



Smart Eco Property developed by
“Rentals Montenegro” & “Mini Condos”

My Tiny House

Eco-Tiny House Resort in Kavač

We are property developer present in Montenegro since 2008, first to introduce the concept of tiny-living in Montenegro back in 2016.

Following the most recent lifestyle trends, we are thrilled to announce our our new project “My Tiny House”. A concept of sustainable individual housing, in line with the tiny-living movement, with each house having its own private piece of land with permaculture gardens, nestled in the beautiful Mediterranean nature of Montenegro.



Concept

The resort of modern small Eco-Tiny Houses will be located on the hills above Tivat, wrapped into the lush greenery of the olive grove and centennial pine trees with mountain views.

Your Tiny House comes with its own permaculture garden to produce organic veggies and herbs. Thanks to the mediterranean climate you can enjoy a harvest almost all year round. We also offer free training at the permaculture education center in the nearby Bay of Kotor so you can learn how to properly maintain your garden.



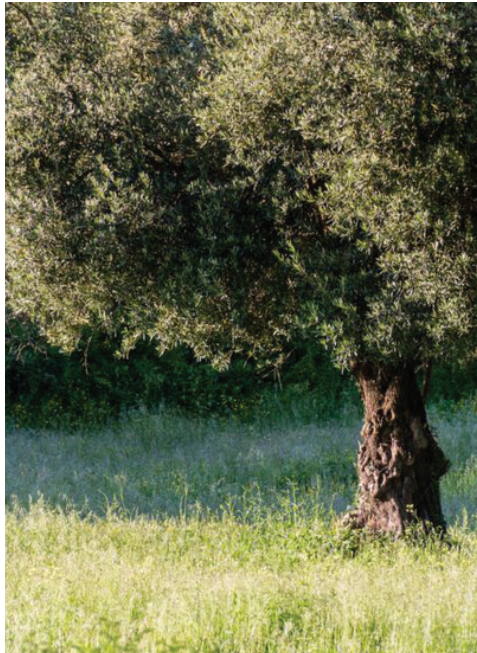
Some of the Advantages

For the price of an apartment in a crowded city you can have your own house with your own piece of land, in Montenegro, the land of majestic mountains and emerald waters of the Adriatic.

To experience a more self-sustainable way of life, we include for each house a ready-to-use permaculture garden, with two harvests of vegetables per year thanks to the local climate.

The Tiny Houses are set in an extremely healthy environment between the sea and the mountains where the sea breeze and the mountain breeze combine to provide your lungs with pure oxygen.

Located on the foothills of Vrmac, a mountain range between Kotor bay and Tivat bay, this place provides hiking trails starting right next to the land.



The houses are nestled within an olive grove with yearly community olive harvest.

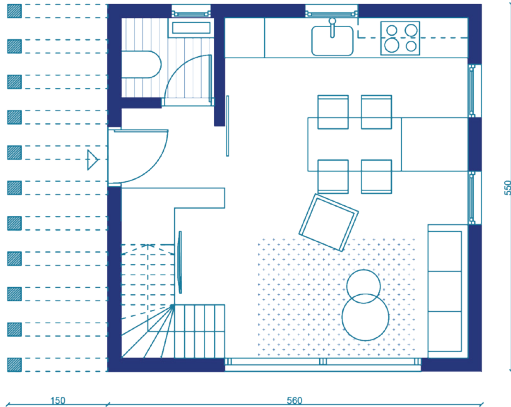
Low-energy technology of building for low-cost year-round living.

Ideal also for home-office with particularly good and reliable optical cable internet connection.

Great as an investment for long-term or short-term rentals that can be managed by our in-house letting agency "Rentals Montenegro".



Two “My Tiny House” models



Model 50

50m² Tiny House (1 or 2 bedrooms)
+ 300m² land

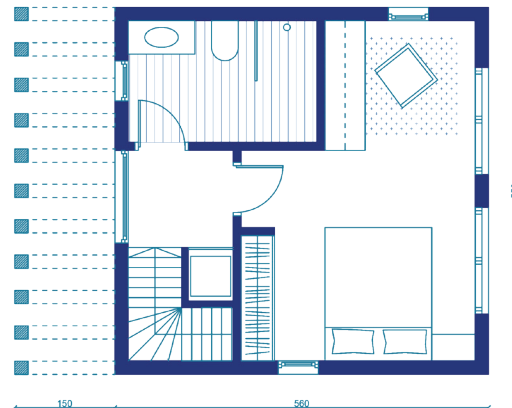
Fully urbanised and landscaped plot

1 or 2 bedrooms Tiny House 50m²

Standard Agency Price 173.250€

Agency Cash Price (-10%) 157.500€

My Tiny House is designed to high standards with good thermo insulation, double glazed large windows, and it comes with a fully equipped bathroom with floor heating, all interior finishes (floor material, walls rendering, light fixtures), air conditioning / heating system, internet connection, landscaped gardens and parking space.



Model 75

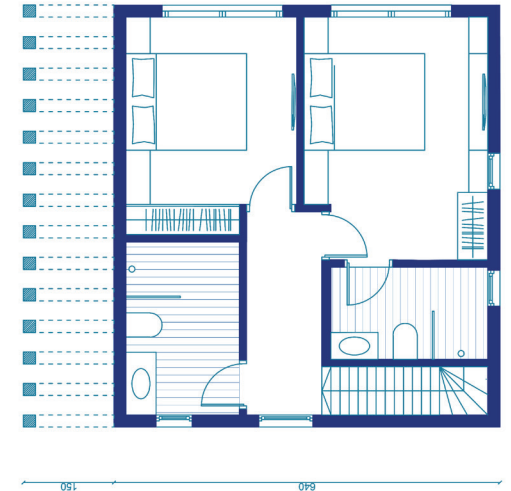
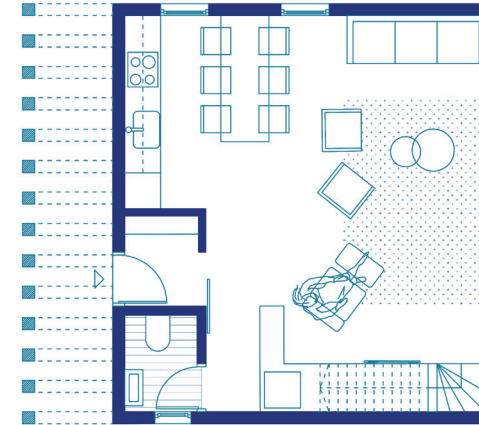
75m² Tiny House (2 or 3 bedrooms)
+ 300m² land

Fully urbanised and landscaped plot

2 or 3 bedrooms Tiny House 75m²

Standard Agency Price 197.010€

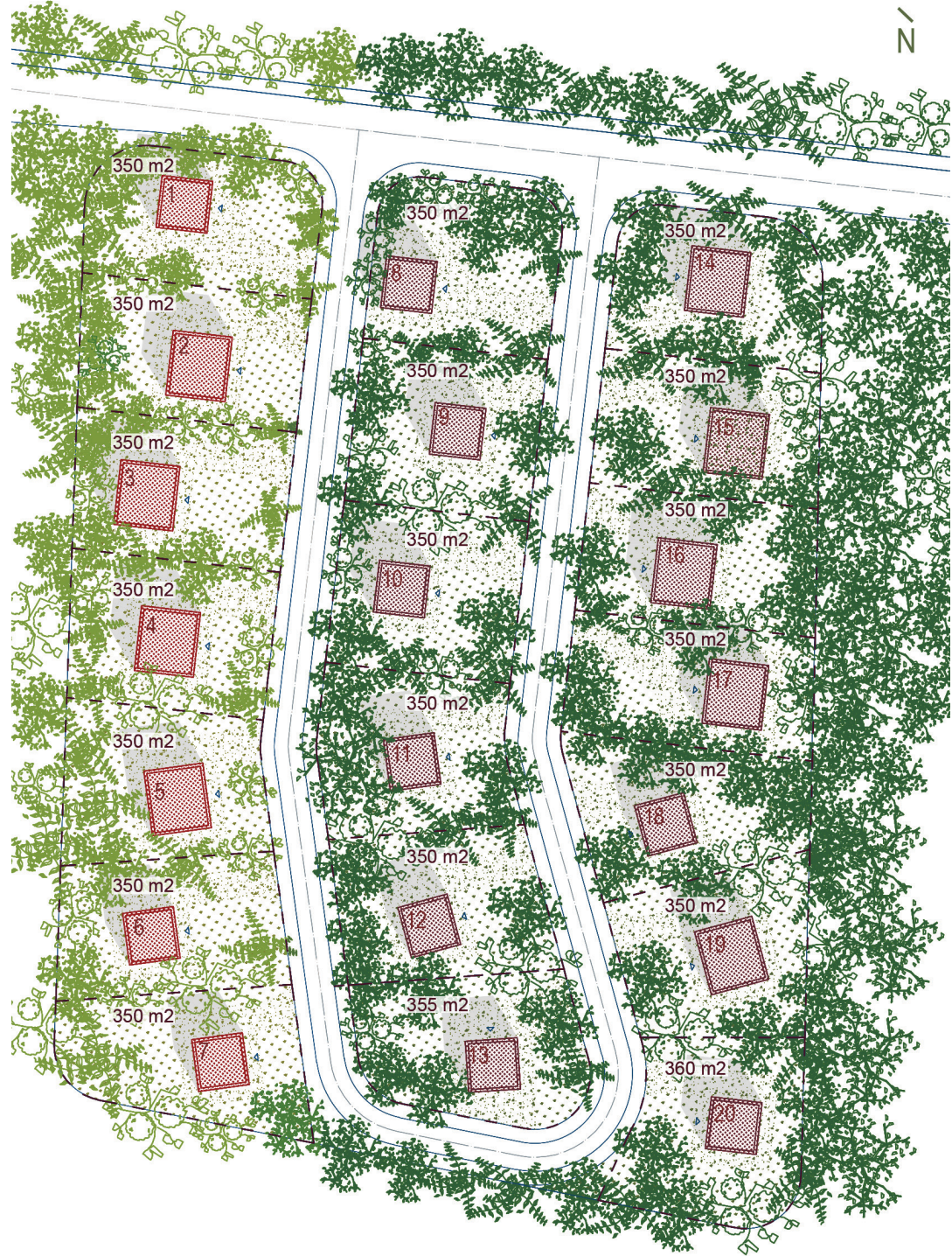
Agency Cash Price (-10%) 179.100€



We can quote for smaller and larger size of houses and parcels of land depending on your needs and options such as swimming pools, garages, etc.

* The prices options listed above are valid until 1. of August 2021. The presented numbers represent our cash payment plan prices. For further details and other payment plans, (such as up to 5 year long-term plans), contact us directly!





Kavač parcel masterplan

The “Mediterranean OliveGrove area, where the houses 1 to 7 will be located will features a mix of several decades old Olive trees, newly planted cypress trees, and Mediterranean aromatic plants, stone walls, paths and stairs. The Tiny House will blend gently in the green environment, aromatic scents and enjoy plenty of sunlight.

The “Mediterranean Pine Trees Grove area, where the houses 8 to 20 will be located will features a mix of centennial Mediterranean pine trees, newly planted cypress trees, olive trees, and Mediterranean aromatic plants, stone walls, paths and stairs. The Tiny House will blend gently in the green environment, aromatic scents and enjoy privacy and a cocooned atmosphere.



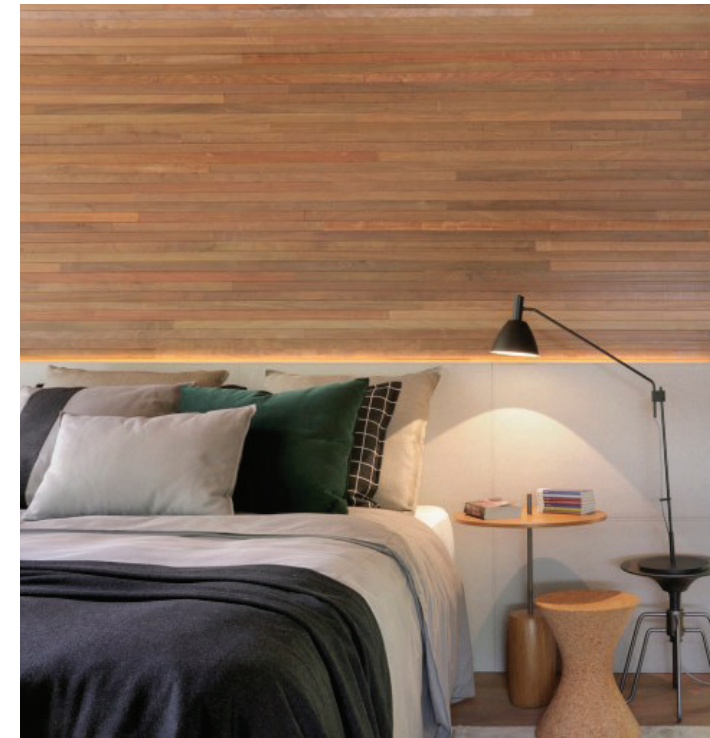


Interior inspiration

For our My Tiny House designs, we are working inside-out. The interiors of the apartments are being designed first to make sure every square meter is being used to the maximum, and the envelope of the building is designed next. The smaller the space, the more important is a good layout.

Standard specifications for all units and all payment plans include superior floor and wall coverings, LED lights, built in and decorative/ accent lights in the living area.

The bathroom materials and fittings include superior quality ceramic wash basin and suspended toilet, Italian shower with chrome finish shower head and hand-shower set, security glass shower screen, superior quality ceramic floors with natural wood or stone effect, chrome finish taps & accessories (Towel racks, hooks, etc). The style delivered is a contemporary chalet interior design and we can also deliver the houses with a tailor-made interior design.



Location - Living in Montenegro

For the person looking to live, or to invest, in a stress-free and healthy environment, with the possibility of operating a business with low taxation, in one of the most beautiful landscape of the world, Montenegro is ticking most of the boxes.

Low density and high safety

Montenegro has a very low population density, with only 47 inhabitants per km² (or 121 people per mi²) making it a very pleasant and stress-free place to live.¹

Exceptionally low crime level in the country and a feeling of safety and security remarkably high among the population.

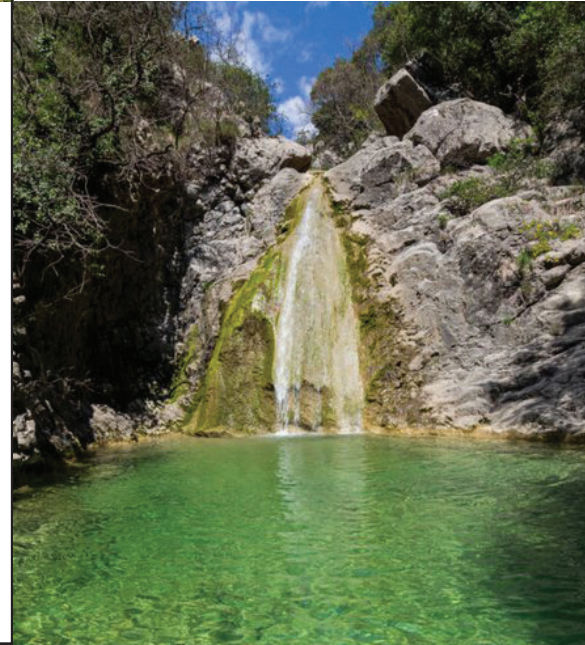
Low costs of living

The cost of living² in Montenegro (food and rent) is 65% lower than in London, 64% than Chicago, 62% than in Paris, 58% lower than in Toronto, 47% than Vienna.

The low taxation system is very advantageous for local companies, and there is an equal treatment of foreign and domestic investors.

¹ (source <https://www.worldometers.info/world-population/montenegro-population/>)

² (<https://www.numbeo.com/>)



Weather, natural sites, sports activities

270 days of sunshine per year on average

Hundreds of beautiful natural sites to travel to all year round, on the coast and in the mountain, including 4 UNESCO protected sites.

Numerous sports activities to practice all year round: sailing, rowing, skiing, snowboarding, hiking, paragliding, kitesurfing, fishing, horse-riding, golf, biking, running, etc.



Healthy living for a better health

Good and organic food supply. Montenegro produces a lot of organic food locally thanks to its fertile land and favourable climate.

There are hundreds of water springs throughout the country, where one can go and fill up bottles to enjoy the benefit of pure water.

Great air quality, no air pollution.

Kavač is a quiet residential area between Kotor & Tivat, overlooking the Bay of Kotor, UNESCO site.

Less than 10min drive to all shops, facilities, marinas, restaurants, Tivat international airport.

Clost to Kotor old town (5km), Tivat and Porto Montenegro (6km), Kalardovo Blue Flag Beach (5km), Plavi Horizonti Adriatic Beach (11km), Budva (20km), Dubrovnik Airport (53km).

120m above sea level allowing magnificent sea and mountain views.

Hiking trails starting right next to the land.

Our Tiny Houses are in high demand, and the offer is very limited. Register your interest with us on <http://minicondos.me/index.php/contact>

