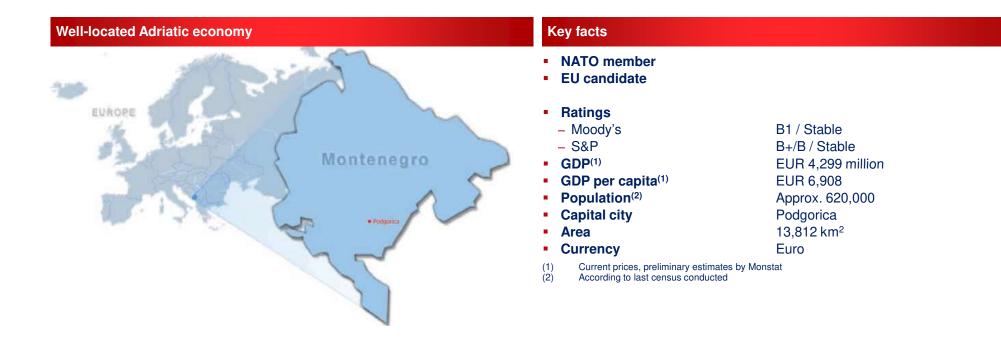




# **Montenegro Snapshot – In the heart of EUROPE!**

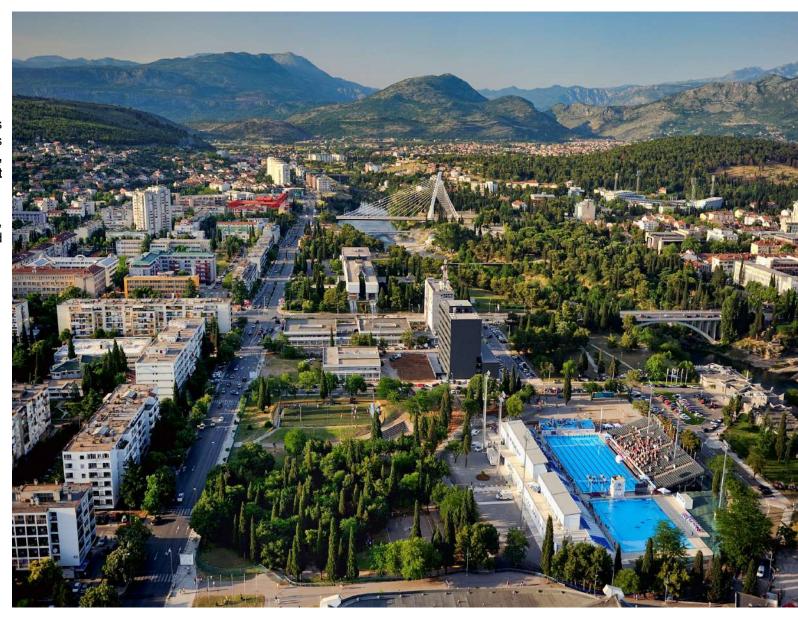


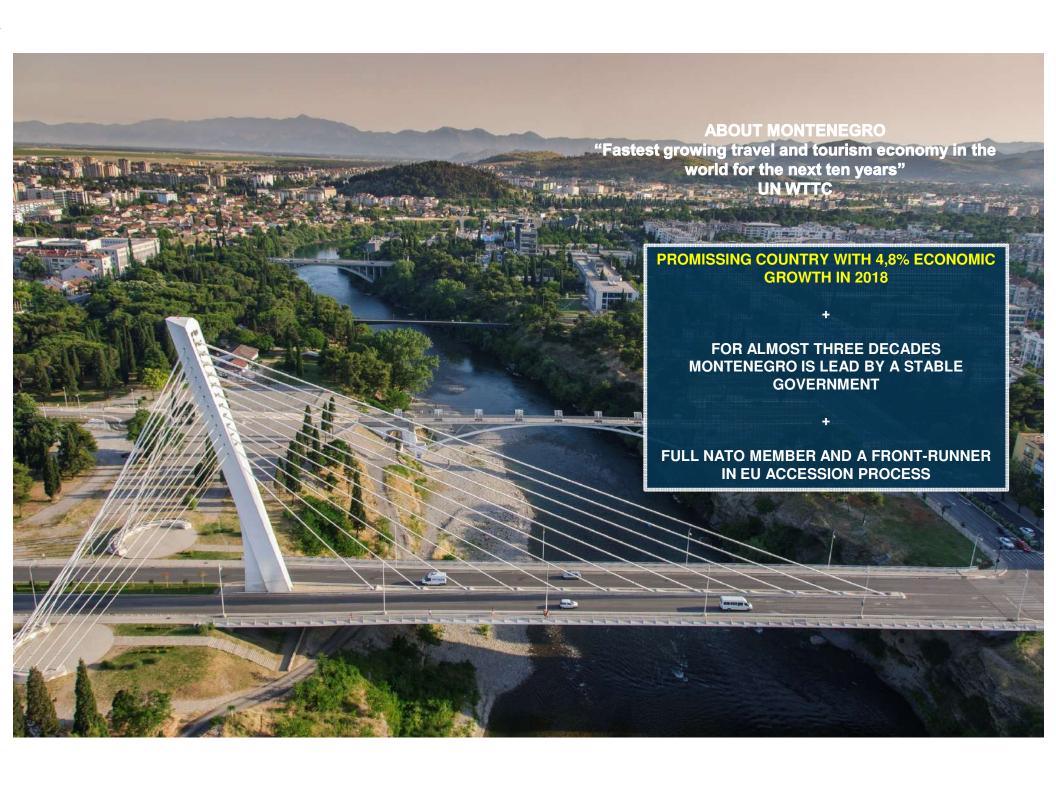


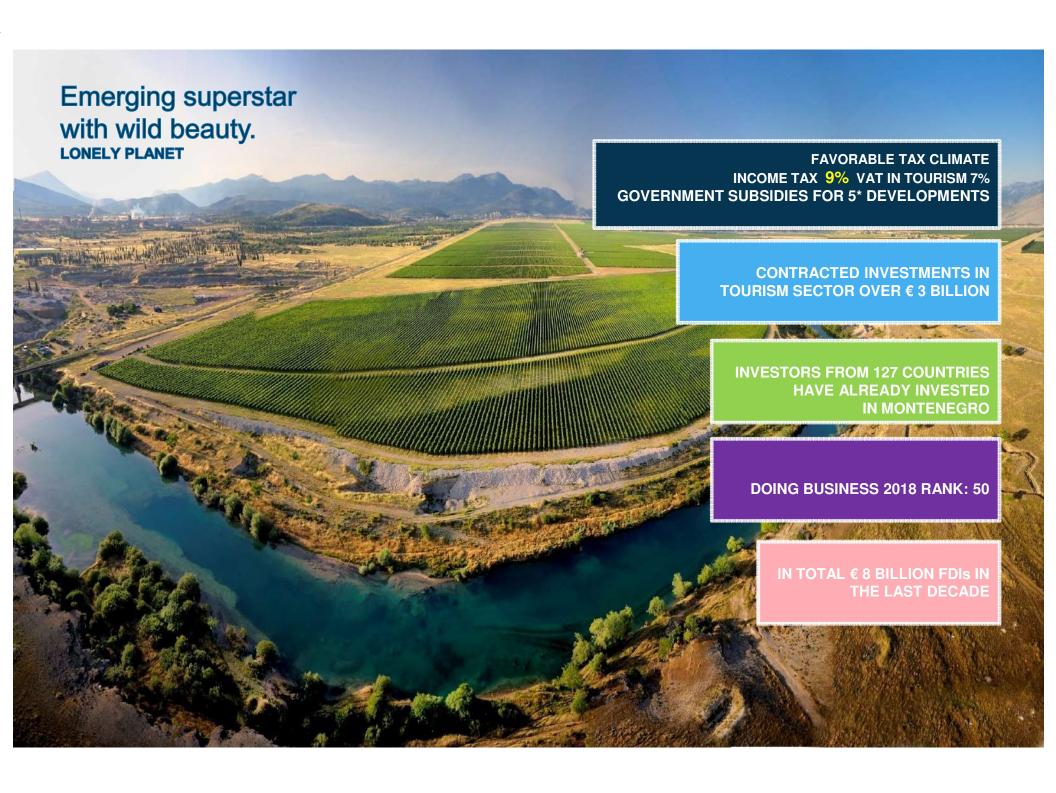
### **PODGORICA**

The territory of the capital includes protected natural assets such as National Park "Skadar Lake", Regional Park "Komovi", Forest Park "Gorica" and Cave "Magara".

Podgorica is the administrative, economic, political, trade and academic center of Montenegro.







# MORE FACTS ABOUT PODGORICA / MONTENEGRO



### FREE TRADE AGREEMENTS

**CEFTA 2006** was signed on 19 December 2006 by Albania, Bosnia and Herzegovina, Bulgaria, the Republic of Croatian, Macedonia, Moldova, **Montenegro**, Romania, Serbia and UNMIK / Kosovo. Romania and Bulgaria as of 1 January 2007, joined the European Union, and withdrew from CEFTA. Montenegro after ratification in parliament began with the full implementation of the Agreement on 26 July 2007.

**EFTA:** The EFTA States signed a Free Trade Agreement with Montenegro in Geneva, Switzerland, on **14 November 2011**. The Agreement entered into force on 1 September 2012 for Montenegro, Liechtenstein and Switzerland, 1 October 2012 for Iceland and 1 November 2012 for Norway.

# INTERNATIONAL RELATIONSHIPS BETWEEN GLOBAL CITIES-

Montenegro has bilateral FTAs with:

**Russian Federation** 

Ukraine

**Turkey** 

# ORGANISATIONS AND CAPITAL CITY OF PODGORICA:

Bari – Italy (1964), Naoussa – Greece (1998), Skopje – Macedonia (2008), Yerevan – Armenia (1974), Košice – Slovakia (1984), Sofia – Bulgaria (2008), Maryland – USA (2008), Central administrative district of Moscow - Russian Federation (2001 & 2004). Lviv Regional State Administration (2009), Trani – Italy (2010), Belgrade Serbia (2010), Novi Pazar – Serbia (2011), Union of the Central and Southeast European Capital cities, European Cities in the Fight Against Drugs – ECAD, Association of Multiethnic Cities of South East Europe, Congress of Local and Regional Authorities of the Council of Europe and European network of cities CIVITAS

# OPEN CALLS FOR STATE LEVEL INVESTMENT INCENTIVES



# PROGRAM FOR IMPROVING THE COMPETITIVENESS OF THE ECONOMY FOR THE YEAR 2019

- Incentives for investments in material (land facilities. production facilities. investment and machinery and equipment) and intangible assets (investing in patents and licenses) of an entity by opening new or for expanding existing capacities or for diversifying production related to new products, which provide new employment; or to restore the capacity devastated by the emergence of force majeure or extraordinary events, which ensures the retention of the existing number of employees in accordance with the act of systematization.
- € 250,000 minimum value of the new investment that provides employment of at least eight newly employed persons within three years from the day of filing the application for participation in the procedure for allocation of funds for stimulating investments.

The total budget for the implementation of the Program line for incentives for direct investments amounts to € 1.050,000.00.

Application open until 30.09.2019.

http://www.mek.gov.me/program\_za\_unapredjenje/podsticaj\_investicija/

- Incentives for investment consulting for innovative activities within the company, as follows:
- Innovation of products / services;
- Innovation of the business process;
- Innovation in the organization;
- Innovation in marketing.

### **HOW MUCH?**

The total budget for the implementation of the Program line for innovation improvement is 50,000.00 €.

The Ministry of Economy approves the refund of a part of the costs up to 50% of the eligible costs realized without VAT, and in the maximum amount up to € 3,500.00 without VAT.

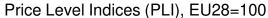
### WHEN?

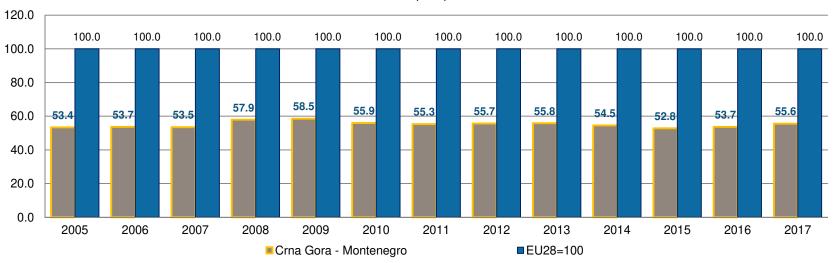
The public call is conducted as an open procedure according to the model of a permanent Call with the deadline for submission of applications by September 30, 2019 until 15:00.

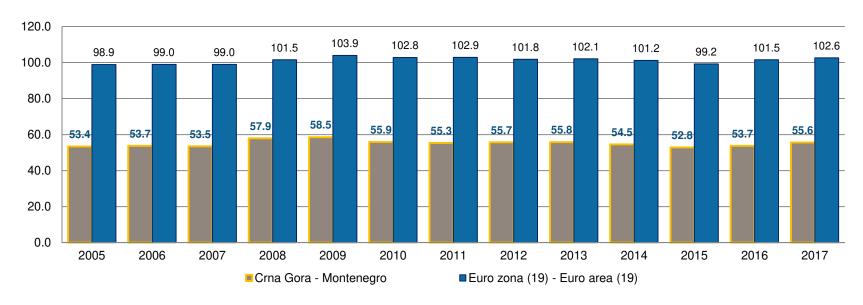
http://www.mek.gov.me/program\_za\_unapredjenje/unapredjenje inovativnosti/

# MORE FACTS ABOUT PODGORICA / MONTENEGRO









# PEOPLE OF PODGORICA – OUR STUDENTS – OUR FUTURE





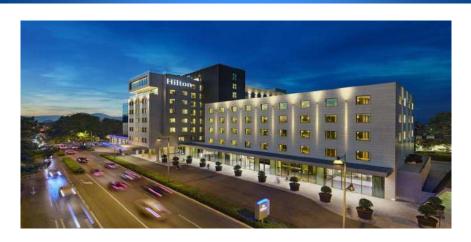
# **MAJOR REAL ESTATE PROJECTS IN PODGORICA**



Capital Plaza – Abu Dhabi Investment Fund - € 150 MIL. INVESTMENT



Hilton hotel Podgorica – € 47 MIL. INVESTMENT



City Kvart - New Residential Area - OVER € 100 MIL. INVESTMENT



**Delta City Shopping Mall** – € 60 MIL. INVESTMENT



# **MAJOR PRODUCTION SECTORS IN PODGORICA**



### Wine production



### **New Tobacco factory**



### **Aluminum production**



### **Wood production**



# 4 SIMPLE STEPS TO INVEST IN PODGORICA



STEP 1

 POTENTIAL INVESTOR SENDS LETTER OF INTENT / EXPRESSION OF INTEREST

STEP 2

 CITY OF PODGORICA REPLIES WITHIN 7 DAYS

STEP 3

NEGOTIATION – TENDER PROCESS

STEP 4

CONTRACT SIGNED

# **PODGORICA – BUSINESS SUPPORT CENTRE**





# ONE STOP SHOP OFFICE FOR BUSINESS



### CONCEPT

The Bureau for support to the business community, in addition to consulting and logistic roles, is designed to improve the business environment in the capital and further stimulate growth with the entrepreneurs.

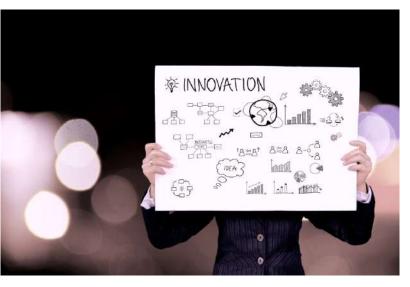
In our One Stop Shop office you can obtain:

- Support in the design and development of business ideas.
- Support in writing business plans,
- Support for the creation of private companies,
- Support in the process of licensing by relevant institutions.
- Support in the process/writing of applications for the provision of financial resources for starting or developing a business with the Secretariat for development of entrepreneurship and Investment development Fund,
- Providing information on relevant experts and institutions specialized in certain areas,
- Support in obtaining the necessary information and relevant documents relating to the specific queries parties.

Our plan for the future is to continue to invest all our efforts to improve the business environment, current and future entrepreneurs and to be a quality connection to the city administration in order to solve all the problems that hinder their progress.





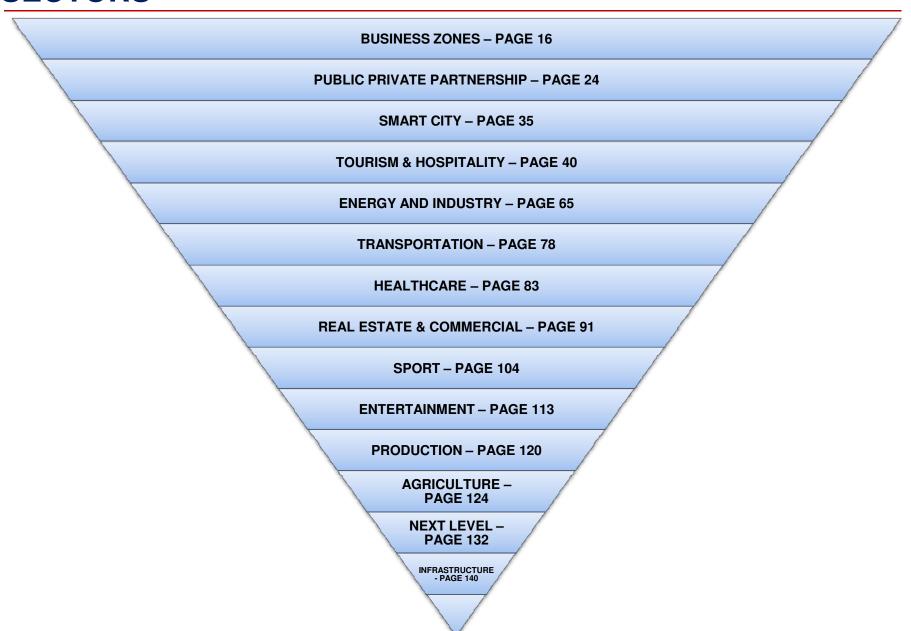






# **SECTORS**



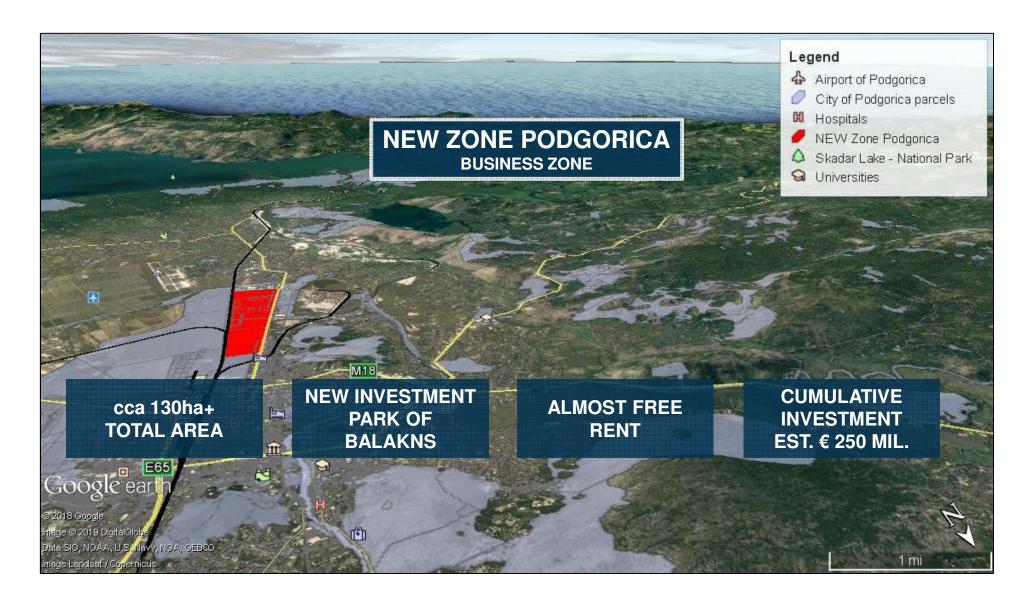




# **BUSINESS ZONES**

# **OPPORTUNITIES FOR NEW INVESTORS**





# **3 MAIN BUSINESS ZONE LOCATIONS IN PODGORICA**



### 1 INDUSTRIAL ZONE A

Type: Greenfield Area: 131.6 ha

Land ownership: 100% municipal

Planning documents: Detailed urban plan

"Industrijska zona A" **Terrain features:** Flat

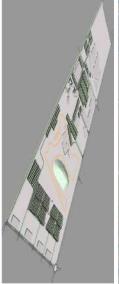
**Utilities:** Connection available **Power supply:** Connection available

Telecommunications: Yes

Industrial Zone A area is currently unoccupied. Pertinent planning documents define its purpose broadly. **Existing rail and road infrastructure stretches parallel on both long sides of the zone.** Currently it envisages commercial, entertainment, sports and service facilities, but is subject to update based on investor expression of interest.

Airport distance from the zone less than 1km.







### **2 AGRO-INDUSTRIAL ZONE**

Type: Semi - Greenfield

Area: 17.5 ha

Land ownership: 100% municipal Planning documents: Detailed urban

plan "Agroindustrijska zona" **Terrain features:** Flat

Utilities: Connection available
Power supply: Connection available

Telecommunications: Yes

Newly built tobacco factory (€ 20 million investment) within the area of this zone. By the decision of the city authorities, this zone is envisaged for processing, agricultural, industrial, and storage-distribution spaces, cold storage and trade.





# 3 SERVICE-STORAGE ZONE WITH A MARSHALLING YARD

Type: Greenfield Area: 32.1 ha

Land ownership: 100% municipal

Planning documents: Detailed urban pla

"Skladišna zona" **Terrain features:** Flat

**Utilities:** Connection available **Power supply:** Connection available

Telecommunications: Yes

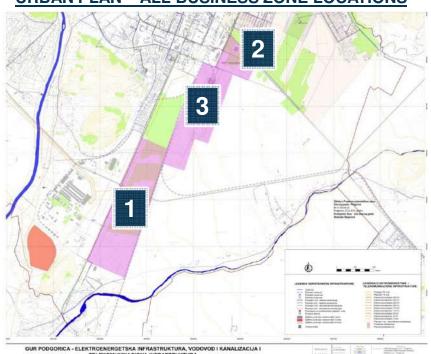
The service storage zone space is currently empty. The planning documents of land allotment for the site is available. This site is envisaged for industry, crafts, warehouses, service stations and service centers. The site is open for a wide range of activities. Rail connection available in close proximity (NEW HIGHWAY TO NORTH).

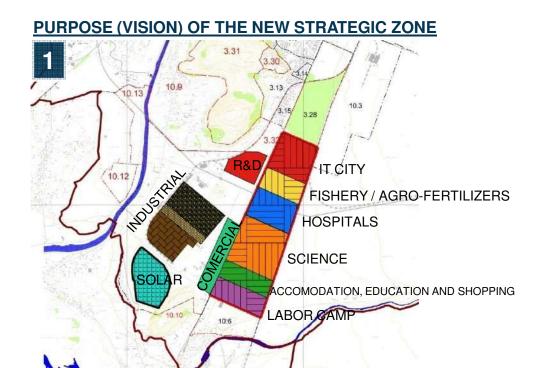


# **NEW BUSINESS ZONE**









https://goo.gl/maps/8SY2dffKQcqFn1yv6

THE VISION IS TO CREATE SOMETHING UNIQUE BY CONNECTING THE LATEST AVAILABLE TECHNOLOGIES IN FIELDS OF SCIENCE, MEDICINE, INDUSTRY, AGRICULTURE, IT, ENERGY, ETC. – PROVING THE WORLD THAT PODGORICA CAN BE A FANTASTIC PLACE TO LIVE AND ENJOY THE FRUITS OF WORK, NATURE AND LIFE.

IF YOU ARE AN EXPERT IN ANY OF THE ABOVEMENTIONED FIELDS AND WOULD LIKE TO RELOCATE OR CREATE YOUR BUSINESS IN PODGORICA, PLEASE SEND US A LETTER OF INTENT AND WE WILL ASSIST YOU.

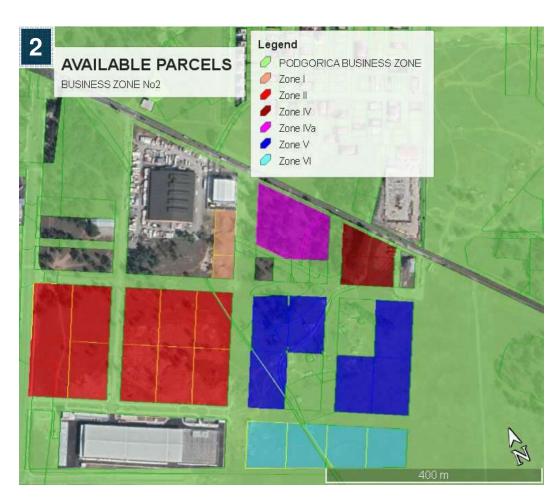
# **ZONE No2 – READY BUSINESS ZONE LOCATIONS**



### **DETAILED URBANISTIC PLAN**

# **ALREADY BUILT NEW TOBACCO FACTORY** 20 MIL. EUR INVESTMENT

### **CURRENT SITUATION**



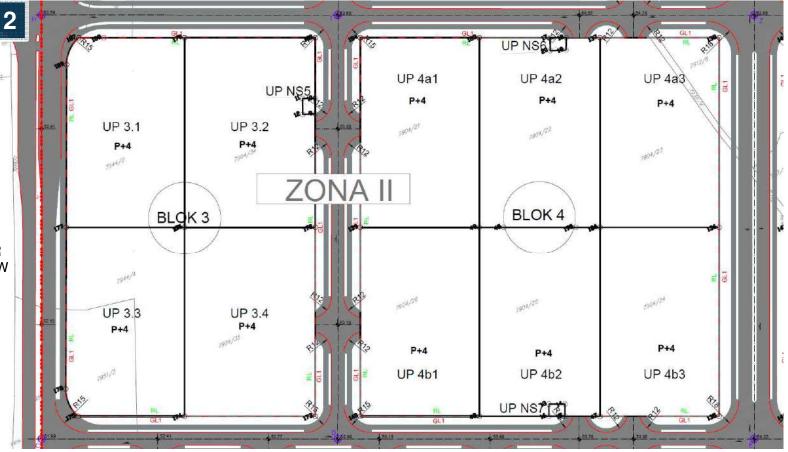
# **ZONE No 2 – BROWNFIELD BUSINESS ZONE LOCATIONS**





POSSIBILITIES TO BUILD A PRODUCTION PLANT AT THE ENTRANCE OF PODGORICA.

FEEL FREE TO SEND **LETTER OF INTENT** VIA EMAIL BELLOW
TO CHECK IF YOU ARE
ELIGIBLE.



# **ZONE No 2 – AGRO-INDUSTRIAL BUSINESS ZONE**



# PERMIT FOR BREEDING POPPY AND CANNABIS FOR INDUSTRIAL AND FOOD PURPOSES

Pursuant to Article 18, paragraph 7 of the Law on the Prevention of Drug Abuse ("Official Gazette of Montenegro", No. 28/11 and 35/13), the Ministry of Agriculture and Rural Development has adopted the RULES ON THE CONTENTS OF REQUIREMENTS AND LICENSE TO MAINTAINING MAPS AND ENVIRONMENT ("Official Gazette of Montenegro", No. 27/2014)

### CONCEPT

### The necessary documentation to be enclosed for the issue of the license

- **1.** The request for breeding poppy and / or hemp contains the following information:
- name / address or name / address of the applicant;
- phone number;
- electronic address:
- Tax Identification Number (PIB) or JMB;
- number of contracts for the purchase of whole poppy and / or hemp products;
- the name of the plant species;
- cadastral municipality or parcel from real estate list;
- surface for growing poppy and / or hemp (ha);
- the name of the poppy and / or hemp variety;
- the amount of certified seed for sowing;
- the planned date of sowing poppy and / or hemp;
- the planned date of harvesting poppy and / or hemp.
- **2.** Certificate of registration from CRPS, if it is a legal entity / copy of an ID card, if it is a individual Tax Administration;
- 3. sheet of immovable property (real estate agency) or lease contract;
- 4. proof of payment of the fee.

### Deadline for issuing a license

The deadline is 30 days from the date of receipt of the request until the delivery of the decision

### Period of validity of the license

Unlimited (as long as it meets the prescribed conditions)

### Conditions for extending the validity of the license

Fulfillment of conditions

### Procedures and reasons for termination of validity, ie the seizure of the license

Termination of fulfilling one of the prescribed conditions





# **OPPORTUNITIES FOR RESEARCHERS**



# TWO TYPES OF LICENSES AVAILABLE FOR RESEARCHERS.

### **REQUIREMENTS:**

- **1.** provided the appropriate scientific research staff for performing activities, employed in an employment for an indefinite period, at least:
- one PhD and one M.Sc. in the field for which the institution was founded: and
- one master or one doctor;
- **2.** scientific-research equipment and space for carrying out activities, as follows:
- capital, medium and small equipment, broadband internet access, a system for keeping statistical data on scientific research activities and other assets that meet technical and other standards in accordance with the needs of contemporary science; and
- owned or leased office space for a period of at least three years, which can not be less than 20 m<sup>2</sup> per employee;
- **3.** provided funds for founding and operating, in the amount of at least € 20,000.

### YOUR INOVATION SECRETS ARE SECURE

\* REGULATION ON CLOSER CONDITIONS FOR ENTRY OF THE LEGAL ENTITY IN THE REGISTER OF INNOVATIVE ORGANIZATIONS









# PRIVATE PUBLIC PARTNERSHIP

# PPP PROJECTS IN PODGORICA





# PPP PROJECTS IN PODGORICA



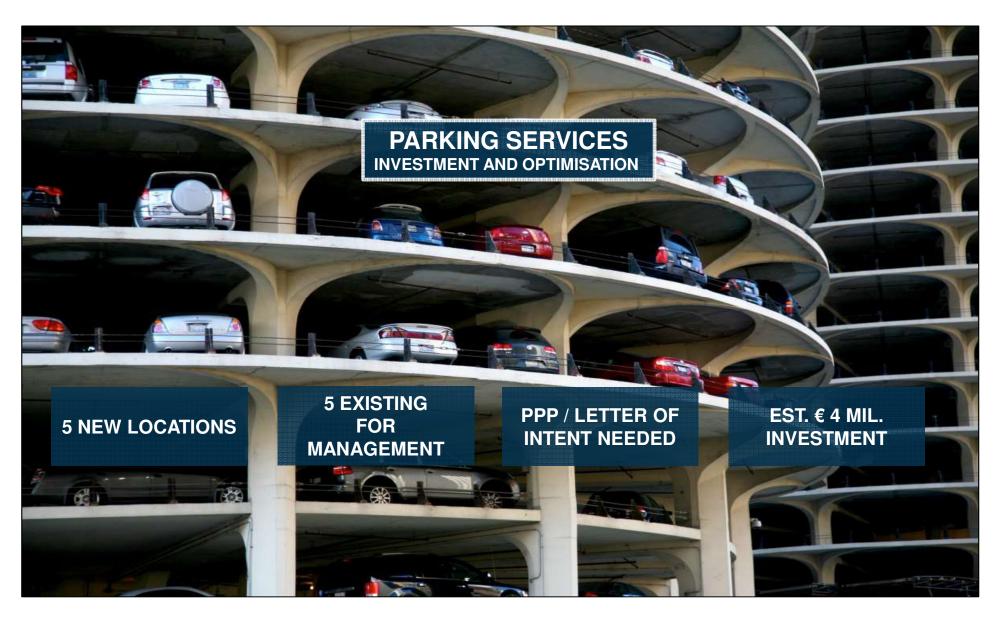
### **4P**

The city will support business initiatives via PPP (private-public partnership). Entrepreneurs who have business ideas oriented on local economic development, with outstanding joint solutions for its realization, will be supported via 4P (Podgorica Public Private Partnership). One part of the project is contributed by the city, and the other part by the entrepreneur.

• Projects that will be supported relate to the valorization of tourism localities and improvement of the city's tourist offer in all spheres (congress tourism, sports tourism, cultural and historical studies of heritage, etc.), with the goal of impoving the local infrastructure including development of agro-processing capacities.

# **UTILITY SERVICES PROJECTS IN PODGORICA**





## FIVE PRIME NEW GARAGE LOCATIONS



### 1) Location – BLOK G – City Centre

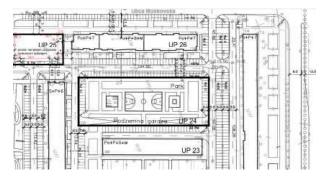
The block is planned for a multi-storey garage. The garage is designed as an independent building with five floors, two of which are underground. Parking would be done as well on the roof of the garage. The number of parking lots per floor is 22. In the basement S2 and S1, is foreseen the extension of the garage, which is shown on a special graphic attachment. This way, 58 parking spaces would be provided on this floor. The total number of parking spaces within this garage amounts to 168.

### 2) Location – ZONE C

Zone C – semi-open garage at location UP33 with total number of 56 parking places. The garage roof serves as a playground.

### 3) Location - SIMPO

Underground garage at the location UP 24, which is planned in three floors where 330 parking spaces could be realized. Above the garage is planned a children's and basketball court as well as park surfaces.

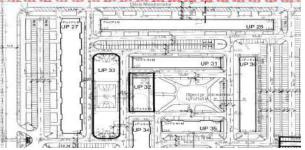


### 4) Location – CITY KVART

On the urban plots 24 and 26, there are business objects that stand out in a cylindrical form and represent the spatial accents of the sub-area 3. In the vertical sense, the objects are dimensioned with S+P+10, where the floor level is 4.0 meters. The garage space for this area is planned on the urban plot 29, which is a collective underground garage in two levels, dimensioned according to expected number of users. The roof construction of the garage is treated as a green grassy surface with low-planting plants, leveling in line with the pavement.







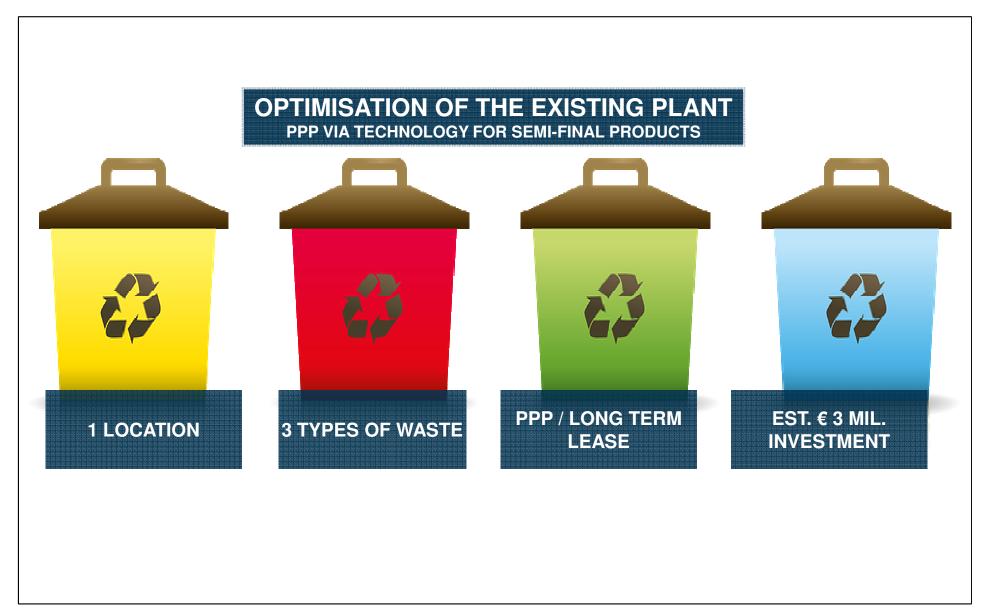
### 5) Location - BLOK H

This public garage is planned for a horizontal underground garage floors of Po1 + Po2, with the use of a parking roof that can be covered. The facility is organized in floors, with a 6.0 m long roadway, a pedestrian walkway of 1.0 meters wide and parking spaces of 2.5 / 5.0 m with total capacity of 82+ 88 parking places per floor or 170 parking spaces in underground floors; on the roof there is parking for 110 vehicles, or a total of 280 parking lots with the roof level.



# **RECYCLING PROJECTS IN PODGORICA**





# RECYCLING PROJECTS IN PODGORICA



# DIRECT PPP FOR BETTER SOCIETY SOLUTIONS

This project involves the collection, transport and processing of old tires that are classified into waste (destroyed, worn or discarded due to damage or age). It also creates preconditions for producing a fuel oil, biogas, metal or solid high-carbon material with a pyrolysis process. The realization of the project implies organized collection of waste tires from (vehicle end users service. utility companies), vulcanization, storage and processing in plants equipped pre-processing for (procedures R12 and R13 in accordance with the regulation on waste qualification and procedures for its processing) at the Livade landfill.

WE WELCOME ALL SOUND SOLUTIONS. THUS, PLEASE DO NOT HESITATE TO SEND US A LETTER OF INTENT FOR THIS OPPORTUNITY.







# RECYCLING PROJECTS IN PODGORICA



### More efficiency in existing plant

### **Production of granulate from PET** packaging, LDPE foil and HDPE material

**Project description:** PET packaging, LDPE foil and HDPE materials are separated, sorted, pelleted and pressed in the Regional Recycling Center in Podgorica. Separate materials have so far been sold as raw materials in Austrian, German, Croatian and other markets. Such a project would allow the valorization of these materials through higher processing phases. Prerequisites for the realization of this project in terms of raw materials and infrastructure already exist.

Project objective: Environmental protection, higher level of processing of these materials, new jobs and financial effects.

Target group: Citizens of the capital Indicators: Quantity of processed materials Phase of the project: A recycling center was built

Potential partners: Domestic and foreign co-

investors











# **COMPOST PLANT IN PODGORICA**



# PREPARATION OF FEASIBILITY STUDY FOR CONSTRUCTION AND EQUIPMENT FOR THE COMPOSTING PLANT

The project will provide a comparative analysis proposing the method of treatment of the waste, including the assessment of the economic feasibility for production of briquettes for heating or production of compost materials similar to fertilizers. Herbal waste implies the remains of truncated trees, organic green waste and other biodegradable waste, which include wet and solid organic matter, food waste, garden waste (grass, leaves, branches and other vegetable waste generated from agricultural and other activities).

Composting is based on the natural process of decomposition of organic matter, and the obtained compost can be used as a soil conditioning agent or as a fertilizer.

**Project objective:** Creation of preconditions for better management of the plant in accordance with accepted international standards and protection/improvement of the environment. The indirect goals are: financial effects, job creation and increased exports.

Project manager: JP "Zelenilo" Podgorica, JP "Deponija" Podgorica, JP "Čistoća" Podgorica

Implementation period: 2 years

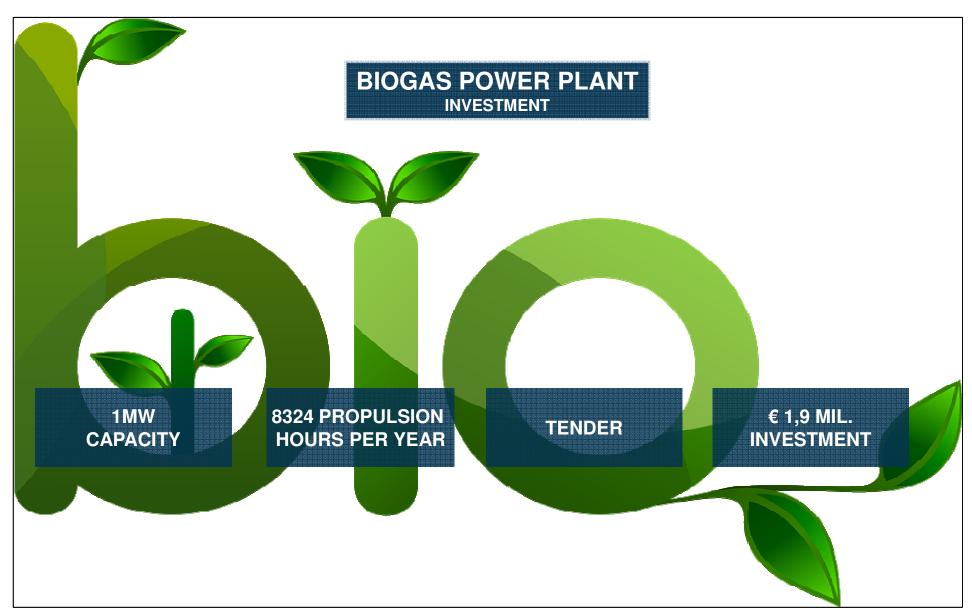






# **ENERGY PROJECTS IN PODGORICA**





# **ENERGY PROJECTS IN PODGORICA**



### **BIOGAS**

**Project description:** Construction of a plant for the production of electricity and hot water from biogas sealed, collected and transported from sanitary unit number 1 and number 2 at the Livade Landfill.

**Project objective:** Valorization of biogas via production of electricity and hot water in accordance with EU standards, energy efficiency and environmental protection. The indirect goal is the financial effects.

**Indicators:** Built-in plant, quantity of energy and produced hot water.

The project will be implemented in two phases. The first phase is the collection and transport of biogas from sanitary unit number 1 to engine number 1 for its incineration and production of electricity and hot water in a special plant. The second phase is the aspiration and transport of biogas from cell number 2 to the engine number 2 for incineration of biogas and power generation plants.

### **INCENTIVES**

In Montenegro, electricity from renewable sources is supported through a feed-in tariff (Art. 23 § 6 Energy Law). The operators of plants that generate electricity from renewable energy sources can obtain the status of a "Privileged Producer/Generator" ("povlašćeni proizvođač") and thereupon acquire the right to a price support for the generated electricity under the legal requirements (Privileged Producer Decree and Art. 3 Tariff System Decree).









# **SMART CITY**

### SMART SUSTAINABLE CITY PROJECTS IN PODGORICA





### SMART SUSTAINABLE CITY PROJECTS IN PODGORICA



### FREE SMART CITY STUDY AVAILABLE FOR DOWNLOAD ON:

#### WWW.INVESTINPODGORICA.COM

ELECTONIC VEHICLE CHARGING

#### **STATIONS**

- SMART PARKING SENSORS
- SMART CAMERA SURVAILANCE

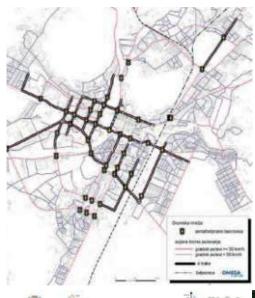
#### **SYSTEMS**

SMART TRAFIC LIGHTS FOR OPTIMIZED

#### FLOW OF CARS

SMART CONTAINERS

WE INVITE ALL INTERESTED PARTIES TO SEND EXPRESSIONS OF INTEREST TO US WITH A DETAILED STUDY OF THEIR PROPOSED SOLUTIONS FOR ONE OF THE ABOVEMENTIONED AREAS (SIMILARLY TO THE CURRENT SMART CITY PODGORICA STUDY). ONCE WE ASSESS THE PROPOSAL, AN EXPERT FROM OUR TEAM WILL CONTACT YOU.























### SCIENCE-TECHNOLOGICAL PARK IN PODGORICA



#### **PLAN**

The Science and Technology Park is one of the strategic priorities of the Government of Montenegro and one of the most significant scientific-research and innovative projects, aimed at unifying entrepreneurial, innovative, scientific and economic capacities and establishing links with local and regional business centres, incubators and clusters.

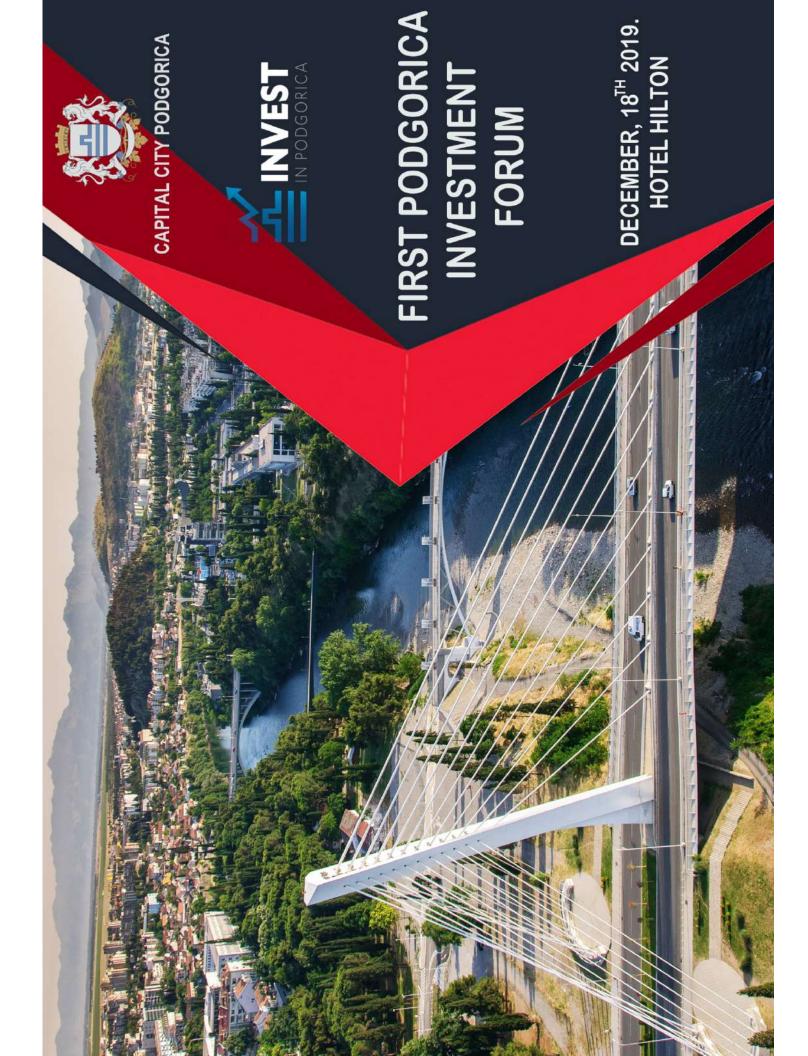
In the forthcoming period, work will be carried out on the preparation of technical documentation and adequate legal set-up, the formation of management, as well as on defining support and training programmes in relation to the project. The plan is to construct the headquarters of the Park in Podgorica

In order for this project to be successful, it is primarily necessary to have good management that will connect all stakeholders such as faculties and research teams, business associations, clusters, start-up communities, companies, as well as foreign investors.

#### **VISION**

As digital nomads on a global scale become more and more frequent we have the opportunity to create an Information Center / IT Village at the entrance of the city, which will be available to digital experts from around the world in order to strengthen IT sector and its involvement in all other spheres of business.







## **TOURISM & HOSPITALITY**

## **GREEN PPP PROJECTS IN PODGORICA**

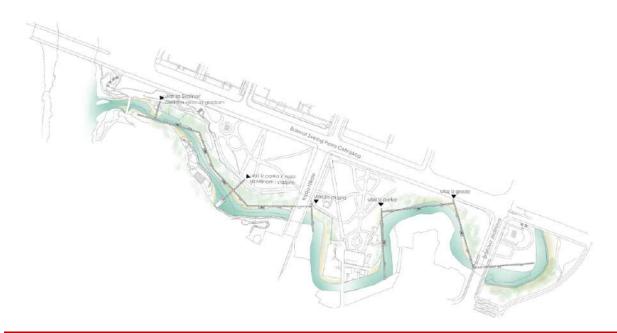


### **GREEN PPP PROJECTS IN PODGORICA**



**RIBNICA** is a symbol of the city, whose arrangement of the troughs and we are going back by building the walking path from Banja to Skala citizens on its shores.

A conceptual design for the arrangement of the Ribnica basin from the New Bridge was made to the Composition (Skalina), with a special emphasis on the integration of existing ones arranged fragments into one whole and reconstruction of the old mill in the goal creating an authentic catering facility. Further steps towards the realization of this ideas include the development of a study of the Ribnica river basin from Skalina to Vrela Ribnicka, which will be the basis for making the Main projecting troughs.









### **SKALINE - GREEN PPP PROJECTS IN PODGORICA**



## WITH WAST HISTORY, CENTRAL LOCATION AND AT CROSSROAD OF TWO RIVERS, SKALINE IS A TRULY UNIQUE TOURISM OPPORTUNITY.





#### **FUTURE PURPOSE**

THE NEW OUTDOOR CUILTURAL DESTINATION OF PODGORICA.

CITY EXPECATION FROM THE FUTURE INVESTOR IS TO OFFER OPTIMAL UTILISATION OF THE LOCATION BY PRESERVING AT MAXIMUM LEVEL THE ENVIRONMENT AND CULTURAL HERITAGE.



### **TOURISM PROJECTS IN PODGORICA**





### **LOCATIONS FOR NEW HOTELS IN PODGORICA**



#### **HOTEL 1**

## 1. DUP ZLATICA B - URBANISTIC PARCELS 115,116

On UP 113, 115, 116 and 117 (ZONA B), construction of business facilities is planned.

BGP ground floor, facility and maximum floor space are given in the table.

The planned purpose is central activity. The precise purpose will be determined according to the needs of the investor:

- Catering and accommodation of tourists;
- shop, exhibition center;
- a business facility and an administration building;
- an economic facility, a warehouse, a warehouse which does not constitute a significant disturbance to the predominant purpose;
- Utility service facility of public companies and companies serving the needs of the area.

Adjust the architecture of the object to a future purpose, taking care of its integration into the environment.

Parking in the building or on the plot.

Urban parcel (UP)	Area of UP m2	Surface built area m2	Occupanc y ration	Gross construction in m2	Built index	Max. Levels
115	2,437.29	974.92	0.40	1,949.83	0.80	P(Vp)+1
116	2,433.93	973.57	0.40	1,947.14	0.80	P(Vp)+1



These 2 plots are located along the Podgorica – Serbia (Belgrade) road near the future interesection with Bar Boljare highway (about 700 meters).

### **LOCATIONS FOR NEW HOTELS IN PODGORICA**



#### **HOTEL 2**

# 2. DUP KONIK STARI AERODROM URBANISTIC PARCELE 2090/1474 AND 2090/1221

The precise purpose of the facility will be determined in accordance with the needs of the investor and the user of the space and can be:

- Catering and accommodation of tourists;
- shop, exhibition center;
- a business facility and an administration building;
- an economic facility, a warehouse, a warehouse that does not represent a significant disturbance to the predominant purpose;

UP 2090/1221	2369	1185	VP-VP+1	0,5	2370	1,0
UP 2090/1474	1477	738	P+4	0,5	3690	2,5
Parcel No	Surface of Urban Pacel	Ground floor area	Flooring	Occupancy index	Gross built area	Construction index



These plots are located along the Podgorica – Albania road, just 2 km away from the city center. Also plots are located near the intersection with seaside and airport motorway

Plots can be used, also, for other central activities.

## **TOURISM AND HOSPITALITY PROJECTS IN PODGORICA**





### TOURISM AND HOSPITALITY PROJECTS IN PODGORICA



#### **OPPORTUNITY IN BRIEF**

Construction of hotels and motels for children at Veruša and a dedicated high standard hotel with a specialized program for healthy life (organic food and sports recreational activities)

#### **TOURISM SECTOR IN PODGORICA**

Promotion and improvement of the city's tourist offer

- Valorisation of tourist sites and tourist destinations attraction in order to present Podgorica as the 'first stop point' for a visitt in Montenegro, having in mind the geographical location and the traffic connection of the Capital City.
- With the goal to eencourage further development of tourism (especially business and family tourism, congress tourism, as well as sports-recreational tourism) by freeing up the payment of utility fees for all hotels with 5 stars, as well as congress and sports centers.
- By enabling the construction of at least one hotel with PPP, Spa, a congress center and other accompanying amenities, sportsrecreational after further contributing to the development

business and congressional, as well as sportsrecreational tourism in Podgorica.















## RESORT CONCEPT DESCRIPTION

A one of a kind opportunity located within the territory of Capital City of Podgorica. The vision is to have a self-sustainable resort that would have 0% emission of CO2 with 0% impact on the environment and would completely produce all eco products from natural sources in order to service the facilities within the complex.

## LETTER OF INTENT FROM RENOWNED GLOBAL COMPANY NEEDED

Besides fish production a study should be conducted which will be defined on an expert basis purpose and valorisation of peat as energy, agro mineral, chemical and biological raw materials with potential for exploitation and further processing.

In accordance with the special regime of the national park.









## RESORT CONCEPT DESCRIPTION-INSPIRATION

Development of a feasibility study for the settlement of Sinjac along the shores of Malo Blato and Vranjina.

Project description: Master plan for tourism development by 2020 Skadar Lake is designated as the most important tourist destination with the potential for development of several types of tourism (document as cluster 4 and provides the possibility of developing thematic tourism - sustainability, protection and maintenance nature, the preservation of local identity, where only those activities that do not damage the environment such as the use of solar boats, hiking, cycling, etc. are permitted). The feasibility study will demonstrate the variants and benefits of arranging the above settlements, determining the space for camping, the use of solar boats, the construction of dock and other facilities in accordance with the special regime of the national park, and possible ways of popularizing numerous cultural and historical monuments on Lake Skadar.

**Project objective:** Development of lake tourism and fishing.

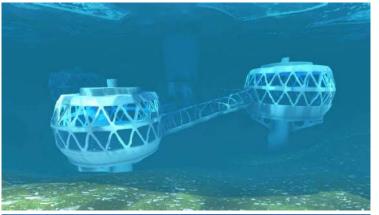
**Target group:** Citizens of the capital, tourists, business entities, foreign investors and young unemployed.

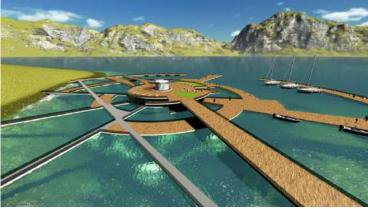
Phase of the project: At the level of the idea.

Potential partners: JP "National Parks of Montenegro, Ministry of Sustainable Development and Tourism.













#### **CONCEPT DEMO (SIMILAR EXISTING EXAMPLE - PHASE ONE)**

Purpose plan of the surfaces in which identify the following zones with the prevalent purpose:

**ZONA A1-A2** settlement Vranjina (tourism, indoor housing, business, schooling, sport and recreation),

**ZONA B1** group of buildings on the northern side of the peninsula Vranjina tourism, individual housing, business),

**ZONA B2** group of objects on the western side of the peninsula Vranjina (tourism, individual housing, business),

**ZONA B3** group of buildings on the western side of the peninsula Vranjina (tourism, individual housing),

**ZONE B4** facility of the National Park with accompanying contents (tourism, business, hospitality, culture, sport and recreation),

**ZONE C** Lesendro – tourism zone (tourism, culture, catering),

**ZONA C1** Objects on the west side of the main road (individual housing, culture, catering),

**ZONA D** Tourist complex "Ecolodge" (tourism, sport and recreation),

**ZONA E** Park of the forest (tourism, sport and recreation),

**ZONA F** Monastery complex "Sveti Nikola" (religious tourism).

FOR MORE DETAILS PLEASE SEND EXPRESSION OF INTEREST LETTER



## **EXPLORE "FIRST HAND" PODGORICA**





### **CULTURE PROJECTS IN PODGORICA**



#### MAPING OF ALL LOCATIONS

Archaeological research and preservation of monuments on Medun, archaeological sites on Zlatica, Zeta, conservation of Jusovaca and Nemanjić town with the construction of a walking path from "Spa" to the mouth of Ribnica in Morača. The project involves the development of project documentation for the pedestrian track and the creation of an archaeological map.

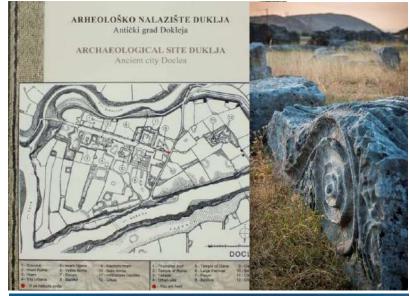
**Project objective:** Research, preservation and valorization of immovable cultural assets. Indirect goal is the development of tourism

**Target group:** Citizens of the capital and tourists

Indicators: Number of explored and preserved immovable goods

**Project holder:** Secretariat for Culture and Sports, Public Institution "Museums and Gliders", Agency for Construction and Development of Podgorica d.o.o.

#### **BECOME AN EXPLORER IN PODGORICA**







### **GOLF COURSE IN PODGORICA**





### GOLF COMPLEX – SPACIAL MASTER PLAN OF PODGORICA



#### **LUZNICA**

This is a reasonably large area of land not far from Podgorica that is bordered on three sides by a large river and on the fourth side by a hill. The site is easily accessible to Podgorica residents and surrounding communities, but somewhat remote from the tourist centers along the coast. Therefore, a modest municipal type golf course is recommended, capable of hosting local and regional competitions, but relatively low-cost to build and operate. The site is bisected by a north-south road off the main highway between Podgorica and Danilovgrad, so access is easy. The clubhouse and parking are designed along this roadway, with most of the golf facilities located to the west of the road, and only two holes east of the road. The land is currently agricultural and the river bank is heavily wooded. There may be some flooding risk nearer to the river, but there will be less near the road. The land is fairly flat and the soils are deep and productive, but not especially well drained. Constructing a golf course on the land should be relatively easy but a fair amount of earth moving and drainage will be needed. The area of land outlined can support a full size municipal golf course of par72 and measuring 6507 meters, as well as huge driving range and chipping and practice greens. The golf course is designed so that both 9 holes sections return to the club house, and both sections are of good length, flow and direction, going up and away from the river on several occasions. The vegetation along the river bank is undisturbed on the current plan, although some modest clearing of undergrowth could open up some very relaxing river views. The golf holes on the other side of the road are at the foot of the small mountain, and therefore have their own character. The climate in this area will allow a season of about nine months (March - November), and the golf facility will need to be well marketed to local residents as they will be the main clientele. The golf course will be a good standard course, with nice views, but not quite good enough to be a tourist destination.







### "FRESH AIR" - GLAMPING PROJECTS IN PODGORICA





### **SMALL TOURISM PROJECTS IN PODGORICA**



#### **COTTAGE CONCEPT**

Project description: Preparation of a feasibility study for the valorization of the "katun" and the construction of additional contents within a specific ethno and eco settlement where. agriculture and tourism go hand in hand with a specialized program for healthy life (organic food and sports activities, hiking & biking, etc.). The study will show the justification for the adaptation of existing "katun's" according to the prescribed standard for the accommodation of tourists and the construction of catering facilities with the offer of healthy food and beverages produced in a traditional way, selling facilities with the offer of local traditional products and other appropriate recreational facilities and the construction of a mountain lodge.

**Project goal:** Development of agriculture, ethno, eco and recreational tourism.

**Target group:** Agricultural producers from the Kuci area, citizens of the capital, tourists

**Phase of the project:** At the level of the idea.





## THE LUNGS OF PODGORICA



### **Concept view**



**Concept view** 

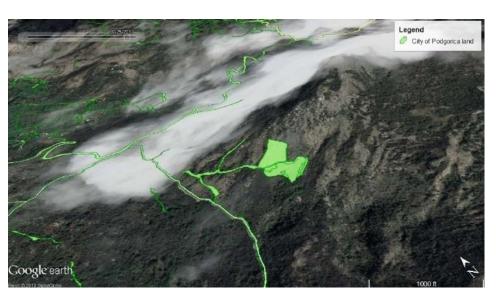


#### <u>UBLI</u>

#### 28.043m2 PLOT

- Potential to build a wood eco cottage resort.

#### **Actual location**



### RIVER BEACH – TOURISM PROJECT IN PODGORICA





## **TODAY**



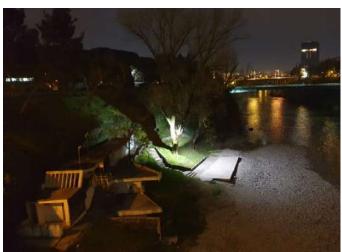
### **CURRENT LOCATION**

An enormous unused potential ready to be unleashed!









## **TOMMOROW**



#### **VIA PPP**

OUR PLAN IS TO TRANSFORM THE SITE INTO A NEW FRESH BREEZE LOCATION OF PODGORICA.











#### **POTENTIAL FOR A NEW**

- RESTAURANT
- RIVER CLUB
- NEW WEDDING DESTINATION
- WATER SPORT LOCATION
- ETC.







### FOOD BUSINESS WITHIN PUBLIC INSTITUTIONS IN PODGORICA





### **MODERN CAFETERIA FOR CIVIL SERVANTS**



#### **CONCEPT**

In order to increase productivity of civil servants in Podgorica it is crucial to provide all the necessary services for a friendly work environment.

For this reason, we are willing to consider options where public workers would have more choices to enjoy their brake time by having in-house services with the goal to increase efficiency.

We are looking for an experienced partner that would provide all the menu services that an office block needs during working hours.







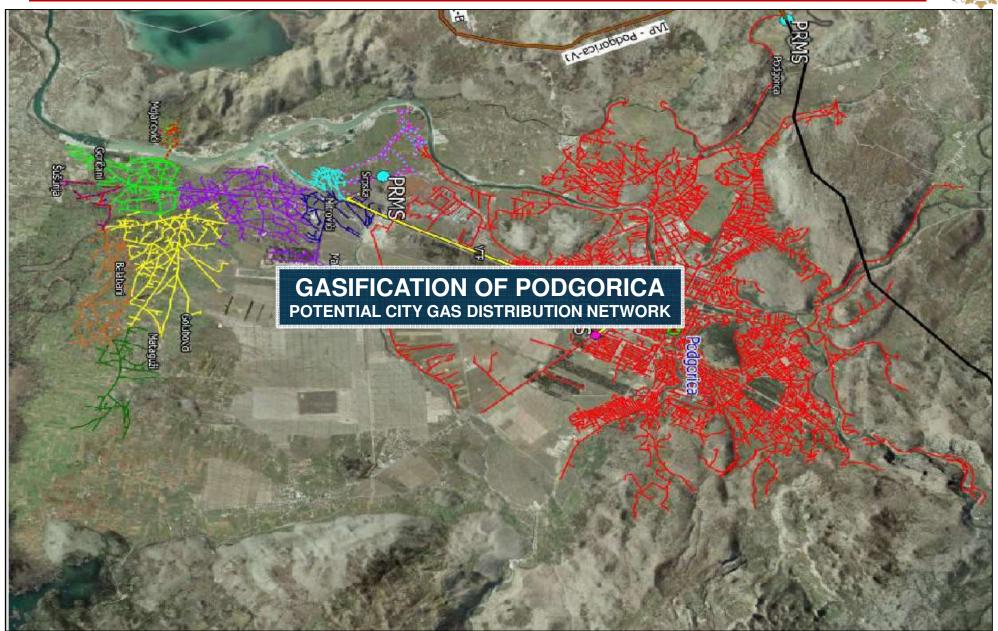






### **ENERGY AND INDUSTRY**







#### <u>Master plan for the development of gas transport</u> <u>system (gasification)</u>

The total potential final consumption of natural gas in Montenegro is up to 287 mil. m³ of gas in the base year and rises to 590 mil. m³ gas in 2040. In the process of optimizing electricity supply, two power plants have been modeled on gas with an estimated unit size of 100 MW and 300 MW (available after 2020) with a total gas consumption of up to 303 mil. m³.

#### **GAS VIA PODGORICA**

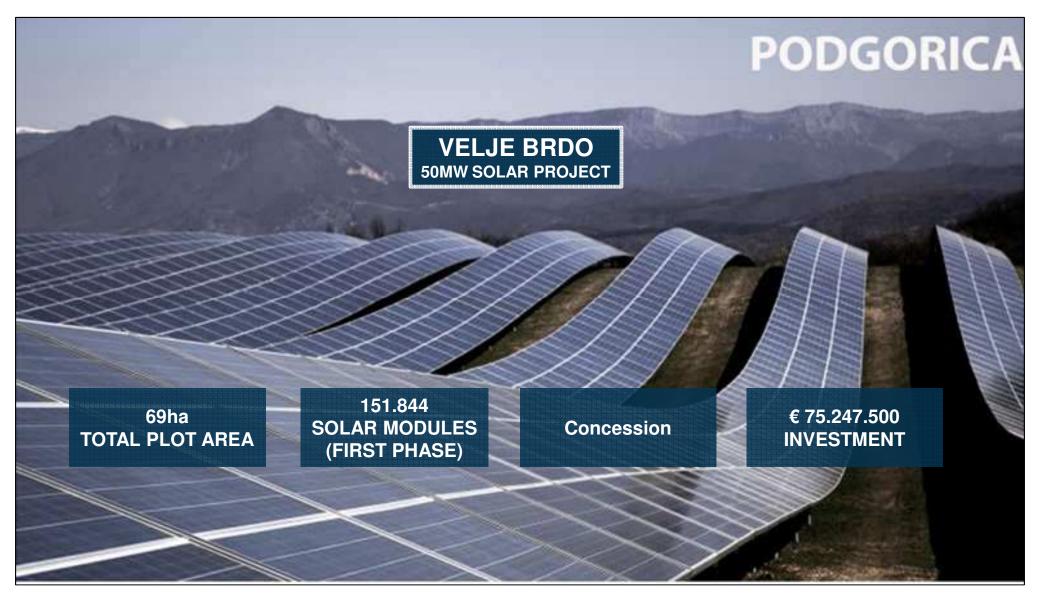
In addition to the coastal area, the second large part of the system is based on a large branch to Podgorica that runs across Montenegro in the northeast direction. From this main gas pipeline, the gas transmission continues towards Niksic.

Tabela 1. Osnove sistema gasifikacije Crne Gore

	Pritisak (bar)	Prečnik (inč)	Dužina (km)
PRENOSNI GASOVODI			
AP	70	32	94,70
IAP-Ulcinj	50	8	13,20
IAP-Tivat	16	8	6,48
Ogranak do Kotora	16	8	4,50
IAP-Herceg Novi	16	8	15,8
IAP-Podgorica	50	24	54,53
Podgorica-Nikšić	50	12	40,20
UKUPNO (prenosnami	229,43		
VISOKOPRITISNI (HP)	DISTRIBUTIVNI GASOVOL		
Budva	16	8	5,9
Bar	16	8	7,5
Podgorica	16	8	9,8
Nikšić	16	8	5,9
UKUPNA (visokopritisi	29,10		









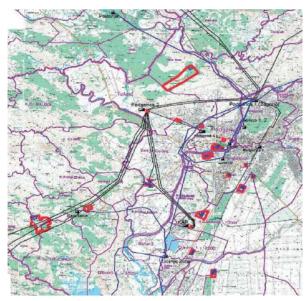
- LOCAL LOCATION STUDY ADOPTED BY CITY PARLIAMENT
- TENDERING BY END OF JUNE
- WITH POSSIBILITY TO EXPAND UP TO CCA 300MW CAPACITY

The solar power plant produces electricity to photovoltaic collectors. Photovoltaic collectors convert solar radiation into electricity. The panels are mounted on a metal structure that provides an appropriate slope. Solar panels are placed in groups at regular intervals, eastwest and orient to the south. A total of 151,844 solar modules are envisaged.

# ASSESSMENT OF THE COSTS OF BUILDING ELECTRIC POWER INFRASTRUCTURE:

A substations - 5.750.000
B Network 20 kV - 687.500
C Photovoltaic systems - 68.250.000
D Connection to the EES - 560.000
TOTAL - 75.247.500,00

\* FOR MORE DETAILS, PLEASE REQUREST COPY OF LOCAL LOCATION STUDY VIA EMAIL BELLOW.









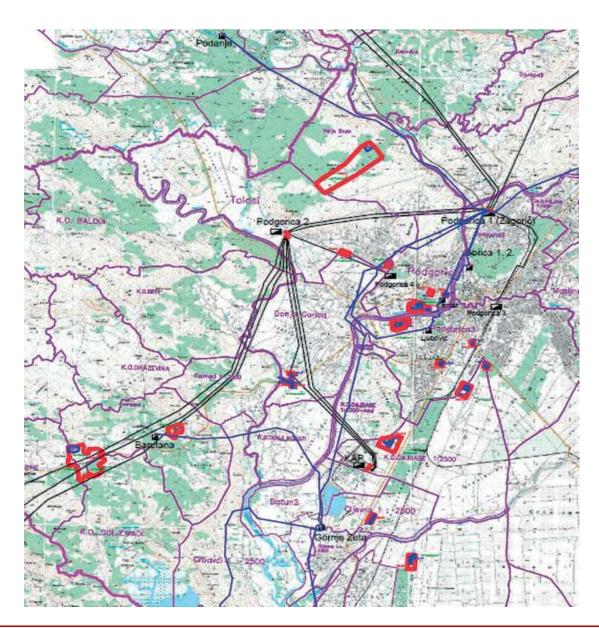
### OTHER SOLAR ENERGY LOCATIONS IN PODGORICA



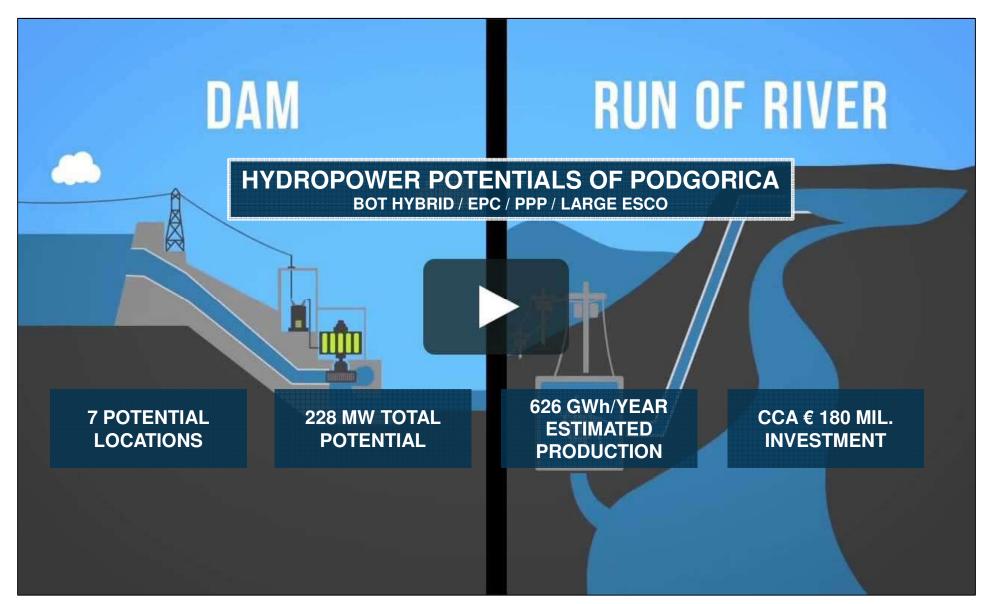
#### POTENTIAL AREAS FOR SOLAR COLLECTORS - 369 HECTARES - MORE THAN 15 LOCATIONS:

In Podgorica, the analysis of all necessary parameters determines urban and rural areas that could be used for these purposes. The most promising locations include the location located in the southern part of the territory of the capital, on the left bank of the river Moraca, as well as the location in the city center. Locations are roofs of buildings in complexes of "Hemomont" ltd. and the former "Titex" factory and several other locations outside of city centre. Most of the buildings have a ground floor and a sidewalk roof. There is a wheeled approach with asphalt or concrete pavements of at least 5 m width for all buildings in complexes At the east of the location is the nearest substation 35 kV at a distance of at least 890M, among others.

SHOULD YOU BE INTERESTED TO INVEST WITHIN THIS SECTOR, PLEASE SEND EXPRESSION OF INTEREST.







### **ENERGY PROJECTS IN PODGORICA**



### **HYDRO POWER POTENTIALS**

Podgorica has significant hydroelectric potentials that are quantified by state documents (Water Management Basis, Hydrogen Energy Development Strategy of Montenegro, etc.). According to these documents, hydroelectric power stations are positioned: the main stream Morača - Zlatica, Milunovići, Raslovići, Kruševička Rijeka - Kruševica; Knife; Brskutska Rijeka - Brskut, Opasanica - Opasanica.

Planning and construction of small HPPs

Project description: Planning the space with SHPs in the catchment areas of a number of rivers in the PPPN process. One such energy facility is planned on the Opasanica watercourse (studied solution), with a power of 10 MW and an average annual production of 43Gwh, with a dam downstream of the water bodies of Opasanica and Veruša, with an angle of slowing 1160 m.n.v. with which the accumulation pool would be realized 45 hm<sup>3</sup>.

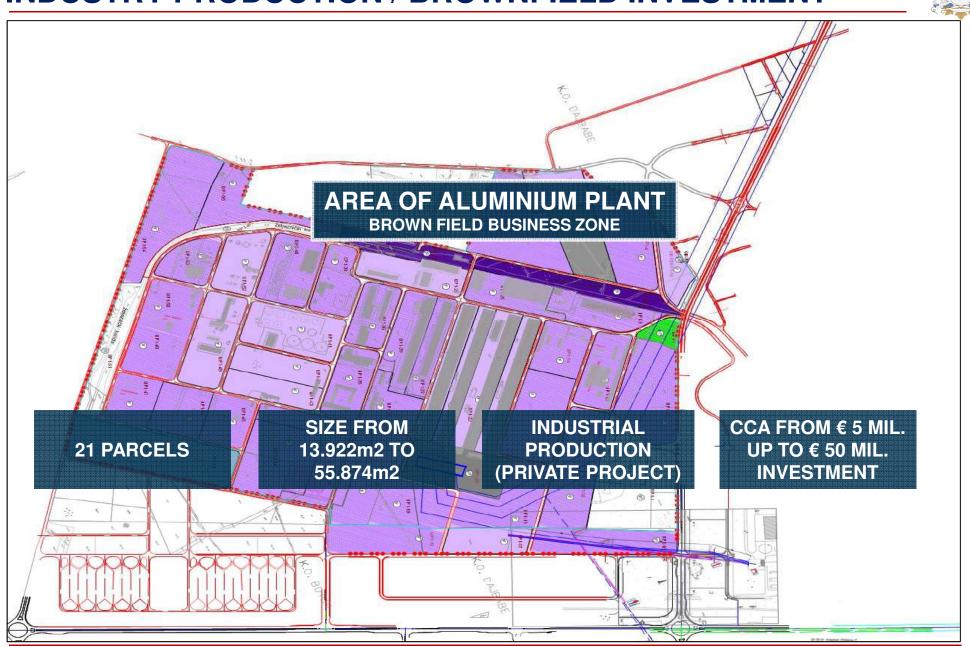
Project objective: Meeting the needs for missing electricity

Indicators: HEs built, quantity of electricity produced

Project value: Value of planned, project documentation, location, construction and equipping.

	No	Watercourse	Location	KUm3	mnm	volume KHm3	capacity Power MW	Production GWh / year
	1	Opasanica	Opasanica	110	1.160	45	10	43
	2	Kruševica	Kruševica	-	1.036,5	-	19	32
	3	Nožica	Nožica	154	948,5	17	14	26,7
	4	Brskut	Brskut	64,9	785	11,2	74	141,9
	5	Morača	Raslovići	36	155	28	37	106,6
	6	Morača	Milunovići	38	119	68	37	120,1
	7	Morača	Zlatica	38,5	81	13	37	155,7
ĺ	TOTAL						228	626

## INDUSTRY PRODUCTION / BROWNFIELD INVESTMENT



## **ALUMINUM INDUSTRY IN PODGORICA (PRIVATE PROJECT)**





### **DESCRIPTION**

UNIPROM - KAP within the DUP "Industrial Zone Kombinat aluminijuma Podgorica" has the following territory:

The total area: 1 561 067 m<sup>2</sup>, of which 187 856 m<sup>2</sup> are under the facilities;

Purpose of the area: industry and production;

#### Infrastructure within this Territory consists of:

- internal railway track in the length of 5.5 km connected with the regional railway Bar- Belgrade;
- internal roads in the total area of 30 000 m<sup>2</sup> that are leaning on the regional roads and internal railway track;
- power supply installations with a total installed capacity of 380 MVA, of which it is currently used 70MVA, which means that the consumption needs of future consumers can be met:
- complete water supply and sewerage infrastructure:
- modern IT structure:
- gas network for natural gas supply in gaseous state was built and put into operation (CNG) and in liquid state (LNG). The gas network is designed and implemented in a way that all future users can also be connected to it; outpatient clinics for primary health care for employees and local population; a restaurant for employees whose facilities can meet the needs of the nutrition as well as the existing ones all future employees:

In the territory of UNIPROM-KAP, the service of 24-hour security of the property is engaged, as well as the services of a fire brigade that has two fire trucks.





# **ALUMINUM INDUSTRY IN PODGORICA (PRIVATE PROJECT)**



### **INDUSTRIAL ZONE KAP - UP1 & UP3**

Parcel	Size of parcel [m²]	Occupancy by buildings [m²]	<b>Gross Built Area</b> [m <sup>2</sup> ]	Max. occupancy index	Max. construction index
UP1-1	47583	19033	28550	0,40	0,60
UP1- 2	48067	19227	28840	0,40	0,60
UP1- 4	43808	17523	26285	0,40	0,60
UP1-8	23202	9281	9281	0,40	0,40
UP1- 10	25088	10035	15053	0,40	0,60
UP1- 11	23951	9580	14371	0,40	0,60
UP1- 12	42390	16956	25434	0,40	0,60
UP1- 15	37416	0	22449	0,00	0,60
UP1- 16	31930	12772	19158	0,40	0,60
UP1- 17	20321	8128	12193	0,40	0,60
UP1- 18	24529	9812	14717	0,40	0,60
UP1- 19	29514	11806	17708	0,40	0,60
UP1- 30	20050	8020	12030	0,40	0,60
UP1- 31	55874	22350	33524	0,40	0,60
UP1- 42	22386	8954	13432	0,40	0,60
UP1- 43	21213	8485	12728	0,40	0,60
UP1- 45	20042	8017	12025	0,40	0,60
UP1- 46	23565	9426	14139	0,40	0,60
UP1- 48	22412	8965	13447	0,40	0,60
UP1- 55	30014	12006	18008	0,40	0,60
(UP18) UP1- 56	13922	5569	8353	0,40	0,60
(UP39) UP1- 56	90	36	54	0,40	0,60
Total	627366	235980	371779		

# **ENERGY FROM BIOMASS**





## **ENERGY FROM BIO – WASTE**



Every year, the company has 10,000 tons of bio-waste, which is created by green atrophy of atro moisture of 40%, which can be further used for:

- production of heat energy,
- cogeneration through the production of heat and electricity, or
- production of briquettes and pellets.



The calorific value is given in the following table.

<b>ANALYSIS ELEMENTS</b>	Units	Method	<b>Test date</b>	With mois.	No mois.	No mois. / ash
Total Moisture	% m/m	BS EN 14774:1	16.03.11.	9,38	-	-
Ash	% m/m	BS EN 14775	16.03.11.	2,54	2,80	-
Volatile matter	% m/m	CEN/TS 15148	18.03.11.	70,25	77,52	79,75
Sagoriva materija	% m/m	Calculation method	16.03.11.	88,08	97,20	100
Cfix	% m/m	Calculation method	18.03.11.	17,83	19,68	20,25
Total charcoal	% m/m	ASTM D 5373	17.03.11.	46,03	50,80	52,26
Hydrogen	% m/m	ASTM D 5373	17.03.11.	5,26	5,80	5,97
Nitrogen	% m/m	ASTM D 5373	17.03.11.	0,18	0,20	0,21
Oxygen	% m/m	Calculation	17.03.11.	36,47	40,24	41,40
Upper heat value	kj/kg	BS EN 14918	16.03.11.	17.525	19.339	19.896
Lower heat value	kj/kg	BS EN 14918	16.03.11.	16.227	18.144	18.667
Total sulfur	% m/m	ASTM D 3177	17.03.11.	0,14	0,16	0,16

Via joint venture the company "13 Jul Plantaže" A.D. is interested for following types of cooperation:

- the investment of non-cash capital by the Company in terms of land, raw materials and services,
- with the majority ownership in the formed Company leading to factory,
- investing in equipment and choosing an optimal solution for production technology, as well as guaranteeing its efficient operation.

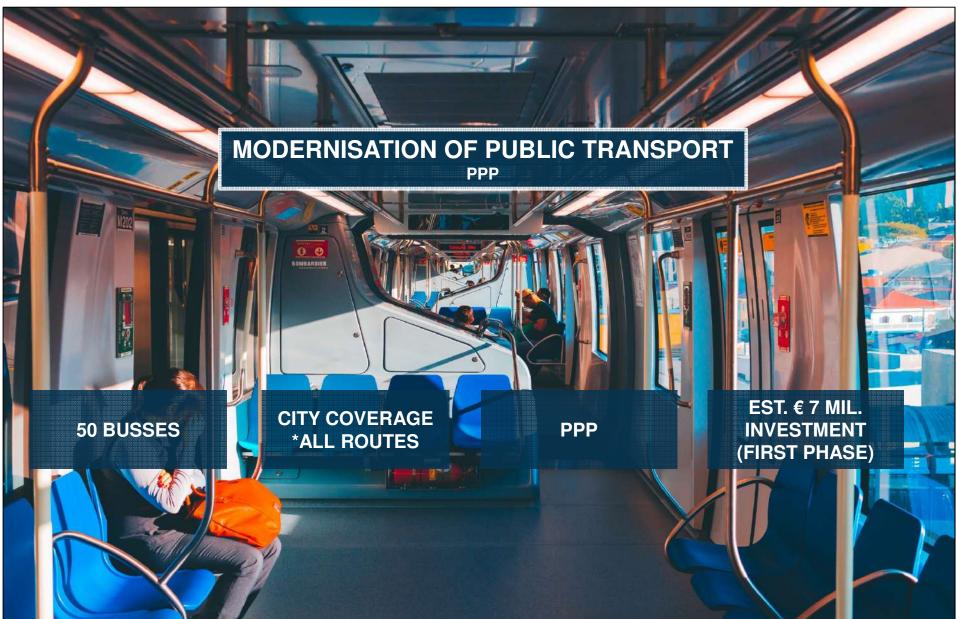
Company "13 Jul Plantaže" A.D. is interested in investing in various options of valorization of this energy potential.



# **TRANSPORTATION**

## TRANSPORTATION PROJECTS IN PODGORICA





## TRANSPORT PROJECTS IN PODGORICA



### TRANSPORTATION TODAY

The city is looking for a partner to modernize the public transportation and continue with the introduction of alternative mobility solution. Our goal is to tackle the challenges within transport sector through the application of generally accepted sustainable standards and development of a sustainable mobility plan in the capital.

Our plan is to increase the level of alternative modes of transport including electrical vehicles, as well as to continue the construction of primary bicycle networks and introduction of the bike sharing systems (service in which bicycles are available for shared use by individuals).

#### **URBAN MOBILITY CONCEPT**

Modernization of public transport concept available upon request.







## **INFRASTRUCTURE PROJECTS IN PODGORICA**





## **INFRASTRUCTURE PROJECTS IN PODGORICA**



### **KEY FIGURES**

The Concession Agreement defines in detail the scope of the Concession and the rights and obligations of the parties.

The principal subject matter of the Concession is the design, construction and financing of the expansion of the Airports' facilities, and the operation and maintenance of the Airports.

Designing implies the development of technical documentation and all necessary document required for the issuance of the construction permit; construction implies the construction of the infrastructure until the issuance of completion certificates and exploitation permits; operation and maintenance implies technical and economic exploitation of the assets.

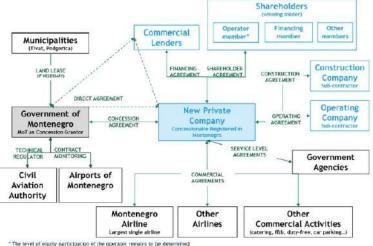
The Concession Agreement includes provisions to ensure that the airport operations are maintained as a going concern at handover, without discontinuation of services. All consents, licenses, staff etc. shall

### STEP BY STEP PROCESS

Bidders shall be free to propose the investment program that they deem fit to fulfill the requirements of the Concession Agreement. This approach is designed to maximize the benefits of bringing in private sector expertise and efficiencies.

Forecasted Podgorica growth of 4.9% CAGR (5.6% for Inbound & 2.7% for Outbound traffic) is expected in Podgorica during the period 2017-2043





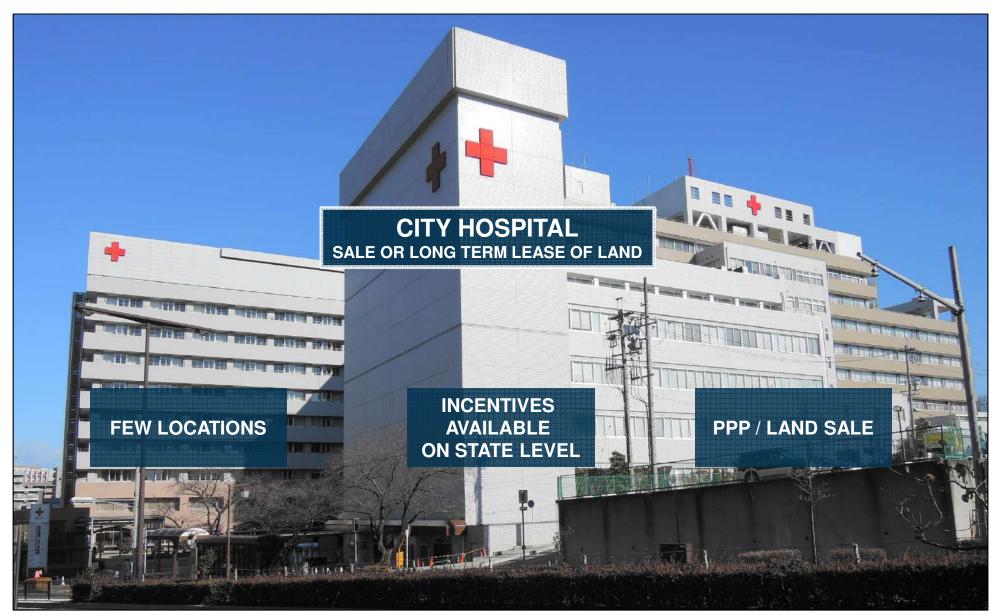
The level of equity participation of the operator remains to be determined



# **HEALTHCARE**

# **HEALTHCARE PROJECTS IN PODGORICA**





## LOCATIONS FOR NEW HOSPITALS IN PODGORICA



### **OPPORTUNITY DESCRIPTION**

#### **DUP SERVICE STORAGE ZONE**

Purpose - Areas for Central Activities (CD). On the basis of the Rulebook on the closer content and form of the planning document, as well as on the basis of the situation, on the urban parcels UP19-UP28 construction of commercial shopping centers, exhibition centers and fairgrounds is permitted; business buildings and facilities of administration. culture, education, health and social protection, sport and recreation, etc.; economic facilities, warehouses, warehouses, which do not represent a significant disturbance to the main purpose; utility - service facilities of public companies and companies that serve the needs of the area. On these surfaces, exceptionally of the main purpose and compatible with this purpose, it is possible to plan: Facilities and networks of infrastructure; Parking lots and garages for the accommodation of vehicles of employees, users and sewers.

### **INCENTIVES**

Possibility to sign contract with government fund.

### **OPPORTUNITY DESCRIPTION**

LONG TERM LEASE OR SALE





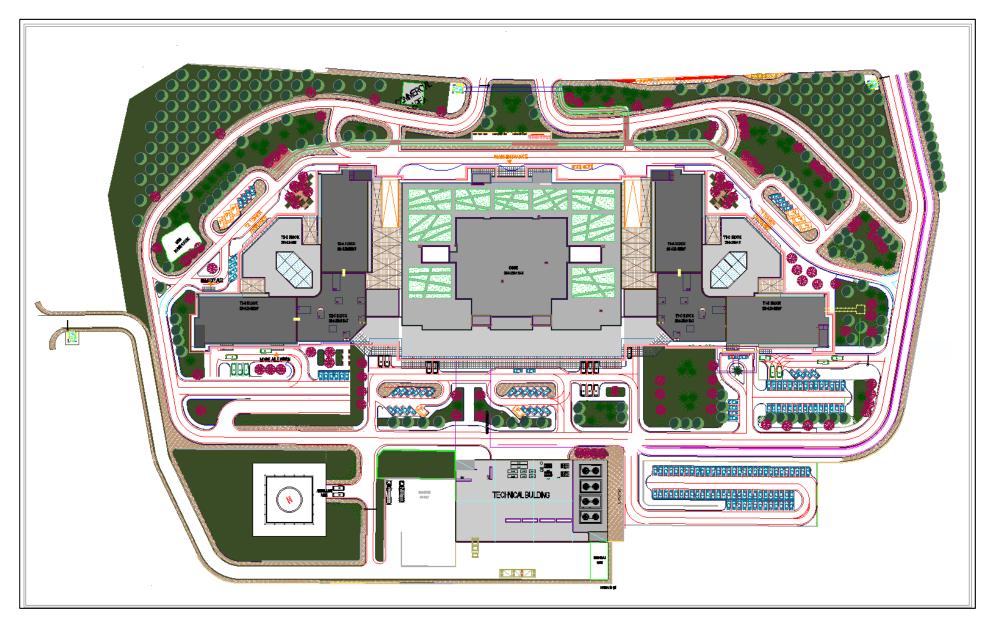
# MILITARY HOSPITAL "KASARNA MASLINE" IN PODGORICA





# **CITY HOSPITAL "KASARNA MASLINE" IN PODGORICA**





## **PPP - CITY ARMY HOSPITAL IN PODGORICA**



### **OPPORTUNITY DESCRIPTION**

The complete reconstruction of two of the five already existing buildings in the Marko Miljanov Popovic barracks in Masline, as well as the project for a new building of the General Staff of the Army of Montenegro, which will enable the start of earth works on it, will be a priority in 2019, transforming the barracks into the future centre of Montenegrin security forces.

Besides the army needs for the hospital facilities, the capacities would be envisaged to service as well the citizens of Podgorica.

Should you be interested into investing within the sector of healthcare in Podgorica, please feel free to send a **Letter of Intent** on bellow email.



## PRIVATE RETIREMENT COMPLEX FOR ELDERLY CITIZENS





## PRIVATE COMPLEX FOR OLD PEOPLE



Plot is located on Gorica hill in Podgorica, far from city center, in the Donja Gorica settlement. Area of the location is 17.800 m2, with area of planned building of 3.800 m2. Still this area is connected to near main roads (to Nikšić and to Cetinje and Budva)





# **REAL ESTATE & COMMERCIAL**

# **EXCLUSIVE LOCATIONS IN PODGORICA**





# **REAL ESTATE, SPORT, HOUSING AND OFFICE PROJECT**





## **ENTERTAINMENT PROJECTS IN PODGORICA**



### **LOCATION**

### **CENTRE OF PODGORICA**

### Construction of the eastern stand of the stadium "Budućnost"

**Project description:** Rounding up the entire stadium of the city stadium, increasing the capacity for 4,000 seats and building the accompanying contents

**Project objective:** Development of sports with the fulfilled standards of UEF. Indirect goal is the development of tourism.

**Target group:** Citizens of the capital, sports clubs and associations, tourists

Indicators: An eastern tribune was built

**Phase of the project:** A preliminary design was made and the procedure of amendments to the DUP for the definition of the surface of the facility

**Project holder:** Secretariat for Culture and Sports, Agency for Construction and Development of Podgorica d.o.o. and JP "Sportski objekti" Podgorica

Potential partners: Domestic and foreign co-investors

Implementation period: 5 years

**Project value:** Approximately € 30,000,000.00 **Source of financing:** Private-public partnership in which the Capital contributes with land and city tax.

### **GOAL**

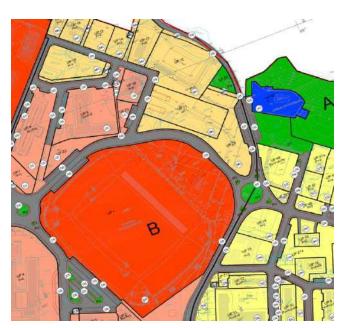
Modernization of the City Stadium Installation of new entrance gates, electronic loading systems, ticket, upgrading of the existing video surveillance system, etc.



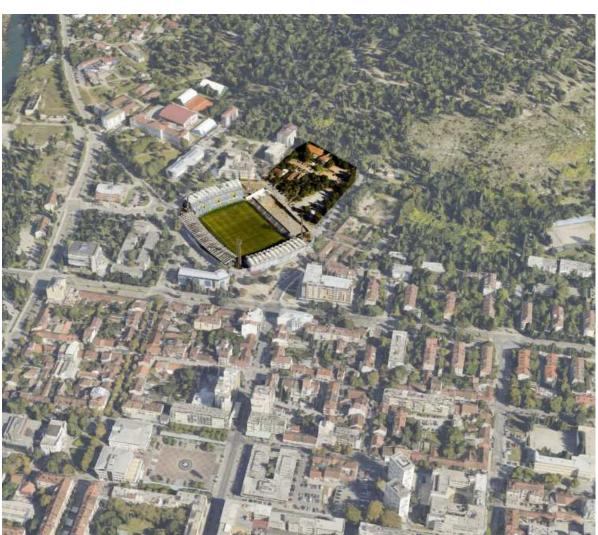


# **ENTERTAINMENT PROJECTS IN PODGORICA**





UP11	3.417	1.708	0,50	1.708	0,50	VP
UP12	4.326	2.595	0,60	10.814	2,50	P+3
UPZ4	3.546					
Number of parcel	UP surface (m2)	Surface area (m2)	Occupancy index	Gross (m2)	Build Index	Maximum planned floor



# **NEW APARTMENT BLOCK - PROJECTS IN PODGORICA**

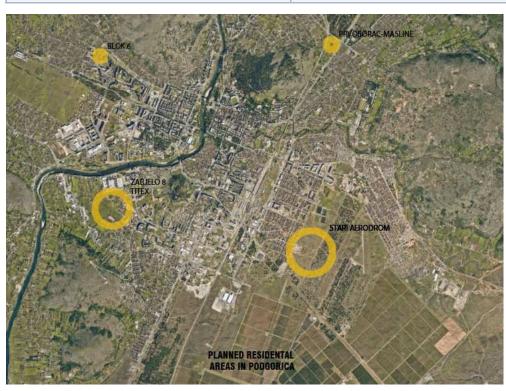




## LOCATIONS FOR NEW RESIDENTAL BUILDINGS IN PODGORICA



Location	Number of plots	Plot area range (m2)	Gross building area range (m2)
Stari Aerodrom	14	1,900-13,000	3,500 – 17,500
Zabjelo 6	1	1,767	3,176
Zabjelo 8	12	905-3,292	815-8,230
Titex	4	2,000-2,500	2,500-3,100
Prvoborac - Masline	2	1,700	2,100





# **SHOPING MALL PROJECTS IN PODGORICA**





### LOCATIONS FOR NEW MALL OR RETAIL PARK IN PODGORICA



### **OPPORTUNITY DESCRIPTION**

Joint venture in the construction (financing, design and construction) of the "Central Activity-Marketplace" facility, as well as equipping a part of the building that will be allocated to the Public partner in the DUP "Prvoborac" operation — Amendments, turn-key system, in all, according to the urban-technical conditions and the project task, which are an integral part of the tender documentation.

The public partner invests: construction land marked with urban parcel number 29-2, Block 29, area 2.616 m², in the construction of DUP "Prvoborac" – Amendments in Podgorica, consisting of cadastral plot number 1397/5 of 2.386 m² of real estate list number 5446 KO Podgorica II and cadastral parcel number 1226/7 of 230 m², from real estate list No. 603 KO Podgorica II, estimated value of 241,00 € / m² and estimated value of compensation for utility equipping of construction land in the amount of approximately € 145,000.00, determined in accordance with the Decision on compensation for municipal equipment for construction land ("Official Gazette of Montenegro - Municipal Regulations", number 09/18).

The amount of the utility fee will be calculated on the basis of the revised main project, per m² net area of the facility according to the applicable standard and the Rulebook on the method of calculating the area and volume of facilities ("Official Gazette of Montenegro", No. 47/13), and according to the Decision on compensation for municipal equipping of construction land ("Official Gazette of Montenegro - Municipal Regulations", No. 09/18) and per m² of open space on a plot designed for the performance of activities, pursuant to the Decision cited.

The private partner invests funds for financing the project, the production of technical documentation with the audit, the construction of the entire facility of the central activity-market, the equipping of a part of the building that will be allocated to the Public partner, according to the turn-key system, in accordance with the urbantechnical conditions and the project task, which are an integral part of the tender documentation.



### OTHER LOCATIONS FOR CENTRAL ACTIVITIES AND MIXED PURPOSES

Location	Number of plots	Plot area range (m2)	Gross building area range (m2)
Servisno skladišna zona	9	2,250-4,000	2,700-7,200
Donja Gorica	1	930	600
Zabjelo 8	1	3,300	1,990
Zlatica B	2	2,400-2,500	1,900-2,000
Stari Aerodrom	7	1,477-11,700	3,690-35,376
Čepurci	1	1,546	2,300
Blok 35-36	1	3,663	2,212
Dajbabe-Zelenika	6	2,000-3,000	1,000-1,600
Nova Varoš 2	1	715	1787

- Business zones are not included on the list
- Other ready for planning locations are also not included on list
- All plots are city owned

## OTHER LOCATIONS FOR CENTRAL ACTIVITIES AND MIXED PURPOSES



### LOCATIONS FOR CENTRAL ACTIVITIES AND OTHER PURPOSES

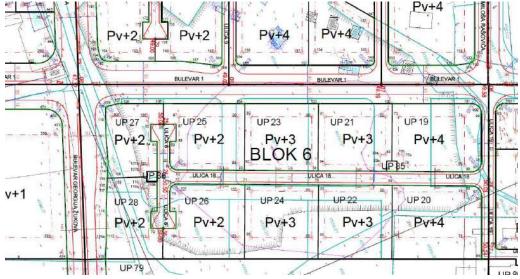


Urban Parcel	Size of urban parcel	Occupancy index	Surface built area	Built index	Levels	Gross built area	Gross area for commercial space
20	4012,85	0,40	1605,14	1,80	VP+4	7223,13	7223,13
21	3016,19	0,40	1206,48	1,40	VP+3	4222,67	4222,67
22	3332,58	0,40	1333,03	1,40	VP+3	4665,61	4665,61
23	3027,15	0,40	1210,86	1,40	VP+3	4238,01	4238,01
24	3353,47	0,40	1341,39	1,40	VP+3	4694,86	4694,86
25	3056,44	0,40	1222,58	1,20	VP+2	3667,73	3667,73
26	3482,02	0,40	1392,81	1,20	VP+2	4178,42	4178,42
27	2253,02	0,40	901,21	1,20	VP+2	2703,62	2703,62
28	2543,82	0,40	1017,53	1,20	VP+2	3052,58	3052,58

These plots are planned for central activites which are located in newly built residental area of Podgorica. It is located along the beltway around Podgorica, near the most famous Montenegrin commerces and markets (Voli, Tehnomax and Lakovic). It is the area of higher value investments in near past.

Plots are planned for central activities including (markets, businesses, education, healthcare etc)





## **LOCATIONS FOR CENTRAL ACTIVITIES AND OTHER PURPOSES**



Parcel	Area in m2	Occupancy index	Built index	Max. Surface area	Max gross built area m2	Max. Levels	Residential up to *m2	Activities up to m2
40	929.34	0.21	0.64	200.00	600.00	P+2	500.00	600.00



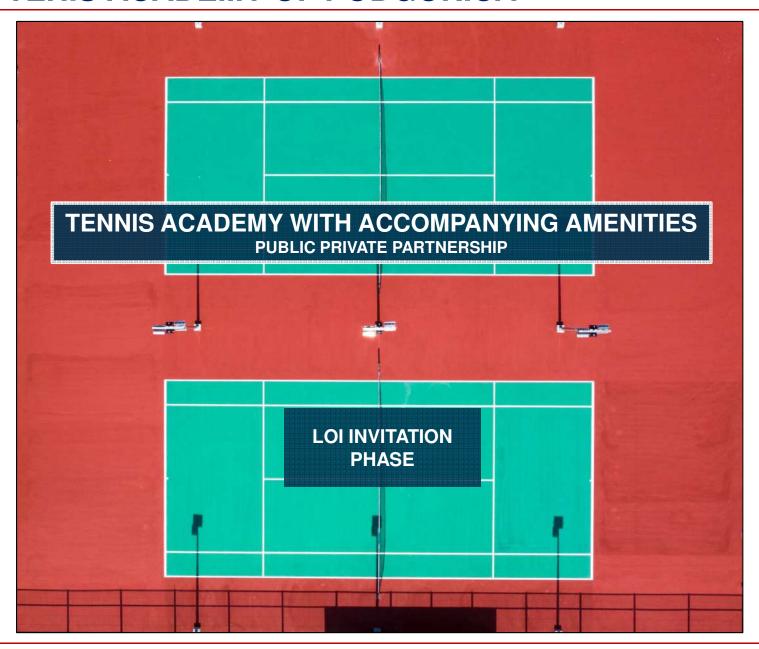
- Plot is planned for central activites and is located along the Podgorica Budva road.
- Plot is planned for central activities including (markets, businesses, education, healthcare etc)



# **SPORT**

# **PPP - TENIS ACADEMY OF PODGORICA**





## **SPORTS PROJECT IN PODGORICA**



#### CONDITIONS WITH BASIC URBANISTIC PARAMETERS - UP 15. Tennis Academy with accompanying contents

- Within the tennis center, the construction of a tennis academy building with accompanying facilities (restaurant, fitness, accommodation, education etc.) is planned, a central tennis court, a covered terrain for small football and basketball (winter can be used as a children's ice rink), auxiliary terrain and terrain for padding and badminton. They are planned according to the norms for holding international tournaments.
- The central facility should include: a reception desk, an office for administration, a multimedia room; restaurant, kitchen and utility rooms; sports equipment stores; maintenance rooms, mechanical rooms, auxiliary rooms; toilet changing rooms, bathrooms; medical room, doping control; SPA, swimming pools, hairdressing and beauty salons; fitness, gym and educational facilities.
- The floor of the building is S + P + 1. The height of the building should be aligned with the norms for this type of purpose.
- The raised height of the basement, the ground floor and the floor is up to 5m.
- The layout and position of open-air treadmills is given only as a design check, while the 10-day development will be the subject of the project of landscaping on this site.
- Parking for the needs of visitors is provided in an underground garage which is connected by the building of the academy as well as street parking lots in the immediate vicinity of the academy.
- It is permitted to enclose a tennis center pit, up to a maximum of 2 m, only with transparent fences or greenery.
- · All terrains are fenced, and the type and height of the fence is foreseen by the project.
- Within the plot, tennis courts are only allowed for transparent fencing to the height necessary for this type of activity.
- It is possible that a part of the tennis courts is covered by a steel or some other type of construction.
- There is a possibility for stands to be prefabricated and installed in case of need for a larger number of seats.
- · Communication between the garage, the underground part of the building and the main terrain is facilitated.
- Two gates (gates 1 and 2) are planned to enter the complex with swimming pools.
- The initial arrangement around the site and the object is defined by the project. This includes green surfaces, paths, sidewalks, masonry, lighting, leveling of terrain, elevation of the pavement, etc.
- The intended pedestrian path also has a function for supplying the complex as well as for approaching emergency vehicles.

#### "Tennis Academy"

**Project description:** Construction of a central tennis court at the SC "Morača" complex with 2000 seats, 6 auxiliary terrains, 3 terrain for badminton and 3 terrain for padoing, recreational part for children by high ITT standards, medical center, fitness and spa center and other accompanying facilities with an underground garage with a capacity of 150 garages

**Project goal:** Development of tennis sport

Target group: Citizens of the capital, sports clubs, tourists

*Indicators:* Built-up terrains and other facilities

**Project holder:** Secretariat for Culture and Sport, "Sportski objekti" Podgorica

Potential partners: Domestic or foreign co-investors

Monitoring Evaluation: Establishment of a working team for

monitoring and implementation of the project Implementation period: 2 years

Project value: About 5.000.000,00 EUR in which the value of

the land and the utility equipment fee is not included

Source of funding: Private-public partnership in which the

capital city's investment represents land and utility fees

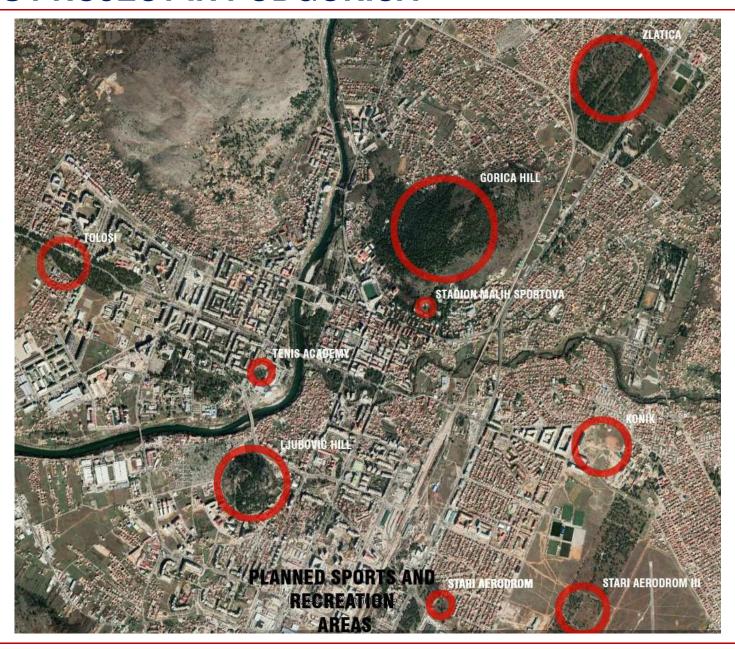
Urban parcel	Building	Area of urban parcel	Max. levels	Buit area	Max. BRP	Occupancy index	Built index	surface of open terrains or pool	Number of employees
	Tennis academy with		S+P+1	10 310					
UP 15	supporting terrains	18 687	5+P+1	(2133+8177)	4 915	0,55	0,26	8 177	30

#### **OTHER SPORT AREAS**

KONIK SANACIONI PLAN – 10 HA – FOR MIXED SPORTS STARI AERODROM – 2 PLOTS – ABOUT 1 HA (EACH) – MIXED SPORTS KONIK STARI AERODROM III – 2.5 HA

# **SPORTS PROJECT IN PODGORICA**





# **SPORT & ENTERTAINMENT PROJECTS IN PODGORICA**





### **SPORTS IN PODGORICA**



#### **CURRENT OPPORTUNITIES**

Immense opportunities to invest in all types of sports in Podgorica.

The small sports stadium under Gorica hill, with stands capacity of 2,500 seats, contains small football fields, handball and basketball, dressing rooms and auxiliary facilities. It was renovated in 2008. Since it has floodlights, it is also used for the maintenance of cultural, entertainment and children's events.

Possibility to open hospitality services just next to the football court would offer to the PPP partner a good business opportunity to consider this investment.

Please do not hesitate to send a **Letter** of **Intent** to the bellow email should you be interested to invest into this sector.

















# SPECIAL TOURISM - HORSE CLUB & WINE





### **SPECIAL TOURISM – HORSE CLUB & WINE**



#### **Restoration of the Horse Club**



The company has an area of over 4 hectares on which a horse club is constructed, of which:

- 4 stables of individual surfaces as follows: about stables 1 gross area of 827 and 789 m2 net area, o stables 2 gross area 1,084 m² 1,036 m2 net area, o stables 3 gross area 1,083 or 1,035 m2 net area, about stall 4 gross area of 1,087 and 1,038 m2 net area.
- two smaller riding horses of an individual surface of 11,150 m2 and close to 6,000 m2.

The space is ideal for further development of sports-recreation and catering complex. Near the location of the horse club, more precisely at its border, there is a wine cellar company "13 Jul Plantaže" A.D. and the space is in the position of hosting large number of tourists. Within this zone, a cluster of services can be formed:

- Horse club,
- Wine cellar visits with extention to a range of wine tourism activities,
- catering restaurant services.

#### The club is located near to the main road E762.

For the reconstruction of the situation at the equestrian club, investments are required:

- complete reconstruction of all four stables. Reconstruction can be done in phases,
- reconstruction of small facilities in accordance with the rules of the horse club and the standards for this type of sport.

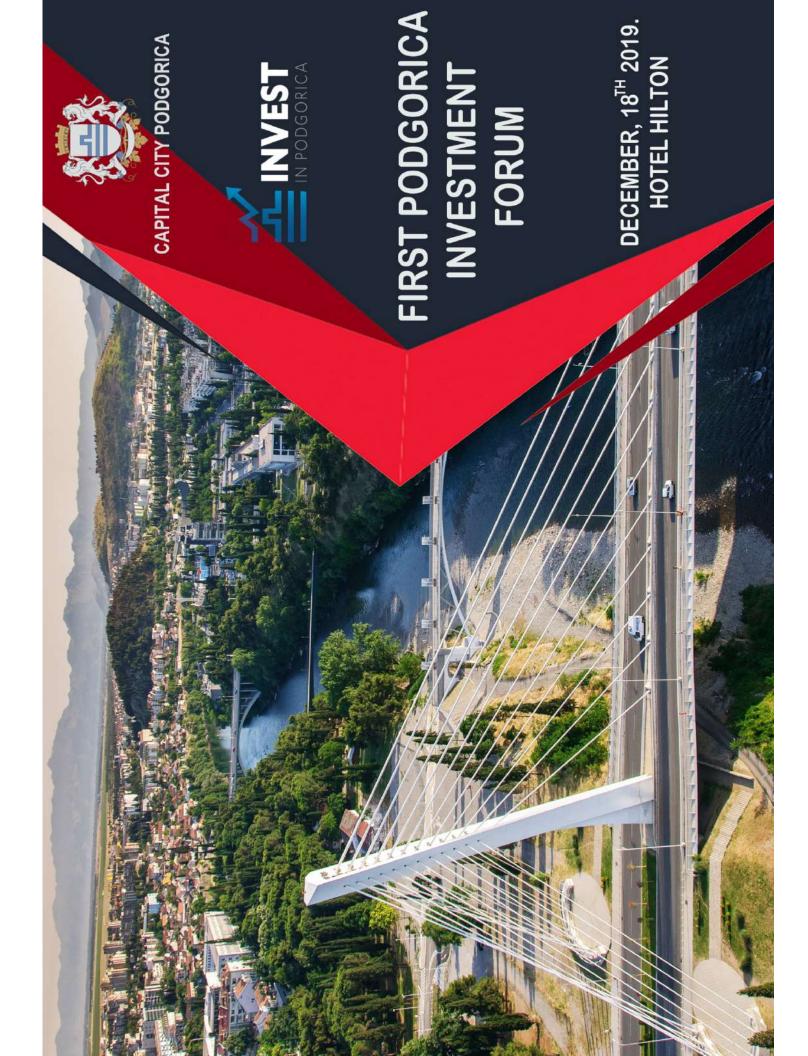
The projected capital investments would be known after the development of the Main Project for all phases of the project documentation.

Satellite view of the Horse Club "13 Jul Plantation" A.D.



Geodetic drawings of the space at the horse club "13 Jul Plantaže" A.D.







### **ENTERTAINMENT**

# **ENTERTAINMENT & BUSINESS PROJECTS IN PODGORICA**





### "DISTRIBUTIVE CENTRE" OF PODGORICA



#### LAND AND BUILDING DESCRIPTION

The site is located at the very intrance of Capital City of Podgorica.

The land area is 24.475m2 + four additional idependent parcels with surface area of about 1.500m2 each.

The current building has a surface of cca 7.500m2 with fllor to sealing heigh above 15 meters.

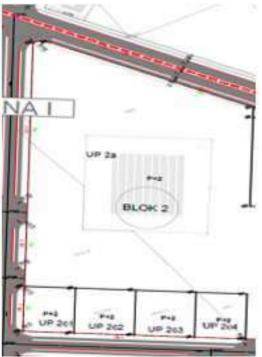
#### **PPP VISION**

The Capital City is looking for an experienced investor to partner with and create a unique location where all fairs (trade fairs, book fairs, car fairs, employment fairs, art fairs, science fairs, history fairs, etc.) on the territory of Podgorica will be more frequently organize on a classical known location.

#### LOI FROM INVESTOR NEEDED.

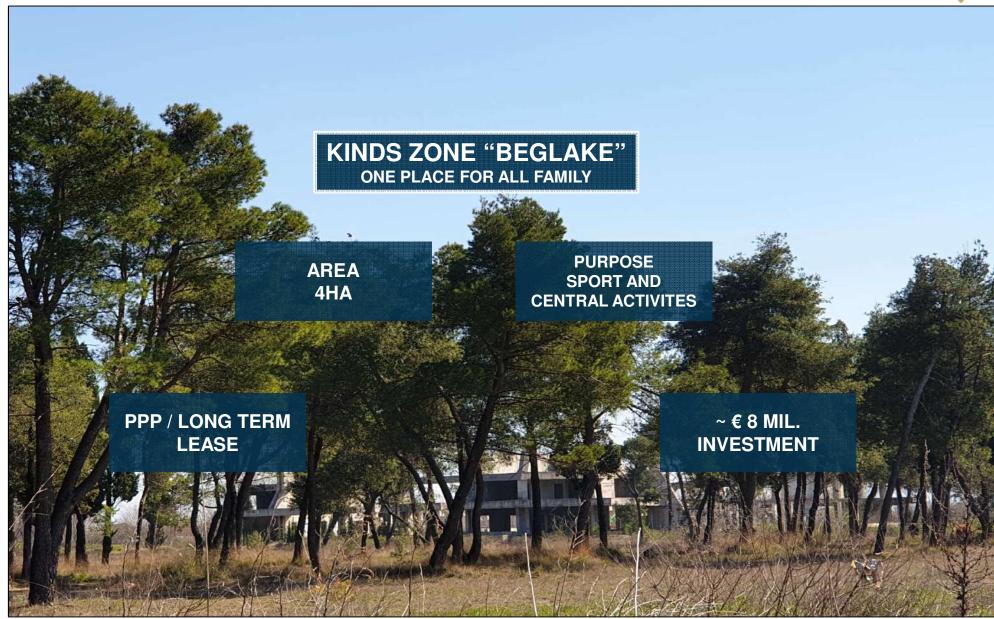
#### **EXISTING LOCATION**





# **AMUSMENT PARK PROJECT IN PODGORICA**





# "BEGLAKE" AMUSEMENT PARK



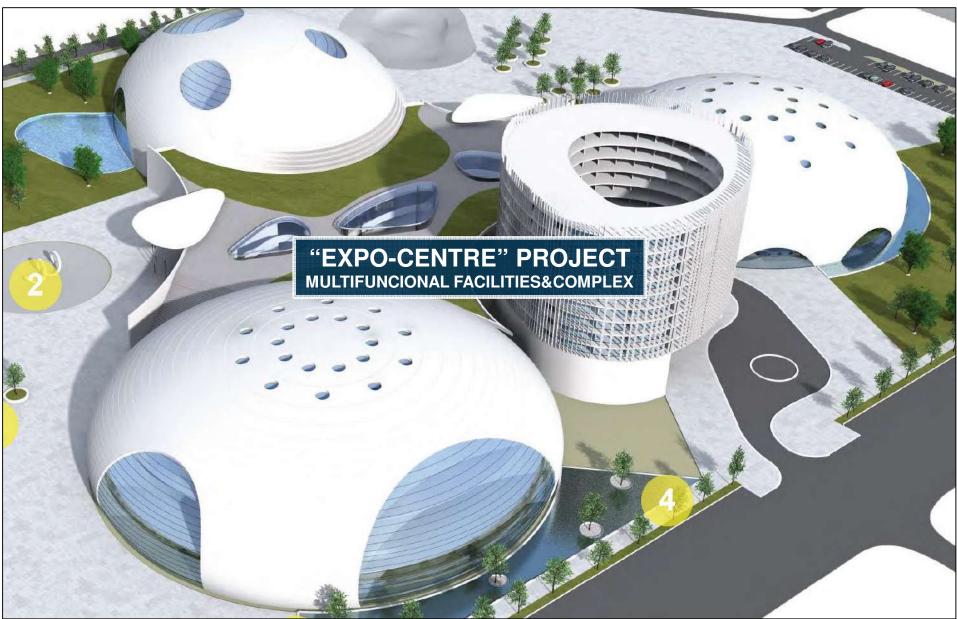






# **MULTIPURPOSE REAL ESTATE PROJECTS IN PODGORICA**





### MULTIPURPOSE REAL ESTATE PROJECTS IN PODGORICA



#### KONIK STARI AERODROM III

CITY OWNED LAND PLANNED FOR RESIDENTAL, BUSINESS BUILDINGS, PARKS, SCHOOL, KINDERGARDEN AND SHOPPING MALL.





The basic purposes of the area in the space of this plan are:

- The purpose of the water surface (water source);
- mixed purpose multi-family housing with activities (collective housing and business facilities) and service-production facilities, administration, market, catering facilities, various forms of shopping centers, markets, hotels, cultural objects, business and administrative buildings business centers, multiplex centers etc.;
- The purpose of SMG single-family housing (housing in family buildings of the type of villa);
- The purpose of the sports-recreation zone (auxiliary sports fields, the main stadium of FSCG,

existing Spiro Mugosa Airport):

- Purpose of the green area of public use (park with trim track);
- Purpose of green area of special purpose (forest park);
- traffic surfaces
- kolsko-pedestrian roads, pedestrian access roads, parking lots
- Utilities

-the objects of the infrastructure

Commercial content

Commercial content includes activities: trade, crafts, business, catering, services, with all sub-divisions. No activities that endanger the environment with noise and pollution are permitted.

Business

This category of content includes the group: business associations, banks, bureaus, private companies, business premises, meaning all those institutions whose office space is not directly (technologically) connected to production facilities.

Public purpose, is present as an outpatient clinic with a pharmacy, citizens' associations, administration and culture.



# **PRODUCTION**

# **WATER PROJECTS IN PODGORICA**





### WATER FACTORY IN PODGORICA



#### MAREZA PROJECT LOCATION

For the purpose of valorizing the natural wealth of the capital in quality drinking water, the construction of a bottled water bottling plant at the Mareza waterfront is planned.

#### **OPPORTUNITY OVERVIEW**

The French company "Veolia" and JP "ViK" Podgorica performed the analysis of the water supply "Ljeskovac" from the aspect of the possibility of bottling water for drinking. Insight into the existing documentation on the water source "Mareza" and the source "Ljeskovac". The water quality, topographic and geological maps and other documentation have been analyzed and the need to provide more detailed bases for defining the underground water origin as well as the implementation of measurement campaigns in the form of pluviometric stations in the water supply environment, which would provide data on the flow and variations in the flow of the source Ljeskovac, has been analyzed. It also determined the need to conduct a one-year measuring campaign on the quality and capacity of water source Ljeskovac in the form of daily simple analyzes and complete analyzes for all four seasons.







### **OPTION 2 - WATER PROJECT NEAR PODGORICA**



# CONSTRUCTION OF WATER BOTTLING FACILITY AND EXPORT THROUGH PORT OF BAR

Given the extensive yield of the source "Bolje sestre", (the yield of the spring during the hydrological minimum amounts to 1.800 l/s), there is a possibility of withdrawal of significant water quantities for bottling, which would in no way affect the priority purpose of the regional water supply system that is the regular water supply of the Coastal Region. The infrastructural capacities which would be made available to the potential investors are:

- · Practically unlimited capacities of the top quality water for bottling;
- Already established, as set forth by the law, maintenance and monitoring of the source and the sanitary protection zone by this PE.
- Laboratory for the water quality control at the spring Bolje sestre which functions within the scope of this PE;
- Warehouse / Storage of 850 m<sup>2</sup> within the sanitary protection zone of the Bolje sestre spring;
- 1 MW power connection to the power transformation plant TS 35/10 kV in order to enable power supply to the water bottling and packing plant;
- The driving distance from the future water bottling facility to the main road that connects
  the capital of Podgorica to the port of Bar and the railway, which connects these two
  towns, is solely 6 km.
- The planned route of the highway Bar-Boljari-Belgrade(the Republic of Serbia) is in the near vicinity;





# **AGRICULTURE**

# **CENTRALIZED AGRICULTURE MARKET IN PODGORICA**





### **AGRICULTURE OPPORTUNITIES IN PODGORICA**

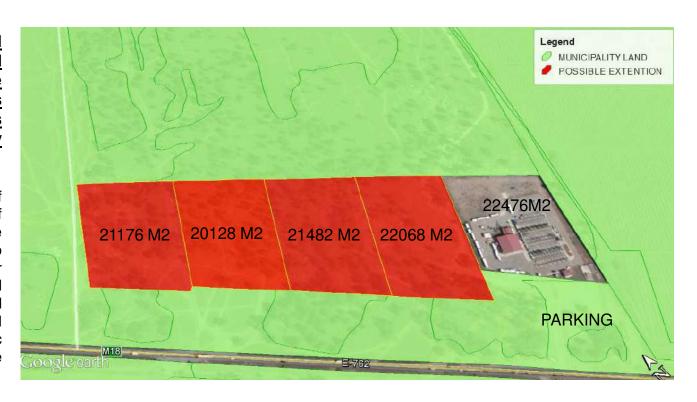


#### AGRICULTURE MARKET - LAND FOR LONG TERM LEASE

Next to the existing agricultural market there is enormous potential to extend the market further to the left (4 parcels available in red) as majority of agricultural producers farm and live in close proximity from this location

In addition, the extension of assortment of AD "Fruits of Montenegro" by purchase of forest fruit and medicinal herbs from the area of Lijeva Rijeka and putting into operation of the existing facility for purchase and processing of medicinal herbs and forest fruits in Lijeva Rijeka and extension of placements of agricultural products from Montenegro to domestic hotel facilities, retail chains and the markets of countries in the region.

<u>Project</u> objective: Development of AD "Fruits of Montenegro", rural development, more intensive agricultural production and exploitation of all available resources. The indirect aim is to create conditions for rural employment and prevent further depopulation of the rural areas.



The only way to reach as closer as possible to the equilibrium of the supply and demand curve of agricultural market in Montenegro is to have all major actors, including an office of the line Ministry, in one place – so that everything is synhronized, from production to bulk / wholesale purchase of agricultural products.

https://goo.gl/maps/hYTxtMZPiANM3iU3A

### **AGRICULTURE OPPORTUNITIES IN PODGORICA**



# 1) AGRICULTURE LAND FOR LONG TERM LEASE

#### Stimulation of agro-forestry

**Project description:** The capital has real potential for the development of agroindustry, that is, the production of honey, hazelnuts, olives, etc. Several locations available for negotiations with the city.

**Project objective:** To stimulate the economy, increase exports, create new jobs.

**Target group:** Citizens (unemployed persons) and business entities

**Project holder:** Secretariat for Entrepreneurship, Employment Agency of Montenegro, Ministry of Agriculture and Rural Development

#### 2) MILK FACTORY

4.5 million liters of milk is collected annually on teritorry of the Capital City, planning documentation foresee the construction of facilities for collection and processing of milk in the Agro-industrial business zone on the main road Podgorica-Božaj on the surface of 13,392 m². The surface of the building is envisaged to be 8.928 m², floors P + 4.













# MINI-ENTERPRENEUR PROJECTS IN PODGORICA





### MINI-ENTERPRENEUR PROJECTS IN PODGORICA



Every year, the Ministry of Agriculture and Rural Development, in cooperation with the Association of Beekeeping Organizations, continues with incentives for young people in the beekeeping sector. In line with the agribusiness line for 2019 - Beekeeping promotion program, today a Public Invitation for submission of support requests for young beekeeper beginners for 2019 was published.

Through a public invitation, young people who are unemployed, aged 18 to 30, have the ability to get five hive bees with five bee hives on the shoulders, giving them the opportunity to start work in the field of beekeeping. Experience with this kind of support in the past year was very positive, because of the great interest of young people. Therefore, in order to support as many unemployed young people as possible, the support has continued and amounts to € 25,000 .The Ministry's support amounts to 50 percent of the value of five hives with swarms.

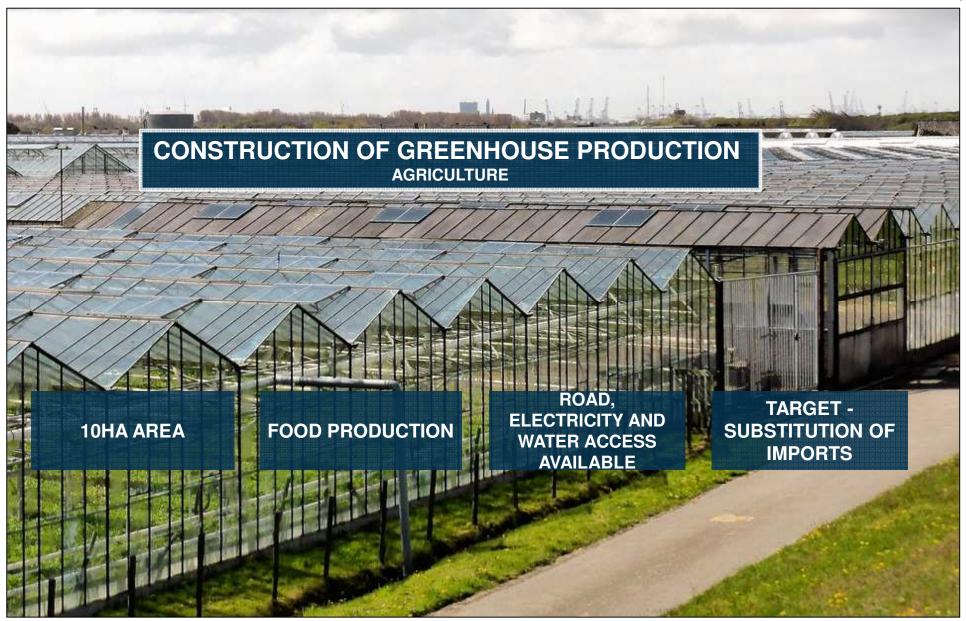
Users of this support, who meet call conditions, receive hives after receiving a support approval decision. Supporters are committed to dealing with beekeeping in the next four years. The Alliance will organize training for young beekeepers.

In addition to the conditions and criteria for supporting young beekeepers, the public invitation also defines the method of reporting. All information regarding the Public Invitation can be obtained from the Ministry of the Agriculture 020 / 482-292, the Association 069 / 941-505 or in the premises of the Department of Advisory Services in the field of livestock and the Department for Agricultural Advisory Services 020 / 265-337.

The completed application form together with the necessary documentation should be sent exclusively by registered post to the Ministry of Agriculture: Ministry of Agriculture and Rural Development, request for the Public Invitation for granting support for young beekeepers for 2019; Rimski trg br. 46, 81000 Podgorica.

# **GREENHOUSE PRODUCTION**





### **SPECIAL TOURISM – HORSE CLUB & WINE**



Company "13 Jul Plantaže" a.d. has all the necessary infrastructure for greenhouse production of agricultural and food products. The company can offer:

- location equipped with all necessary infrastructure elements (access roads, electricity and water). Total area up to 10 hectares.
- biomass heating for greenhouse heating. The company has 10,000 tons of grapevine grapes atroto 40% per year and a calorific value of 4.500kcal (18.500 kJ) per year. The raw material would be sold at current and fair market prices in the territory of Montenegro,
- 15-degree water supply for water cooling to optimize electricity consumption. Water would be invoiced at fair and market prices for cubic water on the territory of Montenegro,
- refrigerated capacity of the company "13 Jul Plantaže" A.D. and this is a quick cooling and storage chamber. The services would be invoiced at fair and market prices in the territory of Montenegro.

Through the joint venture project company "13 Jul Plantaže" A.D. is interested in the following type of cooperation:

- the investment of non-cash capital by the Company by land location, raw materials and services,
- to have majority ownership in the Company in the new legal entity that would lead to greenhouse production.
- Investing in equipment and choosing an optimal solution for production technology, as well as guaranteeing its efficient operation, would be required by a joint venture partner.

The production focus would be planned based on the market analysis and the need for substitution of imports of Montenegro.

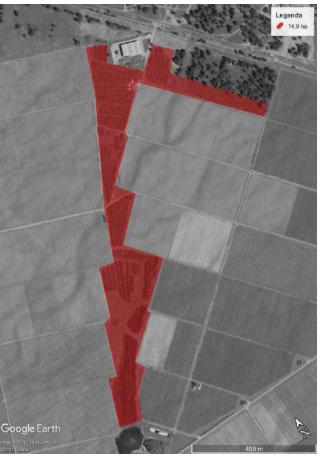
Greenhouse needs to be planned as a complex:

- installed seedling production,
- installed laboratory and center for microbiology,
- the main production unit,
- offices.
- parking and space for dispatch of products.

Projected cash capital investment per square meter per design and build is around €150 per m2 for facilities of 25,000 m2 of gross surface as the minimum production capacity that gives positive key and breakpoints of the investment. The price of the land is not included in the price.

The following sketch shows the area and the optimal location for the installation of greenhouses. The location is connected to the main road E762.





https://goo.gl/maps/9L91oiXHnZdtpPFu5



# **NEXT LEVEL**

# **CITIZENSHIP PROGRAM**





### CITIZENSHIP PROGRAM AVAILABLE ALSO IN PODGORICA



Pursuant to Article 11 of the Decision on the Criteria, Method and Procedure for the Selection of a Person Who Can Acquire Montenegrin Citizenship by Admission for the Implementation of a Special Investment Program of Special Importance for the Economic and Economic Interest of Montenegro ("Official Gazette of Montenegro" No. 79/18)

#### Ministry of Sustainable Development and Tourism announces

Public invitation for expressing interest in qualifying projects on List of development projects in the field of tourism, dated February 26, 2019

Applications for expressing interest in qualifying projects on the list of development projects in the field of tourism may be provided by interested parties including applicants for acquiring Montenegrin citizenship by the reception in order to realize a special investment program of special importance for the economic and economic interest of Montenegro that meets the criteria for the construction of the hotel, mixed complex:

- 1. five star in the coastal region or the Podgorica Capital City or at least four stars in the northern or central region, except the Capital City of Podgorica;
- 2. for which a minimum investment of 15,000,000.00 euros is required in the coastal region or the Capital city of Podgorica or a minimum investment in the amount of 5,000,000.00 euros in the northern or central region, with the exception of the Capital City of Podgorica;
- 3. who will employ at least 80 employees in the coastal region or the Podgorica Capital City or at least 25 employees in the northern or central region, with the exception of the Capital City of Podgorica;
- 4. who will have at least 60 accommodation units in the coastal region or the Podgorica Capital City or at least 35 accommodation units in the northern or central region, except the Capital City of Podgorica.

The Ministry of Sustainable Development and Tourism shall determine the fulfillment of the conditions referred to in Article 11, paragraph 1, items 1 - 4 of the aforementioned Decision, under which a particular project will qualify for the Development Projects List in the field of tourism, on the basis of the submitted documentation proving their fulfillment.

Documentation proving the fulfillment of conditions is:

- 1. Revised main project, which proves categorization, number of accommodation units and estimated project value, in accordance with Article 11, paragraph 1, points 1, 2 and 4 of the Decision;
- 2. Business plan, which defines the number of employees in accordance with Article 11, paragraph 1, item 3 of the Decision;
- 3. If necessary, additional documentation demonstrating the amount of funds already invested in the project, including documentation on the financial capacity to demonstrate the capacity for project implementation or part of the project.

Pursuant to Article 11 paragraph 2 of the Decision, the list of development projects in the field of tourism is determined by the Government, at the proposal of the Ministry of Sustainable Development and Tourism.

Applications can be sent to the address of the Ministry of Sustainable Development and Tourism, ul. IV proleterske 19, 21000 Pogorica, starting from February 26, 2019 until December 31, 2021.

# **BLOCKCHAIN IN PODGORICA**





### **BANKS AND FINANCE IN PODGORICA**





### PROJECT FINANCE IN PODGORICA



#### **13 BANKS IN PODGORICA**

There is bidirectional potential for project finance.

For PPP projects with good business plan the investor have high chances, if needed, to procure finances via a bank in order to complete the investment.

However, there exist enormous potential for expanding project finance in Podgorica, particularly within areas of agriculture, industry and healthcare.





#### OPEN A BANK IN PODGORICA - FOR LARGE INVESTORS ONLY

ONLY 5 MILLION EUROS CENSUS (MIN REQUIRED CAPITAL BY CENTRAL BANK)



# **NEW TECHNOLOGY TESTING SITES IN PODGORICA**





# **NEW TECHNOLOGY TESTING SITES IN PODGORICA**



#### CONCEPT

- AUTHONOMOUS VEHICLE DRIVING
- DRONE TESTING FACILITIES
- ARTIFICIAL INTELIGENCE
- ETC.









# INFRASTRUCTURE

### **ROAD INFRASTRUCTURE**



### **UNDER CONSTRUCTION**

Bar Boljare Motorway A-1
Cetinje Blvd (Donjogrički) M-10
Southwest Bypass E65 ← M-10

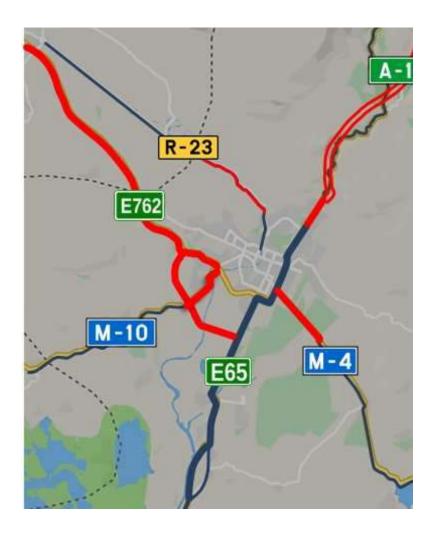
### **UNDER PREPARATION**

Danilovgrad Blvd (Nikšić Road) **E762**West Bypass M-10 ← E762
Willy Brandt Blvd ∰

Willy Brandt Blvd 🎢

Tuzi Blvd M-4

Old Danilovgrad Road R-23



# **UTILITY SERVICES PROJECTS IN PODGORICA**





### **NEW WASTE WATER PLAN TENDER 50.5 MIL. PROJECT**



#### **PROJECT DESCRIPTION**

The project is directly linked to the preservation of the environment in the wider area of the capital city, therefore, the protection of groundwater and thus the existing water sources, the Morača river and other river basins, the Skadar Lake, the water supply of Boljeestra and the future water supply Karuch, as well as the supply of quality drinking water to the Montenegrin coast .

Existing wastewater treatment plant is insufficient capacity, located in an inadequate location and the problem of disposal of municipal sludge has not been solved. The plant is located directly in the Industrial Zone in accordance with recommendations and practices in the EU. The transport of complete wastewater from the area of the Capital to the plant is carried out by gravity, which was one of the determining factors for the location selection. The plant enables complete control of inlet and outlet waste water, operation of the plant, discharge of waste water into the Morača River and control of the released gases into the atmosphere. The prepared technological solution is based on stricter standards of wastewater treatment in relation to EU directives and national legislation and as such will enable the quality level of Morača as a watercourse of class A-1 to be increased.

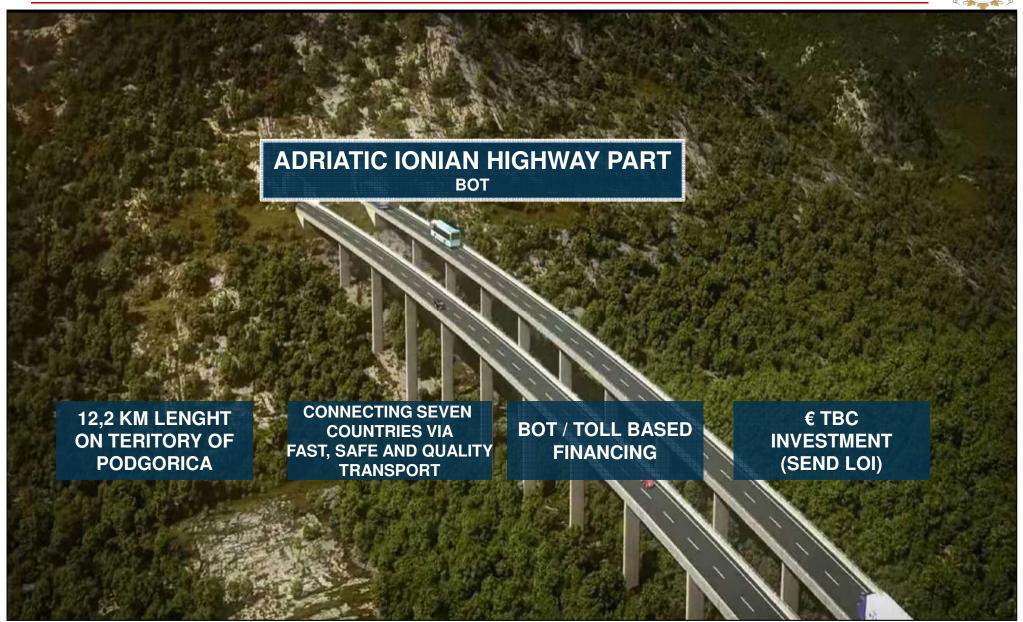
### **WASTEWATER TREATMENT**





# INFRASTRUCTURE PROJECT ENCOMPASSING PODGORICA





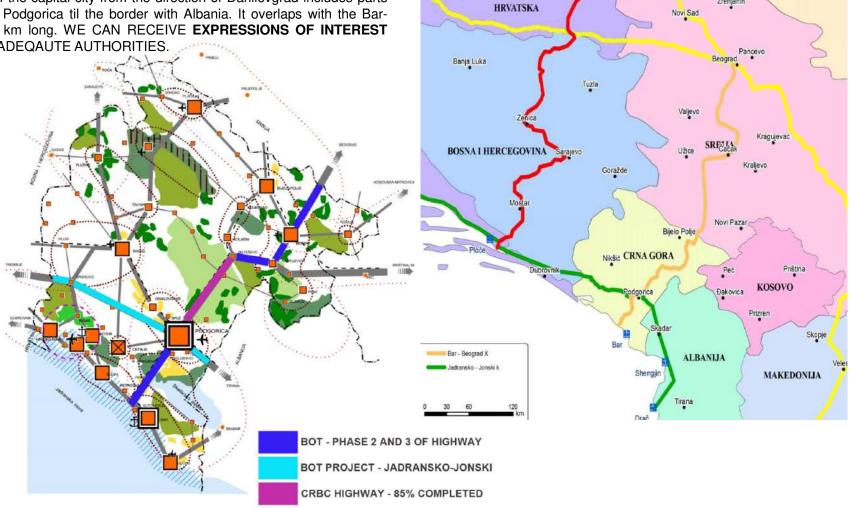
# INFRASTRUCTURE PROJECT ENCOMPASSING PODGORICA



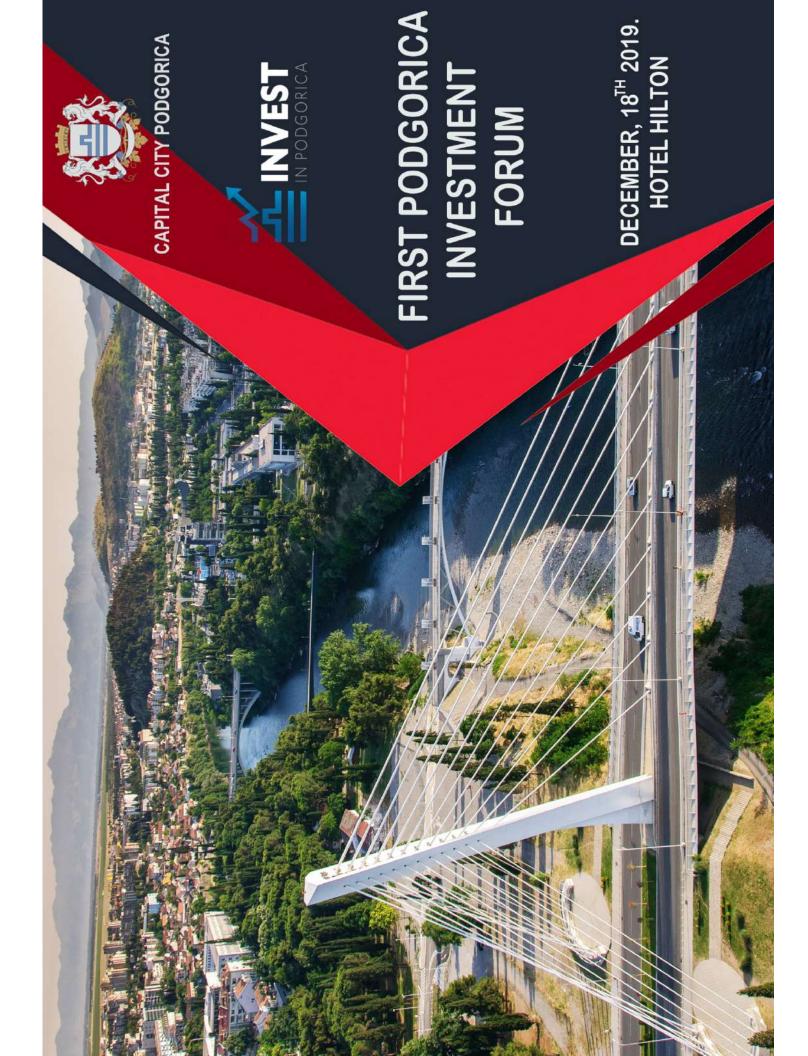
ROMUNIJA

#### **PROJECT DESCRIPTION**

The Adriatic - Ionian Highway connects seven countries (Italy, Slovenia, Croatia, Bosnia and Herzegovina, Montenegro, Albania and Greece). The section that passes through the territory of the capital city from the direction of Danilovgrad includes parts of the Capital City of Podgorica til the border with Albania. It overlaps with the Bar-Boljari highway, 12.2 km long. WE CAN RECEIVE **EXPRESSIONS OF INTEREST** AND FORWARD TO ADEQAUTE AUTHORITIES.



http://www.barboljare.me/



#### **INVESTMENT CONTACT**

Marjan Juncaj

City Manager

invest@podgorica.me

www.investinpodgorica.com

THANK YOU

www.investinpodgorica.com



## **WE SUPPORT**





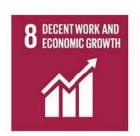


















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