



LIPOVO

THE VIEW FROM YOUR NEW TERRACE



*spiritus loci*  
— LIPOVO —

# IMPRESSIONS

Projekt Lipovo



*sustainable construction in a pristine dream location*



*exclusive  
investment  
in the heart of  
Montenegro*





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# WELCOME

A house in the midst of nature ...

... that was only a dream for many until now.

For a long time we have been looking for ways to fulfill this dream – also for ourselves, because some of our team would like to have a second home, closer to sun, mountains and sea.

From the very beginning it was important to us to offer our investors the familiar simplicity and at the same time security in investment and implementation. We wanted to answer all the questions about location, quality, craftsmanship, management and financing in advance. This was challenge and incentive in one, because the following criteria had to be met:

- 1. the country is economically and legally stable, culturally interesting and uses the euro as its currency.**
- 2. the country, its people and its environment arouse our enthusiasm.**
- 3. communication in English is possible.**
- 4. the exact location has a lot to offer, in particular recreational qualities, and at the same time allows a favorable overall package for our clients.**

- 5. the property must offer potential for value enhancement.**
- 6. we find a creative team of architects and other reliable and competent companies on site and obtain building permits.**

It has taken a few years of travel, visits, research and discussions, but now we have an offer for you, which also inspires us personally.

With this in mind, I wish you an exciting read.

Sincerely



Rüdiger Krebs  
Founder of Spiritus Loci Group



Planning image

# LOCATION MONTENEGRO

A pearl of nature ...

... between sea and mountains

The small country on the Adriatic coast captivates by its breathtaking coast and imposing mountains inland. On its limited area there are several national parks (Durmitor, Lake Skadar, Biogradska Gora, Lovćen) and many places of interest such as the famous Bay of Kotor, which is reminiscent of a Norwegian fjord and serves as a port of call for cruise ships.





*“When our planet was created, the most beautiful encounter between sea and land must have taken place on the Montenegrin coast. And when the pearls of nature were distributed, they were scattered with full hands in this area.”*

Lord Gordon Byron (1788-1824)

## Friendliness and openness

Due to its varied history and many influences from outside, Montenegro has a mixed culture. Serbian-orthodox Christians (about 70 %) and Muslims (about 20 %) live peacefully side by side with each other. Church holidays are often celebrated together and across religions. In the coastal town of Bar there is even a Serbian-orthodox church that was built by a Muslim architect. Lipovo, the location of the project, is more Serbian-orthodox in character.

Montenegrins are very sociable. People meet often to enjoy music, culture and sports together. There is a wide range of activities, which is also open to tourists.

## FACT SHEET MONTENEGRO

Population	approx. 600,000
Area	13,812 square kilometers
Currency used	Euro
Flight time	about 2 hours, 1-2 hours from main European destinations
Political situation	NATO member, EU candidate
Culture	very diverse, open and hospitable



View from the property over the valley

# LOCATION OF THE PROJECT

In the heart of the country



The coast of Montenegro has its own charm, but we deliberately chose the mountainous region in the interior of the country. Here, our customers can expect an impressive nature, which is partly developed for tourism and partly still untouched.

## Kolašin & Lipovo

The location of our project is in Lipovo near Kolašin, a small town in the heart of the country and only 65 km away from the capital Podgorica. Connected by the new highway you can quickly reach the international airport from here. A little further you will reach the Adriatic Sea with its picturesque coastline. The famous railroad line between Belgrade and the Montenegrin coastal town of Bar also passes through Kolašin.

With an altitude of 945 m Kolašin is a climatic health resort and enchants with its forested mountains. The Tara River flows directly through the town. Get spoiled at one of the restaurants directly on the water, enjoy Montenegrin cuisine and the view or take advantage of the shopping offers and of the small pedestrian zone.

If you are more adventurous, you will find the beginning of the impressive Tara Gorge down the river, the second longest gorge in the world with a length of about 80 km. Rafting tours and rope slides are offered here.

From Kolašin you can reach Lipovo by car in 10 minutes. Here and in the surrounding area you can expect numerous activities. Besides extensive hikes through the nature – in winter you can go snowshoeing – you can also go mountain biking and climbing. Anglers and fly fishers will find paradisiacal conditions.

In the winter months, ski fans are rewarded on the nearby slopes.

*Trips to the sea  
Skiing on 45 km of slopes  
Hikes from the front door  
Golf course next door*

#### DISTANCE TABLE

Walking in the nature	right next door
Golf course	right next door
Towns	Kolašin (approx. 3,000 inhab.): 10 minutes Mojkovac (approx. 3,600 inhab.): approx. 30 minutes Podgorica (approx. 190,000 inhab.): approx. 1 hour Coastal towns: from about 1.5 hours
National parks	Durmitor: from about 30 minutes Biogradska: about 30 minutes Lake Skadar: about 1.5 hours Lovcen: about 1.5 hours
Ski area Kolašin (45 km of ski slopes)	30 minutes
Beaches / coast	from 1.5 hours



Top left: View of the sea  
Top right: Winter in the ski resort Kolašin  
Bottom left: Lake Skadar  
Bottom right: Tara gorge





City center Kolašin

Are you curious? Visit us!

### Your journey from Podgorica Airport – view included

There are two possible routes from the airport, both lead through the Moraća gorge, which is well worth seeing. The first and with only one hour driving time the fastest is the new and impressive highway (opening in 2022). Its bridge over the gorge is one of the most massive bridge structures in Europe with a total length of 960 m and a height up to 158 m.

The alternative route takes a little longer, but is worth the trip in itself. It leads even more directly along the Moraća Gorge via a country road with many serpentines and stopping bays.

Let yourself be enchanted by the panorama on this rather leisurely ride. Both routes lead shortly before Lipovo through Kolašin, where you can stop if necessary and have a bite to eat.

### Questions about travel organization

#### Do I need a visa?

If you enter the country with a personal EU identity card, you can stay for 30 days without a visa, with a passport (including US and GB) the period is extended to 90 days.

All documents must be valid for at least 3 months.

#### What is the transportation from the airport to the location?

We offer a pick-up service. If you want to rent your own car, you can rent from one of the following rental car companies at the airport: Sixt, Europcar and Hertz, among others. As a member of ADAC you will receive discounts.

#### What accommodations are available?

The inexpensive Camp Lipovo just around the corner offers simple cabins in a very familiar and nice atmosphere. The Bianca Resort & Spa belongs to the higher price range. It has a sophisticated ambience, a cozy restaurant/café and a small boutique for sports equipment. The spa area can also be booked without being a hotel guest.

In addition, Kolašin has a number of other accommodations.



Planning image



# THE PROJECT

Modern living space in a dreamlike south facing location

Only 10 minutes away from the winter sports and climatic health resort Kolašin lies Lipovo – a small village in a picturesque and beautiful mountain landscape, which invites you to discover and enjoy it.

The Spiritus Loci DOO has acquired a 44.000 sqm property on the edge of the village. A large plot of land – on a mountain plateau with a breathtaking view. On this site we are developing a modern building project with a variety of possibilities.



## LAND SIZES

601 UP TO 2,221 SQUARE METERS

- |                           |                                 |
|---------------------------|---------------------------------|
| 1 Mountain Cottage Small  | 5 Sunny Side Residence          |
| 2 Mountain Cottage Large  | 6 Valley View Premium Residence |
| 3 Mountain Dream Chalet M | 7 Mountain View Double          |
| 4 Mountain Dream Chalet L | H Hotel (planned 2025)          |

*sustainable construction*  
*unique architecture*  
*distant view from all objects*

### A small 'village' for our customers

The property is divided into 34 spacious plots. Here we build different types of houses in a uniform style: from chalets to free-standing houses as well as semi-detached houses. A hotel will also be part of the project.

As a result, a kind of small "mountain village" is being created in a sustainable way.

### You decide

As part of the planning process, you can decide for yourself about:

- **the location of your plot**
- **the type of your house (7 different types)**
- **the use: residence or vacation home, fully or partially rented**

We will be happy to answer your questions and together what fits your needs best. your ideas. Of course, we are also open to include your wishes into our planning, as far as this is possible.

### On-site support and management

The local Spiritus Loci management will itself build and live privately on the property and will therefore always be available as a contact person on site. In addition, we organize a housing management company, through which you can arrange possible rentals to guests or permanent tenants.

Top: Planning image  
Bottom: Aerial view August 2022  
with projection of the site plan



*“I am impressed by the creativity  
of all those involved who  
have created such a unique project  
on our dream property.”*

**Johannes Breuers**



Planning Image – winter view

## Personal advice & support

If you have individual wishes you can discuss them with us. We will gladly work with you to make the final fine-tuning before we build your house. Of course, an on-site inspection is also possible.

If you are interested, simply contact us and we will be happy to advise you.

# PROPERTY AND HOUSES

## We have paid attention to this:

Together with a young team of architects from the capital Podgorica we have developed different types of houses in different sizes.

It was important to us that the buildings offer individual features, but have the same character and style and thus fit harmoniously into the environment. At the same time the free-standing location with 'air' to the neighbors feels spacious and light. Together with the topography of the area, the result is a unique design, whose form takes up the mountain panorama, which can be admired from each plot.

## The following features and values are offered

- unobstructed panoramic view of the mountain landscape from every object
- planning of the objects with high energy efficiency
- preference of regional building materials
- drinking water supply by own source of highest quality
- heating presumably by air heat pump
- own parking spaces on each property

# OVERVIEW HOUSES

1.



Mountain Cottage Small

2.



Mountain Cottage Large

3.



Mountain Dream Chalet M

## KEY DATA

Living Space

35.4 sqm

70.4 sqm

69.2 sqm

Bedrooms

1

2

1

Bathrooms

1

2

1 + 1 additional toilet

Floors

2

2

1

Plot size  
constructed area

601 to 810 sqm  
64.3 sqm

675 to 1,041 sqm  
99.7 sqm

1,592 and 1,267 sqm  
90.8 sqm

4.



Mountain Dream Chalet L

91.5 sqm

2

2 + 1 toilet

1

1,571 and 1,483 sqm  
123.7 sqm

5.



Sunny Side Residence

107.2 sqm

2

1 + 1 toilet

2

1,160 to 1,205 sqm  
151.6 sqm

6.



Valley View Premium Residence

147.2 qm

3

2 + 1 toilet

2

1,548 to 2,221 sqm  
201.4 sqm

7.



Mountain View Double

Unit 1

Unit 2

105.5 sqm

75.2 sqm

2

1

2 + 1 toilet

1 bath with tub +  
1 toilet

2

2

1,203 to 1,634 sqm  
244.7 sqm

# 1. MOUNTAIN COTTAGE SMALL

“Tiny Houses” with panoramic front



Simulated outlook

In the eastern part of the plot 14 cozy cottages are being built on the edge of the forest. With a living space of 35.4 square meters, they are quite small and contemplative, but the open construction with a complete window front conveys a sense of space that the size does not suggest.

A living room with integrated kitchenette and terrace exit as well as the bathroom can be found on the first floor. The sleeping area of 14.5 square meters is located on a gallery in the upper part.







Street view Mountain Cottage Small

The exterior walls are clad with a wood and metal front and are ideally insulated. The insulated glazed window front enables an optimal temperature regulation both in the warm summer months as well as in cold winters. The cottages are particularly suitable for couples who want to take time out and enjoy the beauty of nature in peace and quiet. From your cottage you can, for example, start a small hike into the mountains. Perhaps you would also like to hike

one or the other peak and in the evening sit down comfortably on the terrace with blueberries and enjoy the sunset?

... with a little luck you can see eagles circling from your bedroom ...

## KEY DATA

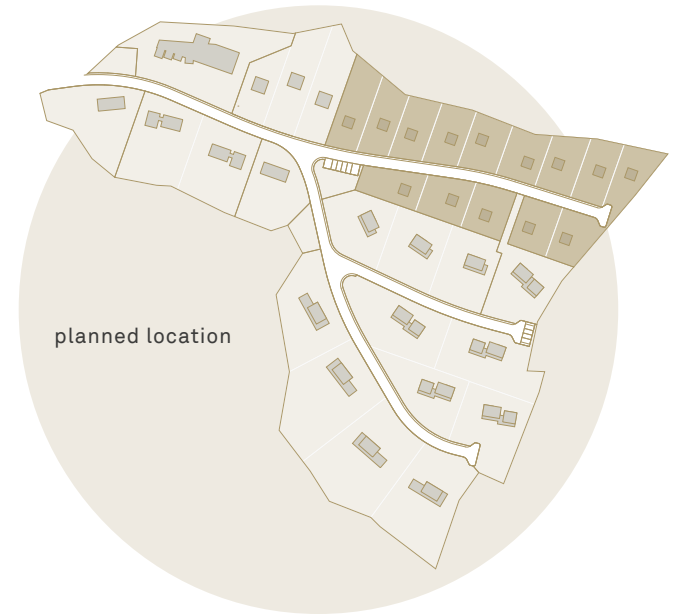
living space 35.4 sqm

bedroom 1

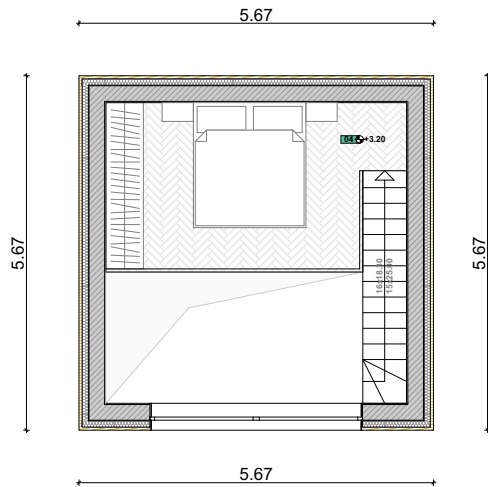
bathroom 1

floors 2

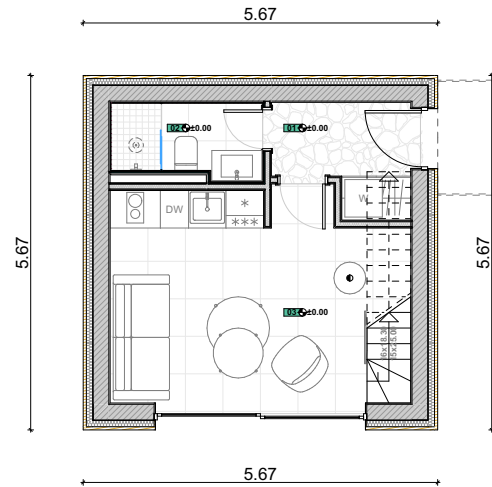
converted area 64.3 sqm



upper floor



lower floor



**PLOT SIZE**  
**601 TO 810 SQM**

## 2. MOUNTAIN COTTAGE LARGE

Two bedrooms in a well thought out space



Simulated outlook

In addition to the classic, small cottages, three much larger ones are being built with a living space of 70.4 sqm. These houses are located between the planned hotel and the smaller cottages.

The living space on the first floor is 34.9 sqm – with an open kitchen, bathroom with shower and a cozy living area with fireplace and exit to the terrace. On the upper floor with a living area of 35.4 sqm there is another bathroom and two separate bedrooms. From both you can enjoy the view of the mountains.





Mountain Cottage Large

The exterior walls are clad with a wood and metal front and are ideally insulated. The insulated glazed window front enables an optimal temperature regulation both in the warm summer months as well as in cold winters. With the larger space and the additional room, this alternative is also suitable for longer stays for couples or

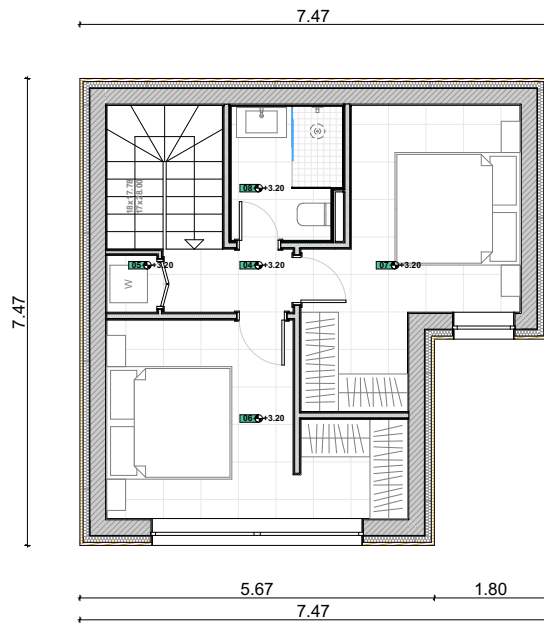
for small families as a vacation home with a very cozy atmosphere. Perhaps you would like to make a trip to the nearby national park Biogradska Gora and in the evening you can sit on the terrace or at the table and have a delicious meal and reflect on the day?

## KEY DATA

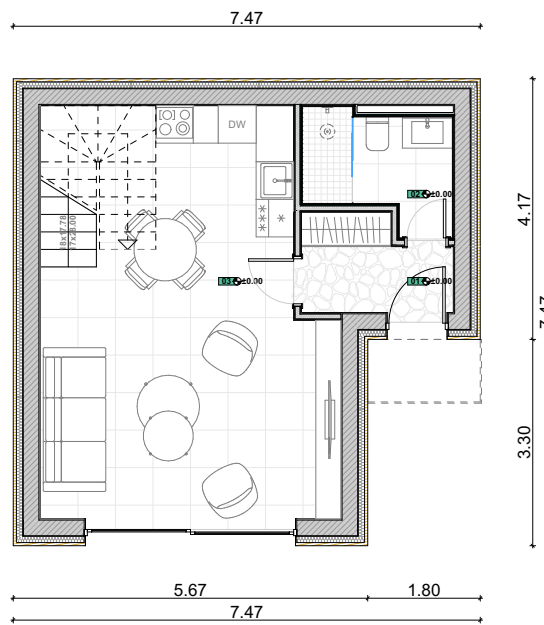
living space	70.4 sqm
bedrooms	2
bathrooms	2
floors	2
converted area	99.7 sqm



upper floor



lower floor



**PLOT SIZE**  
**675 TO 1,041 SQM**

# 3. MOUNTAIN DREAM CHALET M

Stylish living with a fantastic mountain panorama



Simulated outlook

In the front area of the site bungalows in a premium location with breathtaking views in the 'first row' are planned.

The two houses of the size M have a living space of 69.2 square meters. You enter the first floor from the slope side. From there you enter the hallway with the adjoining guest bathroom. The open living area with a fitted kitchen is behind it. With an area of 31 sqm and a large window front with direct access to the terrace and garden it conveys brightness and the feeling of space. From here you can enjoy sunsets behind the mountains directly from your sofa.

In the back, the practical utility room adjoins.







Mountain Dream Chalet M – street view



Mountain Dream Chalet M – birds-eye view

Through a door you enter the sleeping area, which is also facing the front and offers its own terrace access. Here you can enjoy the first coffee of the day in bed with a view of the valley. Adjacent to the bedroom is a spacious bathroom and a walk-in closet.

This type of house is ideal for two people who appreciate a spacious layout. Of course, the couch can also be used flexibly as a sofa bed.

## KEY DATA

living space 69.2 sqm

bedrooms 1

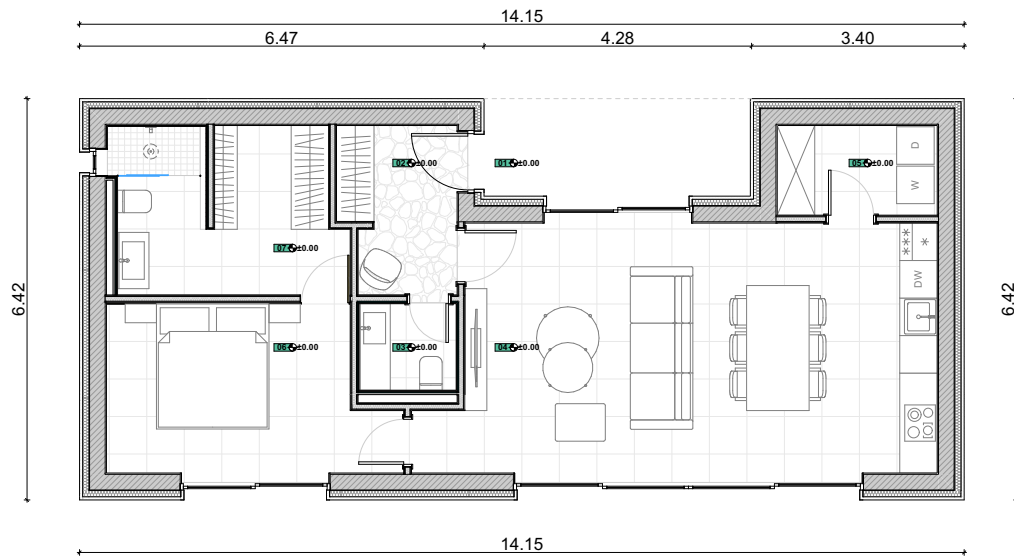
bathrooms 1 + 1 toilet

floors 1

converted area 90.8 sqm



Floor Plan



**PLOT SIZE**  
**1,592 AND 1,267 SQM**

# 4. MOUNTAIN DREAM CHALET L

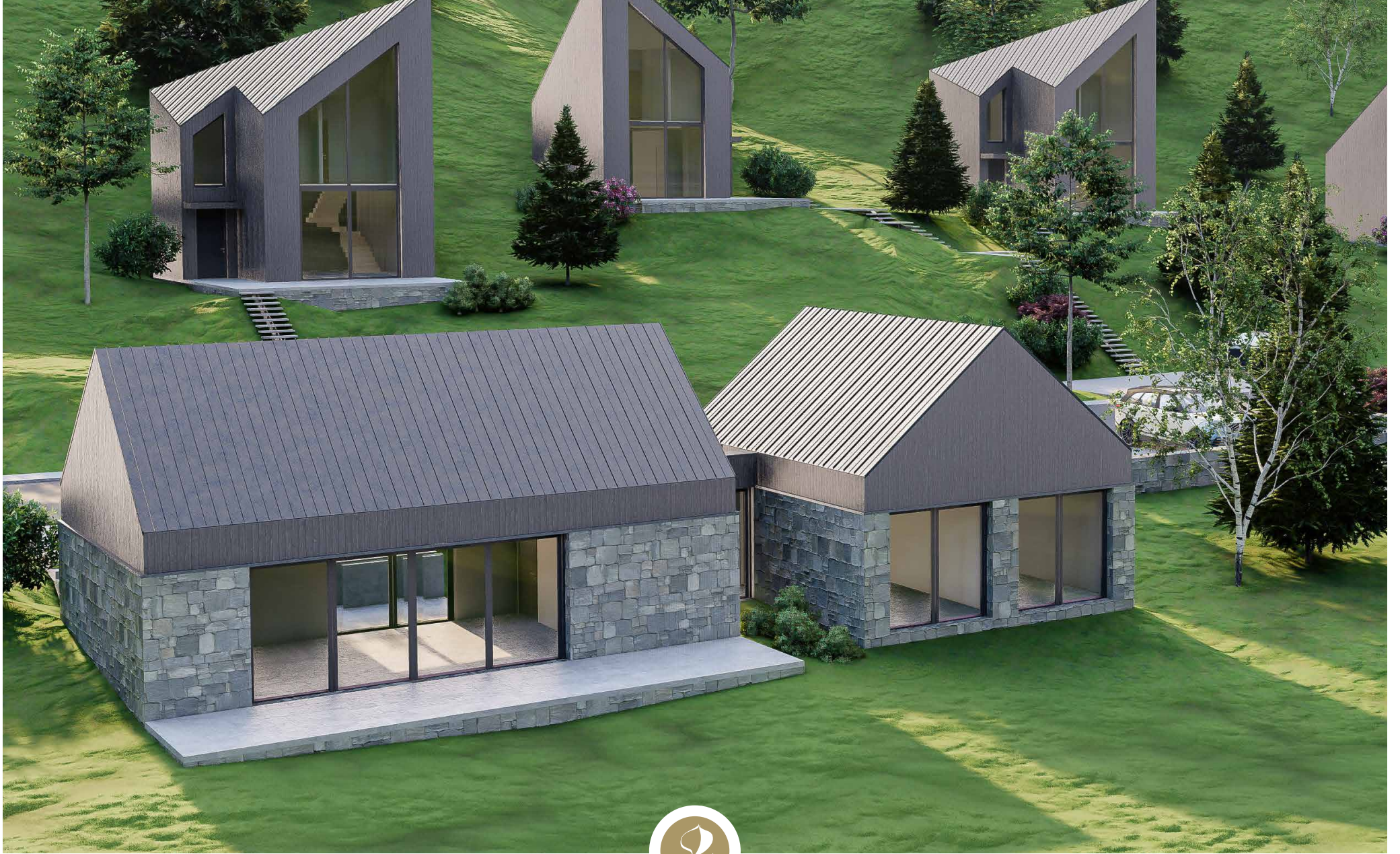
The corridor that connects: Living and sleeping in symbiosis



Simulated outlook

This larger version of the bungalows is also located in the front premium area of the property and offers the mountain view from the "first row".

The two houses have a living area of 91.5 square meters each, which is divided into two halves – the sleeping wing and the living wing. From the slope side you first enter the entrance area with the adjoining guest bathroom, to the one side is the open living area with a modern kitchenette. 30 sqm extend with large windows and direct access to the garden in front of you. The room conveys brightness and space. A practical utility room is attached.





Mountain Dream Chalet L – winter view



Mountain Dream Chalet L – bird's eye view

The wing on the other side contains two bedrooms. In the morning you are greeted by the view of the mountains. Each bedroom has its own bathroom and its own exit to the terrace and garden. In the back room there is also a walk-in closet.

This room layout is well suited for families. It allows quiet time in one area, while in the other you can still enjoy a lively vacation

evening. The spaces are also large enough for romping and playing. Or you can lie down comfortably in a deck chair and take in the beautiful view!

## KEY DATA

living space 91.5 sqm

bedrooms 2

bathrooms 2 + 1 toilet

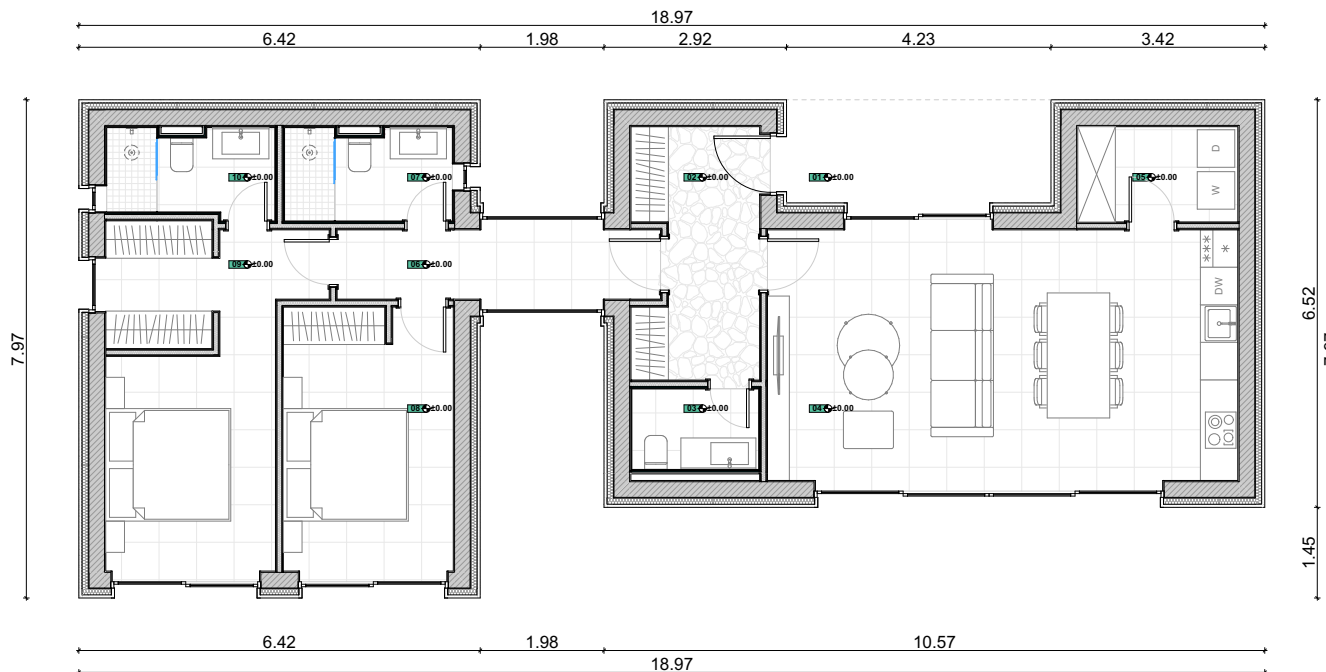
floors 1

converted area 123.7 sqm



planned location

Floor Plan



**PLOT SIZE**  
1,571 AND 1,483 SQM

# 5. SUNNY SIDE RESIDENCE

Comfortable living space on two levels



Simulated outlook

In the heart of the site we are building three two-storey houses for you. The first floors are located on the slope at the back. This facilitates the regulation of the temperature in summer and winter.

You enter the house halfway between the floors. From here you reach each floor with only a few steps. On the lower floor, you pass the guest toilet and enter the spacious and open living-dining area with a modern fitted kitchen. The floor-to-ceiling window fronts extend to approximately 6 meters and guarantee a lot of light and offer two exits to the terrace and the garden.







Sunny Side Residence – surroundings view

## KEY DATA

living space	107.2 sqm
bedrooms	2
bathrooms	1 Bad + 1 toilet
floors	2
converted area	151.6 sqm

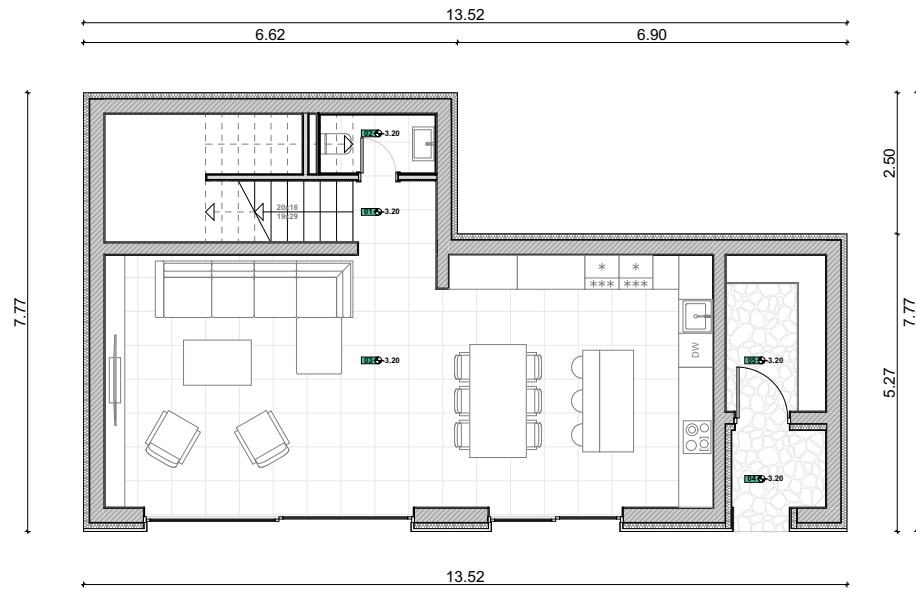
On the upper floor you will find the bathroom and two bedrooms with large windows. A dressing room and a small utility room are located in the hallway.

From the bedrooms as well as from the living-dining area you can see through the loose development of the neighboring houses, the view over the valley and to the opposite mountain range. Additional storage space can be found in a small room next to the house, which

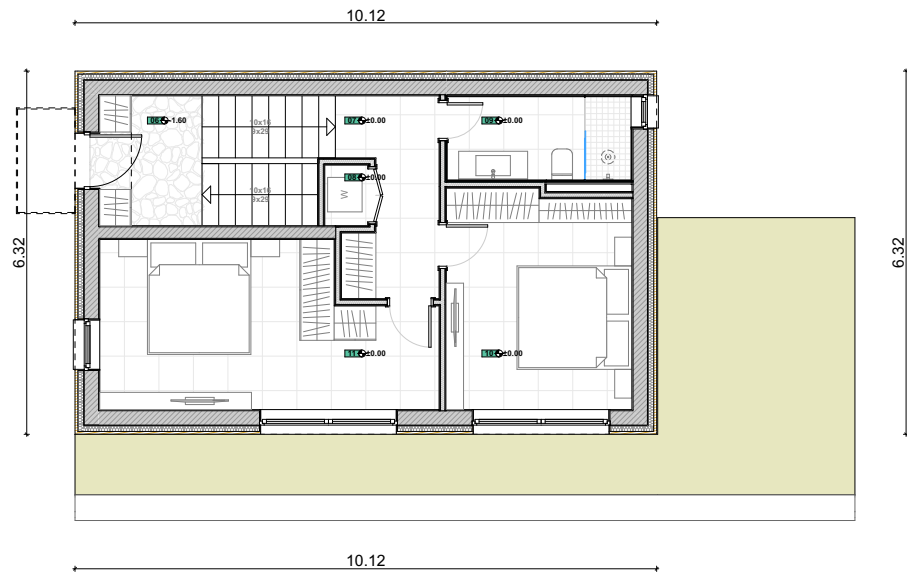
you can reach from the garden side. Here you can store your garden furniture or your ski equipment.

A Sunny Side Residence is ideal for a small family or a couple of friends. Enough space is available to sit together in a larger group or to have some peace and quiet.

lower floor



upper floor



**PLOT SIZE**  
**1,160 TO 1,205 SQM**

# 6. VALLEY VIEW PREMIUM RESIDENCE

Your domicile: where family and friends gather



Simulated outlook

In the southern area, in the first row of the site, four spacious houses will be built. The first floor is located at the back of the slope, which facilitates temperature regulation. On a living area of 147.2 sqm there are three bedrooms and an open living area. From each of these rooms you can enjoy the view into the distance.

The entrance with wardrobe is located on the slope side halfway between the floors.

As you walk down, the spacious living-dining area opens up with an elegant fitted kitchen and counter. At a total width of about 6 meters the floor-to-ceiling windows offer you a magnificent view of the landscape as well as two exits onto the terrace and into the garden.





Valley View Premium Residence – bird's eye perspective

## KEY DATA

living space	147.2 sqm
bedrooms	3
bathrooms	2 + 1 toilet
floors	2
converted area	201.4 sqm

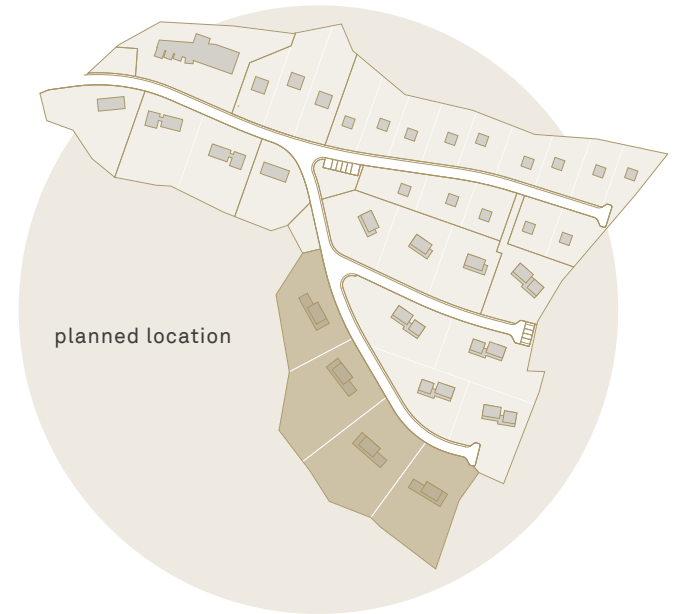
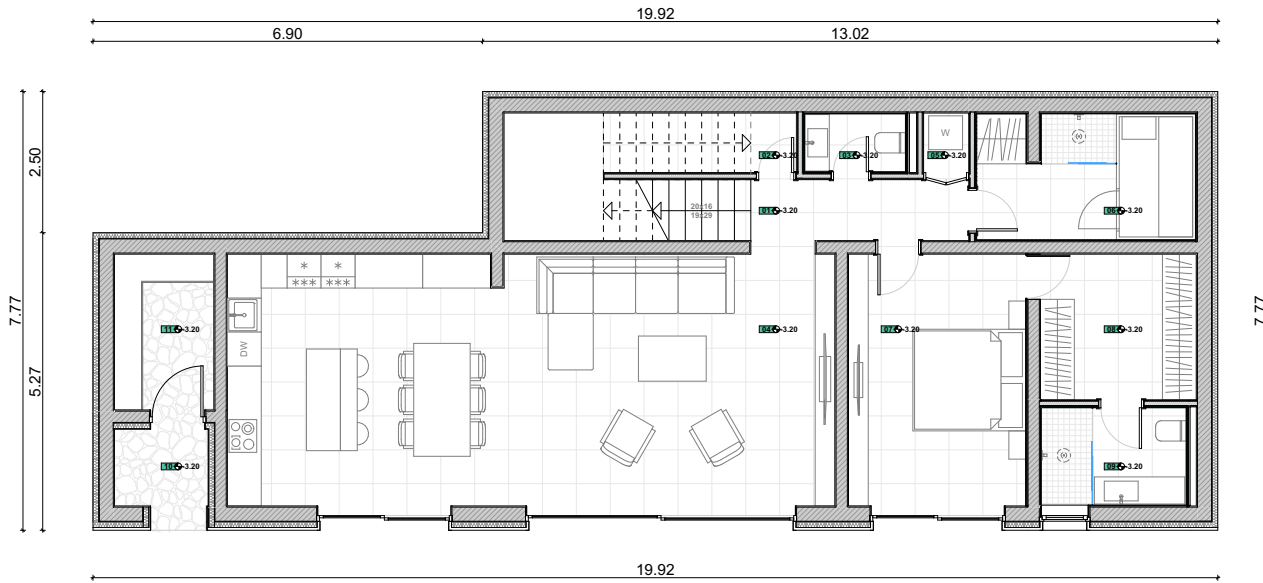
In the back of the first floor there is a guest toilet, the utility room, a private sauna and, in particular, the largest bedroom of the house – with its own bathroom, separate dressing area and its own exit to the terrace.

If you go up the stairs from the entrance hall, you will get to the other two bedrooms with floor-to-ceiling windows, both also offer a dream-like view. The second bathroom is accessible from the hallway which offers another wardrobe. You will find storage space both under

the stairs on the first floor and in the garden storage room, which you can reach from the terrace and which offers space for garden furniture, for example.

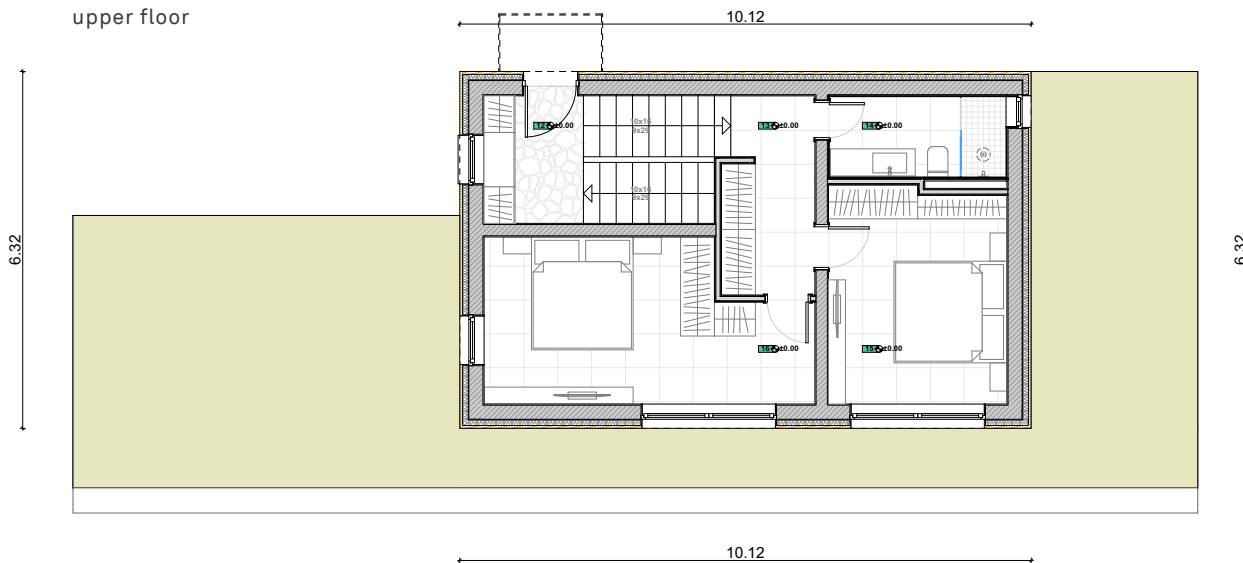
A Valley View Premium Residence is also suitable for a larger family or a group of friends. Here you will find enough space to sit comfortably at the table, barbecue on the terrace or to play in the garden with the children. A high demand for comfort will be met.

lower floor



planned location

upper floor



**PLOT SIZE**  
**1,548 TO 2,221 SQM**

# 7. MOUNTAIN VIEW DOUBLE

May it be one or two halves?



Simulated outlook

Of special architecture are the five semi-detached houses on a small hill in the central area of the plot. Due to the loose development you can enjoy the peace and quiet and you can also take advantage of the sunny slope.

The living space of the Mountain View Double amounts to 180.7 sqm, divided into two self-sufficient units of 105.5 and 75.2 sqm. The upper floors are built staggered and thus appear freestanding, only the lower ones are adjacent to each other.

As with the residence types, the lower floor is built back into the slope, which facilitates cooling in summer and heating in winter. The separate entrances are located halfway between the floors.







Mountain View Double – bird's eye perspective

## KEY DATA

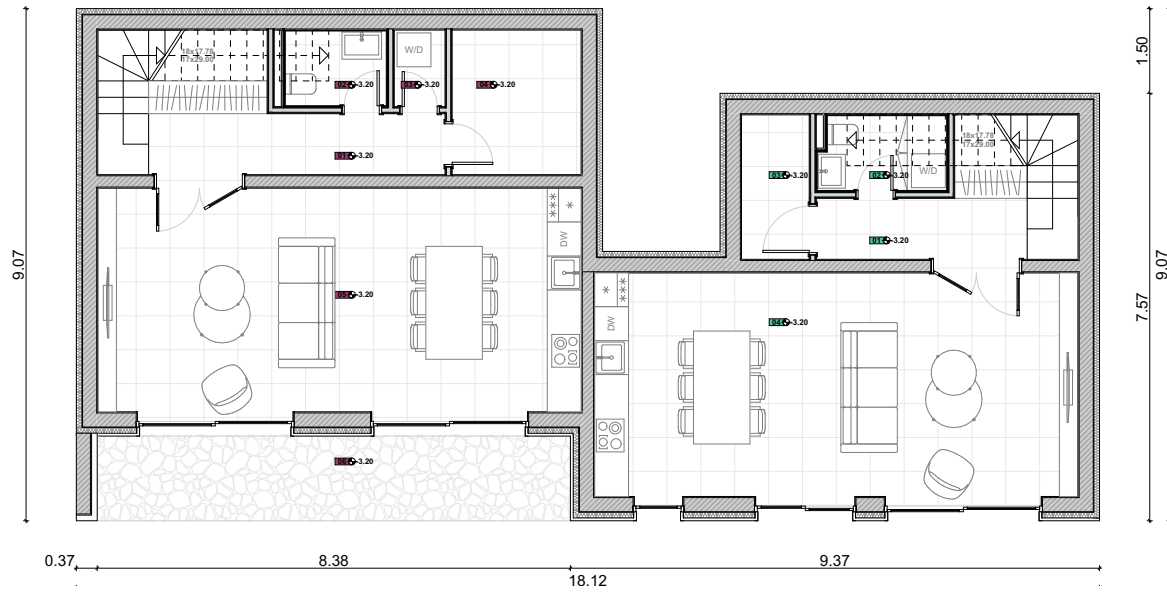
	Unit 1	Unit 2
living space	105.5 sqm	75.2 sqm
bedrooms	2	1
bathrooms	2 + 1 toilet	1 bath with tub + 1 toilet
floors	2	2
converted area	244.7 sqm	

The larger unit has two bedrooms upstairs, each with its own bathroom, the smaller unit offers one bedroom with a spacious bath. In the basement there are a guest bathroom and a spacious, open-plan living and dining area with a modern fitted kitchen. In both units this room is over 33 square meters and offers through its large window front a wonderful view of the mountains. Over two exits you reach the terrace and the garden. The area of the terrace is somewhat larger and has partly covered roof in the larger semi-detached house.

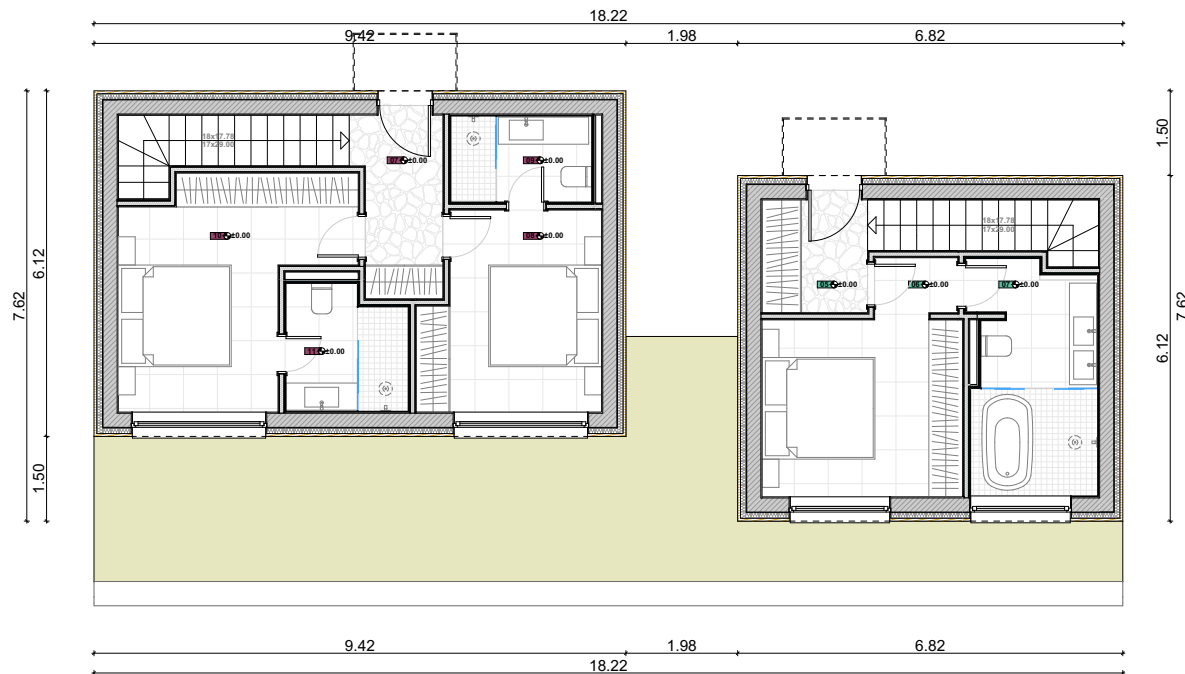
In addition, there is a technical room, a storeroom and a utility room on this level.

Houses of this type are flexible in use. They are particularly suitable if you want a permanent vacation home in a beautiful mountain location and like to rent out the second half of the house at the same time, or if you want to invest in a semi-detached house together with friends.

lower floor



upper floor



**PLOT SIZE  
1,203 TO 1,634 SQM**



Planned from 2025: Wellness and seminar hotel 'Lipovo Mountain Eco Village'



# HOTEL LIPOVO MOUNTAIN ECO VILLAGE

For your and our guests

*12 double rooms  
sauna, fitness, pool  
magnificent views from all rooms  
restaurant with sun terrace  
separable seminar area*

Right at the entrance to the property, a wellness hotel is planned to accommodate over 20 overnight guests.

On the first floor there will be the restaurant with its large sun terrace as well as the fitness and spa area. Both are also available to non-hotel guests. The 12 double rooms located on the upper floors are of different sizes and all offer a magnificent view over the valley to the Sinjajevina mountain range. On the second floor there is also a seminar room of 30.4 sqm with its own toilet and integrated kitchenette.

# THE RIGHT PARTNER

# THE SPIRITUS GROUP

Spiritus Loci has established itself in the Cologne region as a holistic partner for buyers and investors in real estate matters. Since 2005 we are modernizing houses, increasing their value and creating modern living space with atmosphere and comfort. Over the many years of work and the multitude of objects we have realized a high-quality standard.

## Our investors

We attach great importance to providing you, the investor, with comprehensive and transparent information to give you a broad basis for your decision-making. Furthermore, we advise you on the selection of the appropriate property as well as with the financing and the purchase transaction. In addition, we are also at your disposal for any questions you may have afterwards.

### **What our consulting services are all about:**

- transparent presentation of all relevant cost factors
- committed advice on financing: we are happy to take over calculations for you and contact banks and notaries
- all-round carefree package: handling of all leasing issues via property management as well as support even after the purchase
- for foreign investments: application, property management and vacation rental of the buildings

## Tenant interests in view

Most of our investors do not live in the properties they acquire from us. They purchase from us, but rent them out. We consistently take the interests of tenants and residents in all steps, investments and issues. Because satisfied tenants mean long-term and harmonious tenancies. That is why a property management with professional and interpersonal competence is so important to us.

In this way, we achieve satisfaction among all parties involved and lasting relationships with our clients.

## Foreign investment

Since 2020, we have expanded the portfolio of Spiritus Loci in the foreign market. Beginning with first projects in Mallorca we are now continuing on a larger scale in Montenegro. With the described property, we are developing a project in which we see a great potential for us and our customers – both, from the financial point of view of an investment as well as in terms of recreation and lifestyle.



**Rüdiger Krebs**  
Founder and CEO  
Spiritus Loci – Group

*“What drives us is our enthusiasm for real estate and our joy in combining interests. We would be happy to get to know each other in a non-binding conversation and find out together whether our offer is suitable for you and which real estate investment could suit your needs.”*

**Rüdiger Krebs**



**Manuela Heckmanns**  
Marketing Management  
Montenegro



**Johannes Breuers**  
Director  
Spiritus Loci Montenegro



*spiritus loci*

Spiritus Loci DOO

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