour security, unlike traditional independent private investments, buyers can buy without burden and indulge in their newfound coastal sanctuary.



Setting

Based near the waterfront of Tivat's Seljanovo, the complex is strategically positioned in the hub of the Montenegrin coastline, serviced by three international airports, Tivat, Dubrovnik (CRO) and Podgorica, and easily accessed via the Adriatic Highway.

Encircled by nearby parks and greenery, the development forms a natural extension of the local area, merging seamlessly with the town's smaller settlements and newest communities, with Donja Lastva to the north and Porto Montenegro to the south.

Citizenship by Investment Programme

As a qualifying development for Montenegro's Citizenship by Investment Programme, Tivat Hotel & Residences combines branded residences and luxury serviced apartments with citizenship benefits for buyers seeking an invaluable real estate investment.

The programme will offer passports to eligible investors upon a qualifying real estate purchase of €450,000 and government fund contribution of €200,000, alongside administrative fees.

€450,000 real estate investment
€200,000 development fund contribution
Due diligence and administrative fees

In exchange, buyers are rewarded with the 34th ranked passport for global mobility and visa-free travel to 123 countries, including the Schengen area.

With no relocation or language requirements and an average processing time of 3 months, the programme provides ultimate inclusion into a stable community with a wealth of natural and cultural treasures.







The Hotel

Paying homage to the original Hotel Tivat, this new and improved, luxury five-star hotel with an underground access link, making 'the hotel home' a way of life.

With a grand total of 33 branded residences, the two residential blocks are serviced by joint amenities, a rooftop pool and bar, restaurant, health spa and fitness facilities. With centralised Hotel and Rental Management schemes in place, owners can leave their property in capable hands when not in use.

Open all year round, the complex comes complete with an on-site cafeteria, children's playground and landscaped park, catering for all seasons, while beaches are the summer highlight.





Branded Residences

PRIVATE HOMES CURATED AND
MAINTAINED BY DEVELOPER

ALL BRANDED RESIDENCES ARE PART
OF THE CITIZENSHIP BY INVESTMENT
PROGRAMME

A TOTAL OF 33 BRANDED
RESIDENCES FOR SALE

STUDIO, ONE- AND TWO-BEDROOM
APARTMENTS AVAILABLE

PARK, SEA AND MOUNTAIN VIEWS

READY-TO-MOVE IN PROPERTIES WITH
FURNITURE PACKAGE OPTIONS

URBAN DESIGN WITH MEDITERRANEAN
UNDERTONES

SECURE UNDERGROUND PARKING

CONCIERGE AND 24-HOUR SECURITY



Amenities

ROOFTOP INFINITY POOL DECK

GATSBY STYLE ROOFTOP BAR AND
TERRACE

LOBBY BAR AND SIGNATURE HOTEL
RESTAURANT

HEALTH SPA AND FITNESS FACILITIES

ONSITE BEAUTY SALON AND SHOP

COMMUNAL CAFETERIA AND PARK

CHILDREN'S PLAYGROUND

SECURE UNDERGROUND PARKING AND
OUTDOOR PARKING





Interior design

Combining elements of traditional Montenegrin stone, rock and other natural textures, the interiors at Tivat Hotel & Residences mirror the local landscape, creating harmony between the pure and simple, with a luxury, Bohemian finish.

With hued lighting, bronzed glass, white oak, brass features, marble finishes and greenery, the design merges natural and contemporary with warming tones to mimic the Mediterranean sunset.





Parkside Apartments

Incorporated as part of the new neighbourhood these serviced luxury residences offer buyers property for sale, with access to the complex park, playground and cafeteria, as well the short 5 minute walk to the beach.

A TOTAL OF 44 SERVICED APARTMENTS FOR SALE

ALL APARTMENTS ARE PART OF THE CITIZENSHIP BY INVESTMENT PROGRAMME

1-, 2- AND 3-BEDROOM CONFIGURATIONS

PREMIUM INTERIOR FINISHES WITH CLIMATE CONTROL

FURNITURE PACKAGES AVAILABLE

RESIDENTS-ONLY ROOFTOP POOL

EXCEPTIONAL VIEWS OF CITY, PARK AND WATERFRONT

ACCESS TO COMMUNAL COMPLEX AMENITIES

DEDICATED PARKING





Tivat Lifestyle

As the country's principal investment and recreational coastal hub, Tivat is the perfect year-round destination for cultural, sporting and avantgarde coastal lifestyles – catering to fond families and friends, freelancers, entrepreneurs, grounded folk and freestylers alike.

With hot, Mediterranean summers and mild, sunny winters, Tivat residents enjoy just over 280 sunny days per year, leaving much time to explore the local environment, sea, mountains, historical towns and cultural heritage even off-season. Just a short drive away from the ski regions, the small coastal town is a prime base for exploring Montenegro's wild beauty, in the aftermath of the summer hustle.

Located in the UNESCO-protected Boka Bay, often referred to as Europe's southernmost fjord, Tivat is home to an outstanding natural environment, offering panoramic sea and mountain views, exceptional beauty and local charm.

The town's cosmopolitan spirit and riviera chic is buttressed by nearby Porto Montenegro, the country's leading luxury residential marina village, an open community offering a plethora of lifestyle amenities to Tivat's newcomers.



Residence Reservation

Buyers may secure a residence upon signing a Reservation Agreement and providing a nonrefundable Reservation Deposit.

Upon receipt of the deposit, the residence will be marked reserved in the buyer's name and the buyer will be sent a Sales and Purchase Agreement.

Sales and Purchase Agreement

Signature of the Sales and Purchase Agreement should be made at the notary's office in Tivat, Montenegro, in person or via Power of Attorney.

On signature of the Sales and Purchase Agreement the Reservation Deposit will be contributed to the first of the stage payments.

STAGE 1 PAYMENT

Reservation Deposit on signature of Reservation Agreement

STAGE 2 PAYMENT

25% (including VAT) on signature of Sales and Purchase Agreement. Reservation Deposit is deducted from this amount

STAGE 3 PAYMENT

25% (including VAT) on completion of core and shell

STAGE 4 PAYMENT

25% (including VAT) on completion of watertight building

STAGE 5 PAYMENT

25% (including VAT) on building completion



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