



KOLAŠIN
VALLEYS
MONTENEGRO

1600 & 1450
**KOLAŠIN
PROJECTS**





Beauty in the heart of the Mediterranean

Often referred to as “The Pearl of the Mediterranean”, Montenegro is traditionally well recognized for the stunning beauty of its coast.

It is very hard to remain unimpressed by the unflawed beauty of the shore spreading between the Europe’s southernmost fjord the Boka Bay and one of the longest European beaches in Ulcinj.

However, not much is known about the intact and adventurous north of the country.



KOLAŠIN

The city of Kolasin has a rich history dating from 17th century, when it used to be a fortress-town on the crossroads and scene of many legendary battles.

Today, Kolasin is one of the **fastest growing cities** and a metropolis of ski tourism in Montenegro.

The highway from the capital city to Kolasin has been opened in 2022 and has brought Kolasin to a **30 minute ride** from the main Montenegrin airport.

The whole region of Bjelasica and Komovi mountain range surrounding the city of Kolasin is subject to a strategic development of ski tourism, with planned **combined ski trail length of over 250km** once the whole masterplan is executed.



ACTIVITIES

WINTER

SKIING / SNOWBOARDING
WINTER RAFTING
NORDIC SKIING
SNOWSHOE HIKING
SNOWMOBILE RIDES

SUMMER

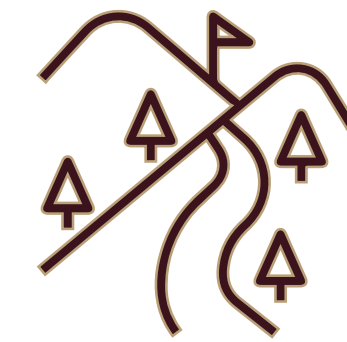
HIKING
MOUNTAIN CLIMBING
WHITE WATER RAFTING
FISHING / FLY FISHING
HORSE RIDING
QUAD SAFARI
EXPLORING RIVER CANYONS & NATURAL CAVES



CONNECTIONS



CITY CENTER 12km



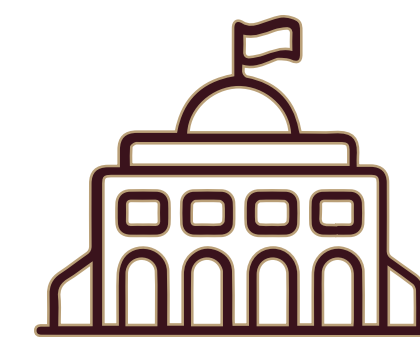
SKI SLOPE 0km



NATIONAL PARK 30km



AIRPORT 73km



CAPITAL CITY 60km



BJELASICA & KOMOVI MASTERPLAN



Government made strategic investments in traditionally under-developed north of the country

Canadian company Ecosign has been engaged to develop a masterplan for the whole zone of Bjelasica and Komovi mountains which covers 5 different Municipalities

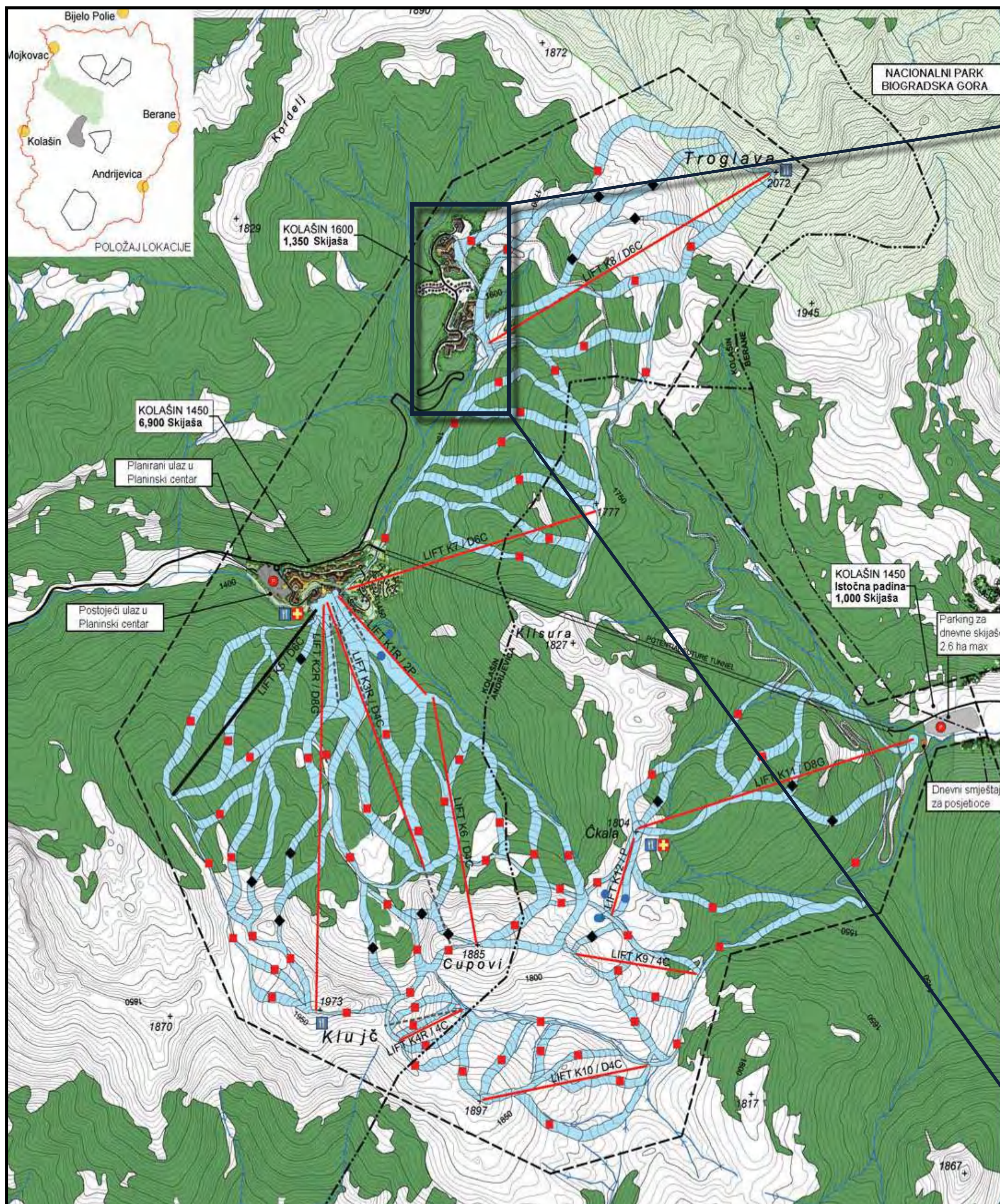
First phase of Bjelasica and Komovi masterplan coming to execution are the resorts Kolasin 1450 and Kolasin 1600

Current ski length **42 km**

Planned length of ski trails **126 km**



KOLAŠIN 1600





K1600

SKI RESORT

Montenegro's highest resort, located in the northern part of Bjelasica mountain range, accross the surface of 27ha.

The resort's name originates from the height of the base station, situated at 1600 m above sea level.

The resort will consist of two different settlement zones with high class hotels and apartments and a zone of private exclusive chalets in between

All the units within the hotel settlement will be serviced and operated by the hotel management, offering a wide spectrum of amenities and year-round activities.

The resort provides a unique and premium offer of ski slope properties, providing an exquisite experience and convenience of access to future guests and owners

10 buildings of hotel accommodation and 28 chalets

Planned capacities of over 1000 units and a GBA of 74,983 m² makes K16 the biggest Montenegrin ski resort

KOLAŠIN 1600



VILLAS: 28
HOTELS: 10



SWISSÔTEL RESORT KOLAŠIN *HOTEL S*

116 UNITS
ALL DAY DINING RESTAURANT
A LA CARTE RESTAURANT
SKI ROOM

5 Units Available for Sale

Prices from **250 000€** (35.87m²)
to **365 000€** (57.85m²)

OPENING
JANUARY 2024.



building Q

SWISSÔTEL RESORT KOLAŠIN *HOTEL Q*

85 UNITS
RESTAURANT
RETAIL

48 RESERVATIONS / SOLD
37 AVAILABLE

Prices from **137 000€** (27.50m²)
to **396 266€** (65.35m²)

OPENING
JULY 2024.



Swissôtel Resort Kolašin Exterior





Swissotel Resort Kolašin Apartments Interior



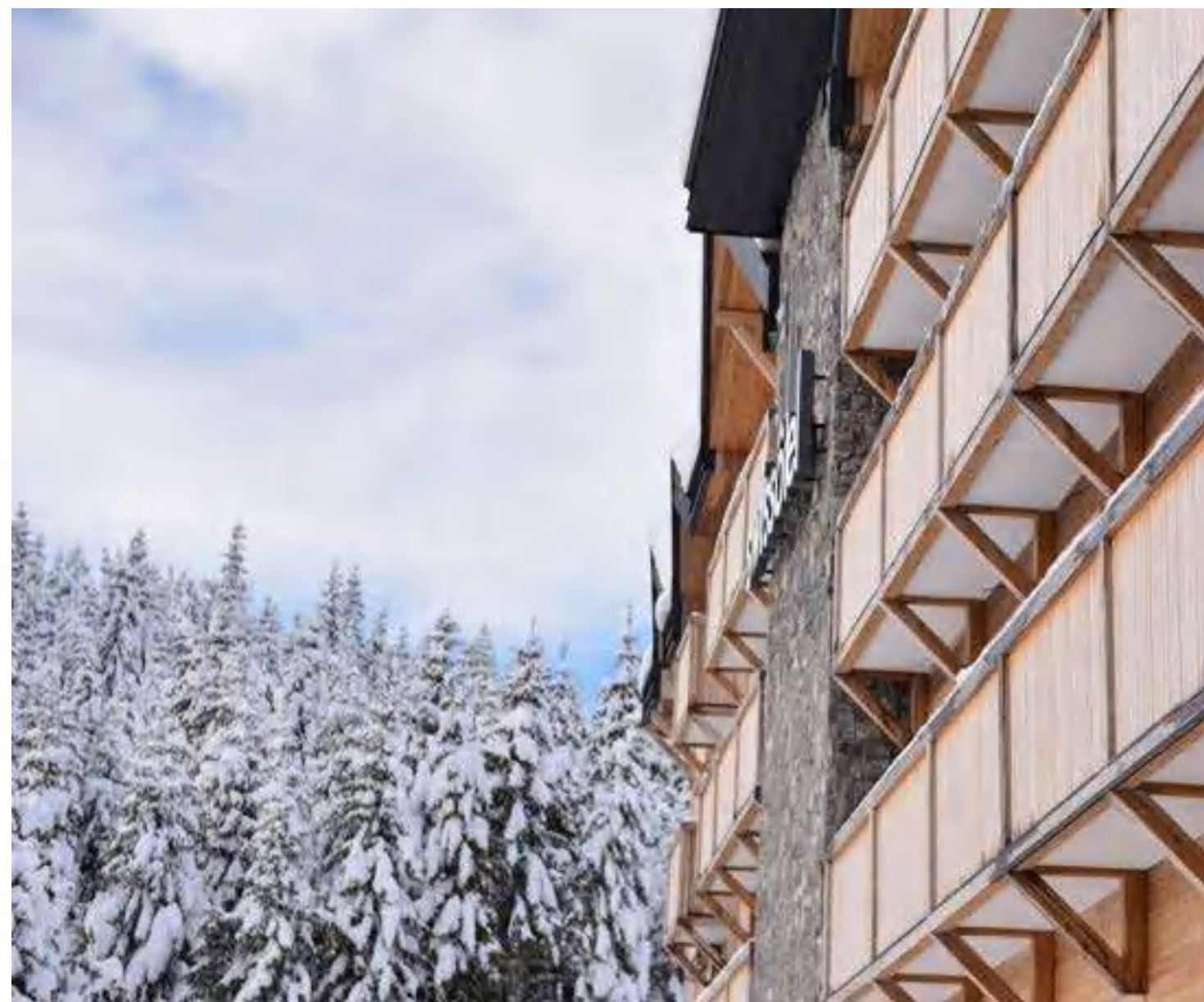


Swissôtel Resort Kolašin Common areas Interior



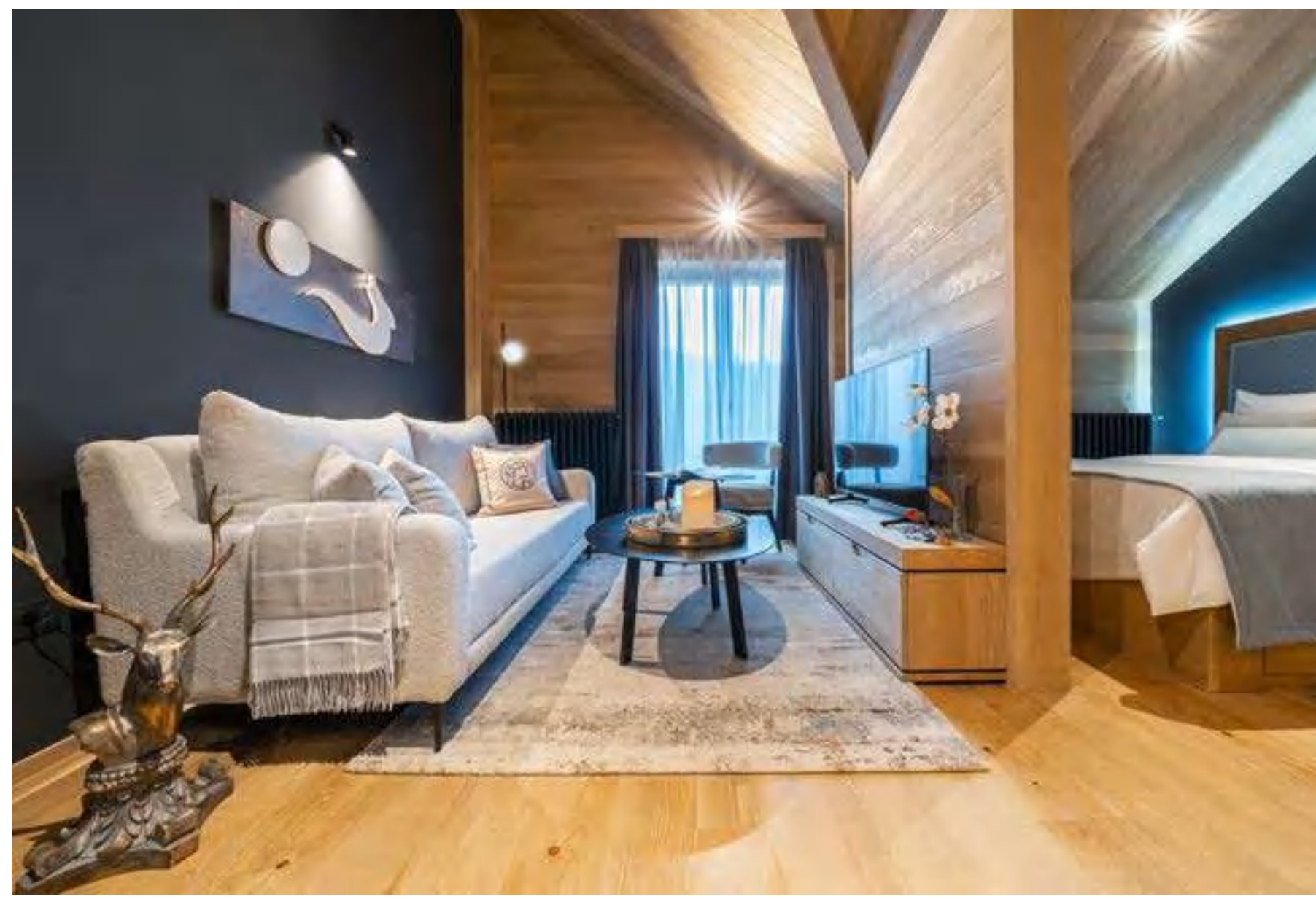


Swissôtel Resort Kolašin Construction





Swissôtel Resort Kolašin Interior works type I





Swissôtel Resort Kolašin Interior works type II





THYME RESIDENCES *HOTEL R*

98 UNITS
LOBBY BAR & RESTAURANT
RETAILS
EXCLUSIVE SPA

Sales Launched in December

89 Units Available

Prices from **124 020€** (27.56m²)
to **377 940€** (62.99m²)

OPENING
DECEMBER 2025.





Thyme Residences Exterior



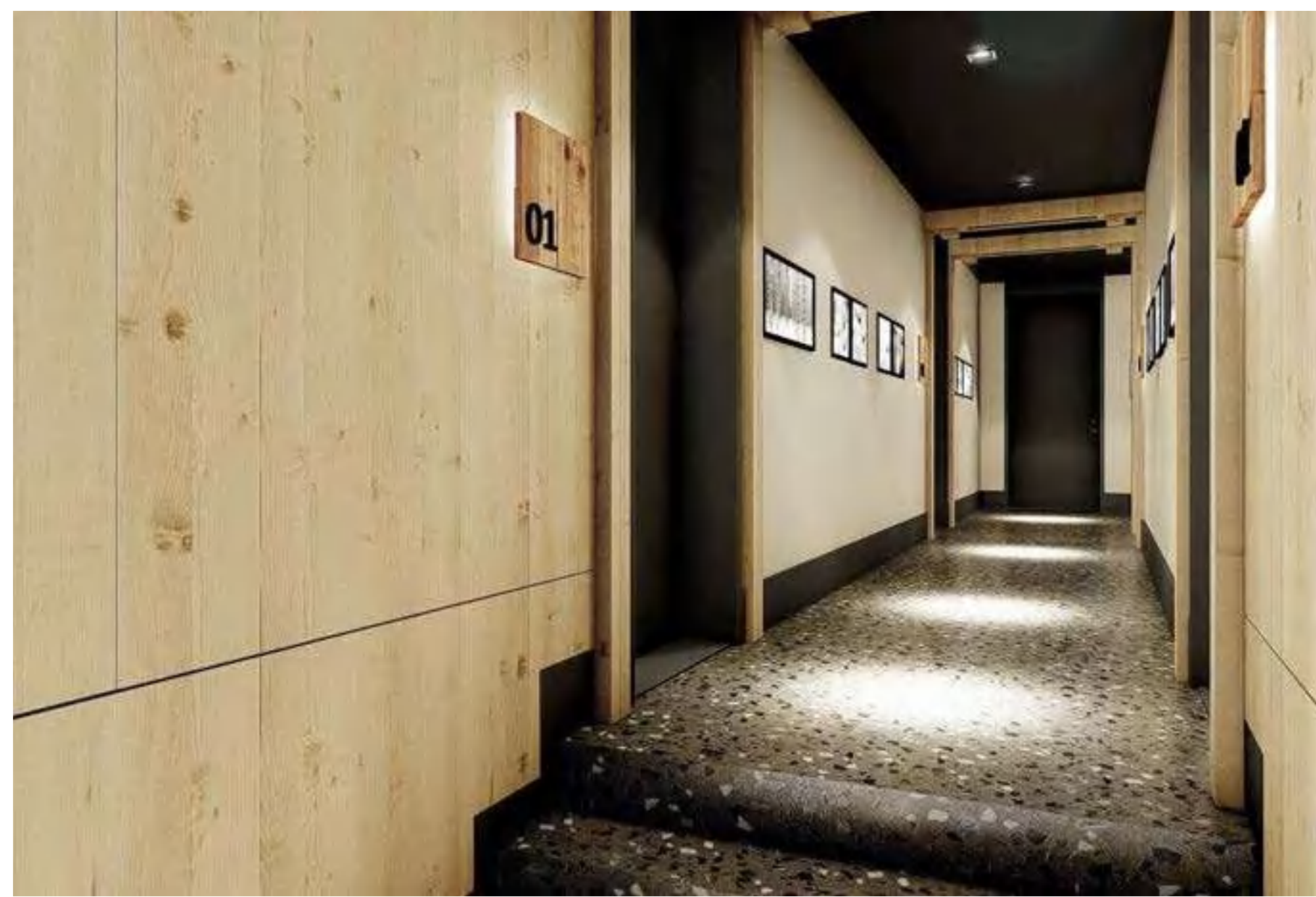


Thyme Residences Apartments Interior





Thyme Residences Common Areas Interior





Studio apartment

ROOM	m ²
LIVING ROOM	23.81
BATHROOM	3.75

One bedroom apartment

ROOM	m ²
LIVING ROOM	19.48
BEDROOM	10.11
BATHROOM	4.31
TERRACE	0.89





LOCATION OF THYME RESIDENCES



LOCATION OF THYME RESIDENCES

THYME RESIDENCES

Progress Update

More than 50 workers on the construction site making significant progress on the Hotel development, ahead of the projected timeline.

Ground floor slab will be finalized until **1st December 2022**, before the first snow.

Opening scheduled for **Winter** season **2025**.



KOLAŠIN 1600
NEW PROJECTS



HOTELS

N, O & P

160 UNITS
SHOPPING CENTER
RESTAURANTS
SKI ROOM
SPA & FITNESS

OPENING
WINTER 2026.



CHALETS 1600

28 CHALETS

PHASE I
10 CHALETS

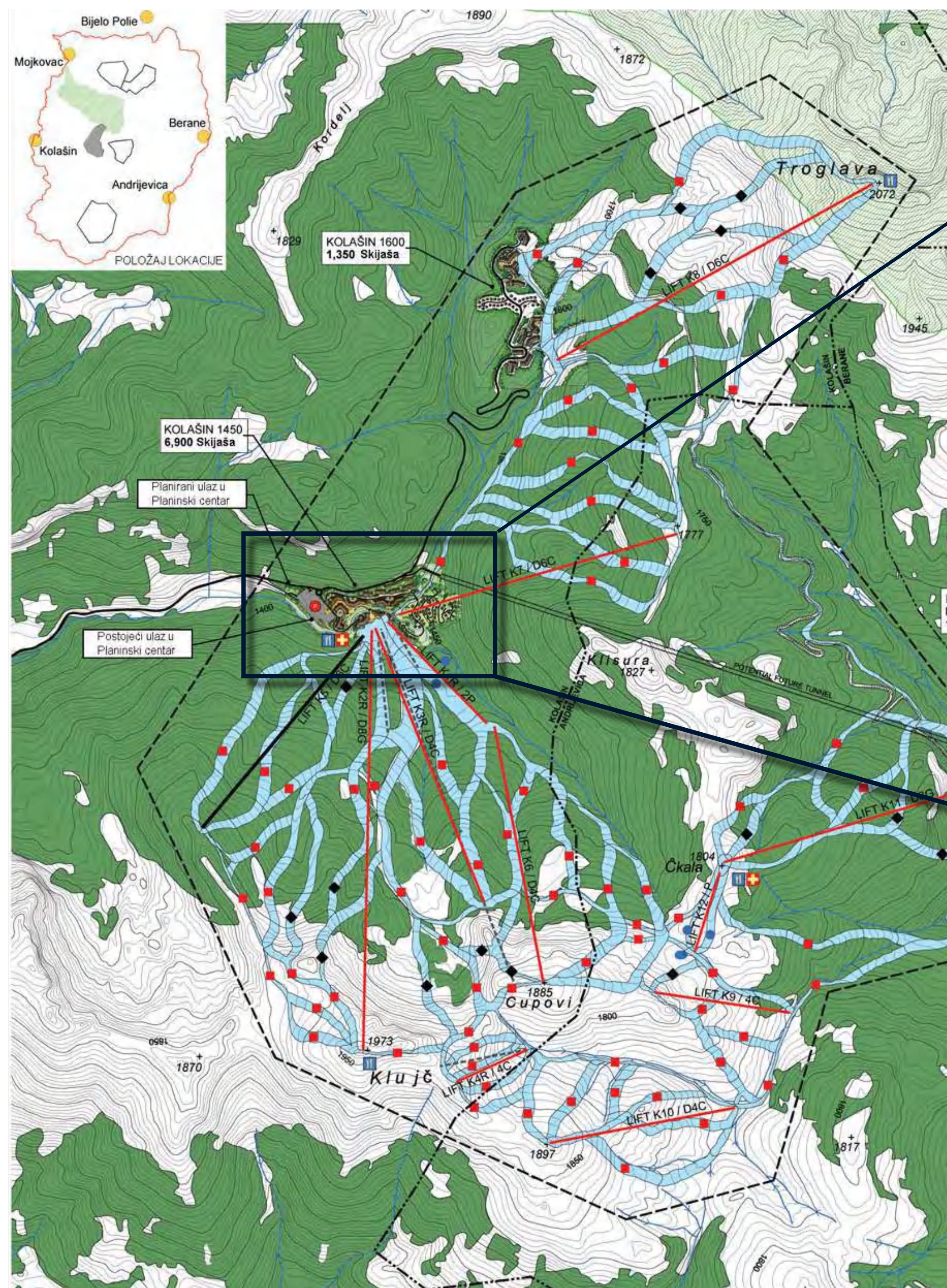
OPENINGS
2024 - 2030



KOLAŠIN 1600 CHALETs - PHASE I



KOLAŠIN 1450



KOLAŠIN 1450



HOTELS: 9
CHALETs: 45



GRAND CHALET HOTEL KOLAŠIN

HOTELS D & E

116 UNITS
RESTAURANT
RETAILS
SKI ROOM

7 Units Available for Sale

Prices from **250 000€** (34.97m²)
to **360 000€** (60.56m²)

OPENING
JANUARY 2024.



Hotel Grand Chalet Construction





Hotel Grand Chalet Restaurant





HOTEL KILIMANJARO *HOTEL B*

77 UNITS
RESTAURANT
RETAILS
SKI ROOM
SPA

33 Units Available for Sale

Prices from **250 000€** (36.84m²)
- **360 000€** (76.61m²)

OPENING
DECEMBER 2025.





Hotel Kilimanjaro Exterior



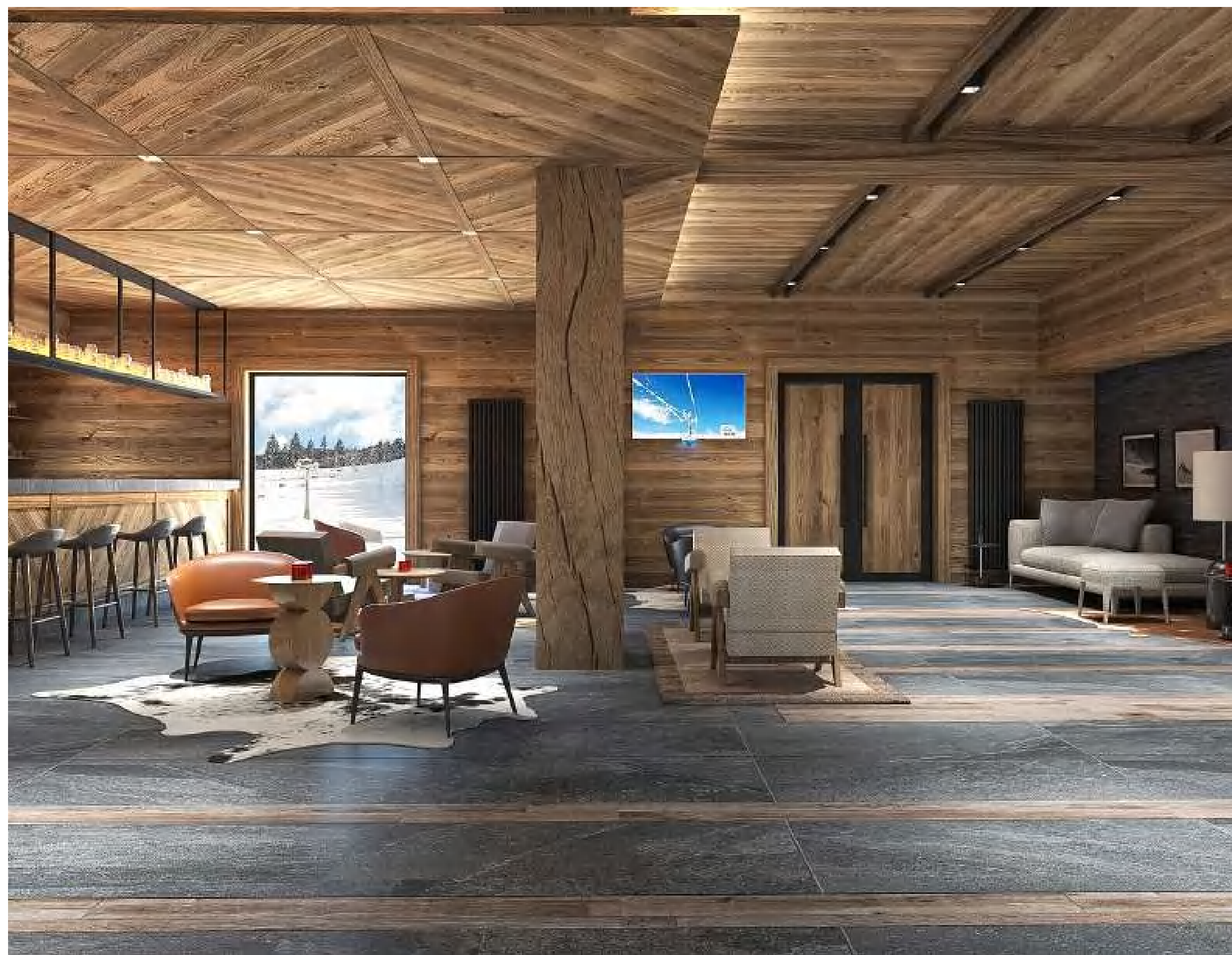
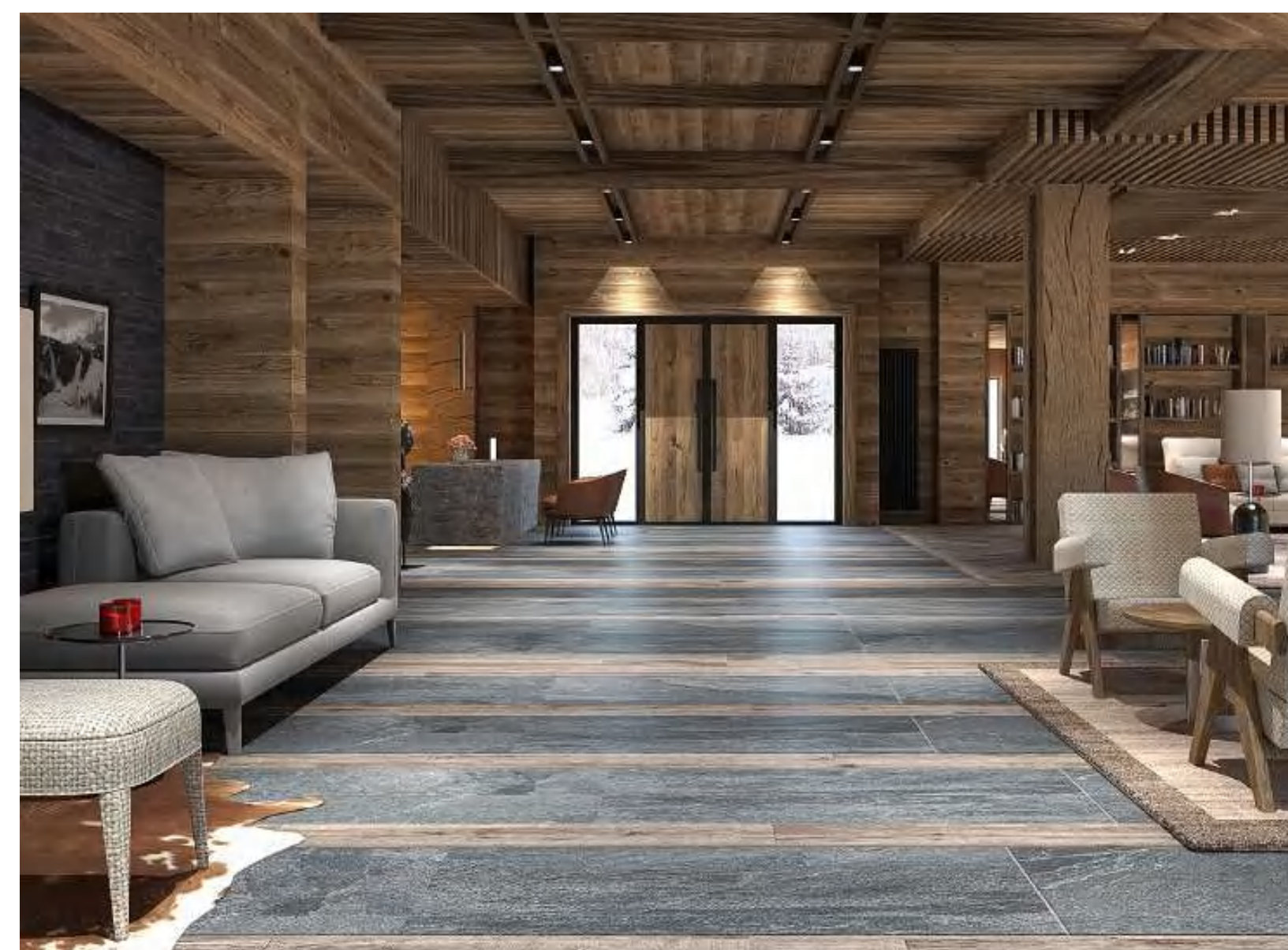


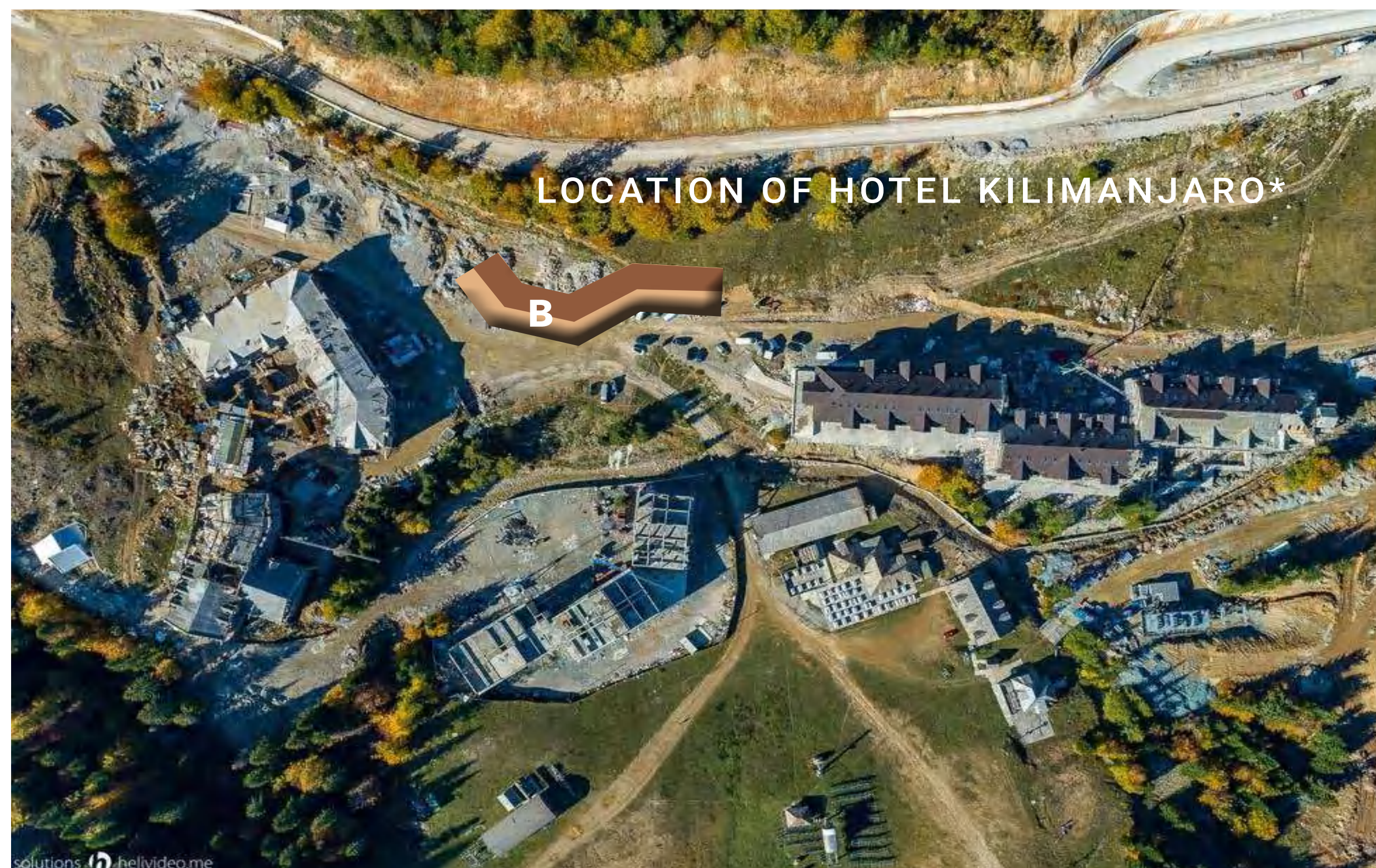
Hotel Kilimanjaro Apartments Interior





Hotel Kilimanjaro Common Areas Interior





HOTEL KILIMANJARO

Progress Update

More than 50 workers on the construction site making significant progress on the Hotel development, ahead of the projected timeline.

Ground floor slab was finalized before 1st December 2022, before the first snow.

Opening scheduled for Winter season 2025.



HOTEL KILIMANJARO



ONE BEDROOM TYPE 1

No.	Room	M²
1	Living room	31,27
2	Bathroom	4,87
3	Bedroom	10,83
4	Terrace	1,73
Total		48,70

TWO BEDROOM TYPE 1

No.	Room	M²
1	Living room	25,34
2	Bathroom	3,95
3	Bedroom	10,61
4	Bathroom 2	4,52
5	Bedroom 2	9,51
6	Terrace 2	4,18
7	Terrace 2	1,73
Total		59,83



ONE BEDROOM TYPE 2

No.	Room	M²
1	Living room	28,31
2	Bathroom	4,69
3	Bedroom	16,23
4	Terrace	3,88
Total		53,11

TWO BEDROOM TYPE 2

No.	Room	M²
1	Living room	30,05
2	Bathroom	4,66
3	Bedroom	16,10
4	Bathroom 2	5,75
5	Bedroom 2	14,44
6	Terrace 2	3,89
7	Terrace 2	1,73
Total		74,89





KOLAŠIN¹⁴⁵⁰
NEW PROJECTS



HOTEL C

66 UNITS
RESTAURANT
RETAILS
SKI ROOM
SPA & FITNESS

OPENING
2026.





CHALETS 1450

45 CHALETS

GROUP 1: 4 CHALETS
GROUP 2: 10 CHALETS

OPENING
2023 - 2028.



KOLAŠIN 1450 - CHALETs





It's about discovering new balance