



CAPITAL CITY PODGORICA– INVESTMENT PRESENTATION 2021

www.investinpodgorica.me





WHY MONTENEGRO ?

9%

Income tax

The **lowest** income tax in the region and one of the lowest in Europe

€

Currency

EUR as currency of payment
(Low inflation)

NATO member

Since 2017
(Secure investments)

WTO member

Since 2011

10,9 billion

€

FDI

2006-2020

**The fastest growing
touristic destination**

The fastest growing
touristic destination
according to the World
Tourism Organization
report (UNWTO 2019)

**Average monthly
salary:**

534 € NET

(798 € GROSS)

WHY CAPITAL CITY PODGORICA?

1

**FINANCIALLY
STABLE
BUDGET**

2

**12-MONTH
INVESTMENT
ACTIVITY**

3

**SUPPORTING
BUSINESS
COMMUNITY**



CAPITAL CITY PODGORICA

CONTENTS

**BUSINESS
ZONES**

**GARAGE
WATER FACTORY
PPP**

**PRIME CITY
LOCATIONS
FOR SALE**

**AGRICULTURE
LAND
FOR RENT**

**TOURISM
AND
CULTURE**

**4 STEP
APPROACH**



 **INVEST**
IN PODGORICA

BUSINESS ZONES

A business zone is a limited space within which a certain economic activity takes place. The business zones are a form of entrepreneurial infrastructure intended for coordinated and planned use by a larger number companies and entrepreneurs, where a planned and coordinated approach enables joint use space, communal, administrative, financial, technical and other services, thus realizing lower operating costs.

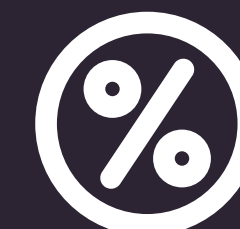
**10
BUSINESS
ZONES**

332,8 ha

**8 KM FROM
AIRPORT TO
DOWNTOWN**



**ATTRACTIVE
LOCATION**



**CITY AND STATE
BENEFITS**

**TAX
FREE**

**POSSIBILITY FOR
FREE ZONE**



**PUBLIC
CALL**

**SIMPLE
PROCEDURE**



DECISION ON THE ESTABLISHMENT OF BUSINESS ZONES OF THE CAPITAL CITY PODGORICA article 11

ALMOST FREE RENT

Leasing of land for up to 30 years,
payment of annual rent of **0,01 € / m²**;

POSSIBILITY TO PURCHASE LAND

Possibility to purchase land at the
estimated value with the
possibility of repayment in **60
monthly installments**, with the
prior consent of the Government;

EXEMPTION FROM PAYMENT

Exemption from payment of the
fee for the use of **municipal roads**
for a period of 10 years;

COMMUNAL EQUIPPING OF CONSTRUCTION LAND FOR FACILITIES

**Reduction of the amount of
compensation for communal
equipping** of construction land
for facilities in the business zone
- for 100%, with no Capital City
Podgorica obligation of
communal equipment

CITY INCENTIVES



PARKING GARAGES

more information regarding
the locations available on:
www.investinpodgorica.me

2 PRIME LOCATIONS

PUBLIC PRIVATE PARTNERSHIP

**KPMG FEASIBILITY STUDY
(in progress)**

MANAGEMENT

**ESTIMATED INVESTMENT
€ 12+4 MIL.**



WATER FACTORY MAREZA

NEAR THE CITY

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.

**PUBLIC
PRIVATE
PARTNERSHIP**

**EST. € 3,5 MIL.
INVESTMENT**

**AMOUNT OF WATER
WHICH WOULD BE
BOTTLED IS
APPROXIMATELY
15 L/SEC**

**WATERSOURCE
CAPACITY IS IN
THE RANGE FROM
1,8–10 M3/SEC**

**SPRING ZONE
MAREZA IS OF THE
LENGHT OF ABOUT
1000 METERS**

**WORLD STANDARD
WATER QUALITY**
tested by Institute for Public
health of Montenegro and
CETI (Center for Ecotochsic
investigation)



PRIME LOCATION BUILDING – OLD CITY CENTER "ROBNA KUĆA"



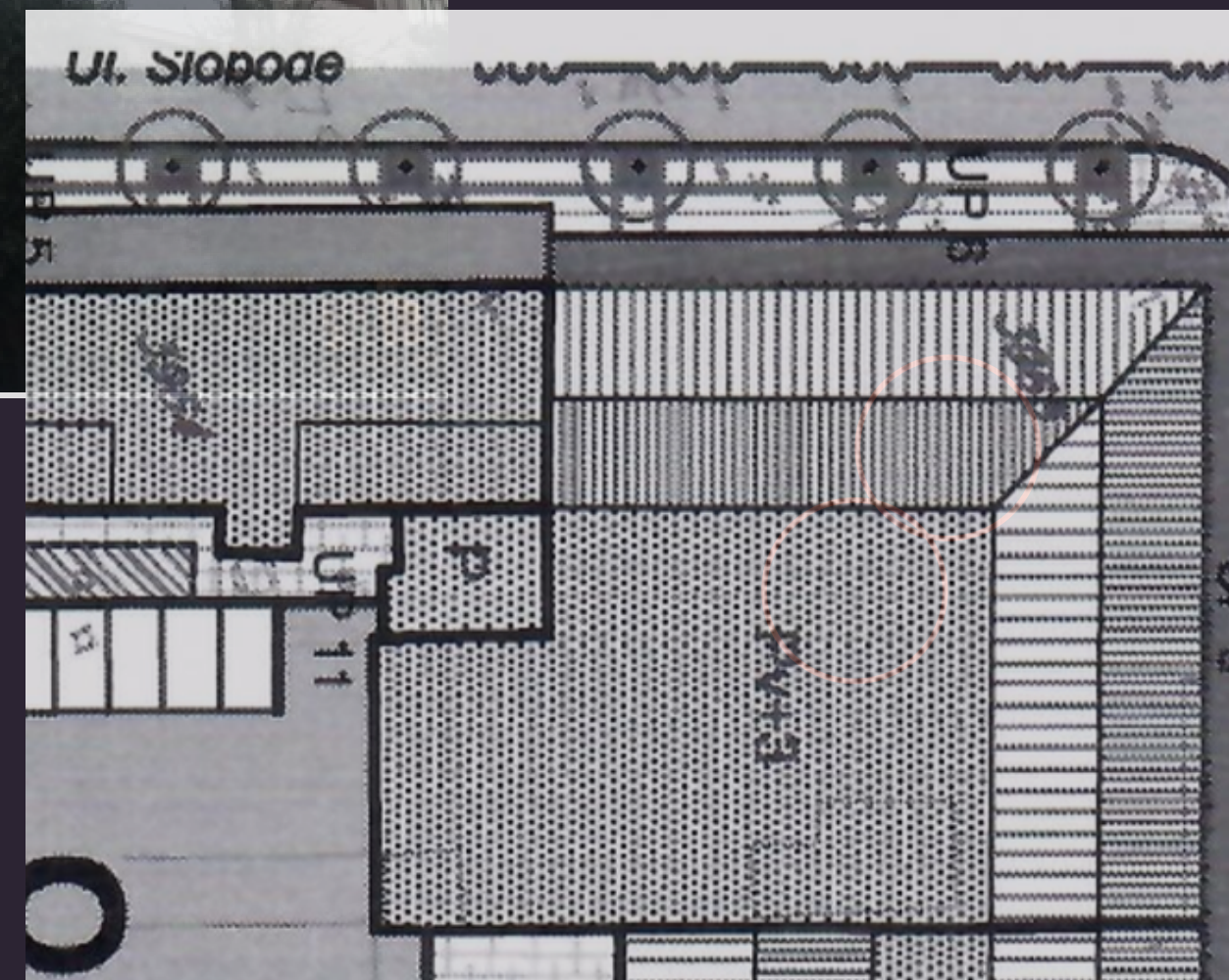
"ULICA SLOBODE"

OFFICE BUILDING SURFACE
1.017m² (BUILDABLE AREA
4000)

FOR SALE

REESTIMATED INVESTMENT
€ 6,3 MIL.

more information
regarding the locations:
www.investinpodgorica.me





PODGORICA CITY PLAN - HOTEL COMPLEX AREA



PODGORICA CITY MAP - PROJECT ZONING

HOTEL COMPLEX PODGORICA

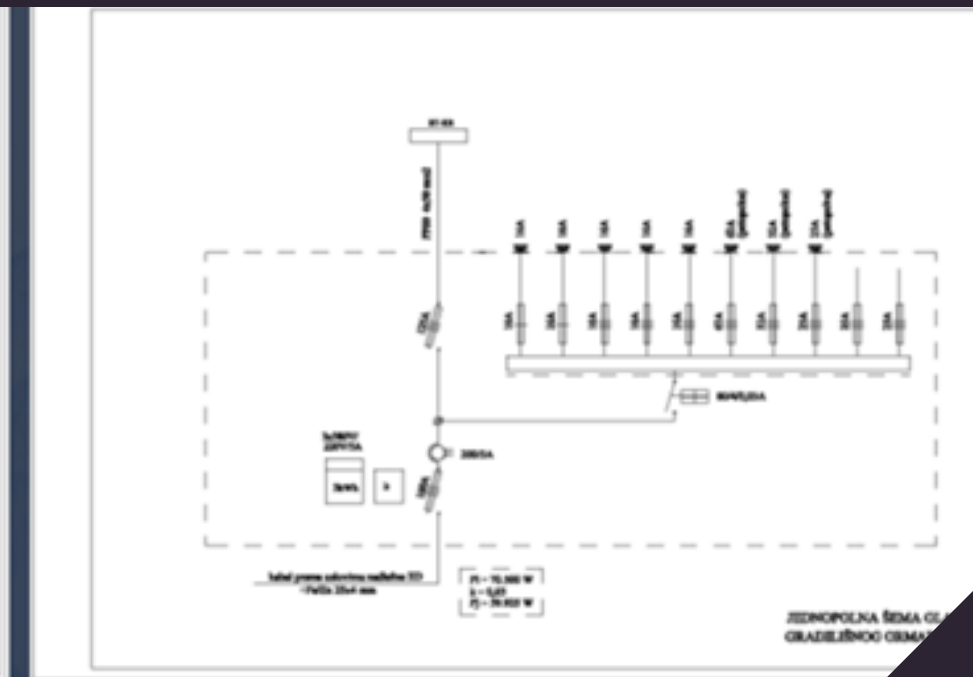


**PRIME
LOCATION**



BUSINESS AREA OF THE CITY

**11km SOUTH SIDE FROM THE MAIN
INTERNATIONAL AIRPORT AND DEFINED EAST
SIDE BY A MUNICIPAL GREEN BELT AND THE
RIVER**

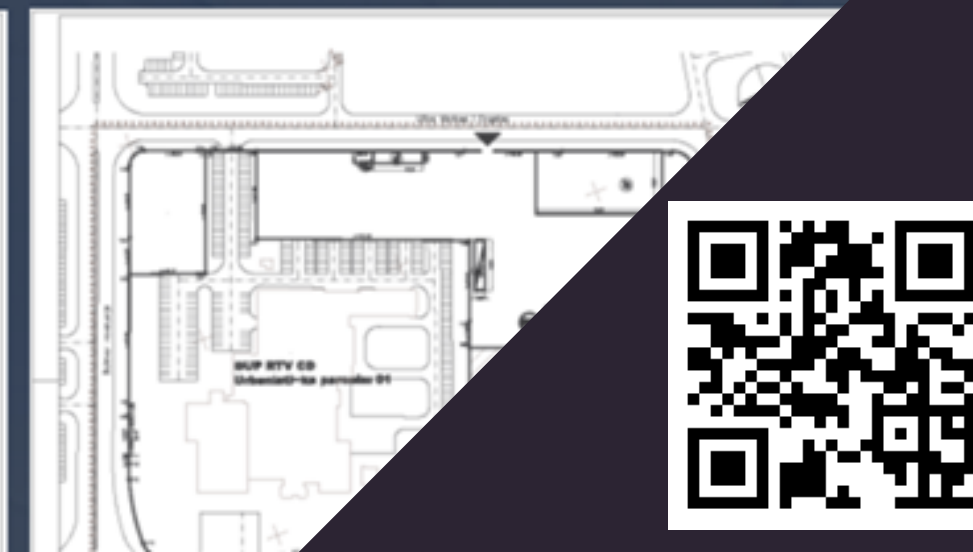


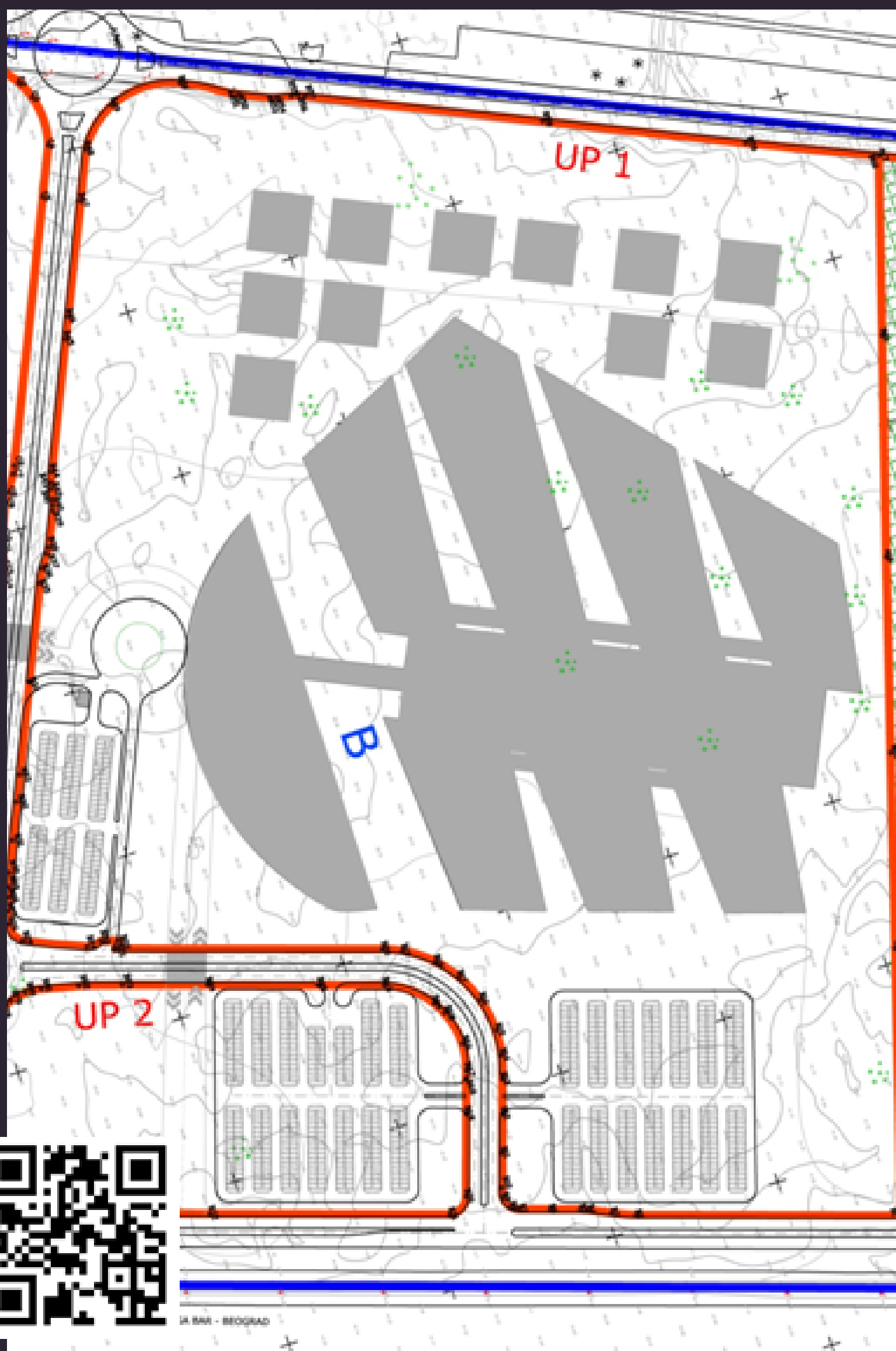
**ESTIMATED
SALE VALUE**

**8.358.594 €
with excavation**

TOTAL SURFACE

14.100 m²





EXPO CENTER

DUP "Industrial zone A"

URBAN PLOT

LAND AREA

AREA UNDER
THE BUILDING

AVAILABLE
FOR RENT
VIA
BUSINESS
ZONE
DECISION

UP 1
ZONE B

273413
M2

55000
M2

AGRICULTURE

DECISION
on leasing agricultural land for the
purpose of agricultural incentives
production on the territory of the
Capital City Podgorica

LAND AREA
FROM 0,8 ha

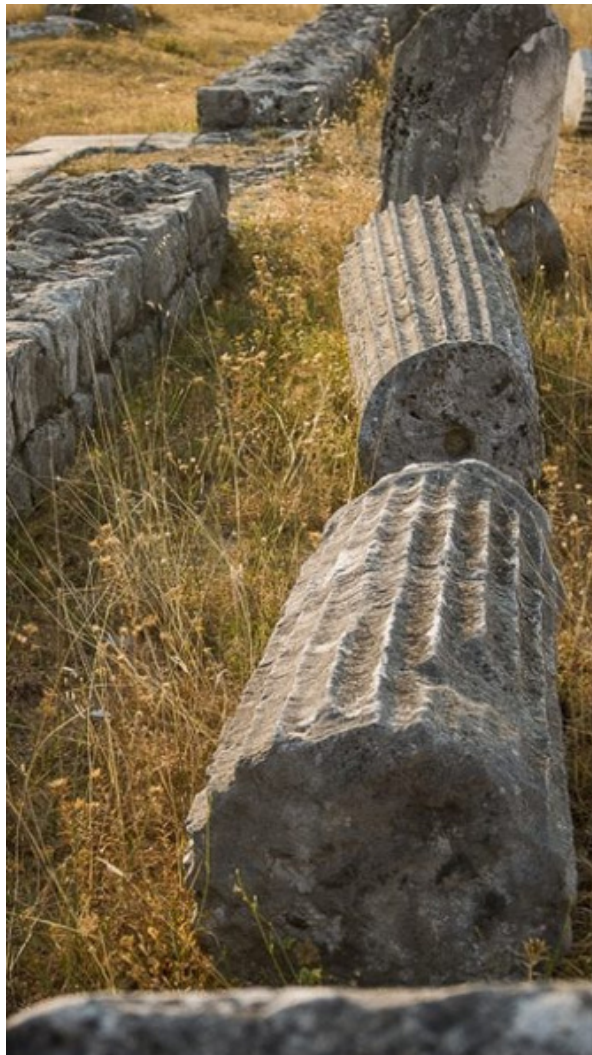
LEASE PRICE
1 m² – 0,1% OF MARKET
VALUE OF THE LAND

LEASE PERIOD UP TO
30 YEARS

PUBLIC CALL
AVAILABLE VIA QR:



TOURISM – CULTURE HERITAGE



**ATTRACTIVE LOCATIONS NEAR THE CITY THAT ARE NOT YET
DISCOVERED TO ITS FULL POTENTIAL.**

WAITING FOR THE RIGHT APPROACH.



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4 SIMPLE STEPS TO INVEST IN PODGORICA



- 1. POTENTIAL INVESTOR SENDS LETTER OF INTENT/EXPRESSION OF INTEREST**



- 2. CITY OF PODGORICA REPLIES WITHIN 30 DAYS**

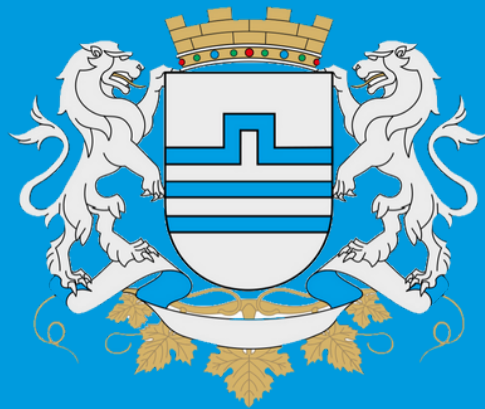


- 3. NEGOTIATIONS –TENDER PROCESS**



- 4. SIGNING OF CONTRACT**





CAPITAL CITY PODGORICA

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