



# JELOVICA ski and golf resort

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Year-round adventures 2.000 m  
above the Mediterranean sea

**Invest in the next - level mountain resort in the breathtaking heights of Montenegro.**

We are proud to present you with an exclusive invitation to become a part of the new premium destination, hidden in the picturesque slopes of the Mountain Jelovica.

Ski & Golf Resort Jelovica is the place to experience the ultimate luxury and comfort, surrounded by dramatic views and sheathed by restorative peace of lush nature.

Apart from being a perfect ski destination, the nearby National Park Biogradska Gora, Biograd Lake and River Tara Canyon, the deepest canyon in Europe and a major tourist attraction, provide ample opportunities for rafting, bungee jumping and hiking in all four seasons.



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# 01

## LOCATION

### Premium experience among the clouds and pines

The brand new luxury resort in a privileged position, hidden among pine trees and overlooking stunning mountain tops is surrounded by 125 km of ski trails, golf courses and lavish greenery.

Proximity of the capital city of Podgorica (70 km) and connection by 2 km tunnel with Kolašin, the largest and most visited ski destination in Montenegro, ensures an easy access and high frequency of visitors year-round.

Modern architecture and elegant interior design in natural mountain wood and stone exude a sense of true high living in every detail.



Total Area	<b>141.861 m<sup>2</sup></b>
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No. of Units	<b>322</b>
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# 02

## RESORT

### The 5\* Hotel

Luxurious and Modern architectural project executed in authentic mountain wood & stone materials

No. of Units	<b>150</b>
No. of Rooms	<b>133 Rooms (29-34 m<sup>2</sup>)</b>
No. of Apart. / Studios	<b>17 Apartments / Studios (46-121 m<sup>2</sup>)</b>
Parking Spaces	<b>121</b>
Reception / Front Office Desk	
Retail Space, Kids Playground, Ski Room, 2 Restaurants & Cafe	
Wellness & Spa, Gym, Indoor & Outdoor Pool, Kids Pool, Jacuzzi, Saunas & Massage, Sports	







### 4\* Apart Hotel with Condo Style

Beautifully designed apartments in a modern mountain building

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No. of Units	<b>70</b>
Units	<b>61 Units (35 m<sup>2</sup>) / 9 Units (50 m<sup>2</sup>)</b>
Reception / Front Office Desk	
Separate Staff Entrance	
Ski Room	
Breakfast Room	<b>150 m<sup>2</sup></b>

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## Villas & Chalets

4 types of charming modern villas and a chalet integrated in the stunning surrounding nature, created to exceed the guest's expectations in every way, provide for a variety of different needs and preferences

### Villa Type A1

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Gross Building Area	<b>135 m<sup>2</sup> / villa</b>
10 Semi-detached Villas	<b>20 Units</b>
Shared Entrance & Parking Lot	
Possibility of Combining 2 Units	

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### Villa Type A2

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Gross Building Area	<b>135 m<sup>2</sup> / villa</b>
11 Semi-detached Villas	<b>22 Units</b>
Shared Entrance & Parking Lot	
Possibility of Combining Units	

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Villa Type A1



Villa Type A2





## Villas Type B

Unique combination of wood and glass

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Gross Building Area **85 m<sup>2</sup> / villa**

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6 Detached Luxury Private Villas

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Parking Space and Private Entrances

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Villa Type B





### Villas Type C

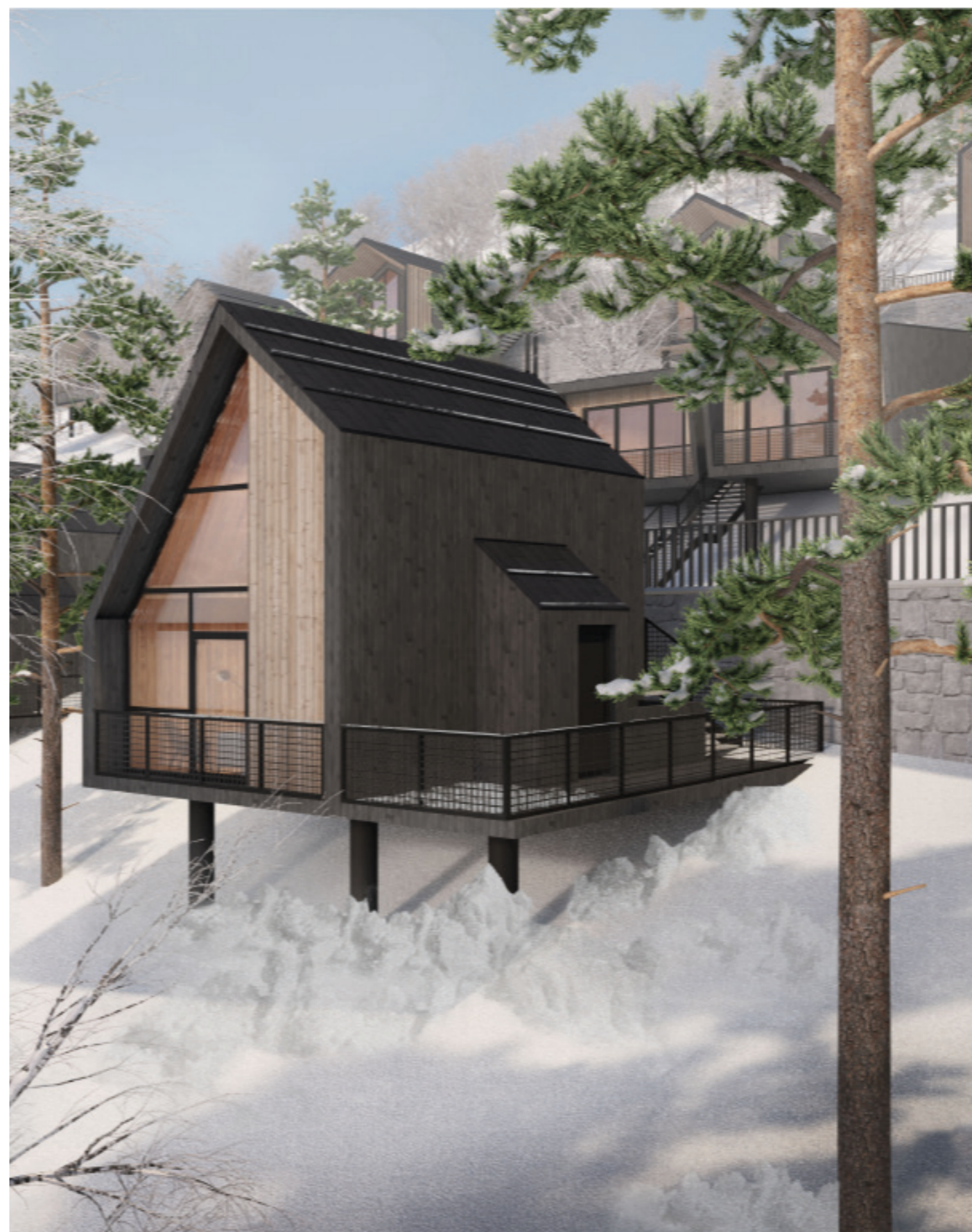
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Gross Building Area	<b>101 m<sup>2</sup> / villa</b>
6 Fully Detached Luxury Villas	
Terrace	
Private Parking	
Unique Entrance	

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Villa Type C





### Chalets

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6 Modern Chalets	<b>8 Units / chalet</b>
No. of Units	<b>48 Units (37-39 m<sup>2</sup>)</b>
Ski Room	
Parking Lots	
Common Spaces	

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**GBA & Units Per Building**

5* Hotel	16.829 m <sup>2</sup>	150 Units
4* Hotel	9.082 m <sup>2</sup>	70 Units
42 Semi-detached Villas	2.828 m <sup>2</sup>	
12 Independent Villas	1.116 m <sup>2</sup>	
6 Chalets	3.115 m <sup>2</sup>	48 Units

**Area Summary**

Gross Area	→	141.861 m <sup>2</sup>
Permitted Floor Area	→	0.4   56.744 m <sup>2</sup>
Project Floor Area	→	9.874 m <sup>2</sup>
Construction Index	→	0.6   85.116 m <sup>2</sup>
Project Gross Build. Area	→	32.970 m <sup>2</sup>

