

amma

R E S O R T





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AMMA

A SYMBOLIC NAME FOR THE MAGNIFICENT PIECE OF LAND IN MONTENEGRO

AMMA in Tamil (Hindu) means Mother. This particularly emotional word symbolizes everything that was our inspiration and guideline while developing the idea of the AMMA Resort. We wanted to create a place which would attract you to come back again and again, a safe place always ready to welcome you and give you the best of the nature and human deeds.



Mother is unique, divine and irreplaceable. The same is AMMA and the only thing you should do is let her embrace your soul and indulge yourselves with her magic. AMMA will reward you with precious moments and unforgettable days, new experiences and unique memories. AMMA is there for you to cherish you in her cozy lap and offer you the best of the sea, mountains, sun and the sky. It may be your piece of heaven on the Earth.



THE WHOLE WORLD IS FASCINATED BY MONTENEGRO

Montenegro is situated in the central Mediterranean and Southern Europe. Located on the Balkans and the Adriatic coast, it features an extremely mild Mediterranean climate with warm and dry summers and mild winters. Such favourable geographic location enabled Montenegro to develop tourism as its prominent economic activity. More than 2,5 million tourist visit Montenegro every year. Even more, Montenegro has been recently ranked as one of the top ten desired tourist destinations by the renowned tourist magazines and portals.

Located on the Balkans and the Adriatic coast, it features an extremely mild Mediterranean climate with warm and dry summers and mild winters.

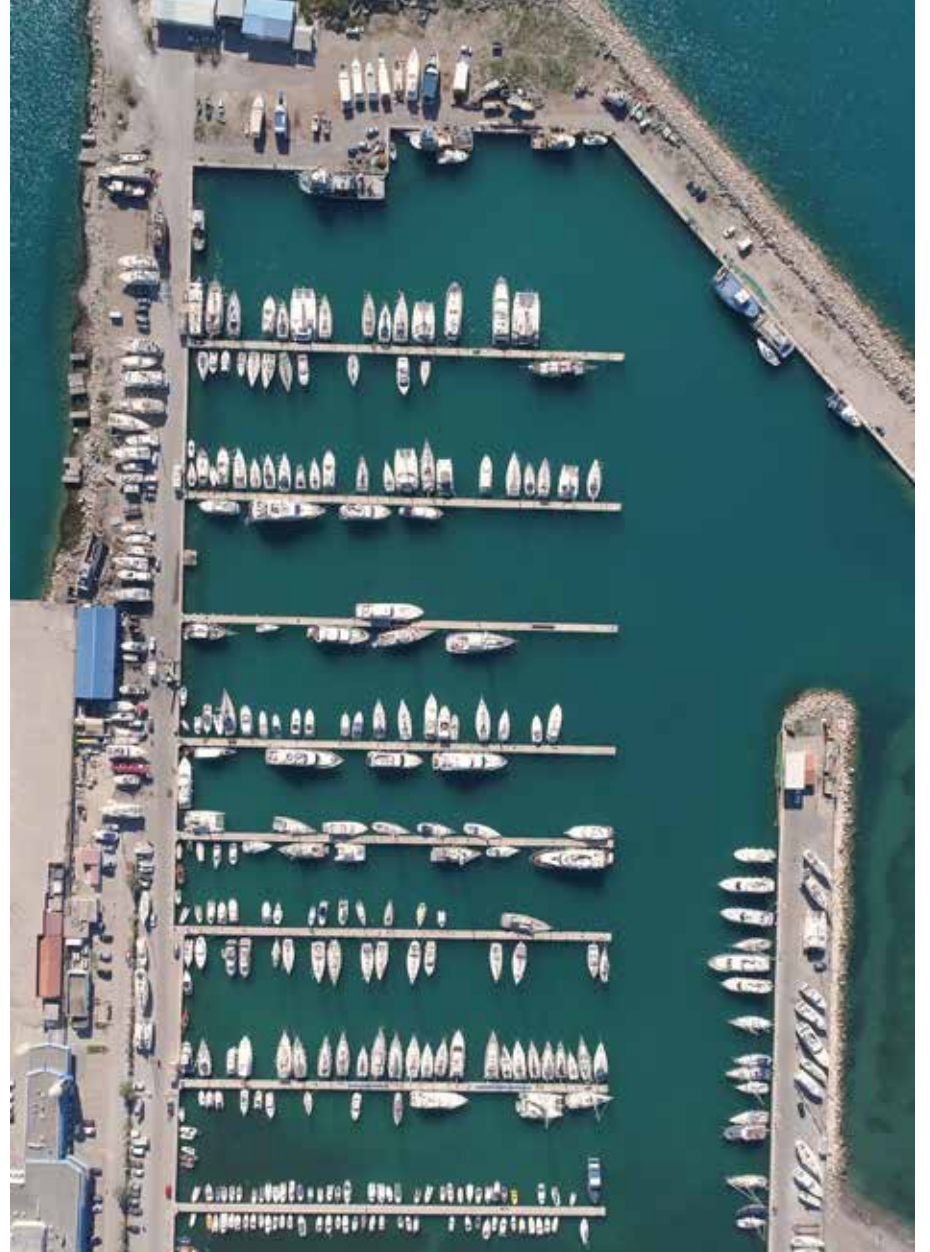
Montenegro has been recently ranked as one of the top ten desired tourist destinations by the renowned tourist magazines and portals.



This small country with population around 600.000 inhabitants stretches over the area of 14.000sqm and can be easily crossed in just a couple of hours from the South to the North. Plenty of natural and cultural heritage, five national parks: Durmitor, Biogradska Gora, Lovcen, Skadar Lake, Prokletije with the Tara River, also known as „The Tear of Europe“ make an attractive tourist offer of Montenegro. One should certainly experience an unforgettable Boka Bay hosting historical towns Kotor and Perast,

Benefits for investors:

- Montenegro is a member of NATO, European Monetary Union, OSCE, WTO and CEFTA
- It is a candidate for the EU membership
- A simple procedure for business start-up with the fund of €1
- Favourable tax system: 9% income tax
- The same treatment for national and foreign investors
- Visa and visa-free system for 124 destinations worldwide
- Political, monetary and macroeconomic stability and regular banking system
- Connection to more than 80 destinations through two international airports in Podgorica and Tivat.



the beauty of Lustica peninsula and should not miss the tourist offer of the center of Montenegrin tourism, the Municipality of Budva, with its well-known Sveti Stefan upscale hotel-island and other amenities. Going southward the coast, past the exciting location of Canj, the journey continues to the city of Bar, its historical center and an international port, and finally reaches the jewel of the Montenegrin coast known as Ada Bojana. Natural beauty where typical home-made food tastes are born will tickle everyone's soul and senses and make them ask for more.

Constant development of the road infrastructure and flight connections to numerous world destinations make easier transfer and traffic. Furthermore, construction of the new highway Bar-Boljare will give an additional value to the road infrastructure and make faster connection between South and the North of Montenegro in only one hour.





ČANJ, AN UNREVEALED GEM OF THE MONTENEGRIN COAST

Čanj is a picturesque coastal village cuddled in the cove of Čanj, an attractive part of the Montenegrin coast. The former auxiliary port, nowadays is almost unrevealed Mediterranean destination with the finest pebbles and pearl-like beach washed by the warm and tame Adriatic Sea.

The position of this charming coastal village is especially attractive for the future development.

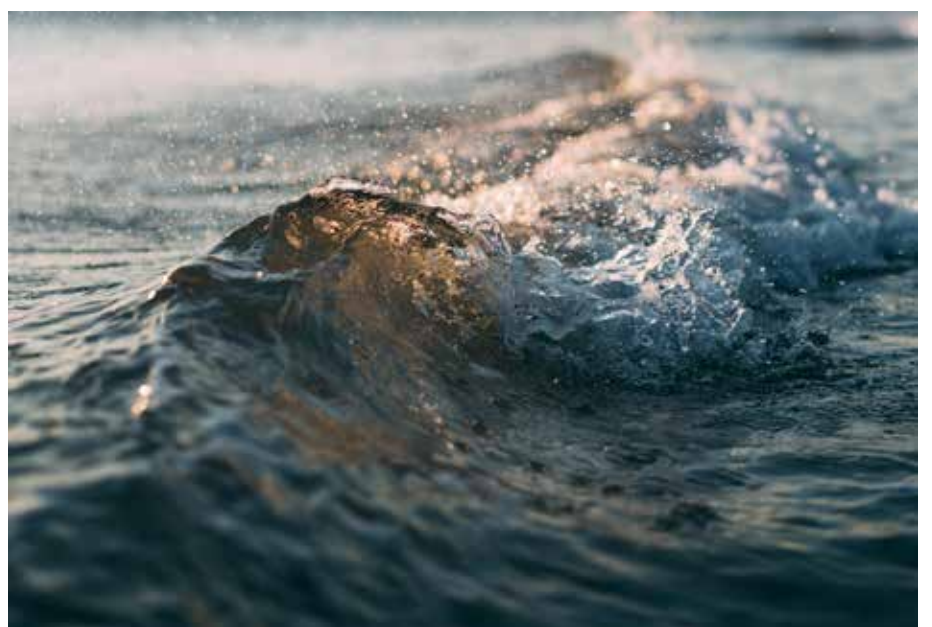
Cuddled among the Montenegrin hills, with its own microclimate specific for this part of the Mediterranean, with mild winters, long and pleasant summers, Čanj is at 40 km from two Montenegrin airports, Tivat and Podgorica.

Budva, the center of the Montenegrin tourism can be reached in 30 minutes drive and the city of Bar in 20 minutes.

The last decade Montenegro has become an interesting destination for foreign investments enhancing the tourist offer with luxurious resorts such as Porto Montenegro and Lustica Bay which are at 60 minutes drive from the AMMA Resort in Čanj.

Driving along the breathtaking coastline connecting the above towns and the tourist hotspots will enable you to additionally enjoy the unique Mediterranean landscape.

Čanj is at 40 km from two Montenegrin airports, Tivat and Podgorica. Budva, the center of the Montenegrin tourism can be reached in 30 minutes drive and the city of Bar in 20 minutes. The last decade Montenegro has become an interesting destination for foreign investments enhancing the tourist offer with luxurious resorts such as Porto Montenegro and Lustica Bay which are at 60 minutes drive from the AMMA Resort in Čanj.



ČANJ – A STORY TELLING

This inspiring location, equally embracing the cruel mountain rocks and the warm and tame Adriatic Sea, has been constantly developing and enhancing our vision. To design the complex which perfectly suits the location and merges into the landscape so as to be lofty but available, modern but Mediterranean and carved into the rock just above the sea. And that's exactly what the AMMA Resort is like.

With a boat-shape-hotel anchored in the picturesque cove and surrounding villas naturally merging into the wild landscape, the AMMA Resort presents a meeting point of the wild nature and urban construction.

To design the complex which perfectly suits the location and merges into the landscape so as to be lofty but available, modern but Mediterranean and carved into the rock just above the sea.





AMMA RESORT

The AMMA Resort envisages construction of an upscale luxury hotel (5-star) and eight villas, six of which are 6-floor and two of which are 3-floor villas.

The Resort consists of 244 units of various types such as: studio, one-bedroom, two-bedroom and three bedroom apartments and penthouse, all with the sea view. The location of this seafront Resort will be enriched once the future beach promenade is constructed enabling tourists to enjoy long walks along the beach.

The Resort consists of 244 units of various types such as: studio, one-bedroom, two-bedroom and three bedroom apartments and penthouse, all with the sea view.



Our vision is to make the AMMA Resort a peaceful oasis and the perfect place for your relaxation. Yet, the Resort makes pleasure also to those who are keen on active lifestyle and active holiday offering various amenities such as three swimming pools, open tennis court, outdoor basketball field, restaurants and children playground.

Traffic is minimized and the use of electric vehicles is preferred. Underground garage offers sufficient number of parking lots. For easier and faster access, elevators and stairs connect the complex to the shore, beach restaurants and bars and the promenade.

Satisfaction of our clients is our priority so that communication continues even after property take over. Our concern is maintenance of the complex and greenery, safety and security, taking care of the environment and everything else which enables the owners and visitors to fully enjoy the comfort of the AMMA Resort.

Resort makes pleasure also to those who are keen on active lifestyle and active holiday offering various amenities such as three swimming pools, open tennis court, outdoor basketball field, restaurants and children playground.



Our concern is maintenance of the complex and greenery, safety and security, taking care of the environment and everything else which enables the owners and visitors to fully enjoy the comfort of the AMMA Resort.

Structure of the apartments:

- Studio 42 sqm - 67 sqm
- One-bedroom apartment 60.5 sqm - 69 sqm
- Two-bedroom apartment 80 sqm - 102 sqm
- Three-bedroom apartment 118 sqm - 178 sqm
- Penthouse



HAPPINESS IS A CHOICE YOU DECIDE

AMMA Resort is your quiet place and a piece of sun, just above the place where the sea has been washing and cuddling the beach for thousands of years making it a lustrous pearl.



Amma Resort rises up a unique morning sunlight ending with a calming sunset, it is a restless game of the clouds above the valley and high peaks which gather them and scatter away for ages every single day.

AMMA resort is a sky dance of the Mother Nature with the Mediterranean.



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LIST OF APARTMENTS



BUILDING 9

No	Ground floor		sqm
1	One-bedroom apartment	J02	60.52
2	One-bedroom apartment	J03	60.52
3	Two-bedroom apartment	D01	84.55
4	Two-bedroom apartment	D04	84.55
First floor			
5	One-bedroom apartment	J06	61.01
6	One-bedroom apartment	J07	61.01
7	Two-bedroom apartment	D05	85.30
8	Two-bedroom apartment	D08	85.30
Second floor			
9	One-bedroom apartment	J10	60.52
10	One-bedroom apartment	J11	60.52
11	Two-bedroom apartment	D09	84.89
12	Two-bedroom apartment	D12	84.89
Third floor			
13	Two-bedroom apartment	D13	84.59
14	Two-bedroom apartment	D15	84.59
15	Three-bedroom apartment	T14	112.60

ONE-BEDROOM APARTMENTS

9







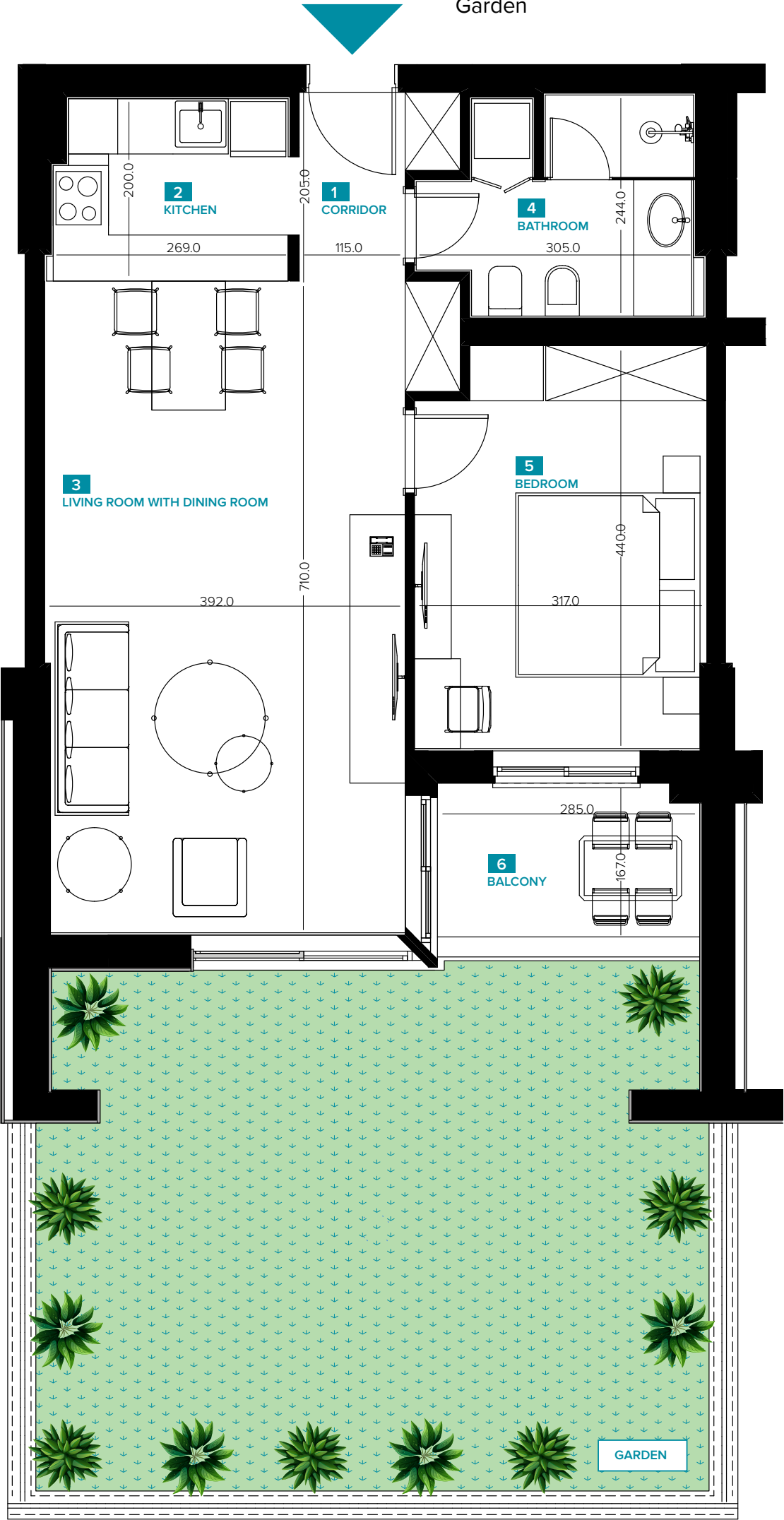


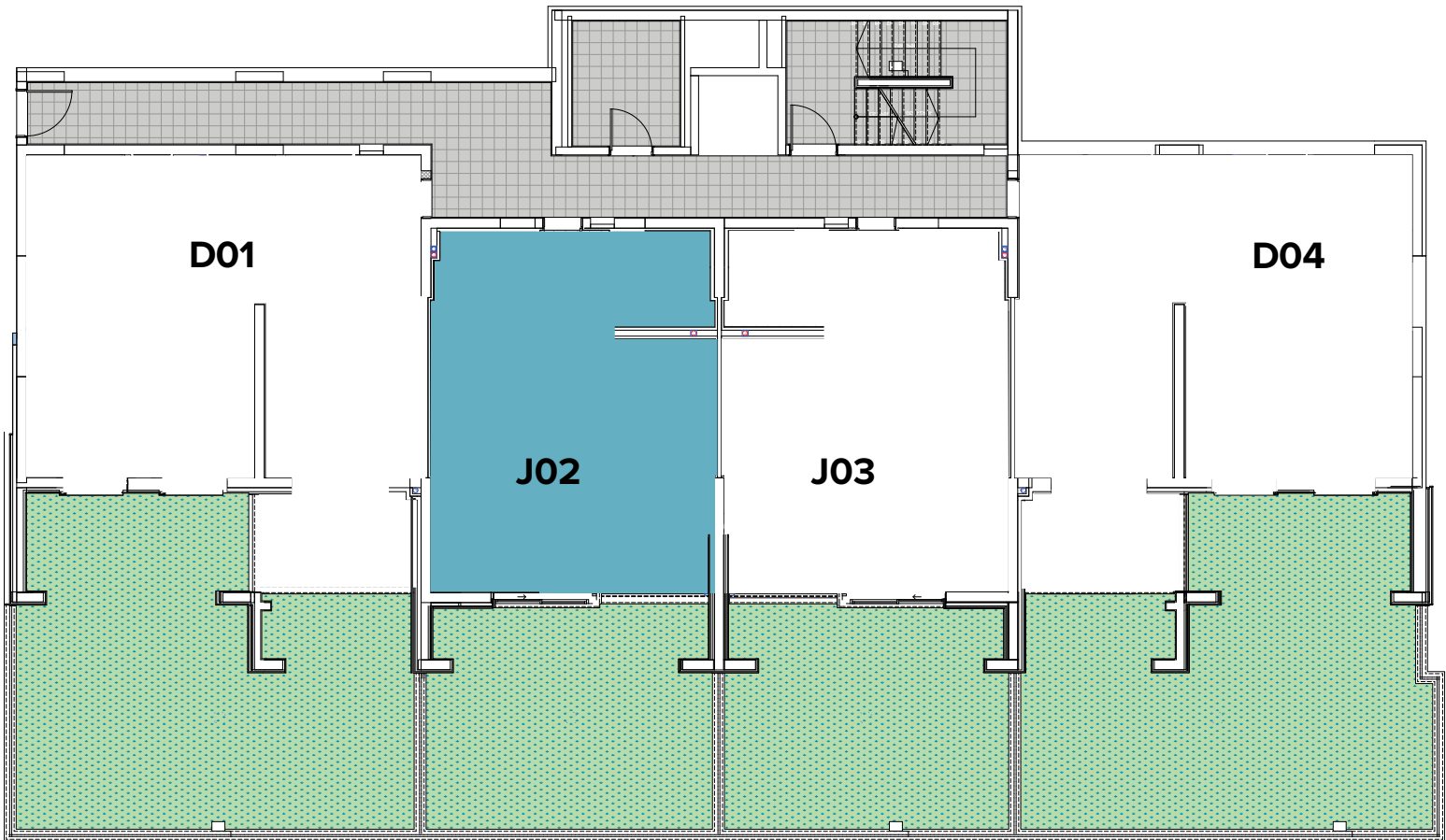
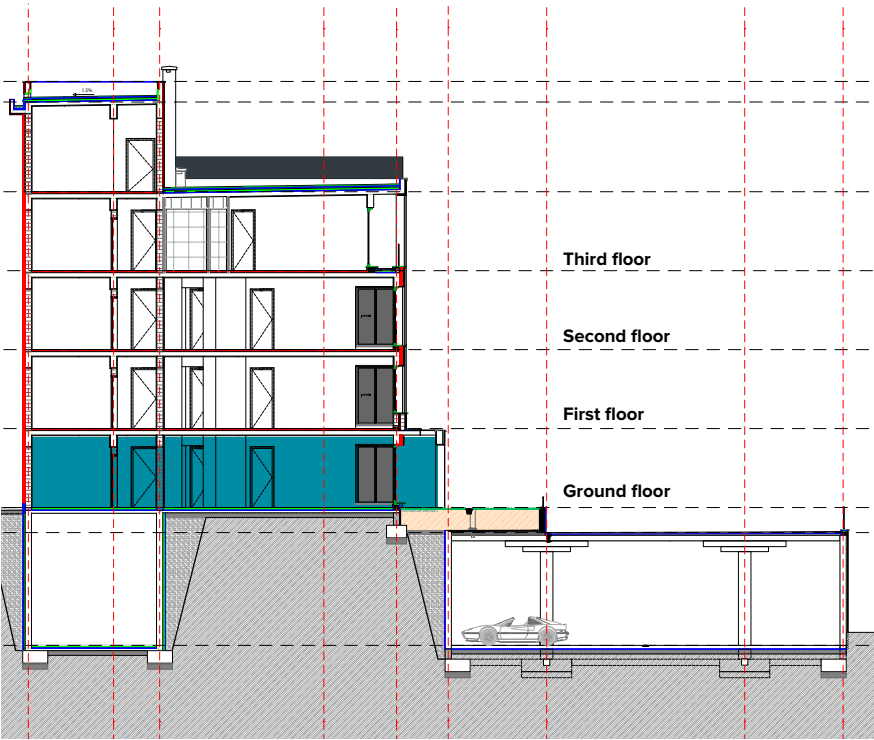
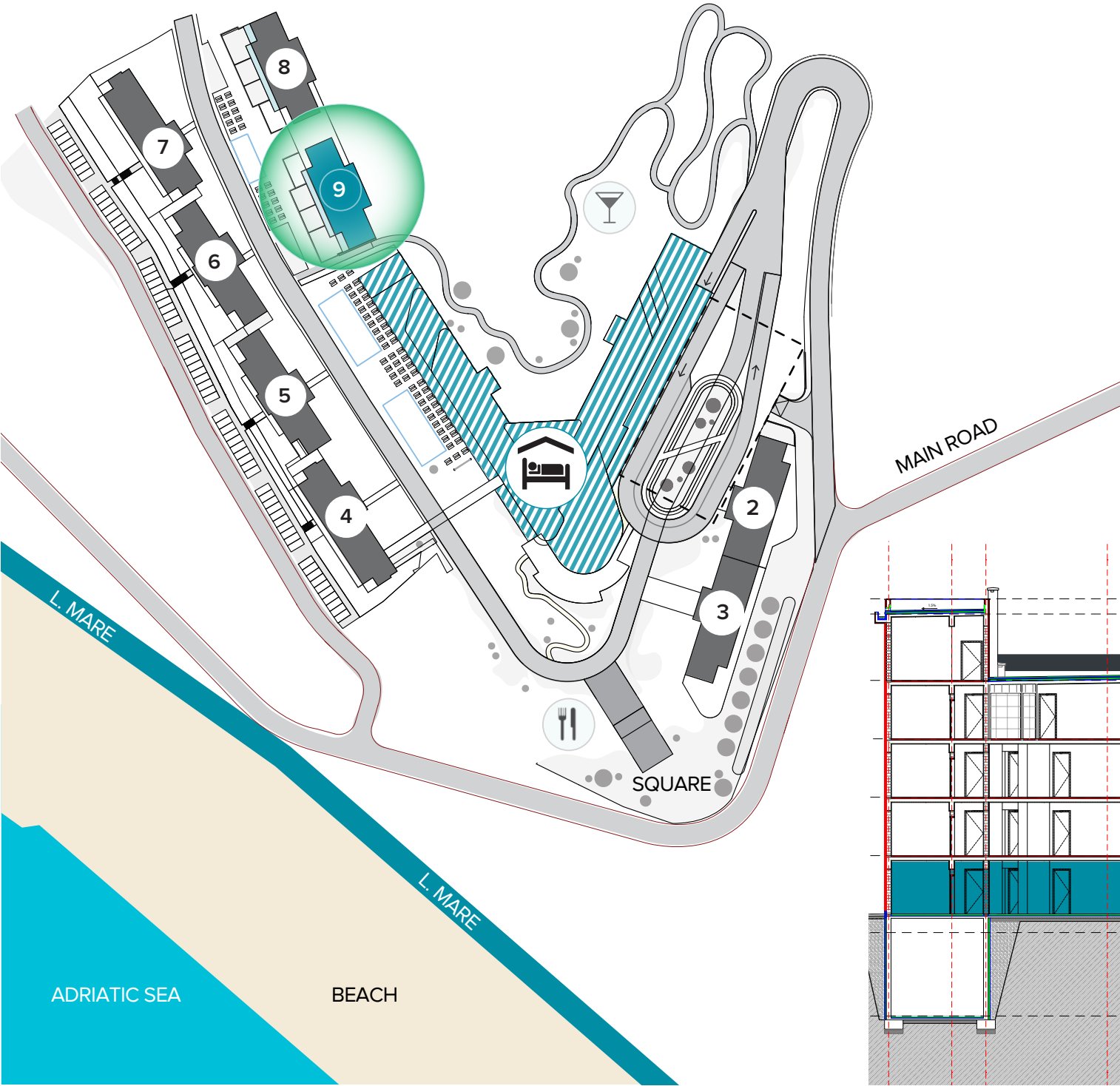
ONE-BEDROOM APARTMENT

Ground floor J02

TYPE 1 ONE-BEDROOM APARTMENT

No		sqm
01	Corridor	2.87
02	Kitchen	5.05
03	Living room with dining room	28.22
04	Bathroom	6.27
05	Bedroom	13.46
TOTAL NET AREA		55.87
06	Balcony	4.65
TOTAL NET AREA WITH BALCONY		60.52
Garden		38.99



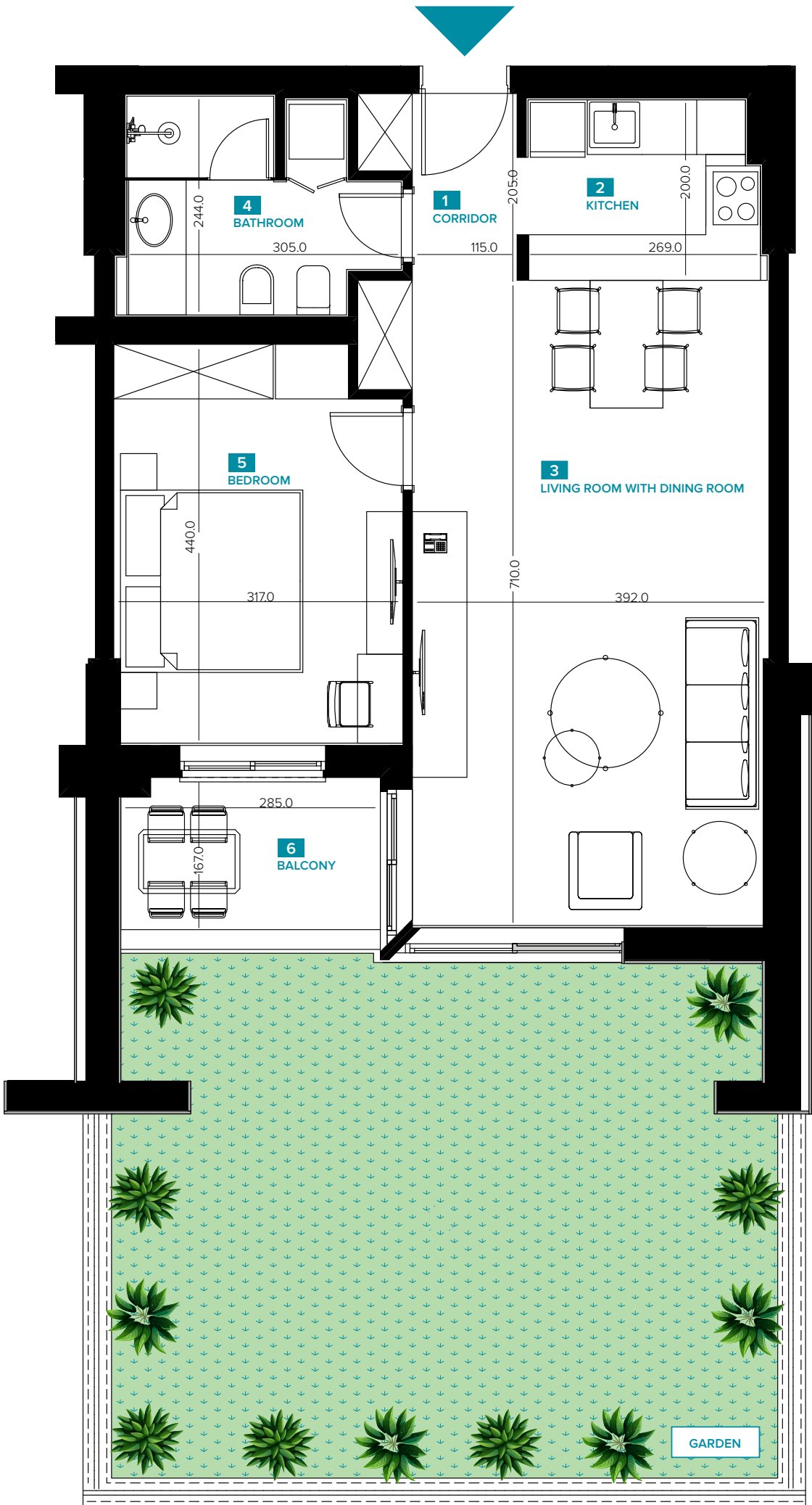


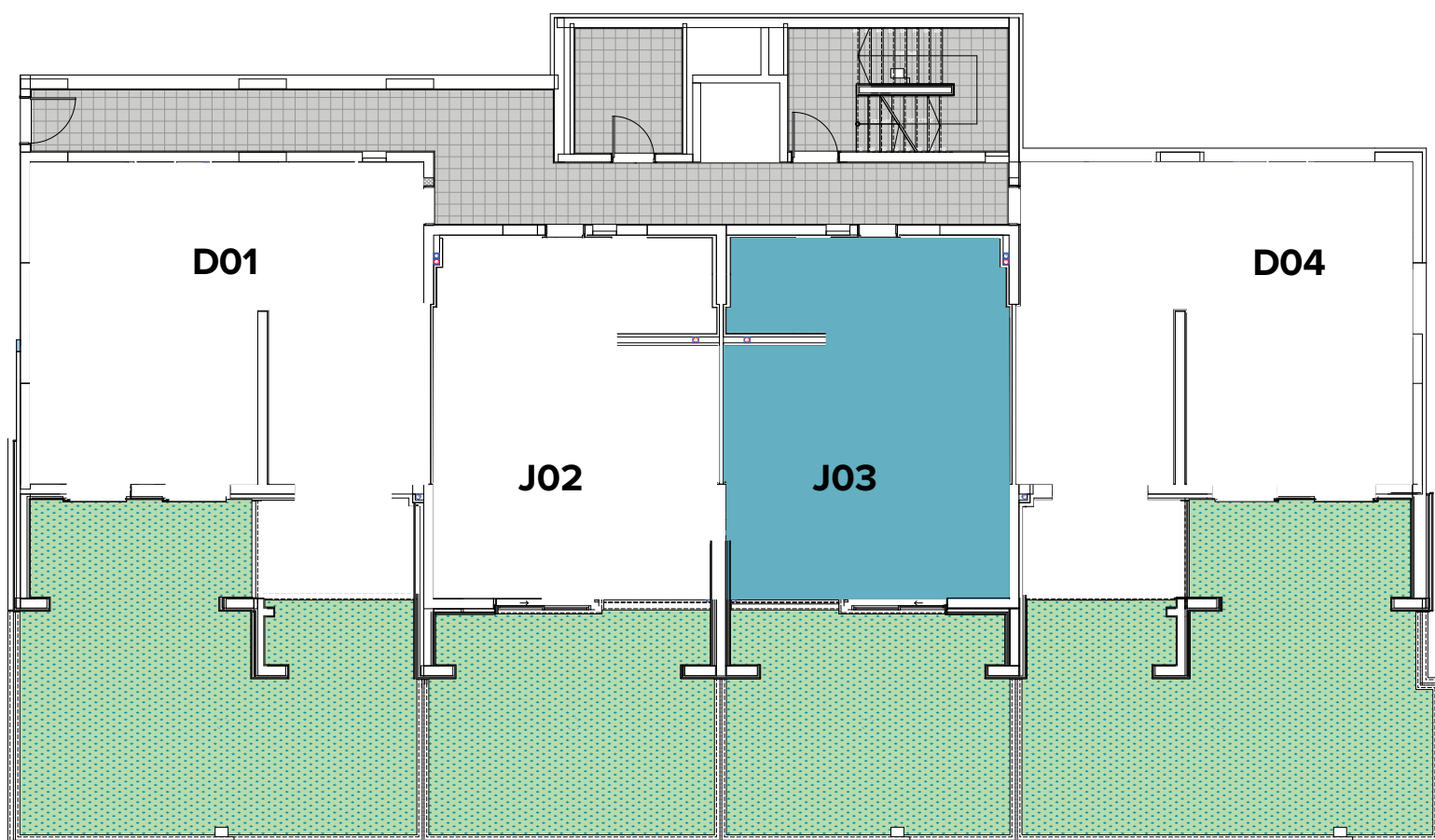
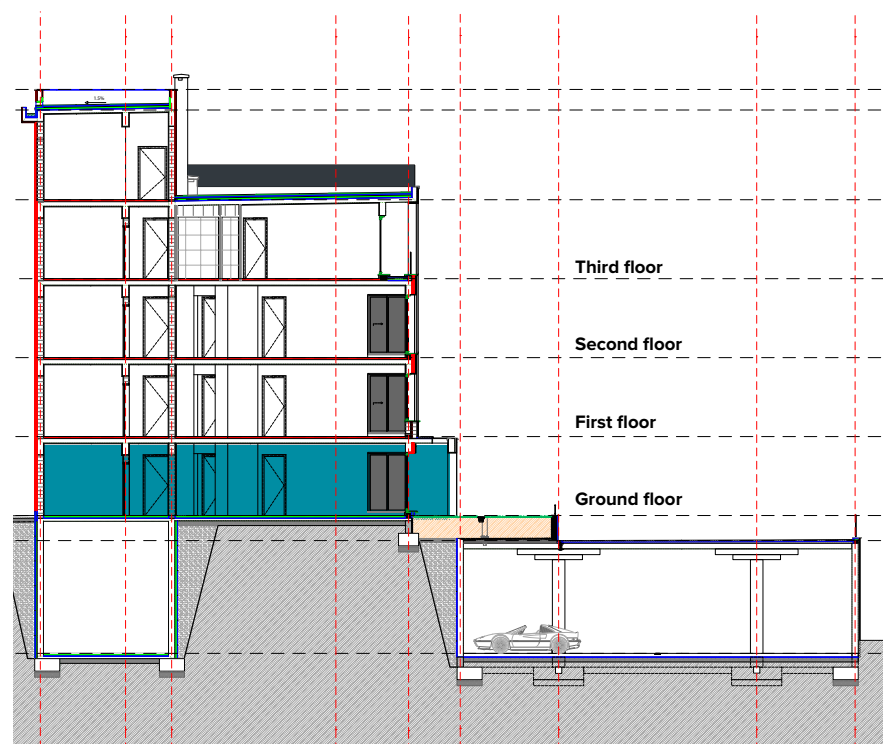
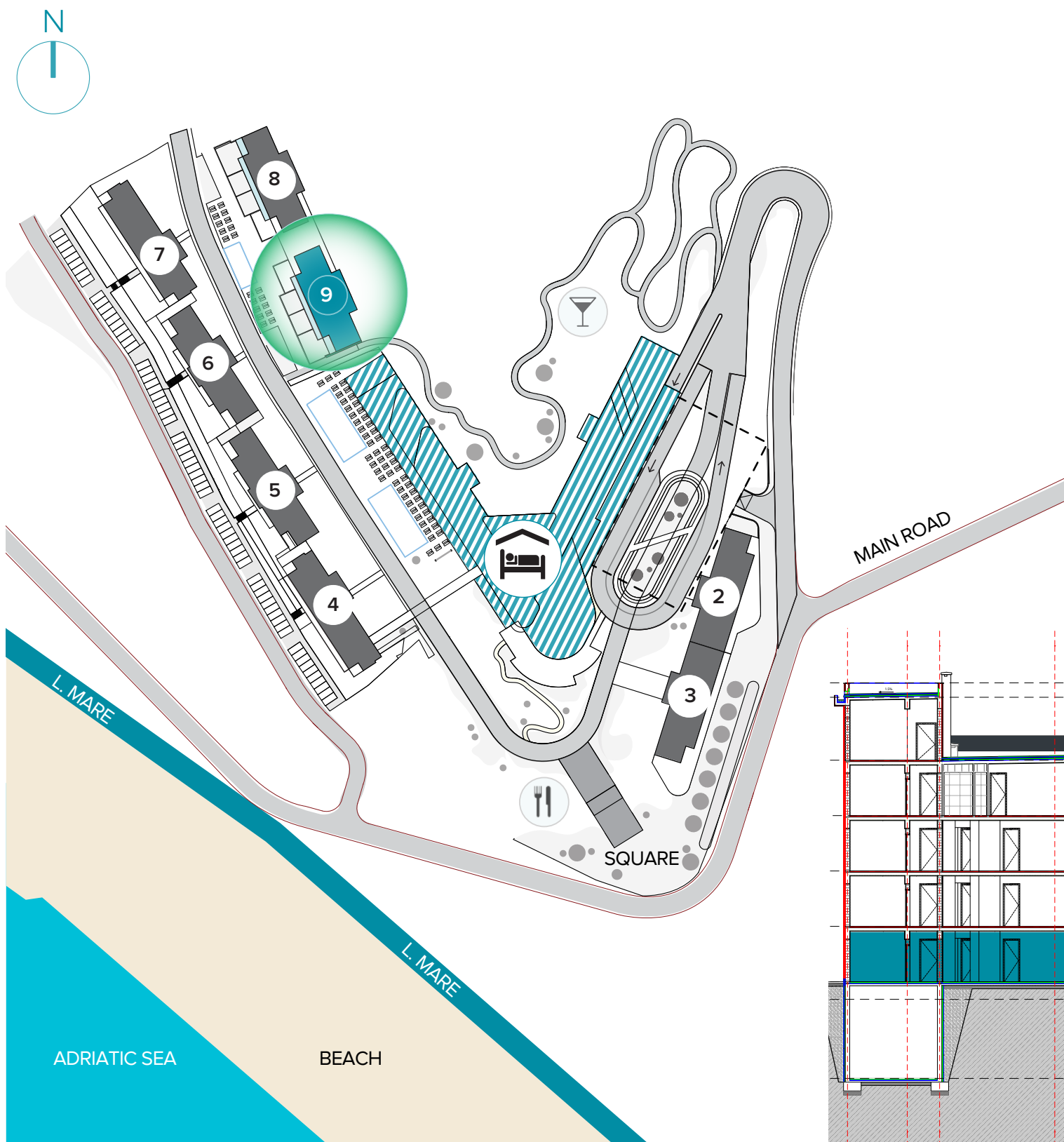
ONE-BEDROOM APARTMENT

Ground floor J03

TYPE 1 ONE-BEDROOM APARTMENT

No		sqm
01	Corridor	2.87
02	Kitchen	5.05
03	Living room with dining room	28.22
04	Bathroom	6.27
05	Bedroom	13.46
TOTAL NET AREA		55.87
06	Balcony	4.65
TOTAL NET AREA WITH BALCONY		60.52
Garden		38.99

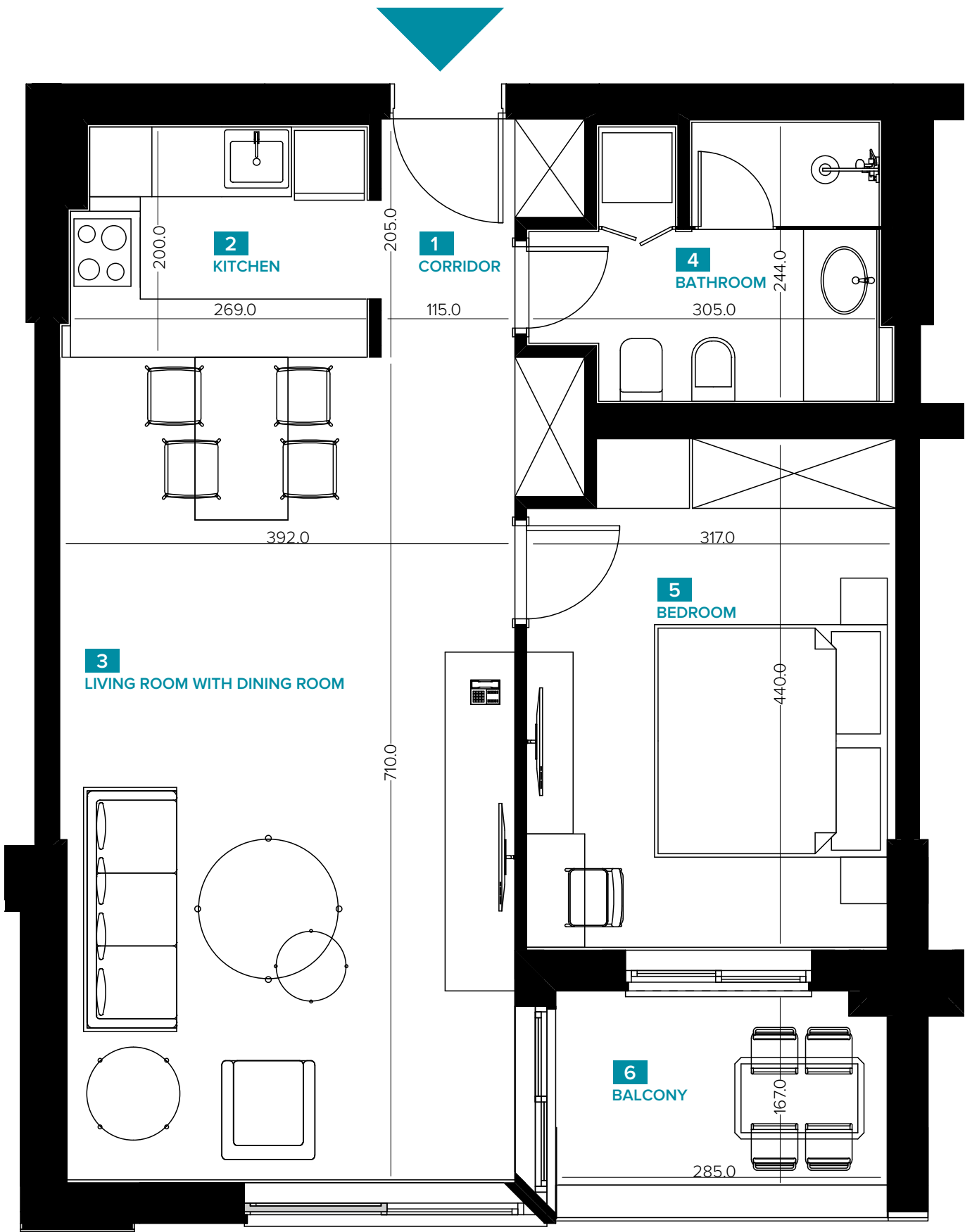


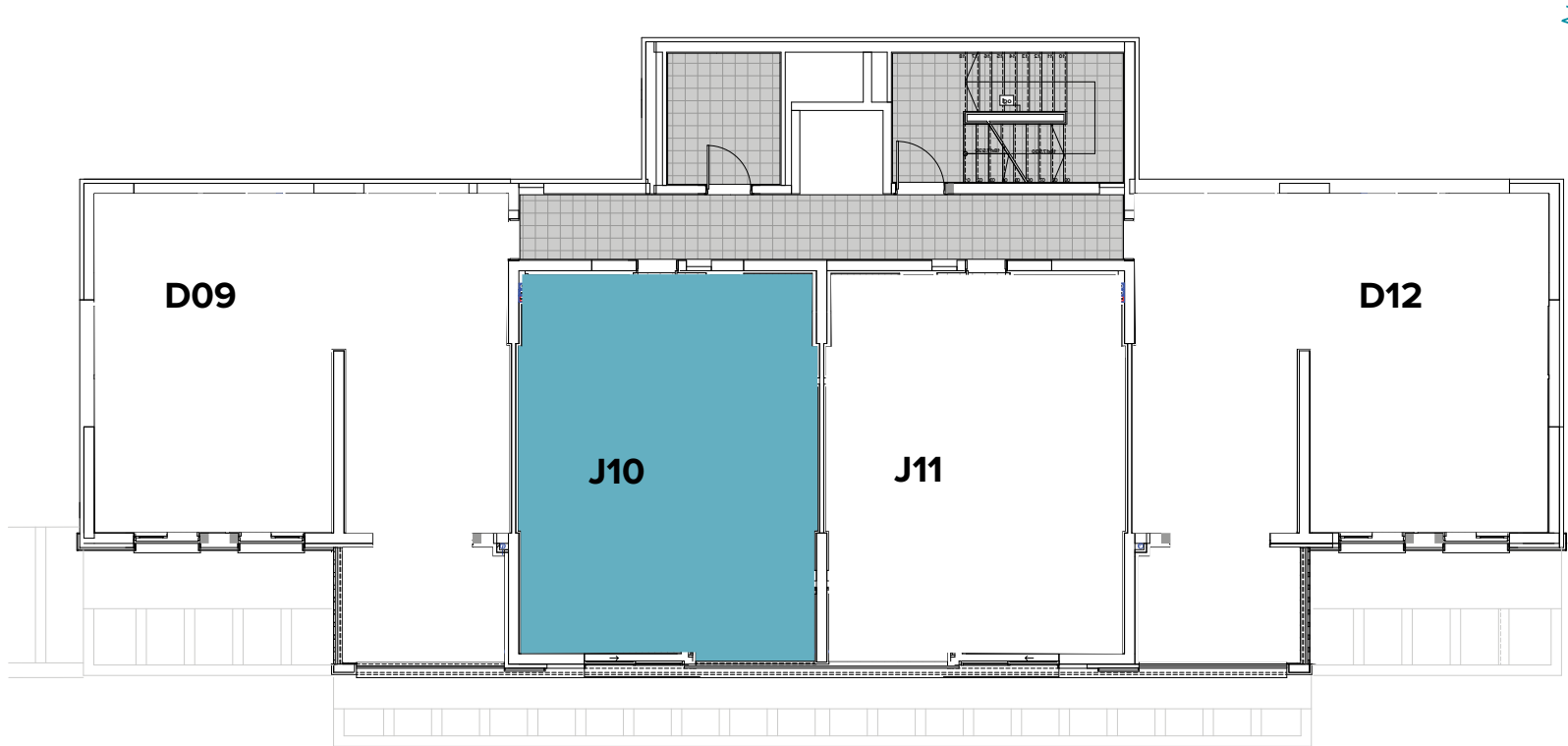
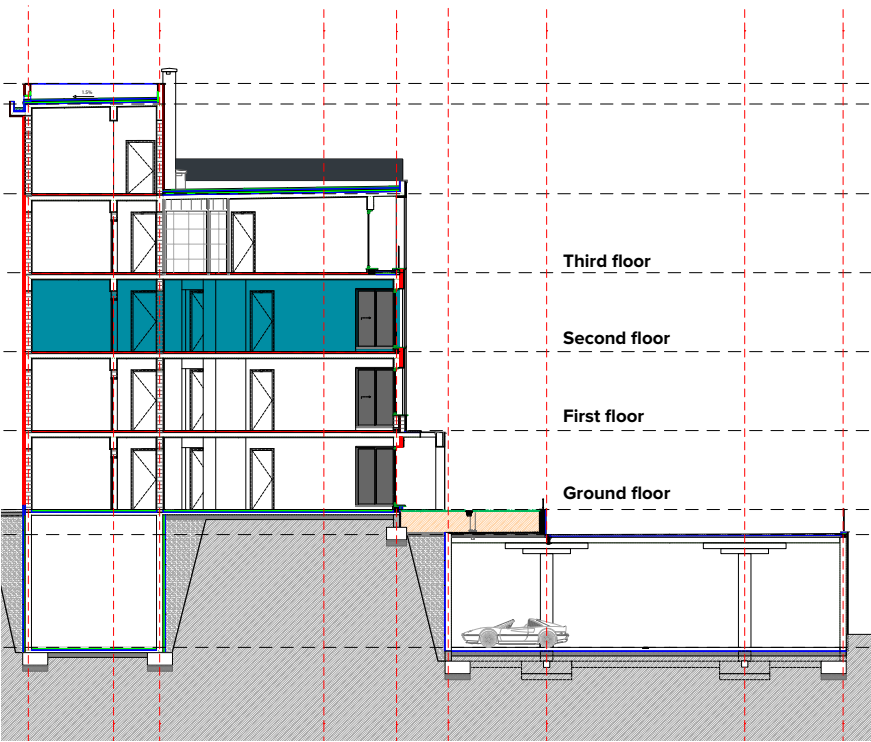
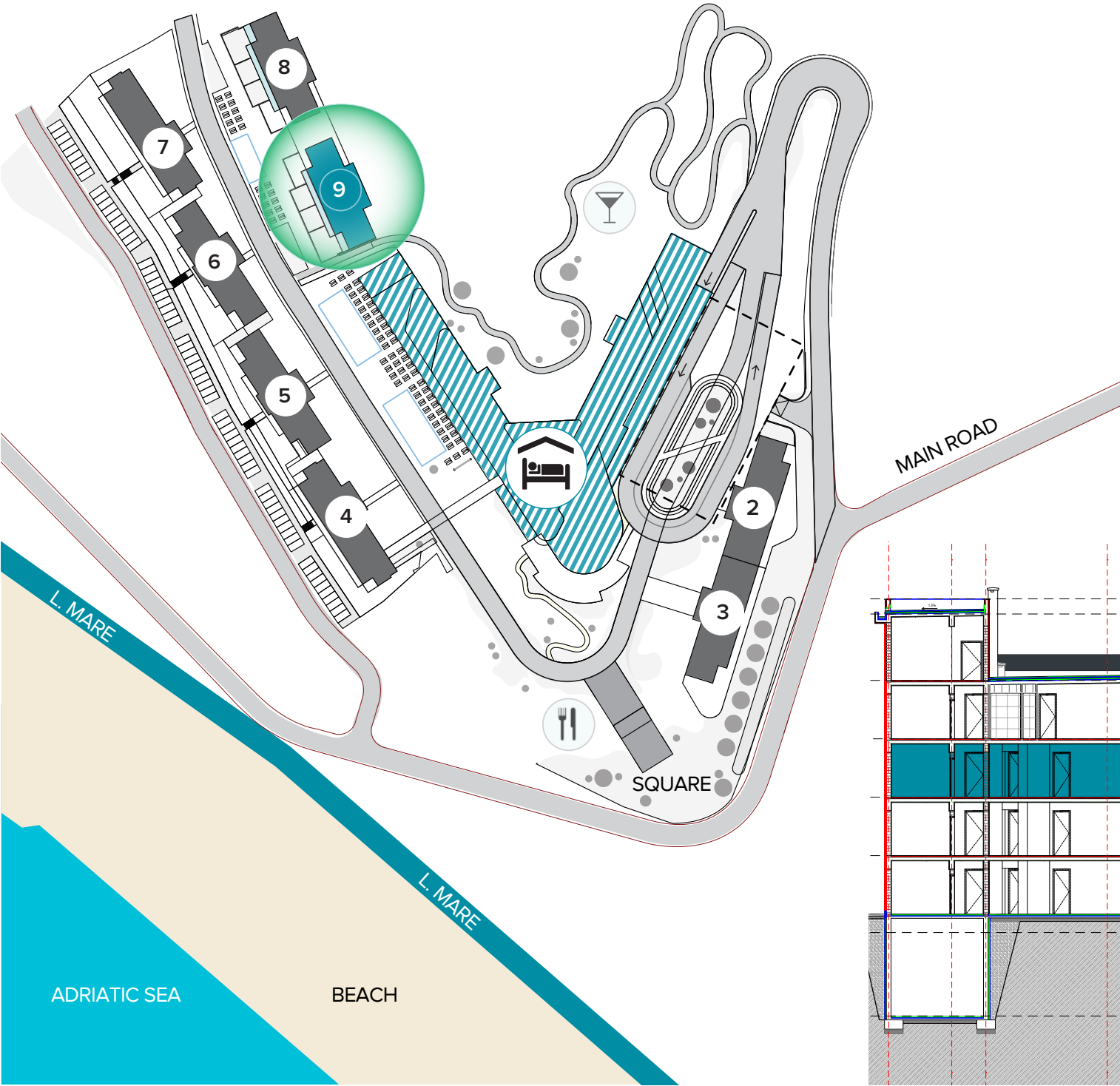


ONE-BEDROOM APARTMENT

2ndJ10

TYPE 1		ONE-BEDROOM APARTMENT
No		sqm
01	Corridor	2.87
02	Kitchen	5.05
03	Living room with dining room	28.22
04	Bathroom	6.27
05	Bedroom	13.46
TOTAL NET AREA		55.87
06	Balcony	4.65
TOTAL NET AREA WITH BALCONY		60.52

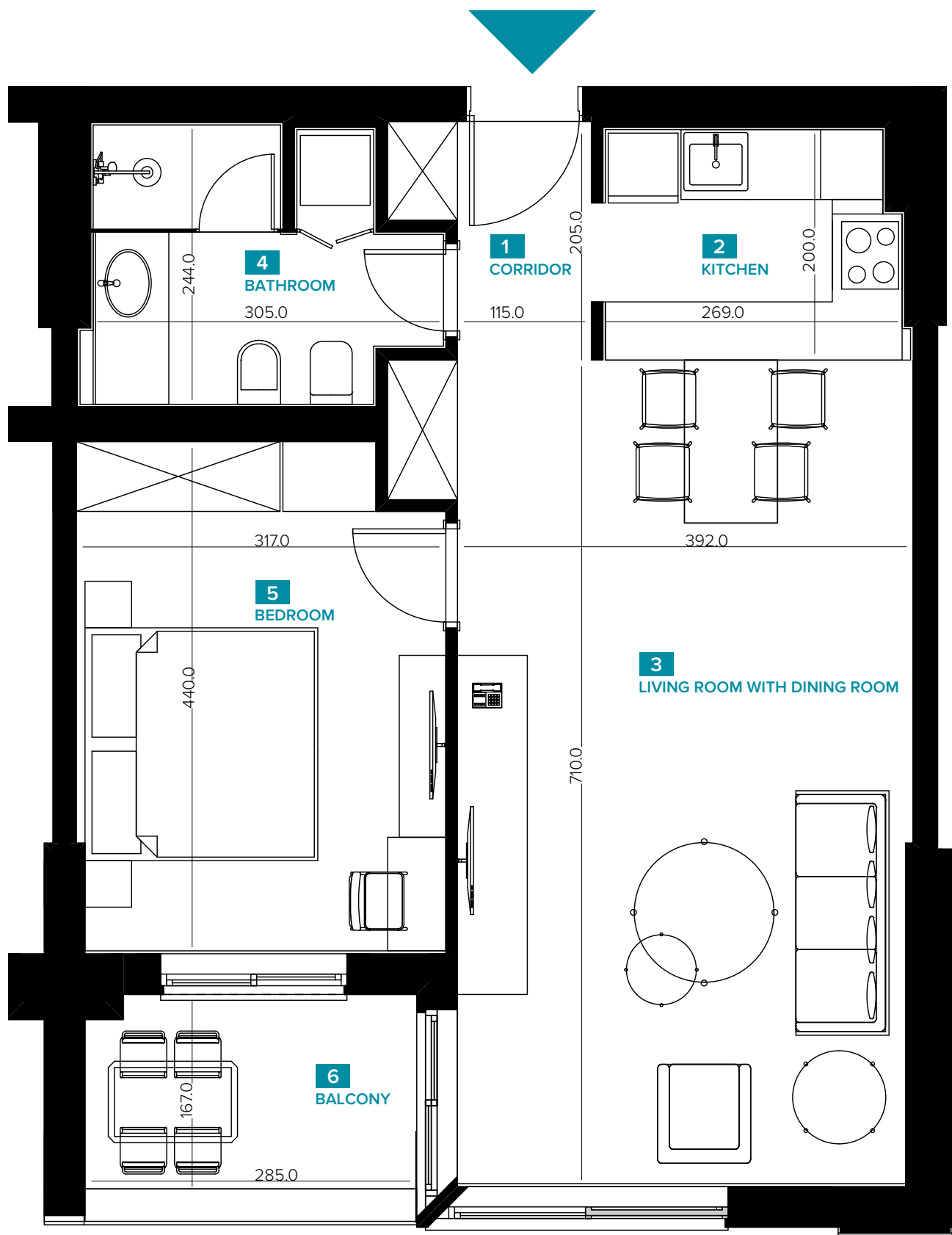


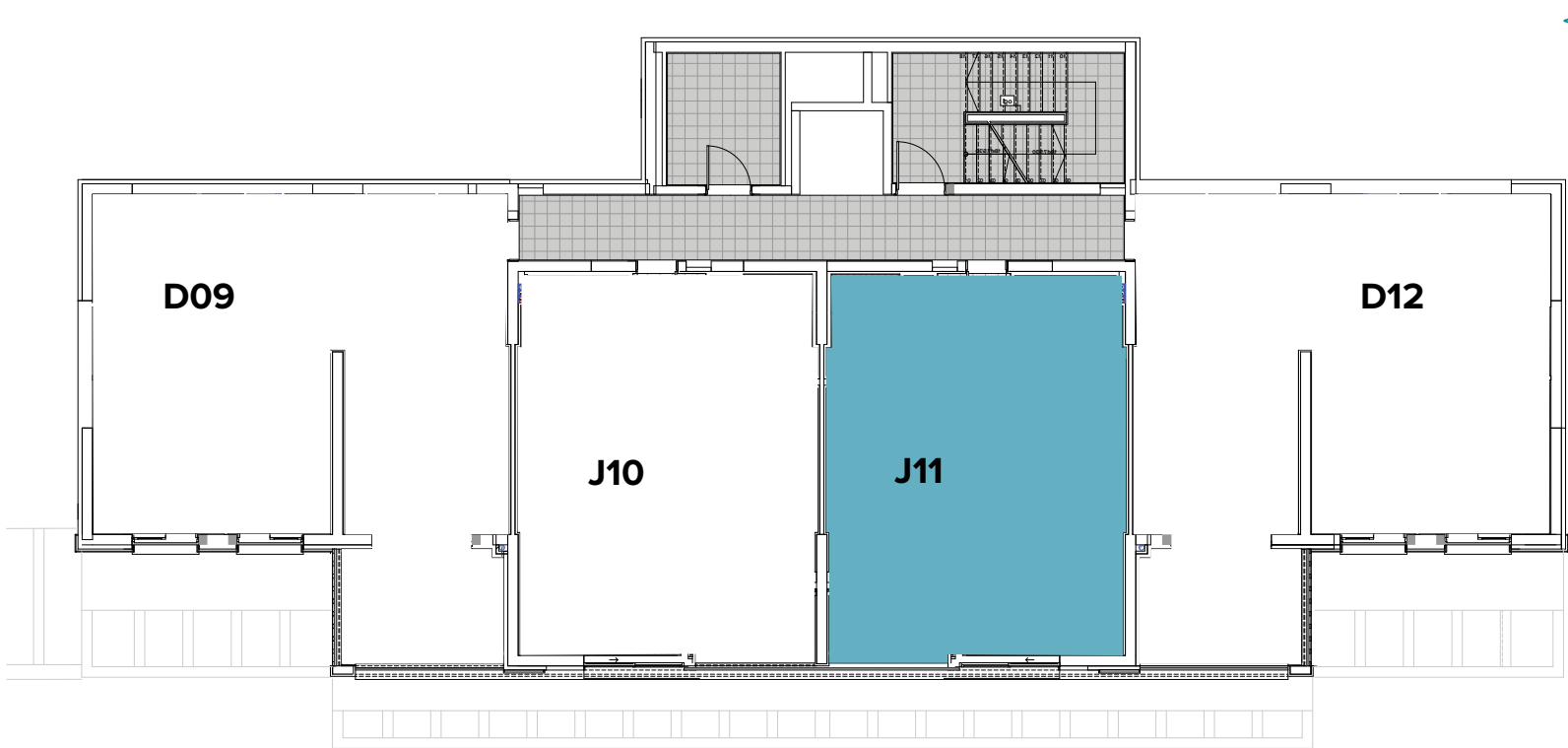
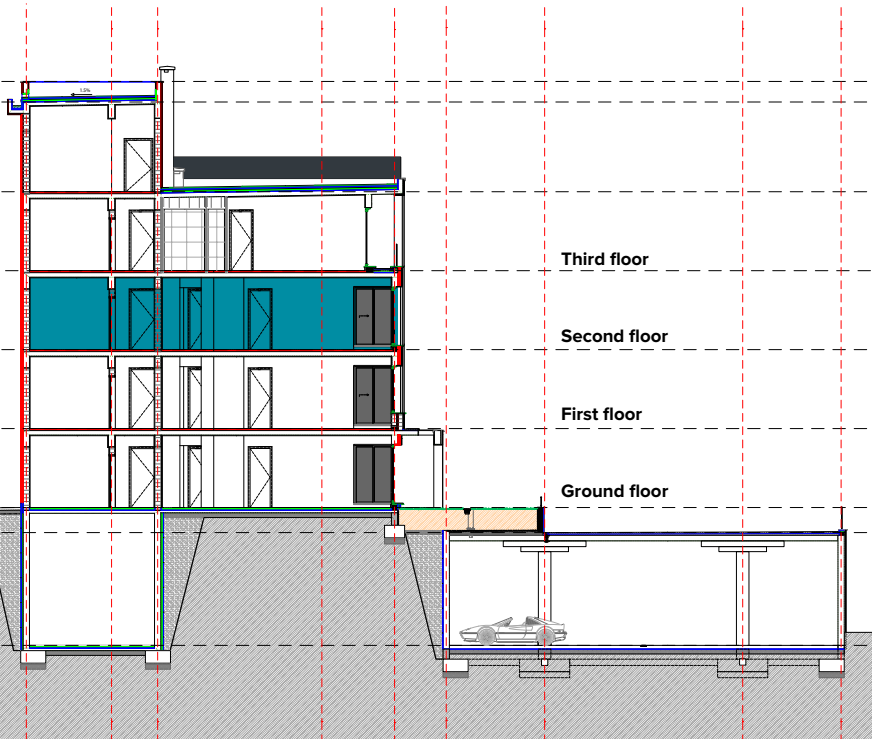
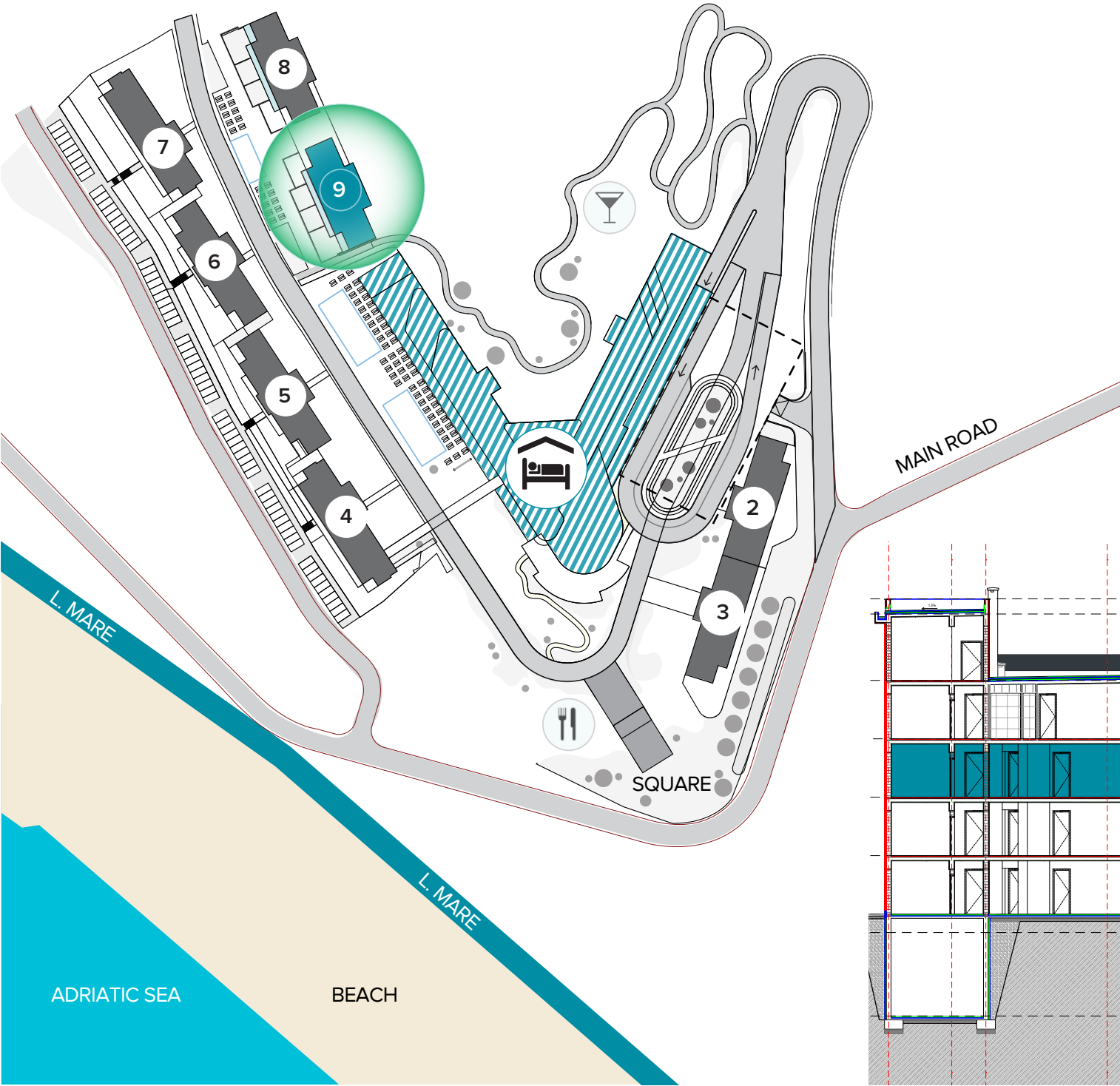


ONE-BEDROOM APARTMENT

2ndJ11

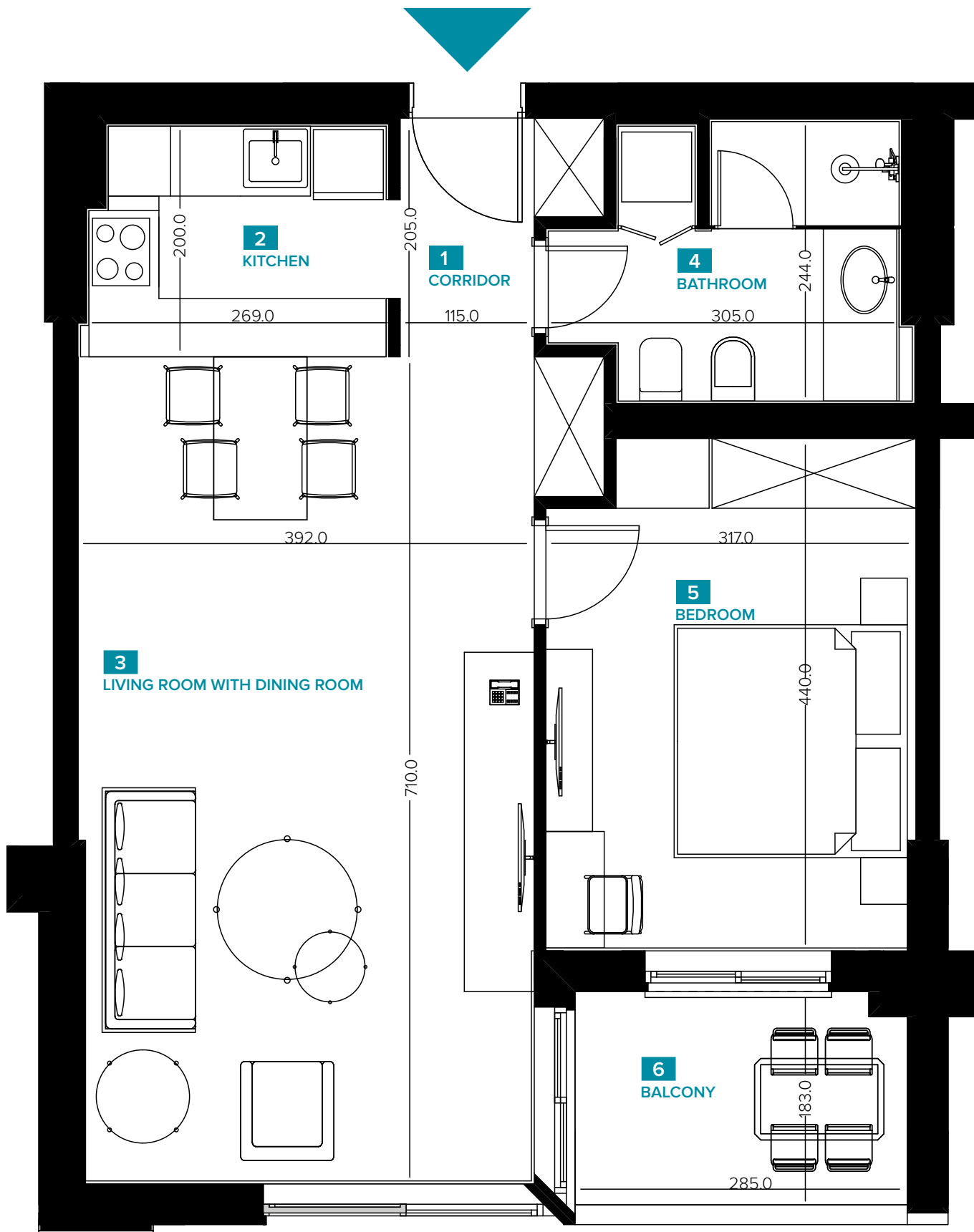
TYPE 1		ONE-BEDROOM APARTMENT
No		sqm
01	Corridor	2.87
02	Kitchen	5.05
03	Living room with dining room	28.22
04	Bathroom	6.27
05	Bedroom	13.46
TOTAL NET AREA		55.87
06	Balcony	4.65
TOTAL NET AREA WITH BALCONY		60.52

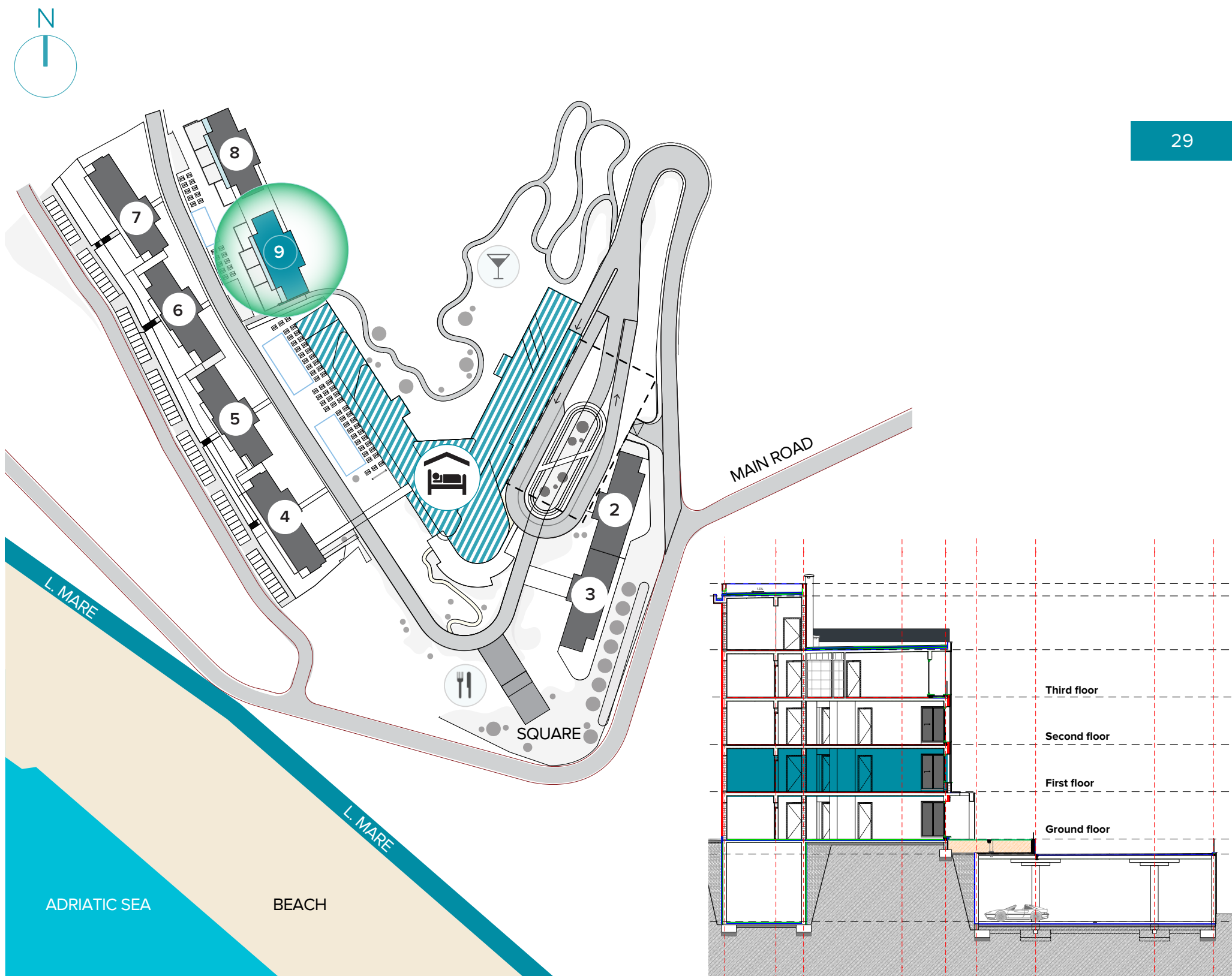




ONE-BEDROOM APARTMENT

1st		J06
TYPE 2		ONE-BEDROOM APARTMENT
No		sqm
01	Corridor	2.87
02	Kitchen	5.05
03	Living room with dining room	28.22
04	Bathroom	6.27
05	Bedroom	13.46
TOTAL NET AREA		55.87
06	Balcony	5.14
TOTAL NET AREA WITH BALCONY		61.01

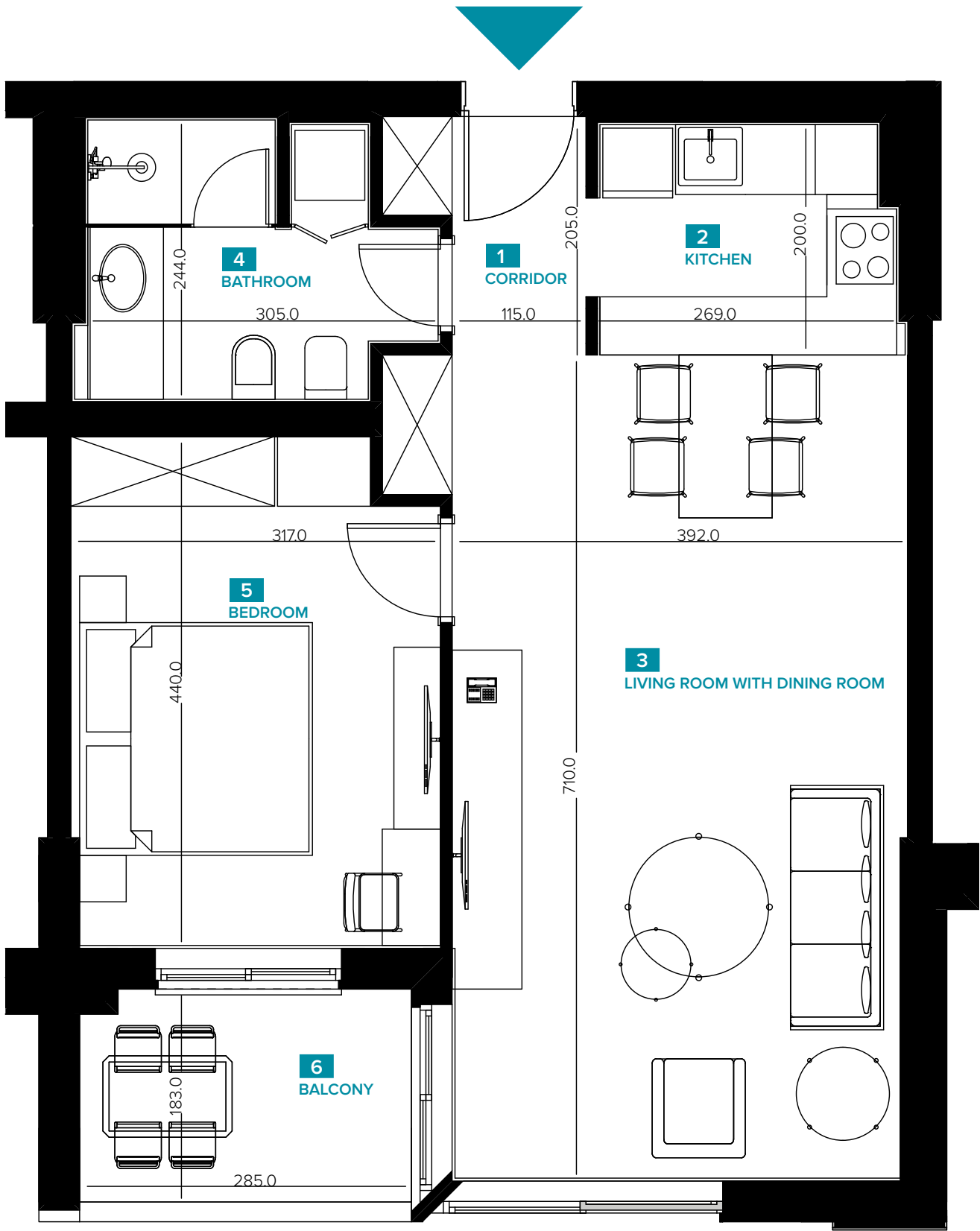


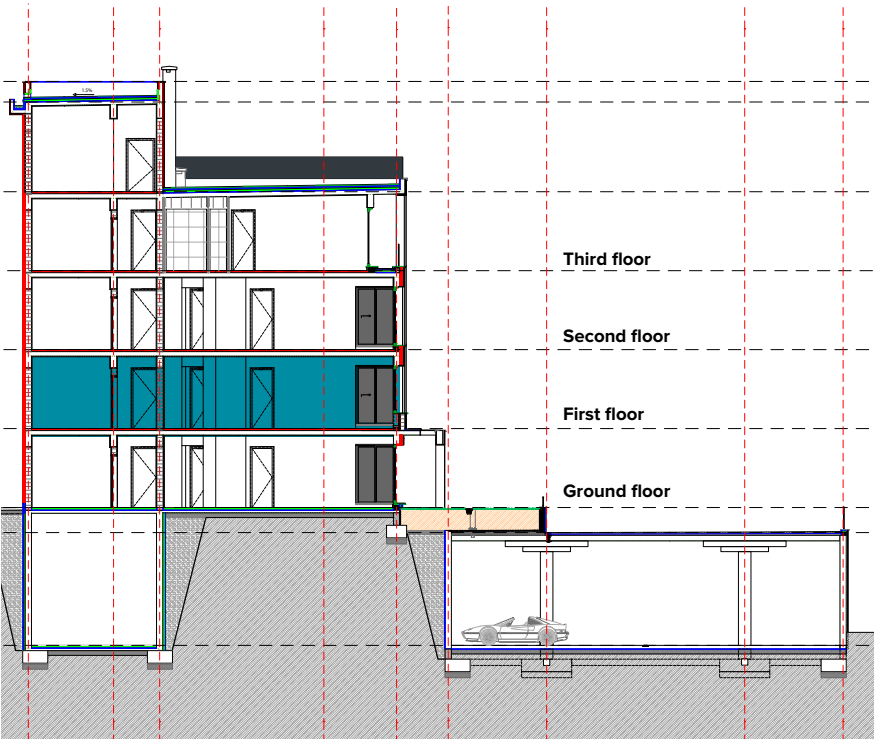
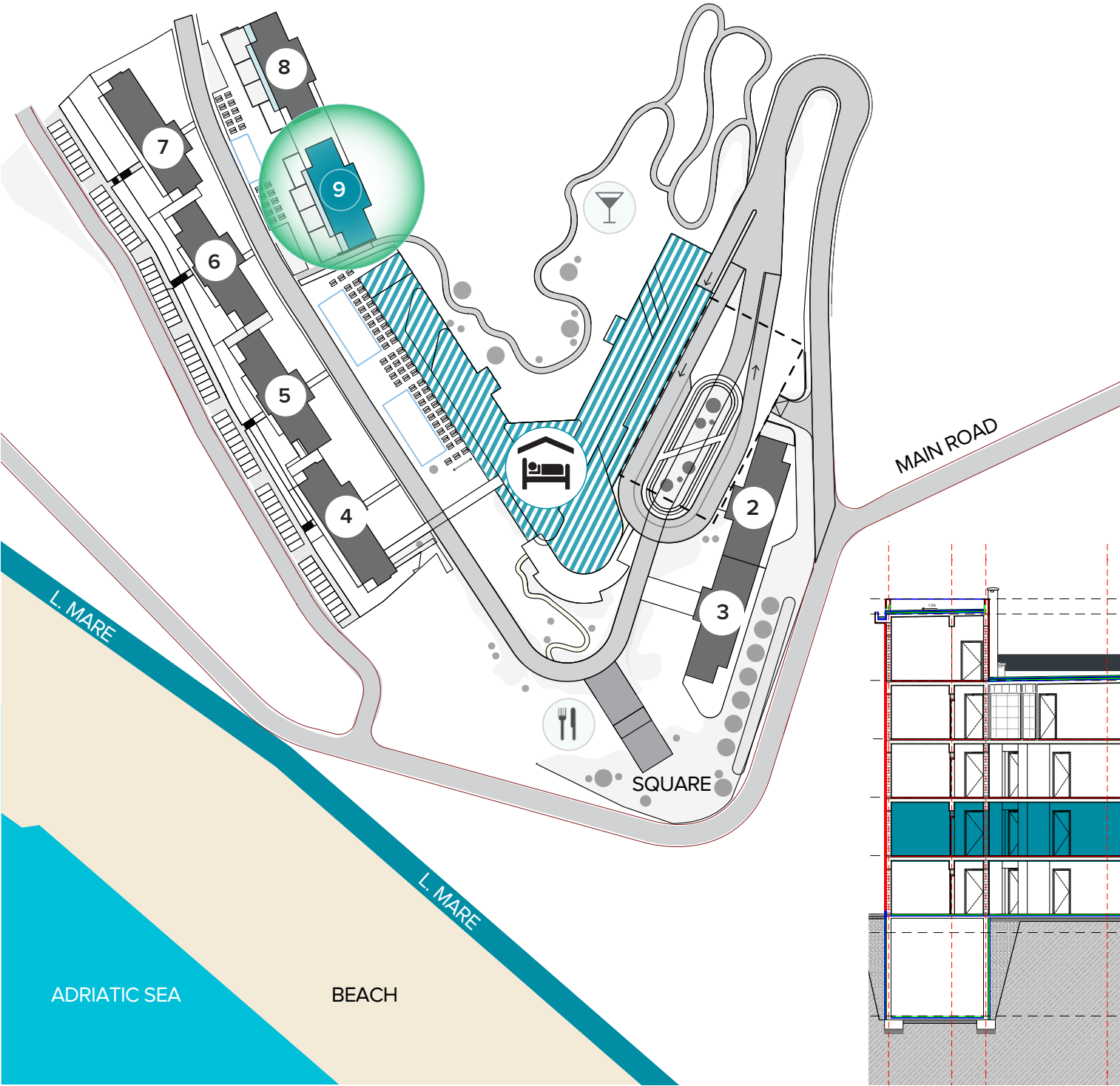


ONE-BEDROOM APARTMENT

1stJ07

TYPE 2		ONE-BEDROOM APARTMENT
No		sqm
01	Corridor	2.87
02	Kitchen	5.05
03	Living room with dining room	28.22
04	Bathroom	6.27
05	Bedroom	13.46
TOTAL NET AREA		55.87
06	Balcony	5.14
TOTAL NET AREA WITH BALCONY		61.01





TWO-BEDROOM APARTMENTS

9





Restaurant

Hotel

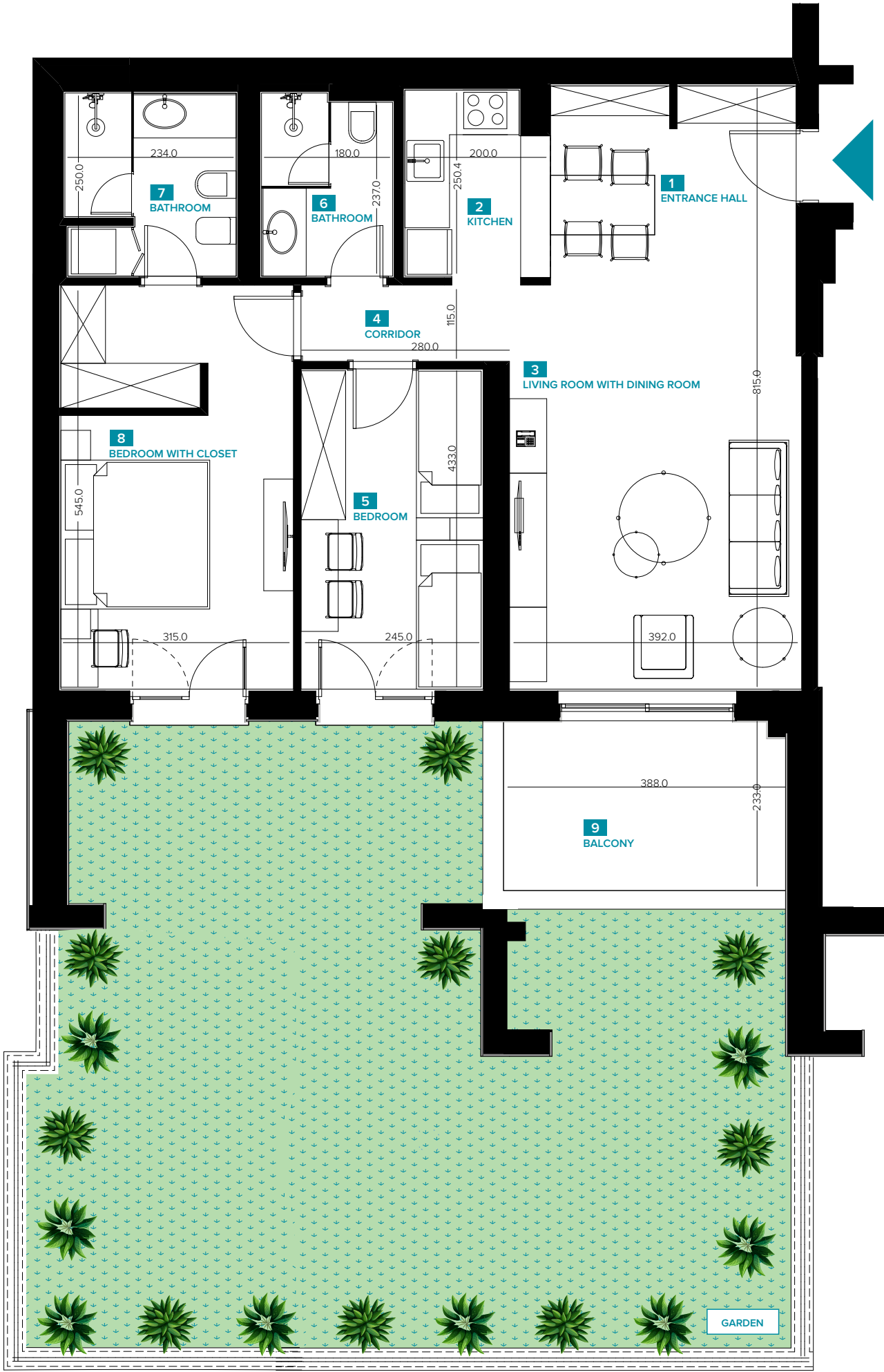


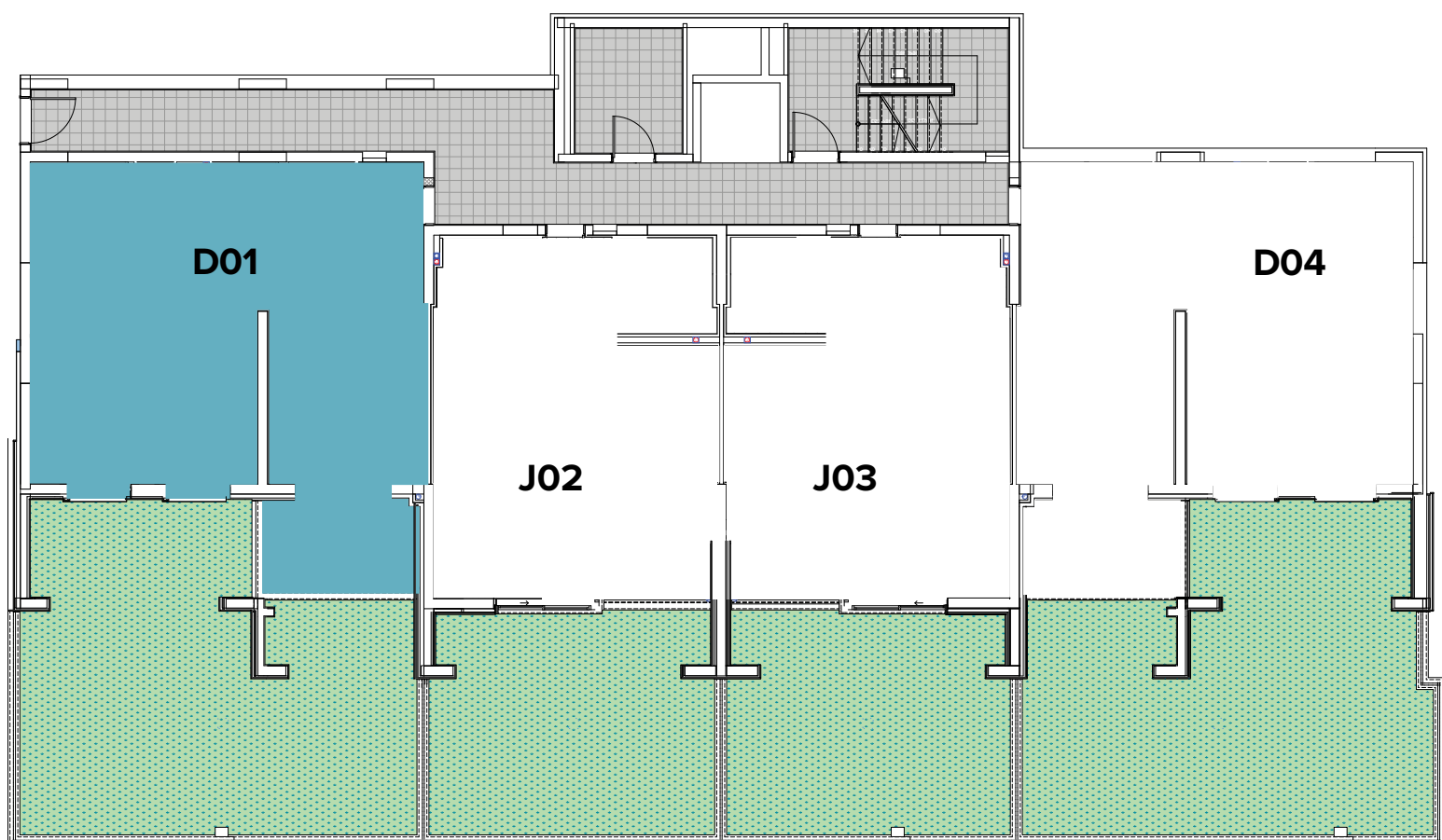
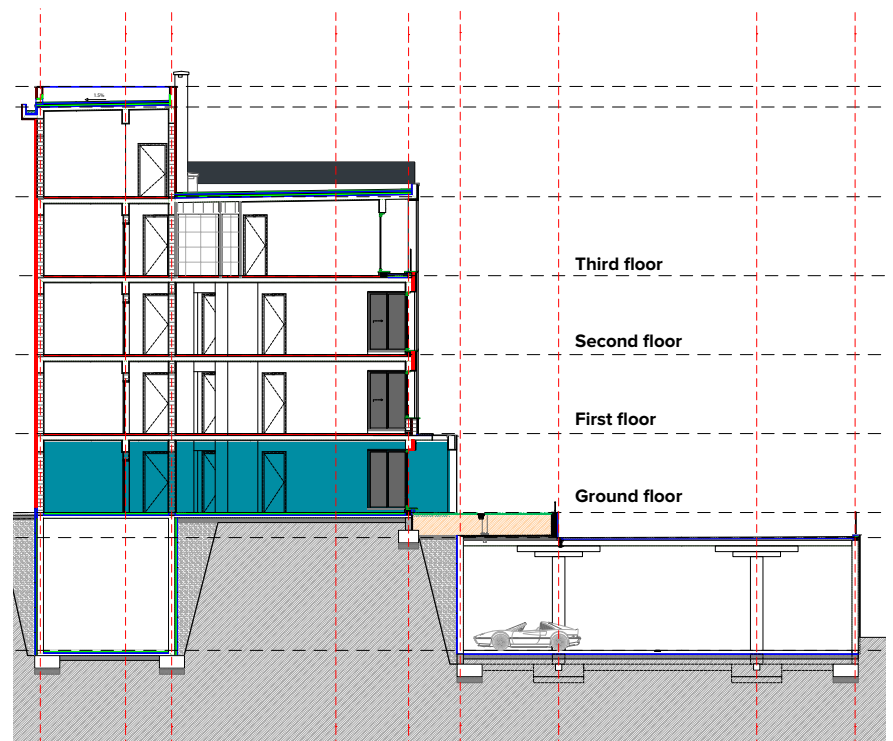
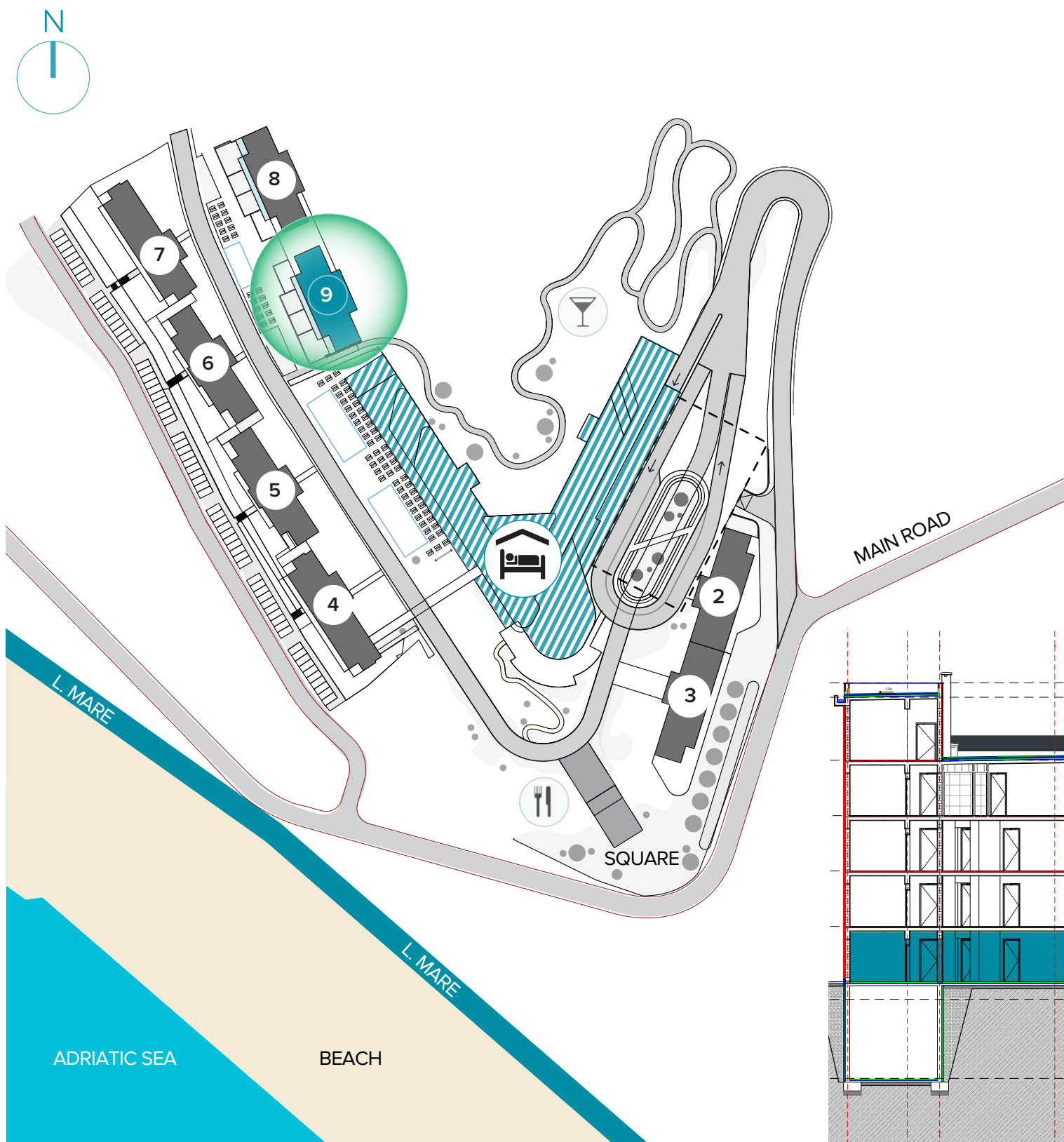


TWO-BEDROOM APARTMENT

Ground floor D01

TYPE 1		TWO-BEDROOM APARTMENT
No		sqm
01	Entrance hall	8.68
02	Kitchen	4.82
03	Living room with dining room	21.22
04	Corridor	2.87
05	Bedroom	10.53
06	Bathroom	4.16
07	Bathroom	5.50
08	Bedroom with closet	16.70
TOTAL NET AREA		74.48
09	Balcony	10.07
TOTAL NET AREA WITH BALCONY		84.55
Garden		72.41

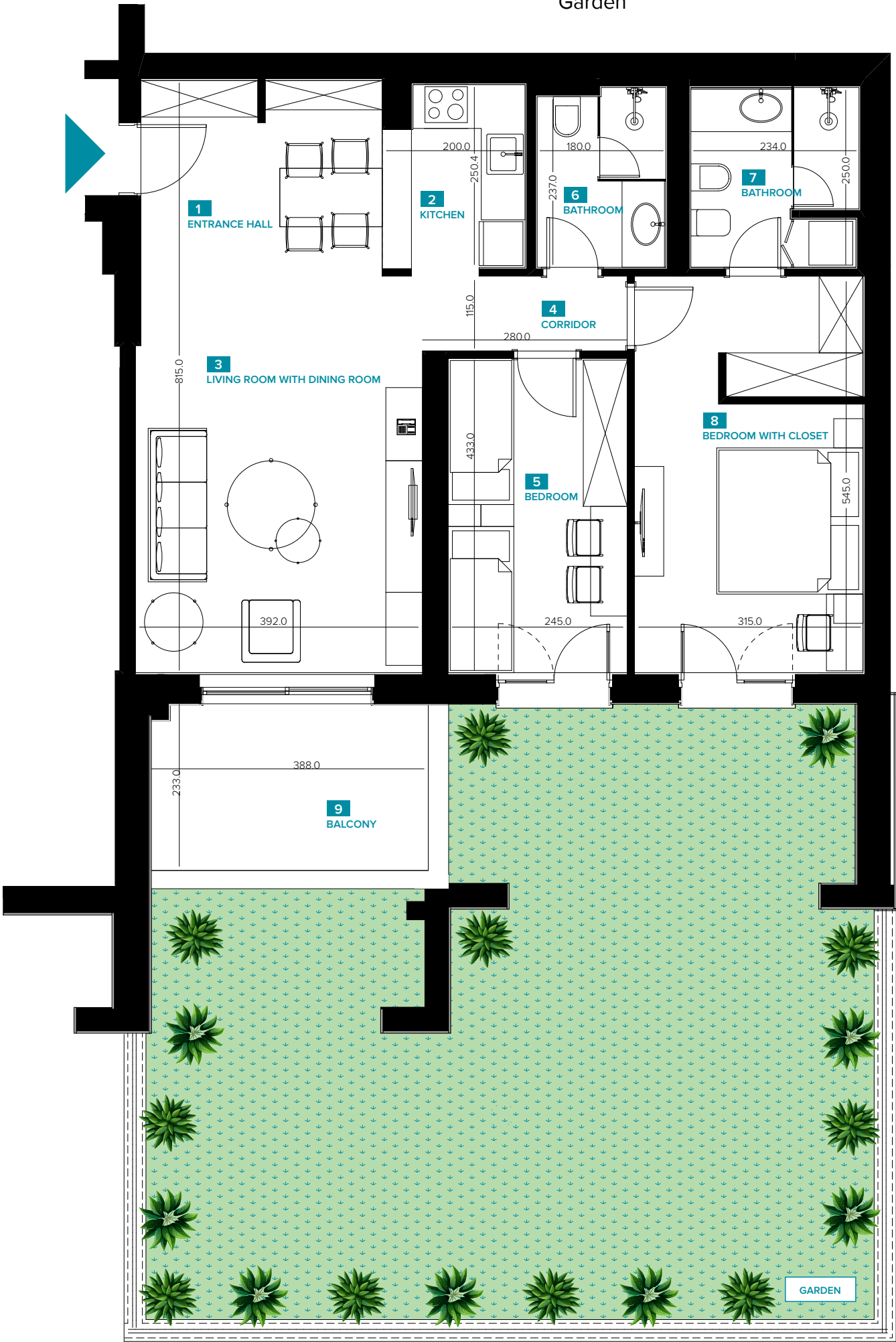


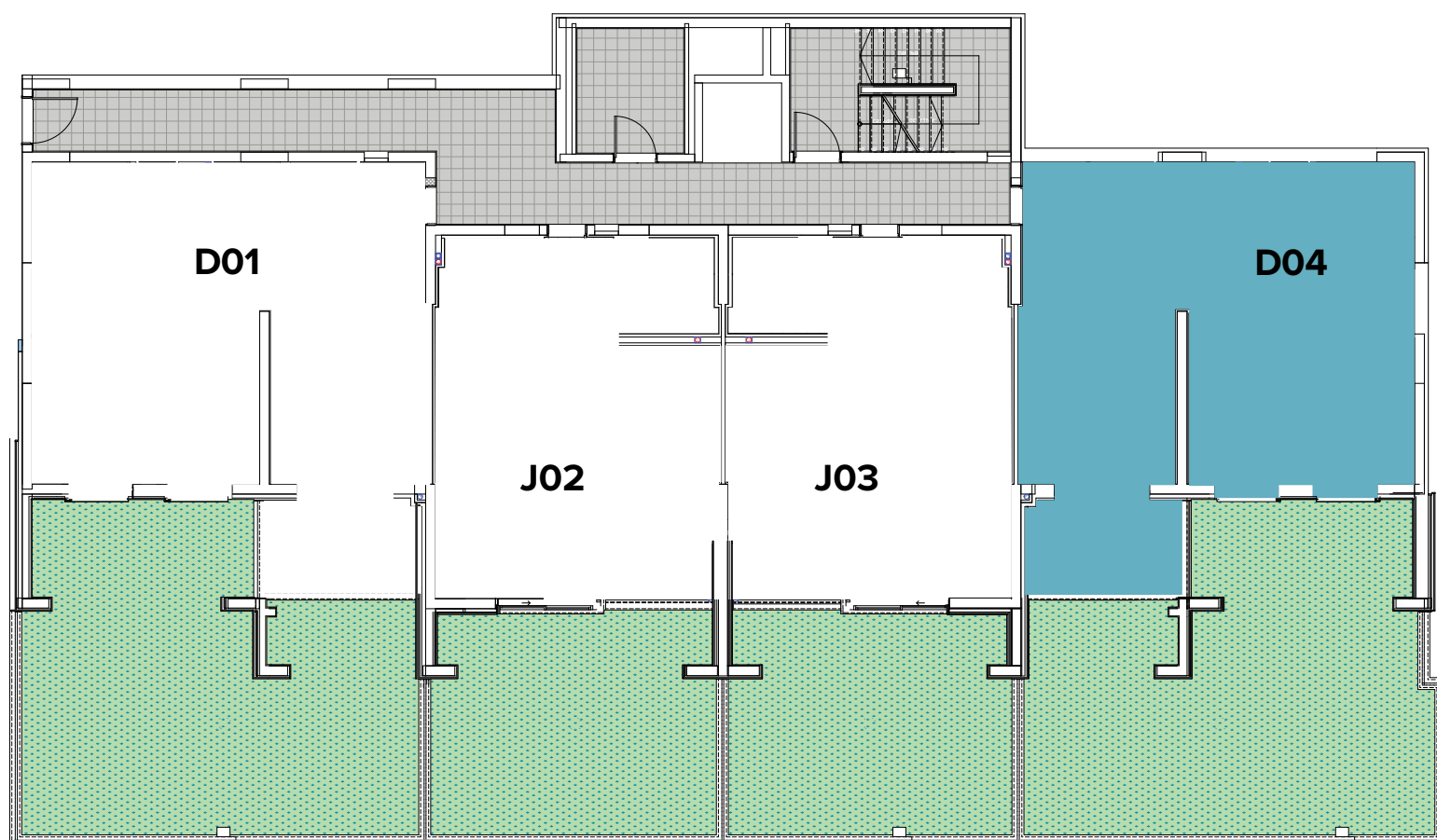
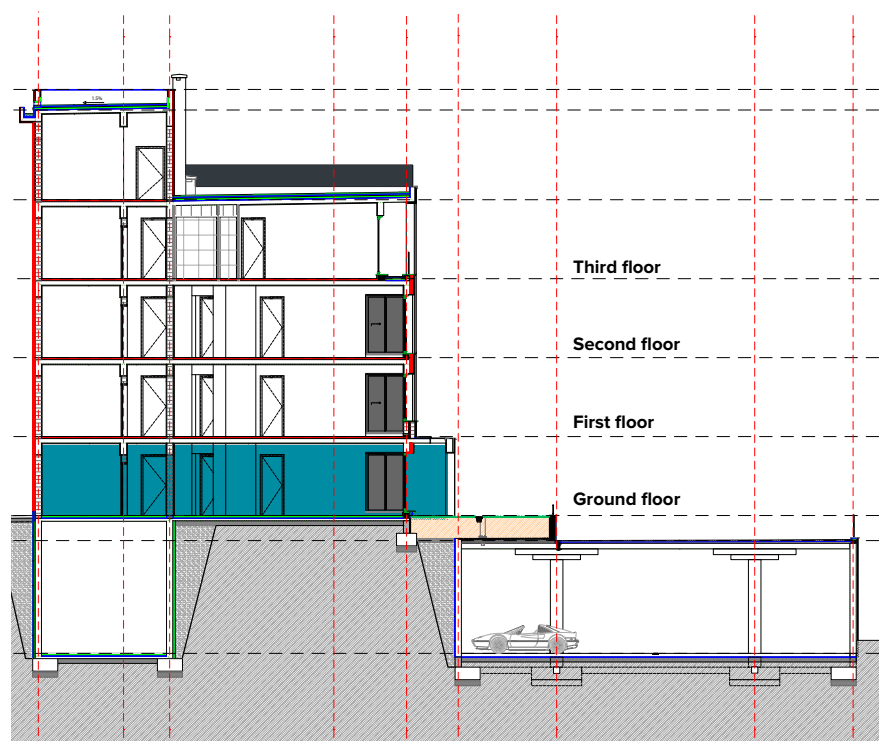
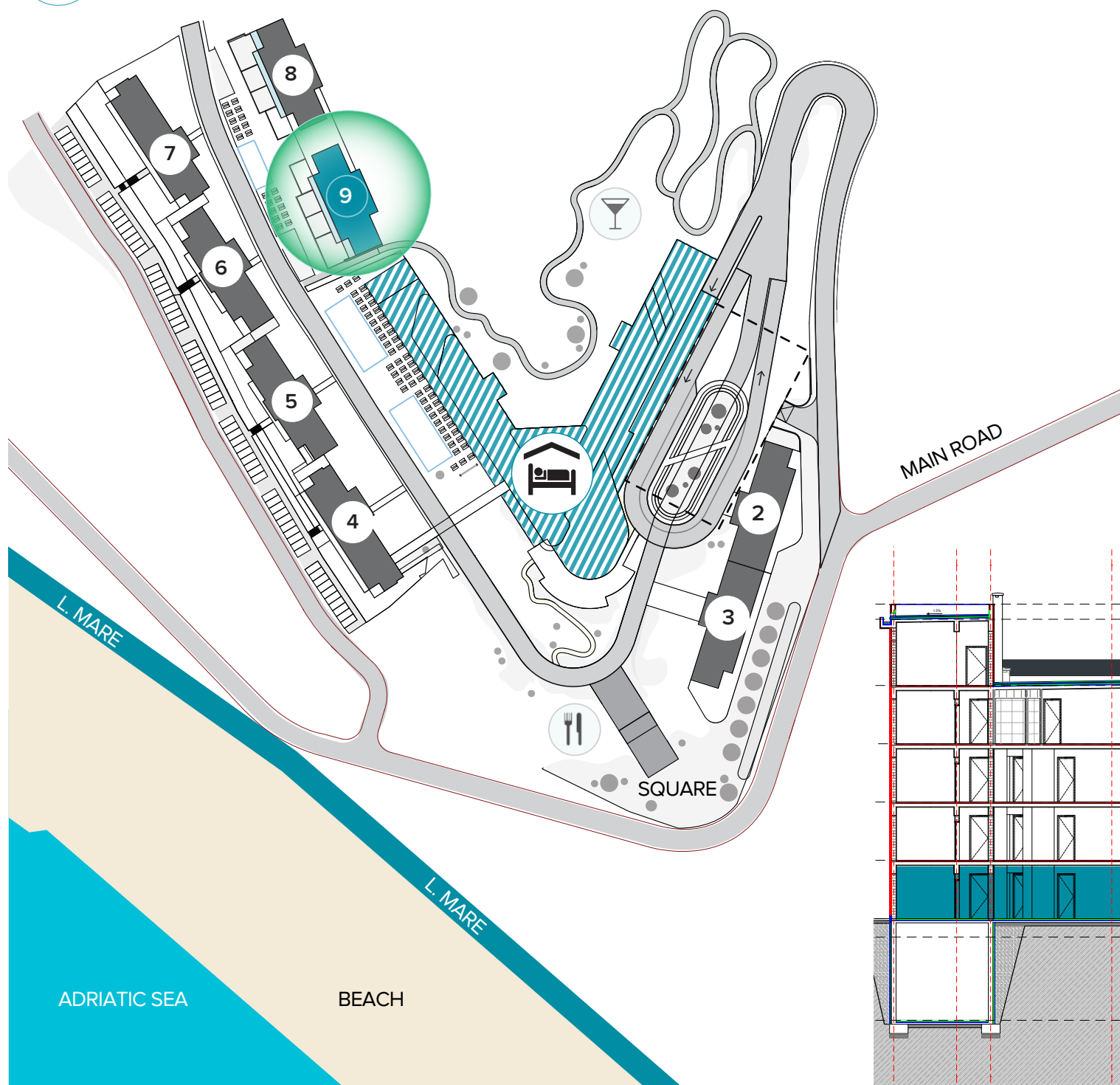


TWO-BEDROOM APARTMENT

Ground floor D04

TYPE 1 TWO-BEDROOM APARTMENT	
No	sqm
01	Entrance hall
02	Kitchen
03	Living room with dining room
04	Corridor
05	Bedroom
06	Bathroom
07	Bathroom
08	Bedroom with closet
TOTAL NET AREA	
09	10.07
TOTAL NET AREA WITH BALCONY	
Garden	





TWO-BEDROOM APARTMENT

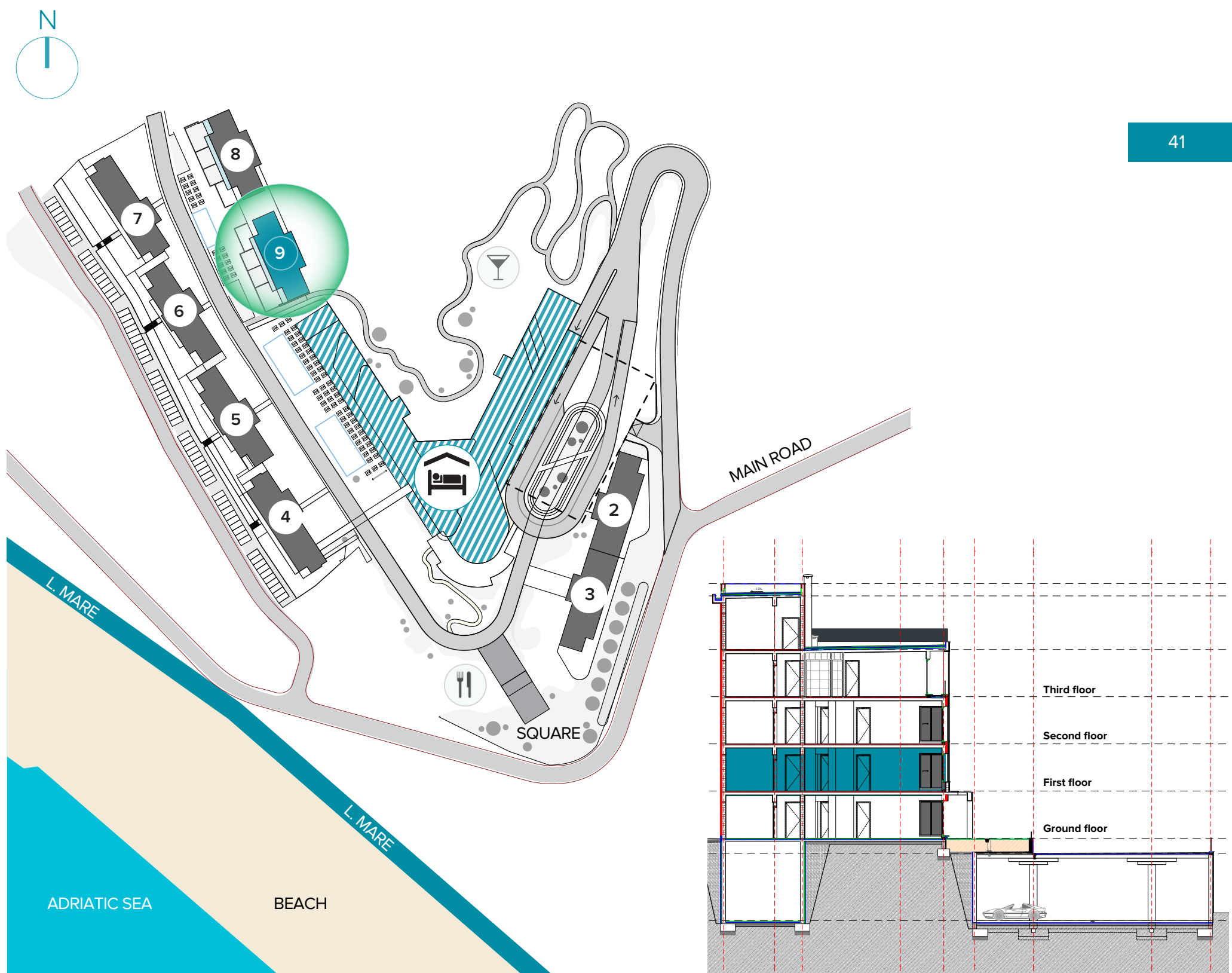
1st

D05

TYPE 2 TWO-BEDROOM APARTMENT

No		sqm
01	Entrance hall	8.68
02	Kitchen	4.82
03	Living room with dining room	21.22
04	Corridor	2.87
05	Bedroom	10.53
06	Bathroom	4.16
07	Bathroom	5.50
08	Bedroom with closet	16.70
TOTAL NET AREA		74.48
09	Balcony	10.73
TOTAL NET AREA WITH BALCONY		85.30





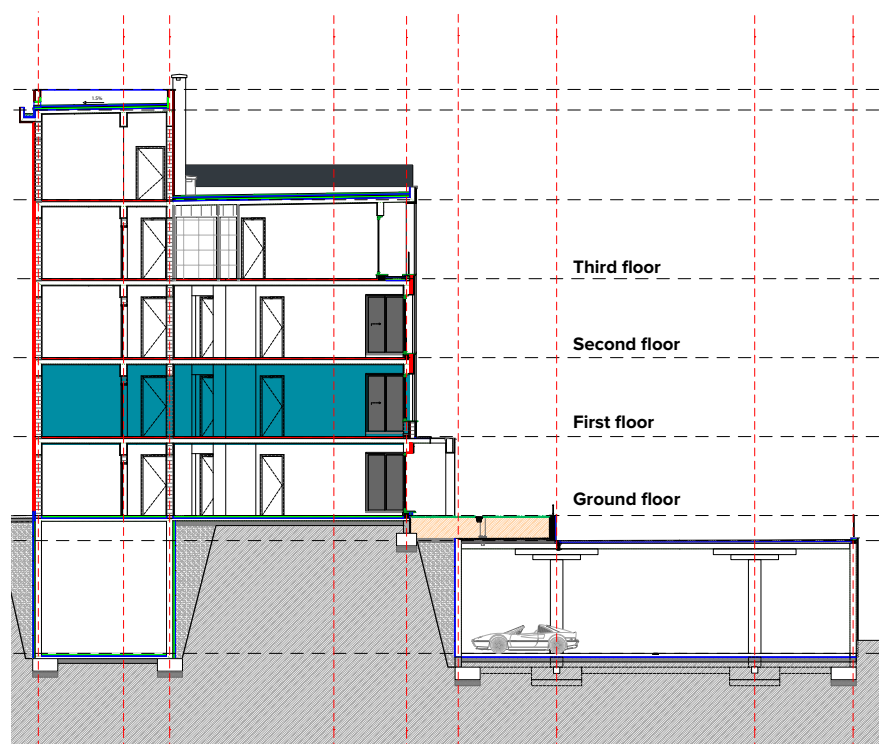
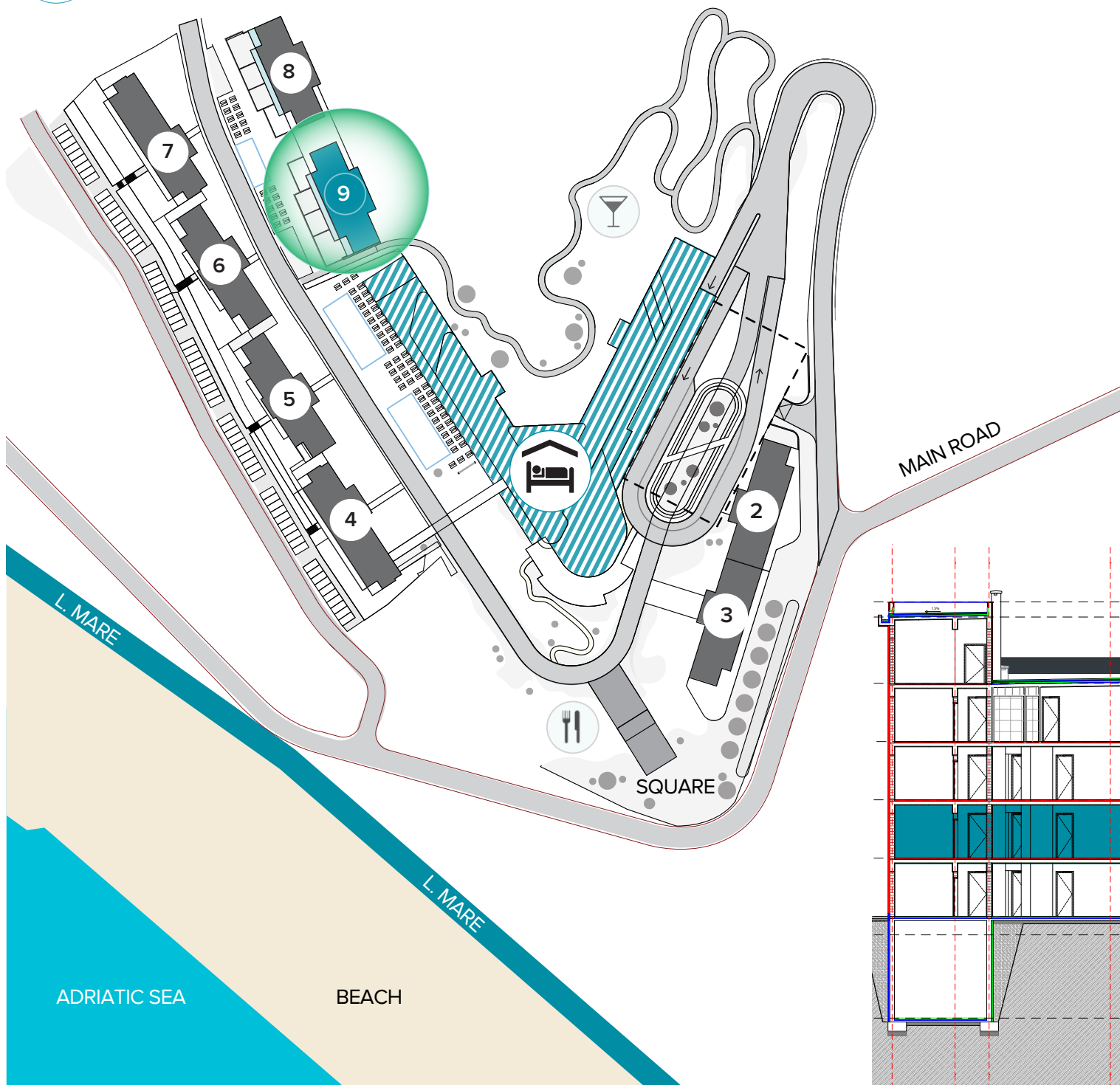
TWO-BEDROOM APARTMENT

1st D08

TYPE 2 TWO-BEDROOM APARTMENT

No		sqm
01	Entrance hall	8.68
02	Kitchen	4.82
03	Living room with dining room	21.22
04	Corridor	2.87
05	Bedroom	10.53
06	Bathroom	4.16
07	Bathroom	5.50
08	Bedroom with closet	16.70
TOTAL NET AREA		74.48
09	Balcony	10.73
TOTAL NET AREA WITH BALCONY		85.30





TWO-BEDROOM APARTMENT

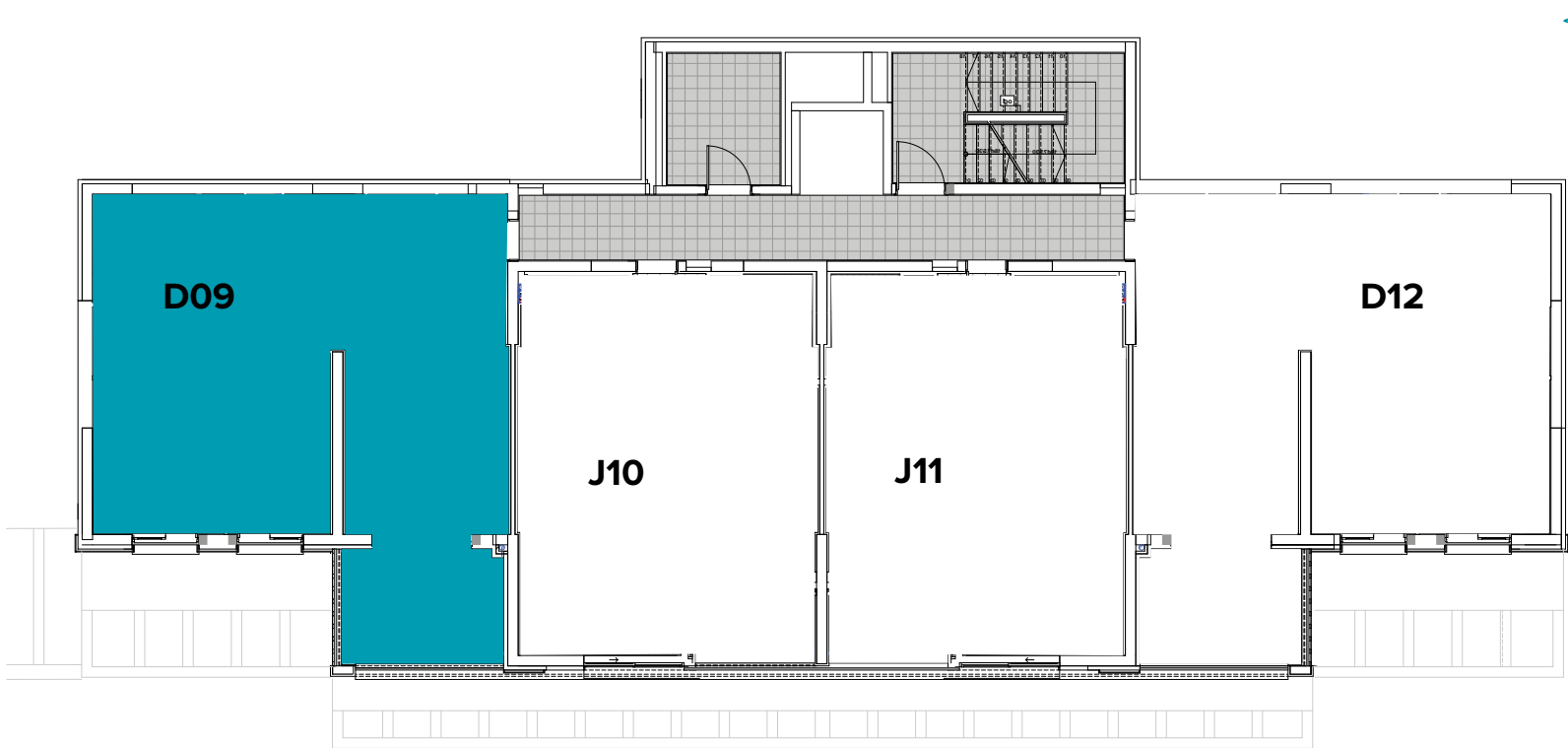
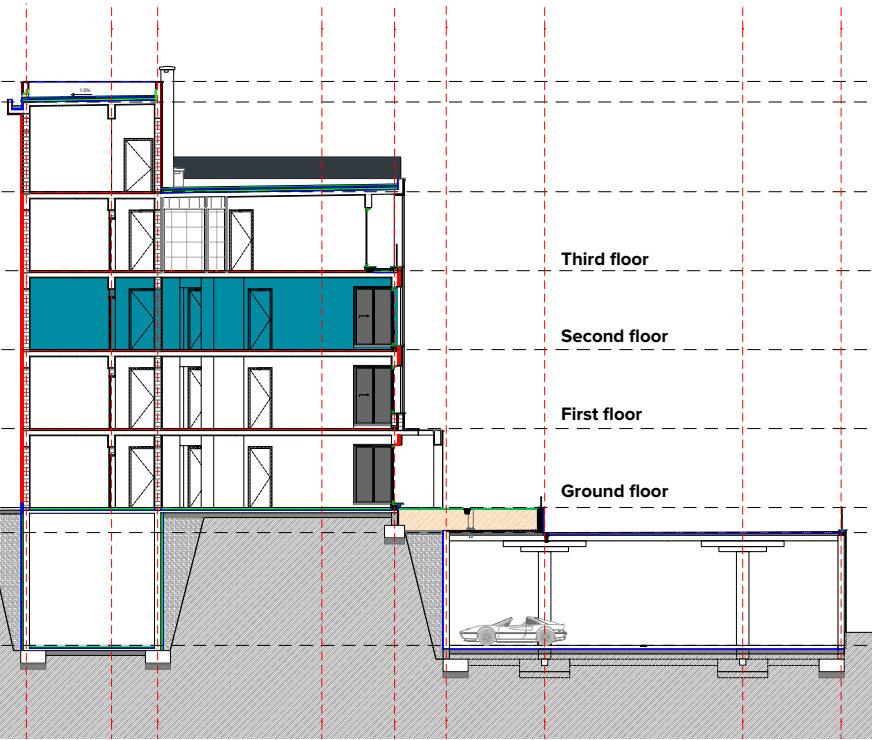
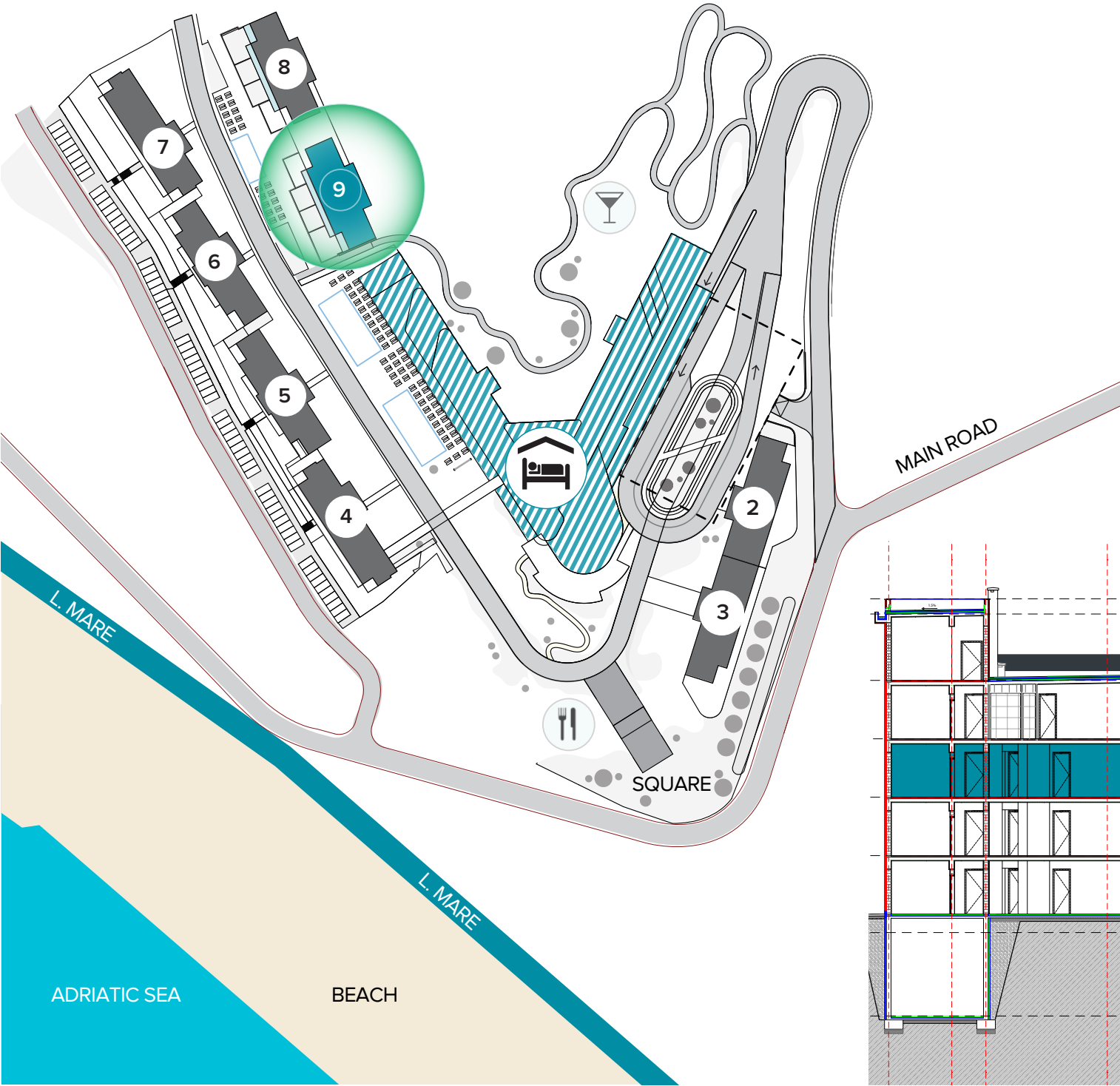
2nd

D09

TYPE 3 TWO-BEDROOM APARTMENT

No		sqm
01	Entrance hall	8.68
02	Kitchen	4.82
03	Living room with dining room	21.22
04	Corridor	2.87
05	Bedroom	10.53
06	Bathroom	4.16
07	Bathroom	5.50
08	Bedroom with closet	16.70
TOTAL NET AREA		74.48
09	Balcony	10.41
TOTAL NET AREA WITH BALCONY		84.89





TWO-BEDROOM APARTMENT

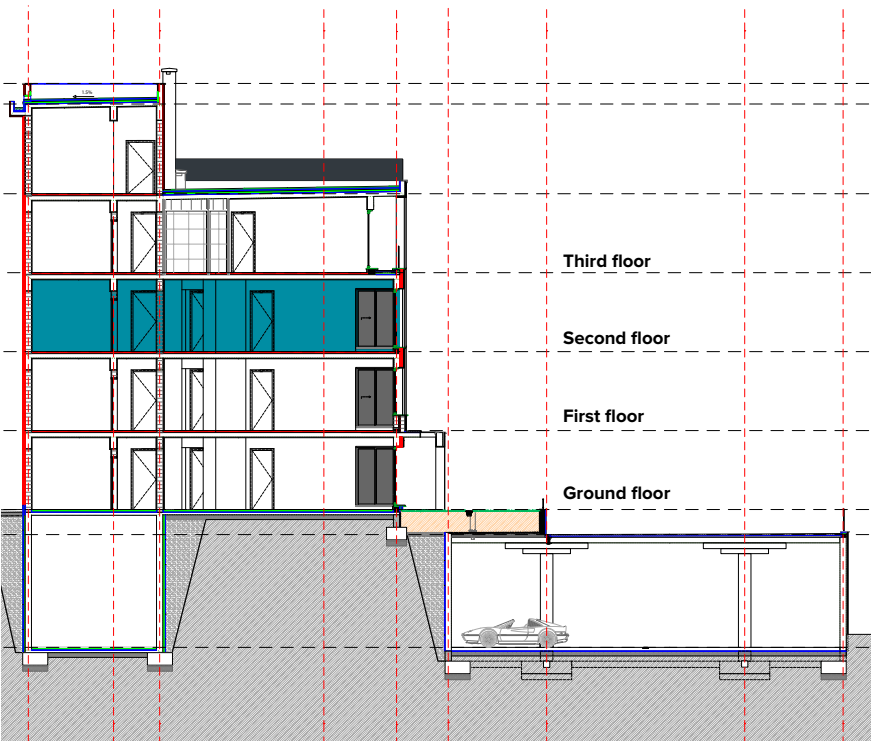
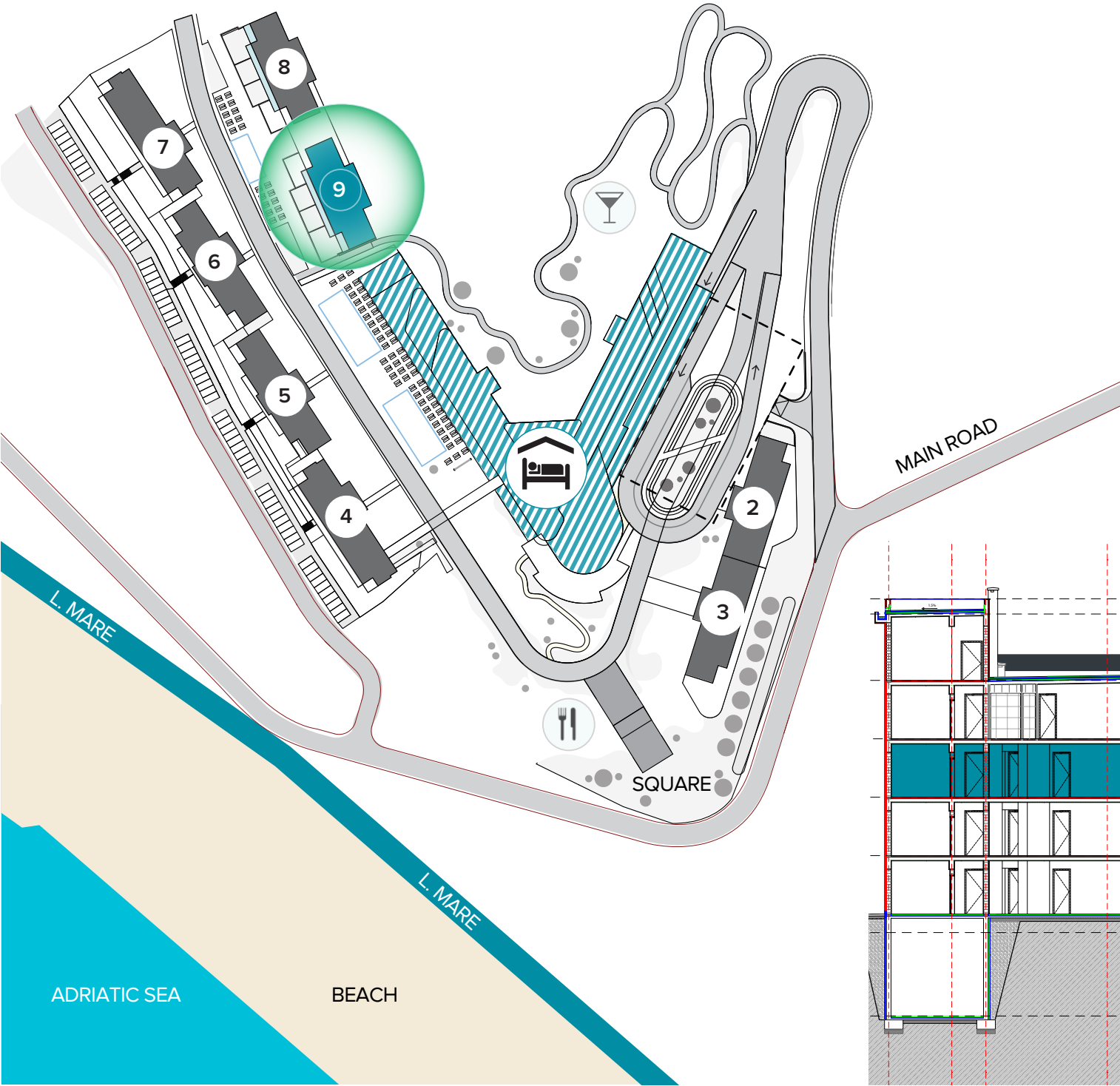
2nd

D12

TYPE 3 TWO-BEDROOM APARTMENT

No		sqm
01	Entrance hall	8.68
02	Kitchen	4.82
03	Living room with dining room	21.22
04	Corridor	2.87
05	Bedroom	10.53
06	Bathroom	4.16
07	Bathroom	5.50
08	Bedroom with closet	16.70
TOTAL NET AREA		74.48
09	Balcony	10.41
TOTAL NET AREA WITH BALCONY		84.89





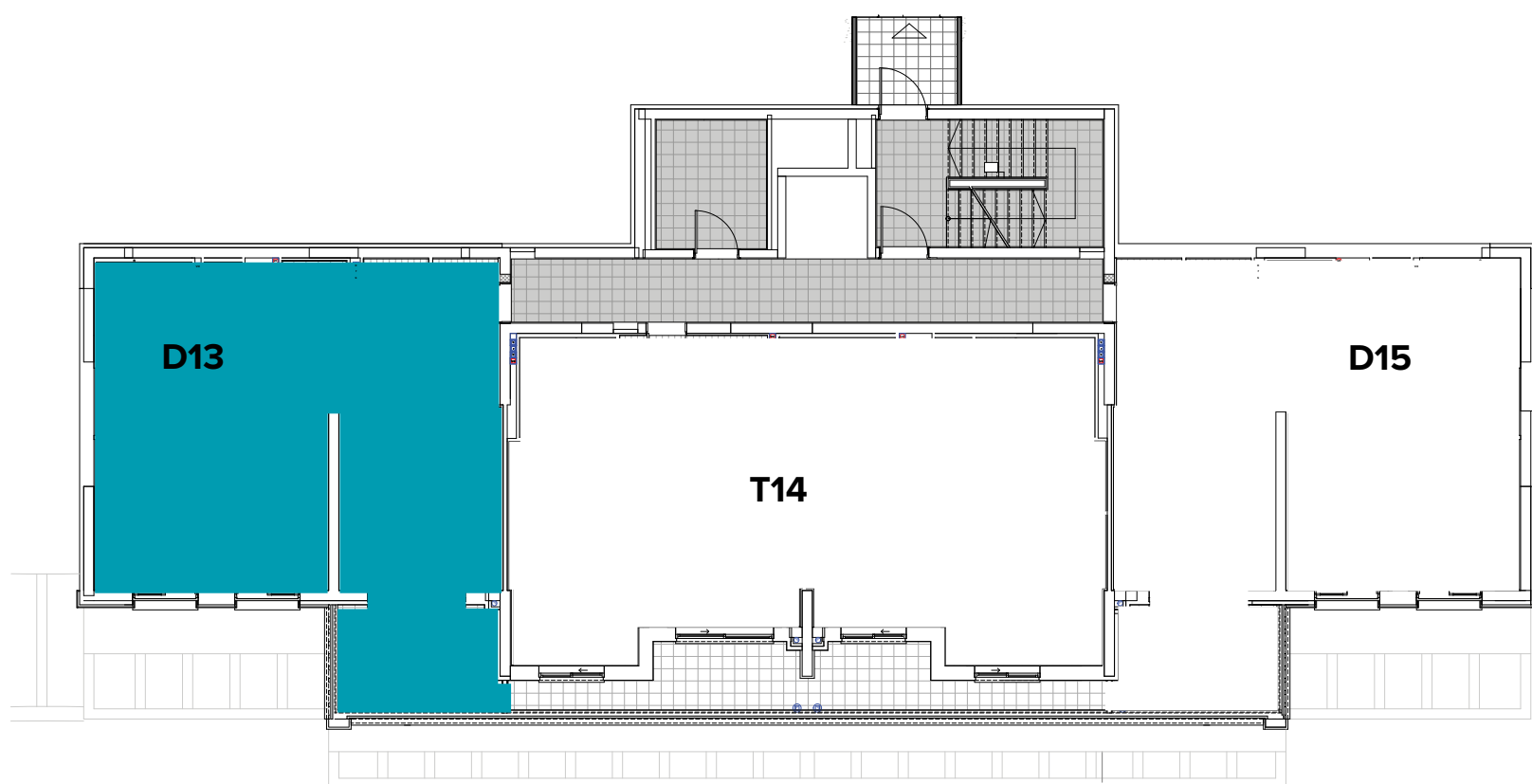
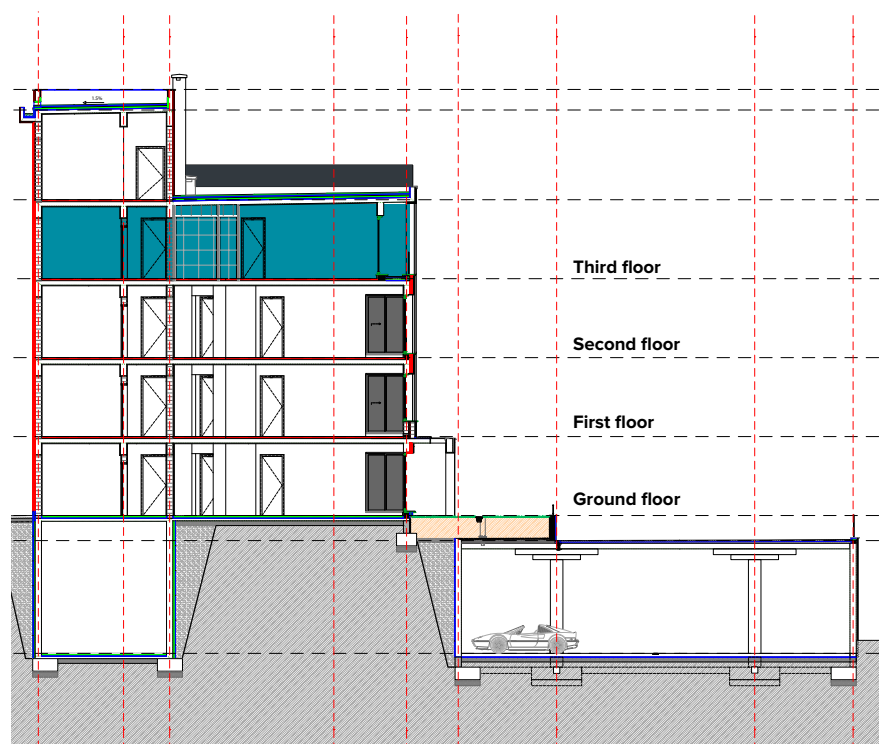
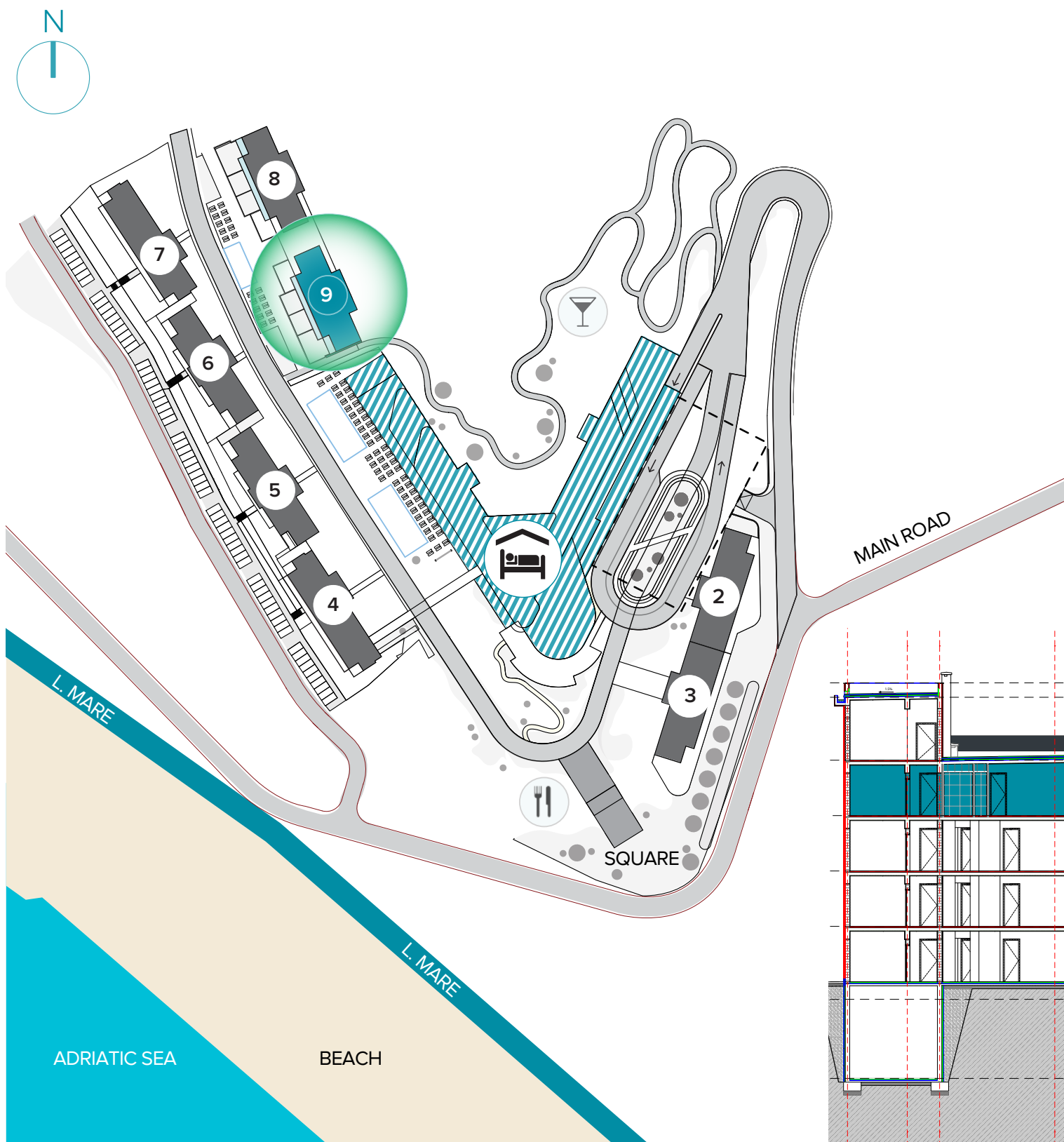
TWO-BEDROOM APARTMENT

3rd

D13

TYPE 4		TWO-BEDROOM APARTMENT
No		sqm
01	Entrance hall	8.68
02	Kitchen	4.82
03	Living room with dining room	21.22
04	Corridor	2.87
05	Bedroom	10.53
06	Bathroom	4.16
07	Bathroom	5.50
08	Bedroom with closet	16.70
TOTAL NET AREA		74.48
09	Balcony	10.03
TOTAL NET AREA WITH BALCONY		84.59





TWO-BEDROOM APARTMENT

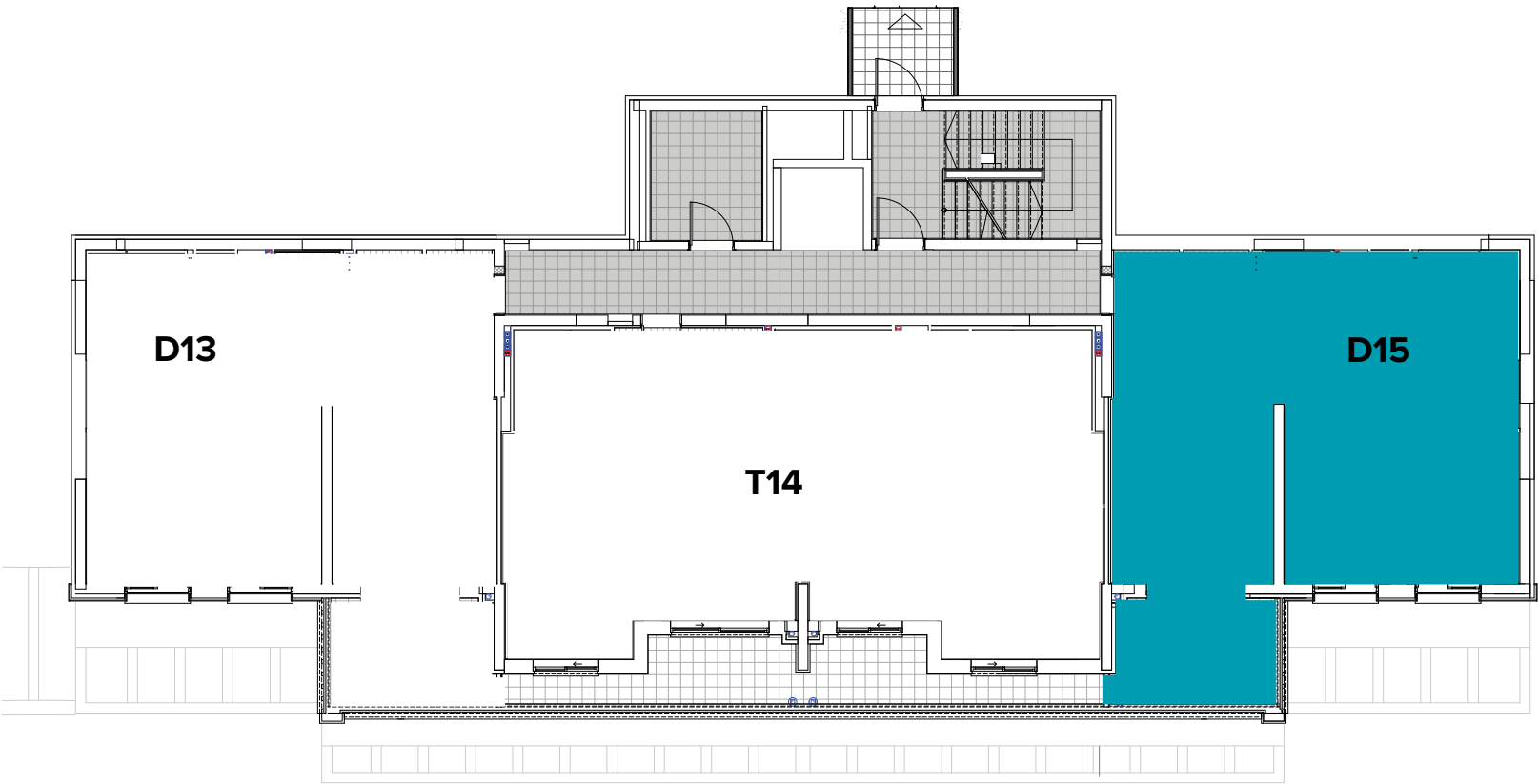
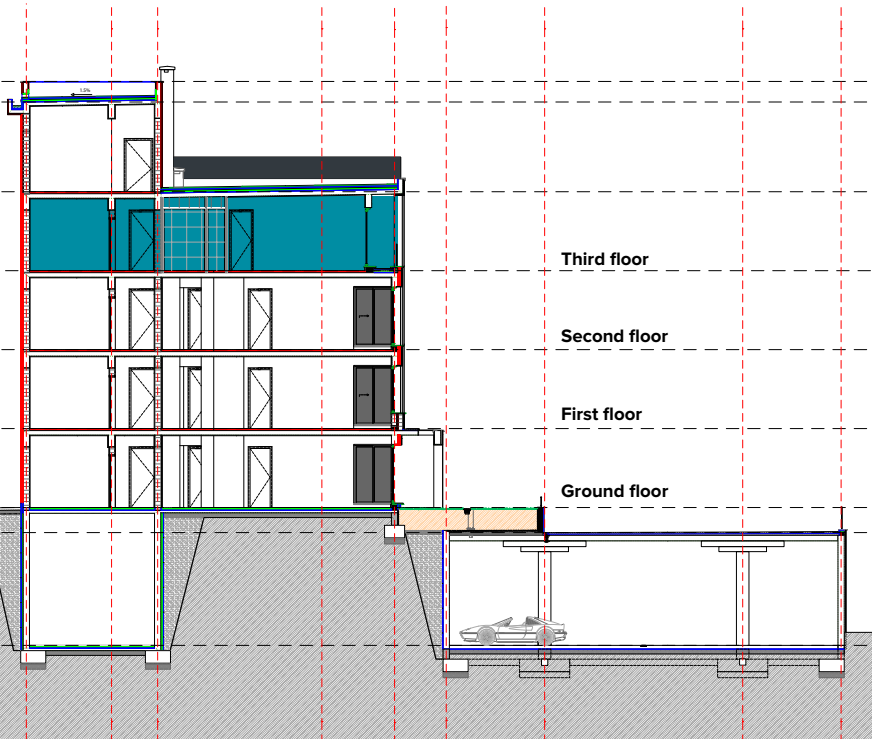
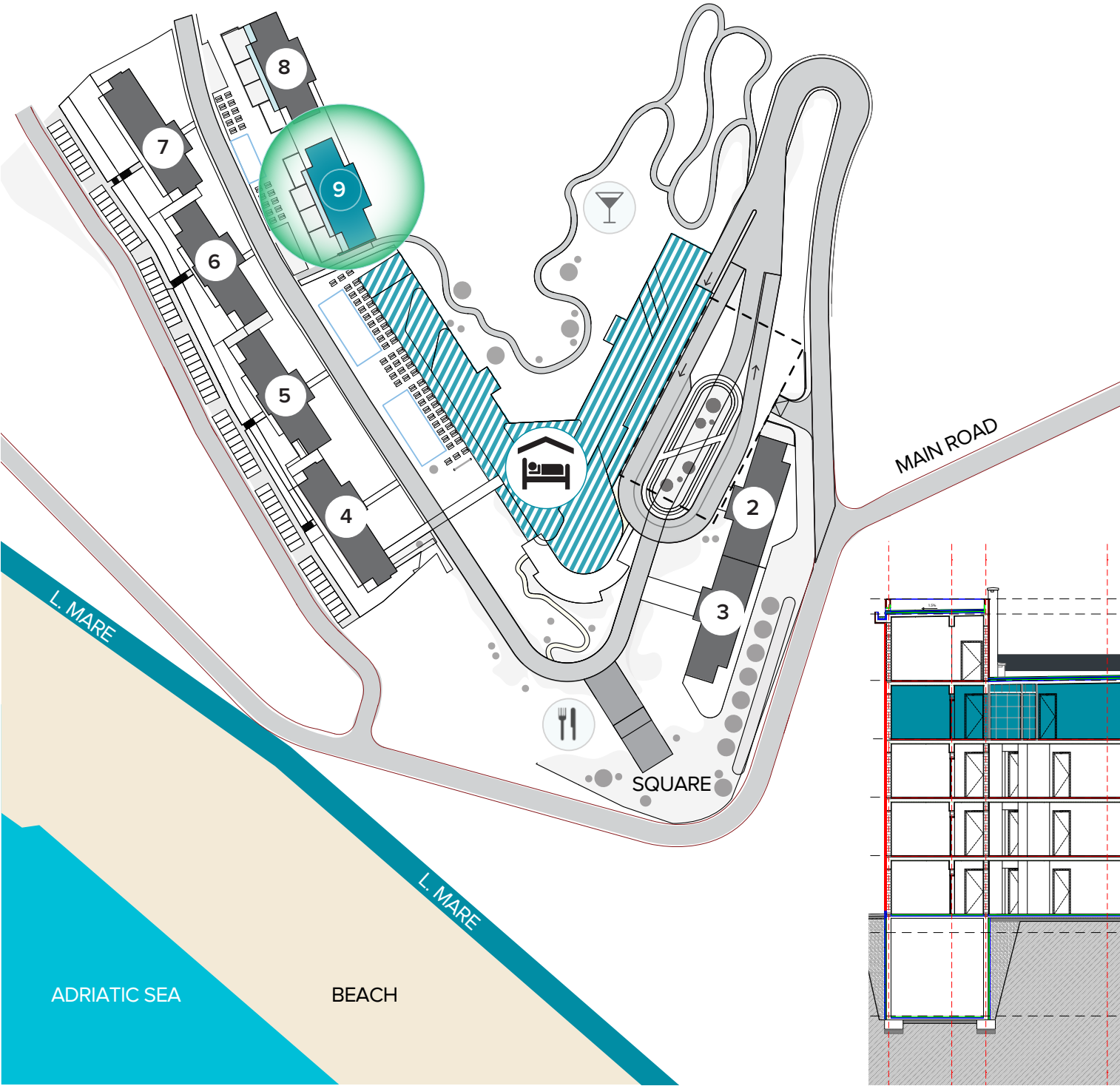
3rd

D15

TYPE 4 TWO-BEDROOM APARTMENT

No		sqm
01	Entrance hall	8.68
02	Kitchen	4.82
03	Living room with dining room	21.22
04	Corridor	2.87
05	Bedroom	10.53
06	Bathroom	4.16
07	Bathroom	5.50
08	Bedroom with closet	16.70
TOTAL NET AREA		74.48
09	Balcony	10.03
TOTAL NET AREA WITH BALCONY		84.59





THREE-BEDROOM APARTMENT

9









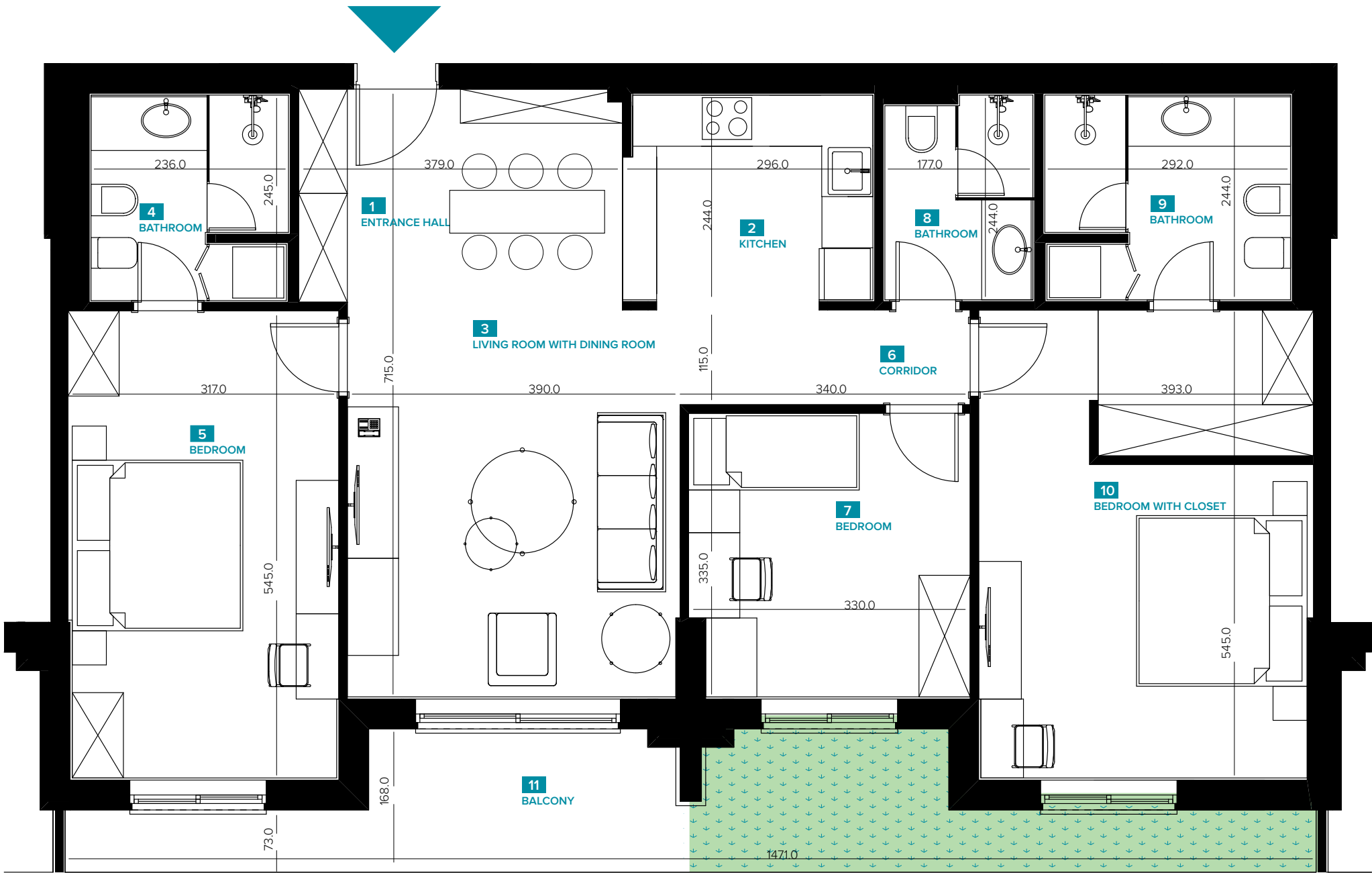
THREE-BEDROOM APARTMENT

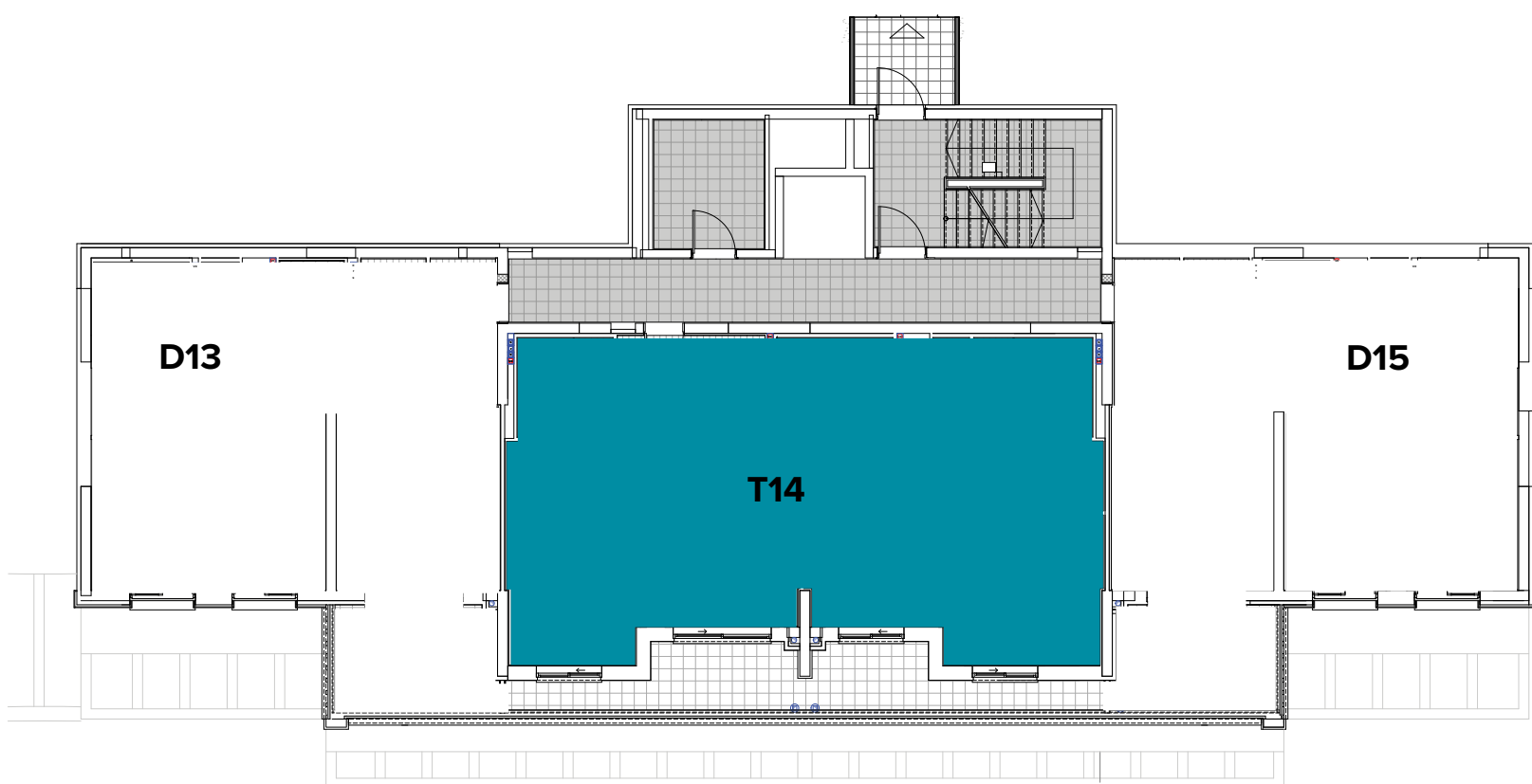
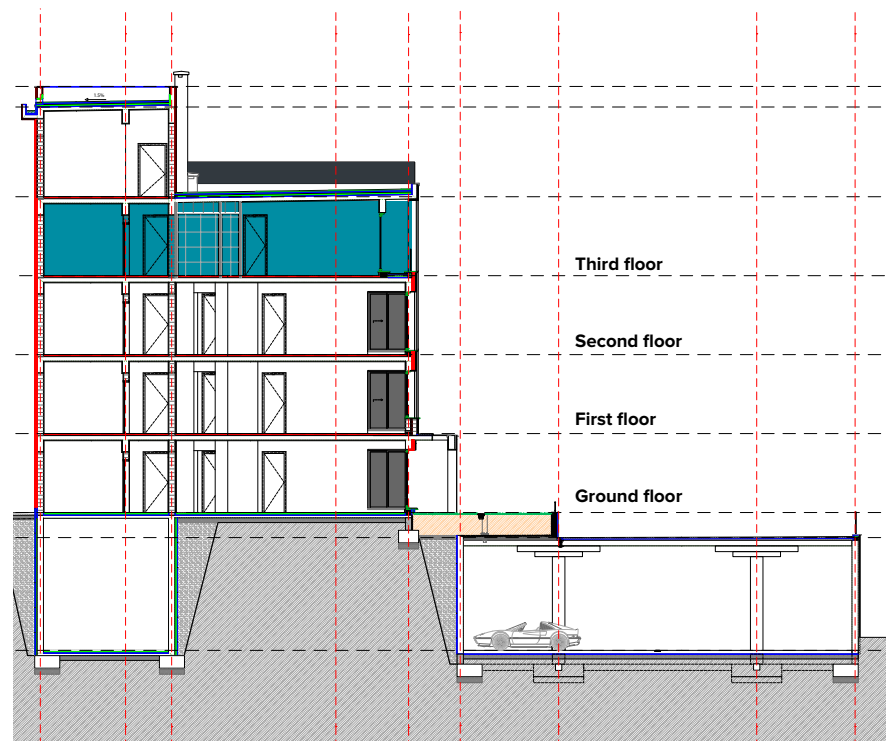
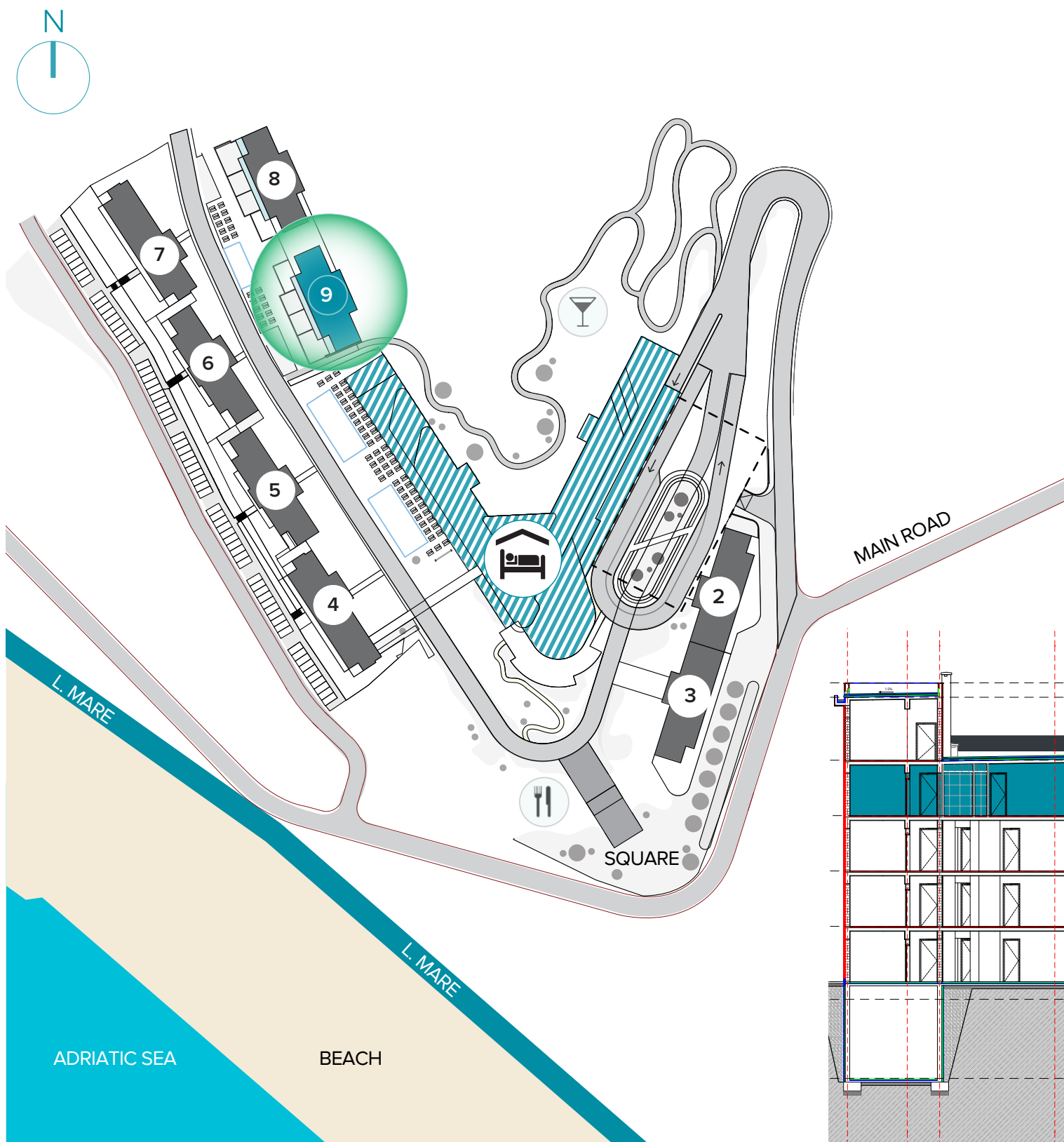
3rd

T14

TYPE 1 THREE-BEDROOM APARTMENT

No		sqm
01	Entrance hall	9.75
02	Kitchen	7.30
03	Living room with dining room	17.64
04	Bathroom	5.43
05	Bedroom	17.27
06	Corridor	3.77
07	Bedroom	10.79
08	Bathroom	4.05
09	Bathroom	6.76
10	Bedroom with closet	21.04
TOTAL NET AREA		103.80
11	Balcony	8.80
TOTAL NET AREA WITH BALCONY		112.80







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R E S O R T