

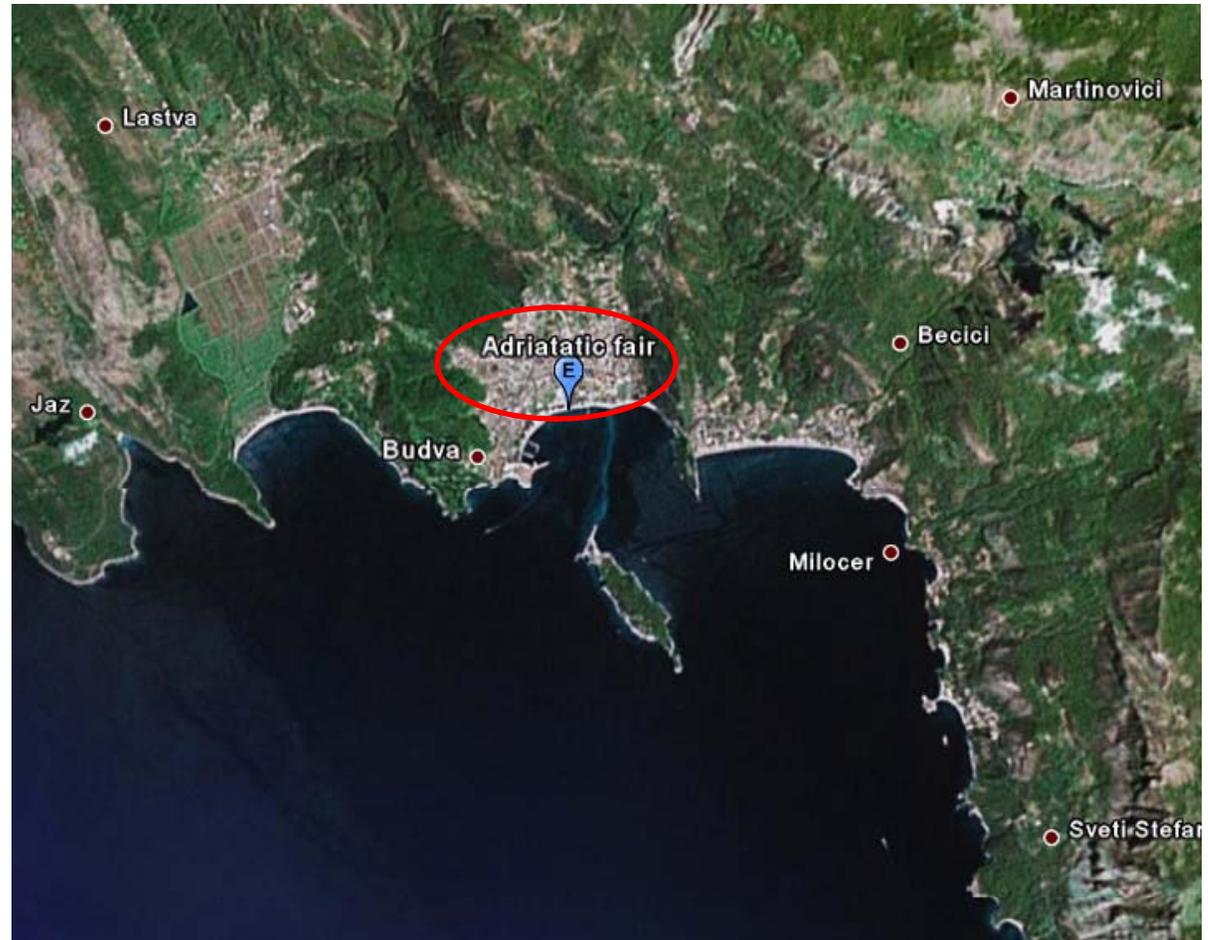
Adriatic Fair
Budva, Montenegro

THE FAIR OF THE FUTURE



LOCATION

- Adriatic Fair is located in the heart of Budva, the largest city of Montenegrin coast
- It lays close to the major city beach, various hotels and the main roads that lead to the airport and Podgorica, the capital of Montenegro.



Adriatic Fair
Budva, Montenegro

The fair of the future

LOCATION

	Size
Land size	25,000 m ²



THE CONCEPT

- The whole concept has been created through 3 features:
 - Complex A
 - Complex B and
 - Shopping center with a piazza.
- The objective is to organise and position hotels where all apartments are oriented towards the Budva's "old town", with a sea view. Therefore the project includes variations on apartment terraces that would form a "grading" look.



SITUATION

- The basic deciding factors in forming this space are the following:
 - Existing central pedestrian area that passes through the middle of the location and leads to the beach promenade - Lungo mare
 - Promenade Lungo mare with it's features, the beach and aquarium
 - Disposition of Budva's old town
 - Group of old, protected palm trees in the middle of the location
- The most communicative part of the complex is the open, public space with a market square, shopping center, water fountain, palm trees and green spaces. It's formed in the junction of main walkway zones, central promenade and Lungo mare
- This public space is projected to hold two hotels, a multipurpose exhibit hall and a shopping center. All the features such as shops, boutiques, cafés, entries, halls and vestibules are designed to be oriented toward the open space, as well as the walkways and Lungo mare promenade.
- This way accessibility and attractiveness of the objects are maximized with great integrated offer in the interior spaces and in the open and rich scale of various spaces – from closed, semi open and covered, to completely open – with various possibilities of use throughout the entire year.

SIZE (Summary of projected capacities)

Hotel Complex A	25,460.50 m ²
Roof terraces	1,398.00 m ²
Total	26,858.50 m²

Exhibit hall	10,750.40 m ²
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Hotel Complex B	70,823.40 m ²
Roof terraces	2,990.00 m ²
Total	73,813.40 m²

Shopping center	581.00 m ²
Tower	180.00 m ²

Grand total	112,183.60 m²
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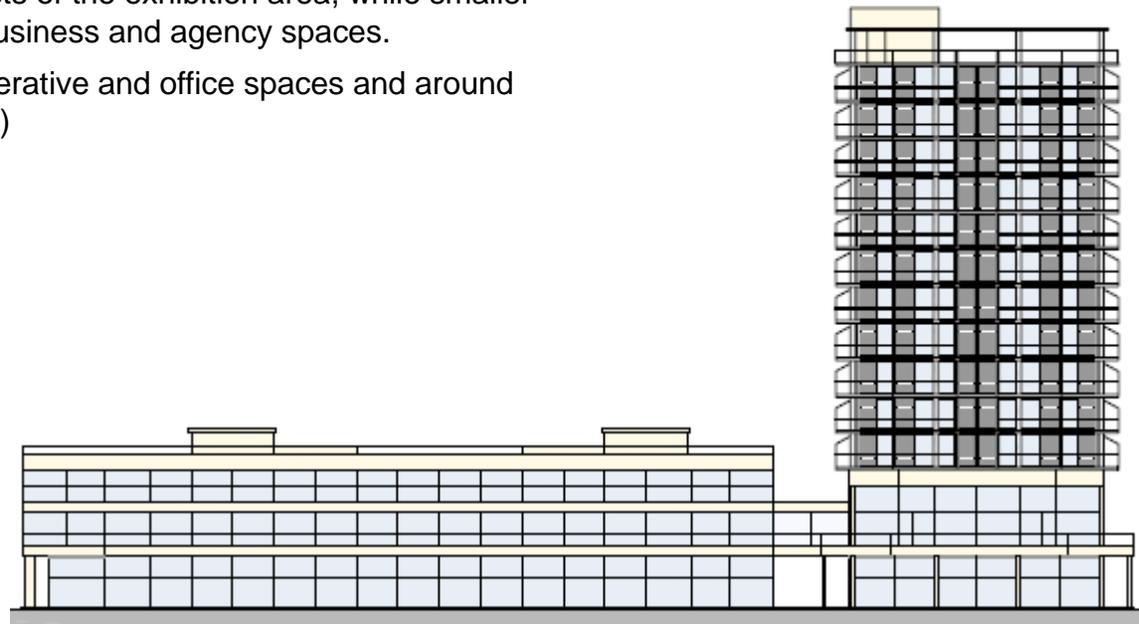
COMPLEX A

- This complex is integrated with the multifunctional exhibit hall.
- The underground level will consist of: 144 space garage, hotel kitchen, laundry, installations room, storage and disposal spaces
- The ground level will include: main entrance with the reception, auxiliary kitchen with an office, restaurant with a café, bathrooms and related infrastructure.
- The first level will include exclusive restaurant, banquet hall, satellite kitchen and related features. Hotel administration will be situated here with connection to the exhibit hall.
- The second level will include communications capacities and service rooms.
- Hotel rooms and apartments will be from third to twelfth floor. The basic hotel unit will be a double bed room with a four star rating. Suggested are various types of apartments and rooms in different sizes.
- The roof terrace will have a swimming pool (convertible to an indoor pool for winter use), bar, storage and bathroom.



EXHIBIT HALL

- The exhibit hall (projected as a separate unit) is designed for various types of exhibitions, promotions, concerts and shows. It will have three separately controlled entrances (for supplies, employees, hotel guests, conference participants and visitors). Also, spaces for a number of shops will be available on both sides of the walkway and along the Lungo mare promenade.
- The most of the first floor consists of the exhibition area, while smaller units are designed for offices, business and agency spaces.
- The second floor will include operative and office spaces and around four atriums (ventilation, lighting)



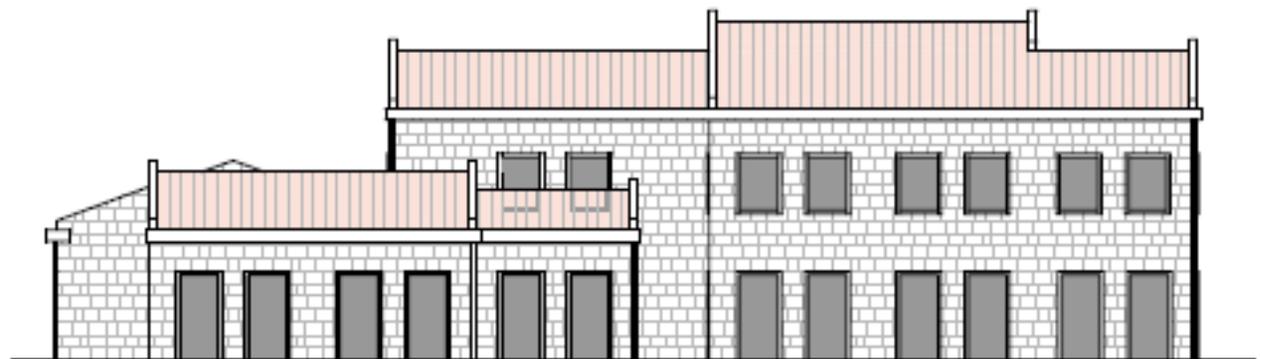
COMPLEX B

- Consists of two wings connected by underground levels, ground level, and the first floor. In between will be two entrances, a reception and lobby.
- 2 Levels underground : employee garage, guest and visitor parking, infrastructure and communications. Total garage capacity is for 265 spaces.
- 1 level underground: commercial space with access to a kitchen, laundry, infrastructure and disposal rooms. The kitchen and laundry also have separate access, as well as cloakroom and sanitary blocks for employees.
- Ground floor: access to the yard and open space piazza. From the yard you can access the main hotel lobby with two separate receptions, related features and main communications.
- One wing has a restaurant with a satellite kitchen and office, bar, night club, bathrooms and café (with separate access to the piazza and the restaurant)
- The other wing is designed for a number of shops, hotel administration (with separate employee entrance).
- First floor: restaurant with satellite kitchen and office, bar, banquet hall, entertainment centers and bathrooms.
- Second floor: shops connected to the lobby, fitness and spa center with bathrooms and locker room, with a separate access for the hotel visitors.
- 1 to 12 floor: rooms and apartments with service and communication rooms.
- 13 floor: roof terrace with open swimming pool, café and play room.



SHOPPING CENTER

- The shopping center is designed as a group form, around a small piazza, which will follow the architectural tradition of the surrounding.
- All objects will have ground level and first floor.
- All units will be convertible with a possibility for merging, and used for goods shops and various services.
- All stores will have a smaller sanitary unit.







REASONS TO INVEST IN MONTENEGRO

- Montenegro is situated at the central Mediterranean area in the South East Europe bordering with Italia (across the Adriatic Sea), Albania, Serbia, Bosnia-Hercegovina and Croatia. It enjoys access to the Mediterranean Sea and has good road, airline and rail connections with the rest of Europe.
- Over the past few years Montenegro has developed into a stable democratic country with a fast growing market economy. The youngest independent country of the 21st century since May 2006, with status of a sovereign country taking a full responsibility of its future development. Open economy and business-friendly environment has become one of the cornerstones of Montenegrin economic policy.
- Montenegro adopted Euro in the same time when it was introduced in EU countries, so if you make an investment you know exactly how much is your profit, since inflation in Montenegro is calculated on a Euro base.
- Foreign companies in Montenegro are guaranteed equal legal treatment as local ones. Foreign investor can operate in Montenegro either as a legal entity or as a natural person. The term “foreign investor” applies to a company that has been founded by a foreign person in Montenegro or a foreign legal entity whose share of investment capital is higher than 25 % of total capital invested in Montenegro.
- Montenegro's tax regime has become one of the most competitive in whole of Europe. With 9% corporate profit tax rate companies operating in Montenegro enjoy not only a business friendly environment but also a low tax burden, thus maximizing their operational profit.
- The amount of tax due can be reduced by 25% of the amount invested in fixed assets for the respective tax period. This reduction cannot exceed 30% of the total tax liability.
- For a country of 620,000 inhabitants, Montenegro can offer highly skilled labor at competitive costs. Every year, around 1,300 students graduate from universities and colleges in Montenegro, out of which 1/3 come from technical universities.

ABOUT ATLAS GROUP

- Atlas Group is one of the most relevant companies, which represents a model of quality and successful business in the areas of real estate, investment banking, brokerage services, manufacture, trade, consulting, television and radio broadcasting, water bottling, civil engineering, engineering, hotel administration, tourism, art and education.
- Atlas Group holds over 25 members in Serbia and Montenegro.
- We have been organized as a modern management group, aimed at improving of the existing activities, investment in new projects and creation of synergy between the members of the Group.
- "Always with the best" is our business creed devotedly followed by each of the members of the group. We are among the first companies in the region that have understood the necessity of joint efforts and united approach to business, aimed at getting primacy over the competition. The Group, therefore, remains open to any equal collaboration with potential strategic partners.
- Atlas Group actively and significantly invests in modernization of technologies and production programs of its members, led by the objective of improving their competitiveness and reaffirming their status of profitable participants in the regional economies.

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