



ΚΥΠΡΙΑΚΟ
ΕΜΠΟΡΙΚΟ ΚΑΙ
ΒΙΟΜΗΧΑΝΙΚΟ
ΕΠΙΜΕΛΗΤΗΡΙΟ

Λευκωσία 6.7.2016

Προς: Όλους τους Ενδιαφερόμενους
Από: Τμήμα Υπηρεσιών και Εμπορίου
Θέμα: Ευκαιρίες για επενδύσεις στο Μαυροβούνιο

Κυρία / Κύριε,

Εσωκλείεται για ενημέρωση αντίγραφο ρηματικής διακοίνωσης αρ. 415/2 και ημ. 21/6/2016 της Πρεσβείας Μαυροβουνίου στο Βελιγράδι για ευκαιρίες επενδύσεων σε συγκεκριμένα έργα.

Εσωκλείεται επίσης έγγραφο που αφορά δυο έργα για τα οποία η Κυβέρνηση Μαυροβουνίου έχει προκηρύξει διεθνείς προσφορές.

Το μεν πρώτο αφορά συμπληρωματική επένδυση στο χειμερινό τουριστικό θέρετρο στο δήμο του Μαυροβουνίου Kolasin το δε δεύτερο επένδυση για ανέγερση τουριστικών καταλυμάτων στην περιοχή Vranjina, που βρίσκεται εντός του εθνικού πάρκου "Skadar Lake".

Περισσότερες πληροφορίες για τα δυο πιο πάνω έργα, καθώς και για άλλα έργα για τα οποία έχουν κηρυχθεί διεθνείς προσφορές μπορείτε να εντοπίσετε στην επίσημη ιστοσελίδα της Μαυροβουνιακής Κυβέρνησης www.tourismprojects.me/me/

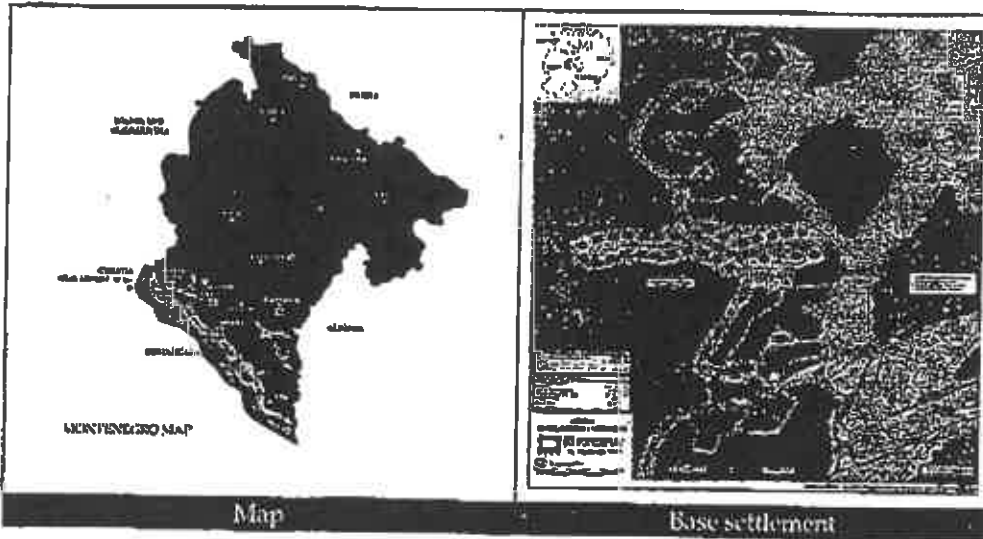
Με εκτίμηση

Χρίστος Πετσίδης
Διευθυντής Υπηρεσιών και Εμπορίου

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PROJECT
SKI RESORT "KOLASIN 1600"

PROPERTY	TYPE OF PROJECT	TOTAL SURFACE	PRIVATIZATION MODEL
State of Montenegro	Mixed use tourist complex	27 ha	Long term lease



LOCATION

Ski resort "Kolasin 1600" zone is located in the southern part of the area of Bjelasica in the municipality of Kolasin. Ski resorts "Kolasin 1450" and "Kolasin 1600" have an area of 1117 hectares, and include the existing ski resort in Kolasin. The zone for the base settlement is located in the northern part of the zone of the ski resort at about 1600mnm, and occupies an area of 27.19 ha.

Access to the settlement is organized from the direction of "Kolasin 1450" and from the direction Lubnice - Berane. The basic purpose of this area is: tourism, commercial service facilities; traffic areas (service and pedestrian paths) as well as green areas.

The location is outlined in detail in the Spatial Plan of special purpose for Bjelasica and Komovi and in Detailed elaboration of location Kolasin 1600.

PLANNED DEVELOPMENT CONCEPT

The base settlement is made up of zones with Central settlement buildings with hotels, apartments reception and public amenities, private group zones with facilities for single-family units and starting point surfaces for ski lifts. Inside the base of the village the network of footpaths that connects all the facilities of the village and allows natural movement of users is planned, following the terrain configuration. Ski trails zone is interpolated into the zone of the base of the village in a way that ensures ideal availability for skiers.

The center of the resort is planned at urban parcels 7,8,9,10 and 11 which are located on the south side of the site. These plots are located on relatively flat terrain suitable for high density capacity planning, and are connected with ski terrain. A small beginner's ski lift and ski trails between plots 7 and 9 are planned, which is very attractive for settlement. While urban plots 1,2 and 3 are located on the northern part of the site. These plots are also located on the relatively flat terrain suitable for high density capacity planning and are connected with ski terrain.

Medium density urban plots (4,5 and 6) are located in the central part of the site, providing the additional number of beds close to the ski fields and settlements.

Total GBA for ski resort " Kolasin 1600 " is 67,100m².

ESTIMATED VALUE OF THE INVESTMENT

Estimated value of investment is 65 to 75 mil €..

The State will invest until 2019 cca. 40 mil euros in the realization of infrastructure projects on two locations („Kolašin 1600" - Kolašin i „Cmiljača" - Bijelo Polje) (defined in the Capital budget for this year, but also defined as a long term projects).

During this year cca. 6 mil euros will be invested in the area of Bjelasica and Kornovi in the development of new ski lift K8D6C at the location „Kolašin 1600", 4km of ski trails and other infrastructure.

TENDER PROCEDUR

The Council for privatization published a tender for participation on international public tender for the long term lease of land for the development of the base settlement for the ski center Kolašin 1600, for the period between 31 to 90 years, including the management of this village.

MINISTRY/ CONTACT

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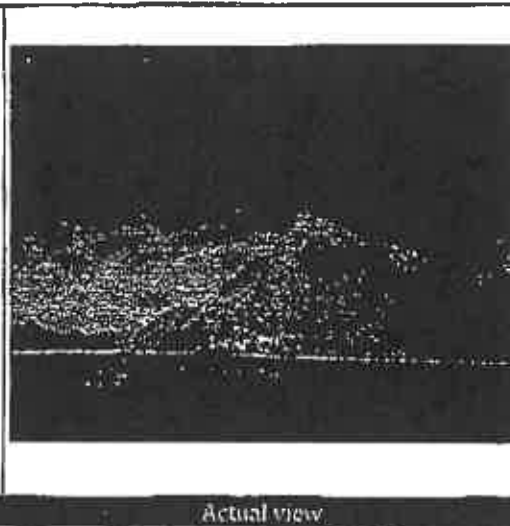
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PROJECT - ECOLODGE, VRANJINA

PROPERTY OWNER	PROJECT TYPE	TOTAL AREA	MODEL OF PRIVATISATION
State of Montenegro	Tourist complex of combined use	13.132 m ²	Public private partnership



Map



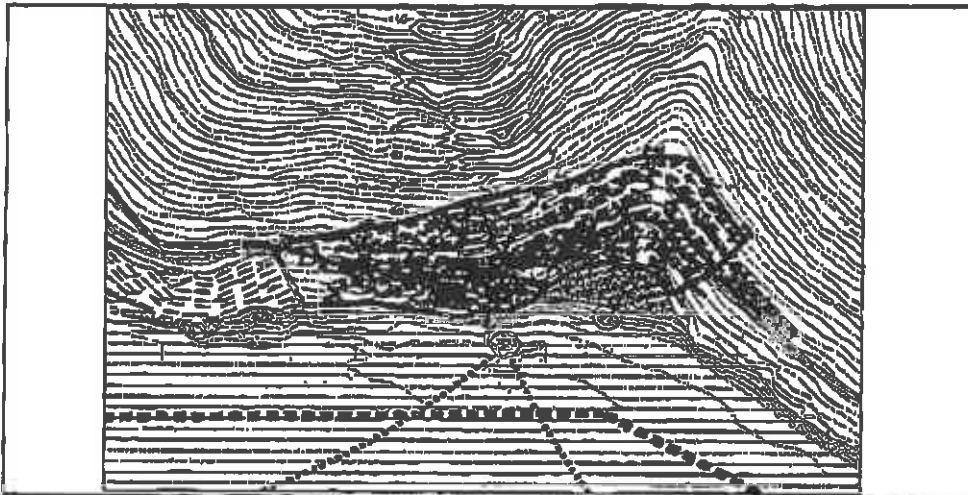
Actual view

LOCATION

The site which is located in an attractive area of the National park "Skadar Lake", is included in the Spatial Plan for the Area of Special Purpose for the National park "Skadar Lake" and the Location Study for the area of "Vranjina with Lesendro". The subject area is located in Vranjina peninsula, relatively near the motorway Bar - Podgorica, at the foot of the peninsula on the lake shore. Lake Skadar is one of the most beautiful sceneries in this part of Europe. The settlement Vranjina is situated near the location, and its residents still practice traditional manner of fishing on the lake. No facilities were constructed on this location which is a subject of tender.

PLANNED DEVELOPMENT CONCEPT

The planning document envisages construction of 30 facilities with 61 beds, as well as a public zone with contents, which are included in the 30 facilities: info point - souvenir shop, organic food restaurant, with food which is procured from the local residents, traditionally equipped, smaller conference room with 40-50 seats, wellness and a SPA zone along the beach, a beach with a cafe bar, a relax zone with a viewpoint, biking trail from Vanjina to the Monastery of Saint Nikola and further through the forest park zone.



Planned development of location

ESTIMATED VALUE OF THE INVESTMENT

The value of total investments based on the construction of Ecolodge complex, with all the accompanying contents, was estimated at €2.157.488. The value of land-lease for a period of at least 31 years is €407.092, and €1.181.880 for a period of maximum 90 years.

TENDER PROCEDURE

Public call for submitting offers for investors interested in longterm land-lease for the purpose of construction of a tourist complex "Ecolodge" in Vranjina, including construction and management of this tourist complex, was announced on 6 December 2013. The tender is still open - the deadline for the purchase of the documentation is September 14th 2016.

Tender conditions:

- Longterm lease for a period of at least 31 up to 90 years
- The amount of fixed rent per square meter no less than €1,0€;
- Financial criteria for bidders:
 - A - The bidder must be a domestic or an international hotel operator and a brand which is known and internationally recognized as a successful operator of at least two tourist complexes, and at least four-star category. The bidder must have at least five years of continuous experience in the field of planning, development and management of hotels which meet four star international standards. The bidder must prove they own financial capability and resources necessary for implementation of the planned project in a complete and timely manner, under conditions specified in tender documentation and Bid. The bidder must demonstrate that they

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achieved a positive financial result during the last two years and that they made a total turnover of at least € 5 million in the past year.

- B - The bidder must have a capital under management of at least 10 million euros. The bidder must demonstrate that they achieved a positive financial result in the last two fiscal years. The bidder must prove that they made a total turnover of at least 5 million euros in the last two fiscal years. The bidder must have a Letter of Intent or a signed Management Agreement with a renowned company that operates at least two hotel resorts which meet international standards of at least 3 or 4-star category.

COMPETENT AUTHORITY / CONTACT

Tender commission for valorisation of tourist locations
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