

# CBRE | Montenegro

PART OF THE CBRE AFFILIATE NETWORK

## COMPANY PROFILE

2015

# INSIGHT INTO CBS INTERNATIONAL

CBS International (part of the CBRE Affiliate Network) was established in Montenegro in 2008, and since then has gained enviable position and become one of the most reputable real estate consultants in Montenegro.

With the full support of CBS International Serbia, the office provides variety of services including market research, consulting, valuation and development advisory, and office, retail and residential agency.

Our team is focused on providing quality service to the already existing clients in the country as well as on serving quality information to the investment groups and companies which are yet to enter Montenegro in general.

Whether assessing the viability of potential acquisitions, reviewing performance of existing assets or assessing the best use of properties, our skilled property consultants give valuation and strategic advice on a wide range of capital market transactions across Montenegro. We use our individual expertise, combined with access to market intelligence that few companies can match, to help you achieve, and surpass your business goals. Our valuations are prepared in accordance with The RICS Appraisal and Valuation Standards, 8<sup>th</sup> Edition.

Our network of specialist service teams strive to deliver levels of services and success beyond our clients' expectations. By developing a long-term relationship with a CBS International service team, the client can be sure to have a network of talented and committed people all working towards a common goal: the success of their business.

# SELECTED TRACK RECORD MONTENEGRO (1/5)



## Dukley Gardens

CBS International (part of the CBRE Affiliate Network) has been appointed to do valuation of Dukley Gardens which is one of the most exclusive residential complexes in Montenegro. This gated community and security guarding complex includes 36 residencies and with 202 first class apartments ranging from 77 to 639 square meters.

The tenants will enjoy VIP service at 24/7, home management system via modern technology, smart system and 3 beaches.



## Porto Montenegro

Porto Montenegro is one of the most representative projects currently underway in Adriatic coastal area.

Porto Montenegro is planned to be a large-scale mixed-use waterfront project incorporating: high-end apartment units, hotels, support facilities for mega-yachts, restaurants, bars, retail area, athletic/health clubs. The marina which represents the most alluring feature of the project and is planned to host maximum 800 berths, out of which 150 is for mega and super yachts.

The entire land area subject to CBRE valuation is app. 70,000 sq m.

# SELECTED TRACK RECORD MONTENEGRO (2/5)



## Lustica Bay project

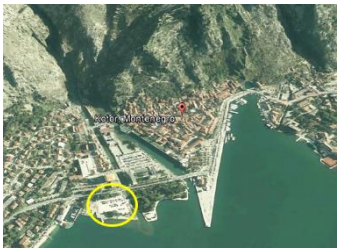
Valuation of the phase 1 of the Lustica Bay development project, in Tivat. The subject of valuation is development land where following contents are planned to be built: mixed-use complex, marina with 120 – 150 berths and 300-room hotel, totalling 110,000 sq m of gross building area, accompanied by 18-hole golf course of 860,730 sq m.

Upon completion, the whole complex will provide: 7 hotels with 1,370 keys, 500+ villas/townhouses, 1,100+ apartment units, 18-hole golf course, 2 marinas, supporting leisure and commercial facilities.



## DOMXXI

Valuation of new exclusive project in Budva, DOMXXI, being developed just 100 meters from the Budva Old Town and Budva Marina. The building consists of 13 floors, whereas the first three floors are assigned for commercial premises and the floors from the 3rd to the 9th are allocated for luxury apartments and 2 penthouses. An underground parking for 70 parking places occupies 3 underground floors of the building.



## Kotor development land

CBS International was instructed to execute the valuation of development site with total land area of 8,348 sq m in the immediate vicinity of Kotor Old Town.

The complex of 16,790 sq m could be developed, including 4-star hotel with 80 keys, 500 sq m of commercial area and 65 apartments

# SELECTED TRACK RECORD MONTENEGRO (3/5)



## The Queen of Montenegro, Becici

CBS International (part of the CBRE Affiliate Network) was instructed to do the valuation of one of the most renowned hotels at Montenegrin seaside, a 4-star hotel The Queen of Montenegro in Becici with adjoining development land. The whole complex covers the area of around 28,600 sq m, while the hotel has a total capacity of 236 rooms and suits.



## Hypo bank Property Portfolio Montenegro

Hypo Alpe Adria Bank portfolio valuation covered over 200 assets from different segments of the property market including hotels, development land, restaurants, retail spaces and luxury residential properties throughout coastal part of Montenegro and Podgorica.



## Institute 'Dr Simo Milosevic' AD, Montenegro

One of the most famous health care centres in this part of Europe with bed capacity of more than 1,600, which also includes several other properties such as Tito's Villa and a land lot of approximately 24 hectares.



# SELECTED TRACK RECORD MONTENEGRO (4/5)



## Atlas Capital Centre Podgorica

CBS International (part of the CBRE Affiliate Network) has been appointed to do valuation of Atlas Business Centre in Podgorica, mixed-use development combining primary use components: residential, offices, retail and business apartments. Total allowed gross build-up area on the lot is 88,600 sq m, which includes 29,000 sq m of the indoor parking.



## Mall of Montenegro in Podgorica

CBS International (part of the CBRE Affiliate Network) completed a study including market research of Montenegro and valuation of Mall of Montenegro Mixed-Use project. Mall of Montenegro is the second largest shopping centre in Podgorica, totalling 58,000 sq m of GBA.



## Pluto Capital Property Portfolio Montenegro

Pluto Capital Property Portfolio consists of ten land lots located in Kotor Bay and Budva region, envisaged for prestigious residential apartments.



## St Stefan and Lucice – Injaz Mena Investment Montenegro

Valuation and revaluation of land lots in Lucice (GBA 30,500 sq m - villas and apartments) and St Stefan (GBA 38,200 sq m consisting of hotel, villas and luxury apartments).

# SELECTED TRACK RECORD MONTENEGRO (5/5)



## Queen Beach, Canj

CBS International was instructed by the Ministry of Economic Development of Montenegro to implement a development appraisal with indicative value estimate of a vacant beach front property Queen Beach - Canj. The subject plot is located in the proximity of Canj, a small tourist place near Municipality of Bar, and it covers approximately 400,000 sq m. The actual plot is located outside of the tourist centre within calm and preserved environment. The land plot also includes a 400-meter-long beach which does not have any infrastructure. It is currently accessible only by boat.



## Citroen Property Podgorica

Vitro Group has instructed CBS International (part of the CBRE Affiliate Network) to do valuation of Citroen car show room and service centre in Podgorica.

## Foundation Partners

Montenegro Market Research Report for Adriatic Budva Project. The research has been done with regard to future mixed-use development in Budva.



## US Embassy Podgorica

Valuation of the site adjacent to the present seat of the US Embassy in Podgorica, planned to be used as an extension to the existing facilities of the Embassy. The site totals 9,748.52 square meters.

## Municipality of Herceg Novi Property Portfolio

The property portfolio comprises five land plots located in Herceg Novi municipality.

## Ultimate Holdings Property Portfolio Montenegro

Ultimate Holdings property portfolio comprises more than thirty different land plots, located in the Bay of Kotor, Skadar Valley, Pobori, Riviera Coast, Mirac, Tivat Region, Lovcen and North Montenegro.