

# My Tiny House

## “The Groves”

Kavač, between Tivat and Kotor area

Following the most recent lifestyle trends, we are thrilled to announce our latest project “**My Tiny House**”.

We started cultivating the idea for this project during the tumultuous year of **2020** when everyone was spending more time at home, unable to go anywhere. Owning a Tiny House with land seemed like a dream. Just imagine how different 2020 would have been if you had your yard and garden, away in nature.

This is how the idea of Tiny House came to **life!**



## Concept

We found land in Kavač size of **10.000m<sup>2</sup>** that would perfectly fit the desire to have a **Tiny House community**. The first idea was to have prefabricated houses that are very popular around the world. However many of our clients wanted to have a house that will last for the next generations to come.

Luckily, according to urban regulations in Montenegro, it is necessary to build houses from brick and concrete in the coastal area. This turns out to be an even better solution because these houses will be built to last **for more than 100 years!**



## My Tiny House 3D designs

Our location “**The Groves**” will have **16** thoughtfully designed houses to fit everyone’s needs.

**HOUSES** - From **50m<sup>2</sup>** to **120m<sup>2</sup>** with or without a **pool**, you can choose the option that suits **your needs and your budget**.

**PLOTS** - From **350m<sup>2</sup>** to **530m<sup>2</sup>** of land, you will have enough space for gardening, barbecues, drying your laundry outside, making your own compost, and enjoying the natural environment every day.





# My Tiny House 3D design



Your Tiny House comes with its own **permaculture garden** to produce organic veggies and herbs.

You can enjoy the best quality harvest thanks to the **Mediterranean climate**.

We will offer free training at the permaculture education center in the Kotor Bay





# Master plan

Find your perfect home in Kavač, Montenegro, where modern living meets **UNESCO-protected** charm.

The master plan of the plot is thoughtfully designed by a team of expert architects, in collaboration with the Conservation Chamber. **Each house is designed for utmost privacy and to respect local architecture.**

Located in Kotor municipality, these houses are thoughtfully crafted to fit various plot shapes, offering options with terraces and slopes. Ranging from **102 meters** (house 16) to **116 meters** (house 4) in elevation, each house provides stunning views and a close connection with nature.

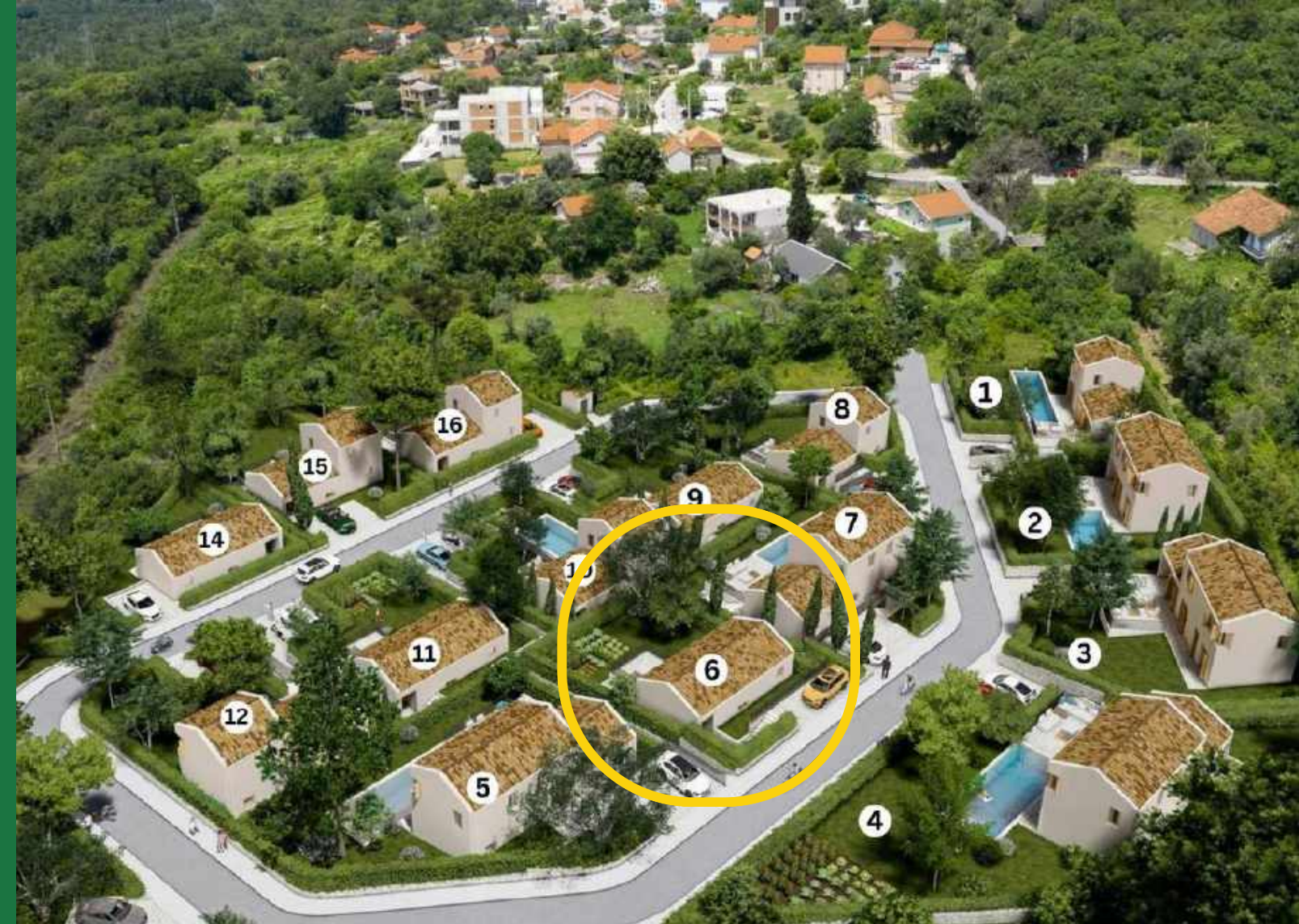
Our master plan adheres to strict regulations and has received positive feedback as **one of the area's finest designs**. Experience a life of serenity and beauty in this enchanting location.





# 50m<sup>2</sup> houses

- We will have 4 houses of 50m<sup>2</sup>, and **3** are still available for sale.
- This is a **single-level house** with 1 bedroom, 1 bathroom, kitchen and living room area.
- These houses have 350m<sup>2</sup> to 380m<sup>2</sup> of land, with 1 parking spot
- Houses **6, 9, and 11** are available for sale



## House 6

- single-level house with 1 parking spot
- balcony and garden are in front of the house
- 350m<sup>2</sup> of land

## Price

216.000€ “cash price” when everything is paid at once

240.000€ standard price where you can pay the unit with each construction phase

From 151.200€ with a Leaseback-Cashback contract



# House 9

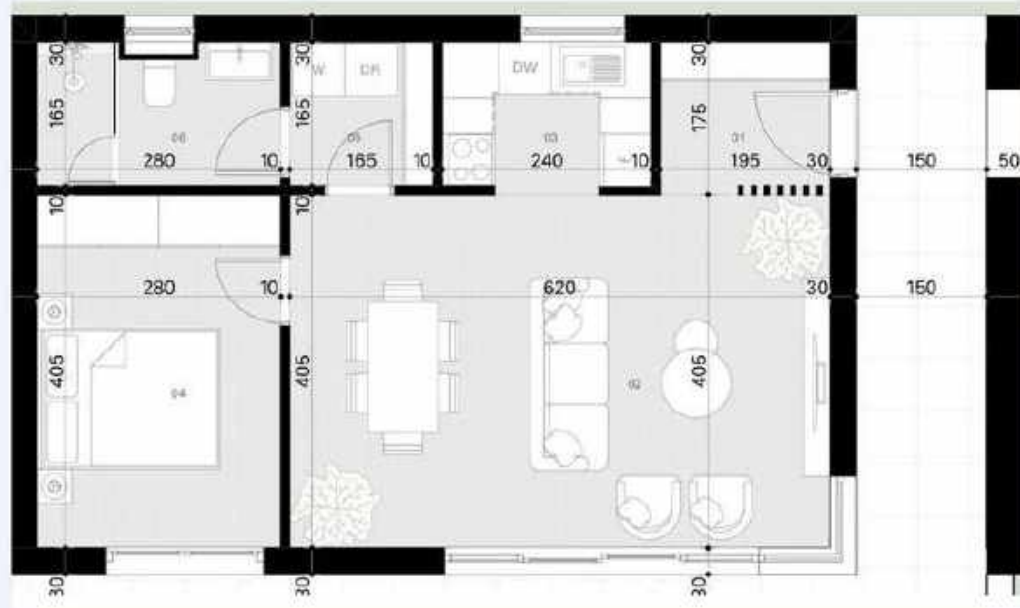
- single-level house with 1 parking spot
- garden and balcony are in front of the house
- 380m<sup>2</sup> of land

## Price

225.000€ cash price

250.000€ standard payment plan

From 157.500€ with a Leaseback-Cashback contract



My Tiny House 50m - 1 bedroom

1. Hallway	3.4 sqm
2. Living room	24.6 sqm
3. Kitchen	4.0 sqm
4. Bedroom	11.1 sqm
5. Laundry room	2.6 sqm
6. Bathroom	4.3 sqm



# House 11

- single-level house with 1 parking spot
- garden and balcony are in front of the house
- 380m<sup>2</sup> of land

## Price

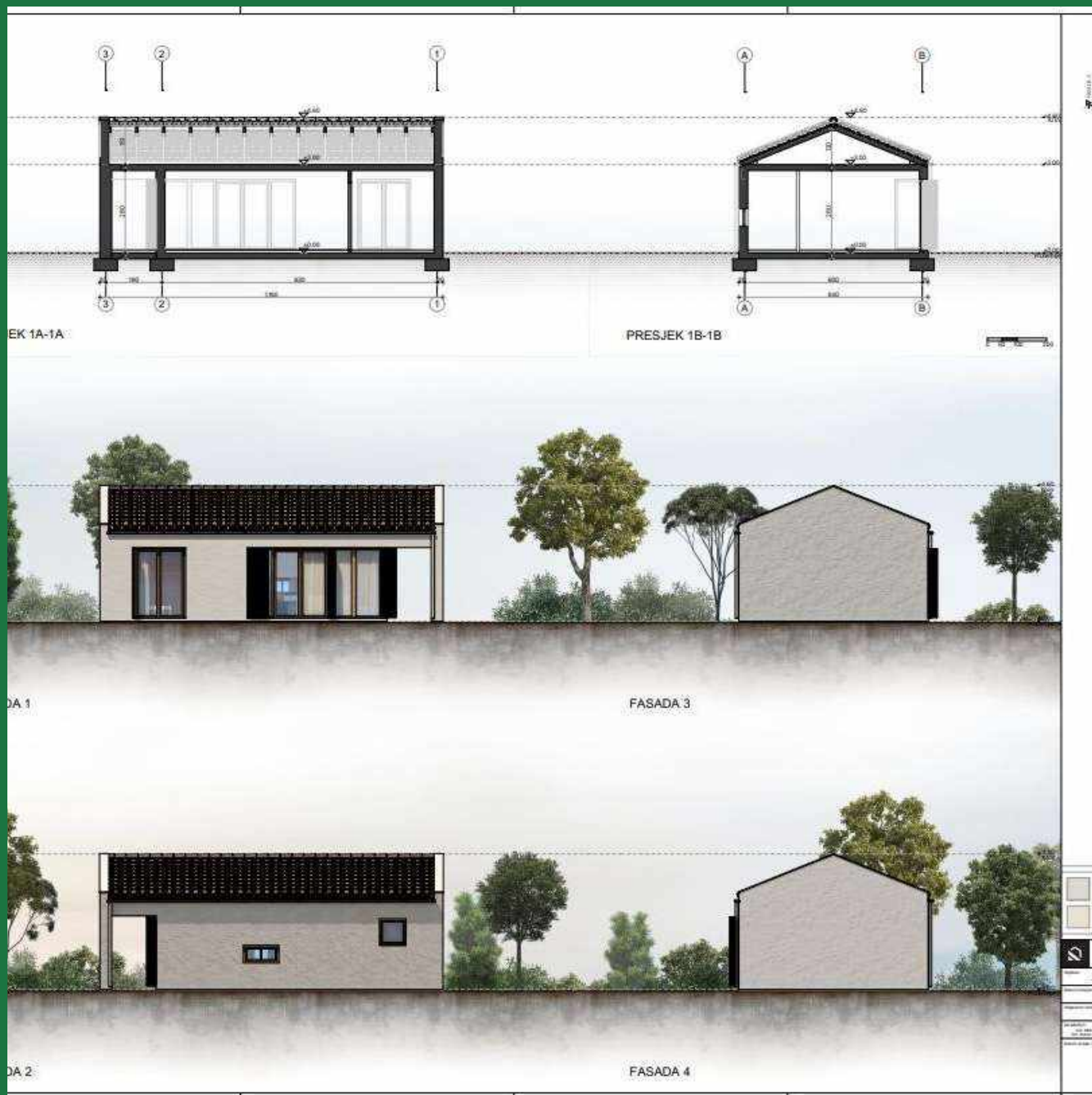
225.000€ cash price

250.000€ standard payment plan

From 157.500€ with a Leaseback-Cashback contract







## House 14

**SOLD**

- 1 bedroom house with 350m<sup>2</sup> of land
- located on the lower part of the plot
- offers more privacy





# 75m<sup>2</sup> houses

- We will have 6 houses of 75m<sup>2</sup>, and 4 are still available for sale.
- This is a house that will have 50m<sup>2</sup> on the ground floor and 25m<sup>2</sup> on the first floor.
- The ground floor has a kitchen, living room, dining area, 1 bedroom, and bathroom. The first floor has 1 bedroom, bathroom and walk-in closet.
- The size of the plot varies from 350m<sup>2</sup> to 500m<sup>2</sup>
- 2 houses will have a pool. This way you can enjoy Tiny living in a luxury way



75 m house - 2 bedroom

## Ground floor

1. Hallway	3.4 sqm
2. Living room	27.1 sqm
3. Kitchen	4.5 sqm
4. Bedroom	11.1 sqm
5. Bathroom	4.3 sqm
6. Laundry room	3.1 sqm

## 1st floor

7. Hallway	2.9 sqm
8. Bedroom	11.1 sqm
9. Bathroom	4.3 sqm
10. Wardrobe	3.1 sqm





# 75m<sup>2</sup> houses with a pool

## House 10

- 2 parking spots
- balcony, garden, and pool in front of the house
- land size 387m<sup>2</sup>
- pool size 4x8m

### Price

**347.000€** cash price

**386.000€** standard payment plan

From **249.900€** with a Leaseback-Cashback contract



# 75m<sup>2</sup> houses without a pool

## House 1

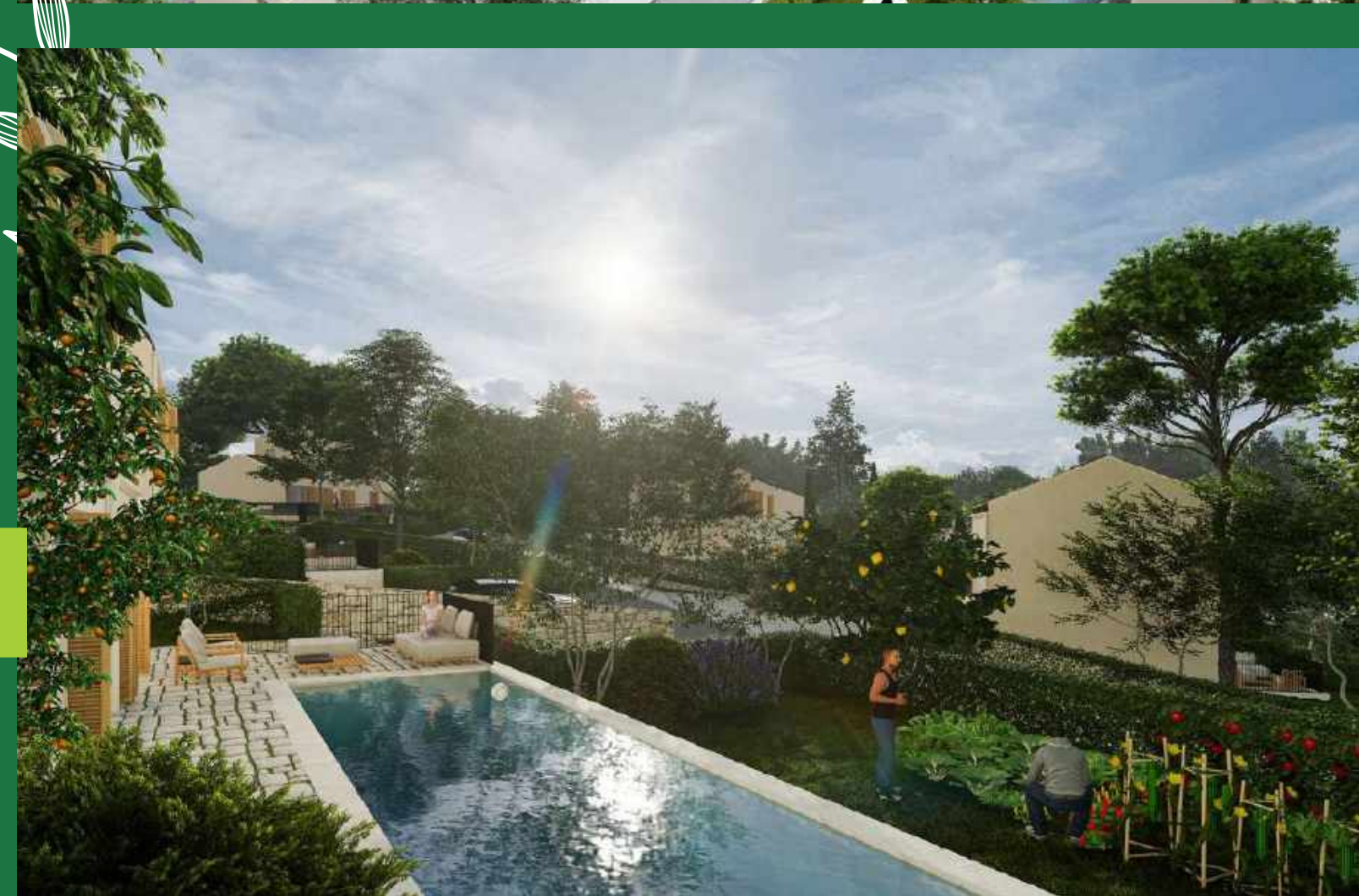
- 2 parking spots
- balcony and garden are in front of the house 350m<sup>2</sup> of land
- land size 500m<sup>2</sup>
- pool size 3x12m
- great position, on the more elevated area of the plot.

### Price

**308.700€** cash price

**343.000€** standard payment plan

From **216.090€** with a Leaseback-Cashback contract





## House 12

- 2 parking spots
- balcony and garden are in front of the house
- land size 370m<sup>2</sup>

### Price

**279.000€** cash price

**310.000€** standard payment plan

From **195.300€** with a Leaseback-Cashback contract



## House 15

- 2 parking spots
- balcony, garden, and pool in front of the house
- land size 387m<sup>2</sup>
- orientation of the house offers more privacy

### Price

**392.500€** cash price

**325.000€** standard payment plan

From **204.750€** with a Leaseback-Cashback contract





## House 8

- 2 bedroom house
- 500m2 of land
- located on the entrance of the community

**SOLD**



## House 16

- 2 bedroom house
- 350m2 of land
- located on the lower part of the plot
- it offers more privacy

**SOLD**





# 90m<sup>2</sup> house with pool

There will be 2 houses of 90m<sup>2</sup>

This is a 3 bedroom house, with 45m<sup>2</sup> on the ground floor and 45m<sup>2</sup> on the first floor.

Ground floor: living room and dining area, kitchen, toilet

First floor: two master bedrooms, one single bed bedroom, two bathrooms, hallway

Both houses have a pool sized 4x8m



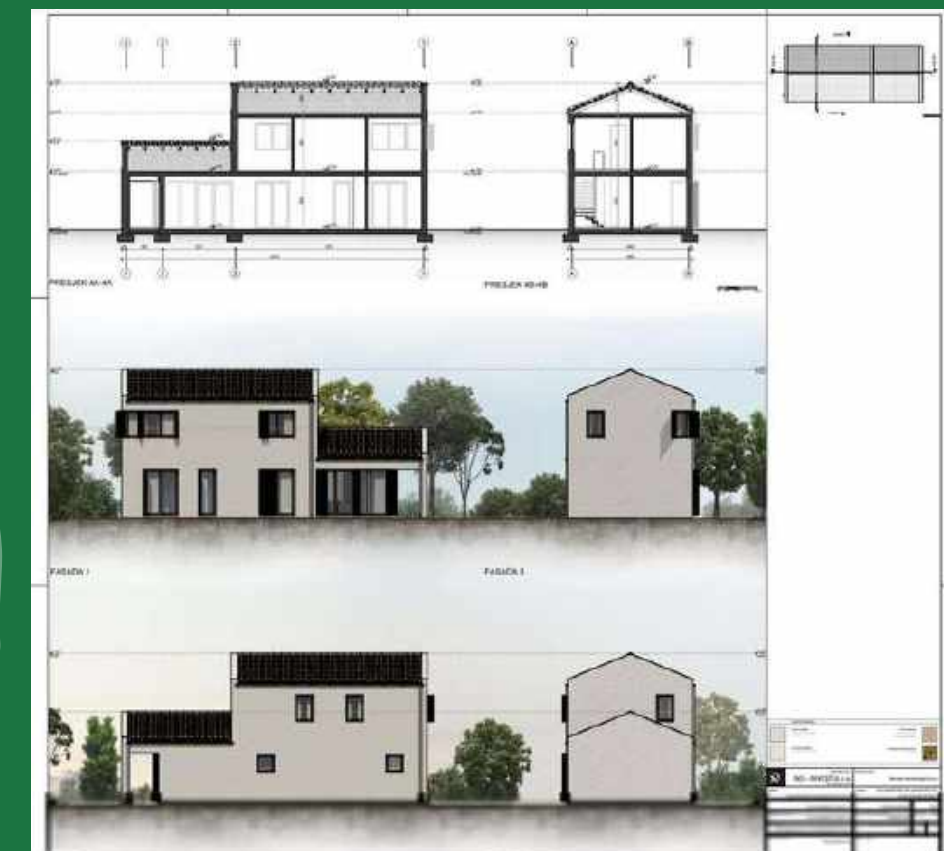
120 m house - 3 bedroom

## Ground floor

1. Hallway	6.1 sqm
2. Living room	37.1 sqm
3. Kitchen	6.5 sqm
4. Bedroom	11.1 sqm
5. Bathroom	4.3 sqm
6. Storage	1.7 sqm
7. Stairs	2.5 sqm

## 1st floor

9. Hallway	6.6 sqm
10. Bedroom left	11.1 sqm
11. Wardrobe	4.9 sqm
12. Bathroom	4.3 sqm
13. Bedroom right	11.1 sqm
14. Wardrobe	4.9 sqm
15. Bathroom	4.3 sqm





## House 2

- 3 bedroom house with 2 parking spots
- balcony, garden, and pool in front of the house
- 500m<sup>2</sup> of land

### Price

**410.500€** cash price

**456.000€** standard payment plan

From **277.550€** with Leaseback-Cashback contract



## House 13

- 3 bedroom house with 2 parking spots
- balcony, garden, and pool in front of the house
- Secluded position with more privacy
- 528m<sup>2</sup> of land

### Price

**419.000€** cash price

**466.000€** standard payment plan

From **293.300€** with a Leaseback-Cashback contract





# 120m<sup>2</sup> villa with a pool

2 villas of 120m<sup>2</sup> are available for sale

This is a great option if you enjoy living in a community of people that share the same passion for eco-friendly living, but you can still enjoy the luxury environment that this villa brings.

This 3 bedroom villa will have 70m<sup>2</sup> on the ground floor and 50m<sup>2</sup> on the first floor

Ground floor: living room and dining area, kitchen, toilet, 1 bedroom with a bathroom

First floor: two master bedrooms with walk-in closets, two bathrooms with private access from bedrooms, hallway

Both houses have a pool sized of 4x12m





## House 5

- 3 bedroom villa with 2 parking spots
- balcony, garden, and pool
- 529 m<sup>2</sup> of land

### Price

**507.000€** cash price

**564.000€** standard payment plan

From **354.900€** with a Leaseback-Cashback contract



## House 7

- 3 bedroom villa with 2 parking spots
- balcony, garden, and pool
- 500 m<sup>2</sup> of land

### Price

**498.000€** cash price

**554.000€** standard payment plan

From **346.800€** with a Leaseback-Cashback contract





## House 3

**SOLD**

- 3 bedroom villa with 2 parking spots
- balcony and garden in front of the house
- 500m<sup>2</sup> of land



## House 4

**SOLD**

- 3 bedroom villa with 2 parking spots
- balcony, garden, and pool
- 900 m<sup>2</sup> of land





## Interior inspiration

For our “My Tiny House” designs, we are working inside-out. The interiors of the houses are designed to make sure every square meter is being used to the maximum. The smaller the space, the more important a good layout.

Standard specifications for all units and all payment plans **include wall coverings, LED lights, built-in and decorative/accent lights in the living area.**

The bathroom materials and fittings include a superior quality **ceramic wash basin** and suspended toilet, a chrome finish **Italian shower** with head and hand-shower set, a security glass shower screen, superior quality **ceramic floors with natural wood or stone effect**, and chrome finish taps and accessories (Towel racks, hooks, etc).

This style gives a **minimalistic, yet modern approach** with the usage of **local materials** and inspiration from the local tradition.



*Tiny House, bedroom design*







Living/Dining area Tiny House





# Payment plan options

## Cash price

We offer a **10% discount** on the price of the houses if you would like to pay for everything at once.

This means paying a **20% deposit** and the remaining balance is to be paid in the **next 30 days**.

We offer this option for all our projects.

## Standard price

On this price, you do not have a discount, but this is a great option if you want to delay your payment for a little bit.

**The payment is done following each construction phase:**

- 20% deposit when you decide to buy the property
- 20% when signing the pre-contract
- 30% when we start the construction works
- 20% when the roof is finished
- 10% when we hand over the property

## Long-term payments

Explore our extended payment options, spanning **up to 5 years**. Secure your plan with a **25% down payment** based on the long-term pricing, and spread the remaining balance across **12 to 60 monthly installments**.

**Customized payment plans** are available to align with your financial capabilities. Contact us for further details!

## Leaseback contracts



These are our signature contracts that we offer to clients to make money while construction is still in progress.

## Classic Leaseback

Our classic Leaseback contract guarantees you a regular income, which represents a **4% annual return** on the price you paid for the property. This option is available for any payment plan you have chosen, **Standard or Cash price**, as long as you have paid **at least 70%** of the price.

The leaseback rent is paid monthly, as for any rental contract. One of the great advantages of this program is that you can receive rent, even before the house is completely finished and even if the house is not rented in the future.

This contract can be signed for a period of **3 to 10 years**.

## Leaseback-Cashback

With the leaseback cashback, we pay you the rents for the entire period of the contract, upfront. This guaranteed income is calculated as **3%** of the value of the property at the cash price.

For example a house of 50m<sup>2</sup> has a cash price of 216.000€. The yearly guaranteed income for this house would be **3% x 216.000€ = 6.480€**. This would be the yearly income.

For a 10 years leaseback-cashback contract, the total amount of rents is **64.800€** which means you would pay the initial cash payment of 216.000€ - the 10 years rents 64.800€ = **151.200€**

We then become your tenant for the next 10 years. There are exceptions for you to use the property during the contract.

After the contract expires you can negotiate new terms, or use the property on your own.





# Living in MONTENEGRO

Montenegro offers a stress-free and healthy environment, with 5 National parks and 297 km of costal area.



## Low density and high safety

Montenegro has a very low population density, the total population is 620,000 people, with only 47 inhabitants per km<sup>2</sup> (or 121 people per mi<sup>2</sup>) making it a very pleasant; safe and stress-free place to live.

Exceptionally **low crime levels** in the country and a **feeling of safety** and security are remarkably high among the population.

## Low cost of living

The cost of living in Montenegro (food and rent) is 65% lower than in London, 64% lower than in Chicago, 62% lower than in Paris, 58% lower than in Toronto, and 47% lower than in Vienna.

The low taxation system is very advantageous for local companies, and there is **equal treatment of foreign and domestic investors.**



## Weather, natural sites, sports activities



**270 days** of sunshine per year on average

Hundreds of beautiful natural sites to travel to all year round, on the coast and in the mountains, including **4 UNESCO protected sites.**

Numerous **sports activities** to practice all year round: sailing, rowing, skiing, snowboarding, hiking, paragliding, kitesurfing, fishing, golf, horse-riding, biking, running, etc.

## Healthy living for your well being

Good and organic food is easy to find. Montenegro produces a lot of **organic food** locally thanks to its fertile land and favorable climate. There are hundreds of **water springs** throughout the country, where one can go and fill up bottles to enjoy the benefit of pure water.

**Great air quality, no air pollution.**



*Organic apple on our Tiny House land in Kolasin*



## Some of the Advantages

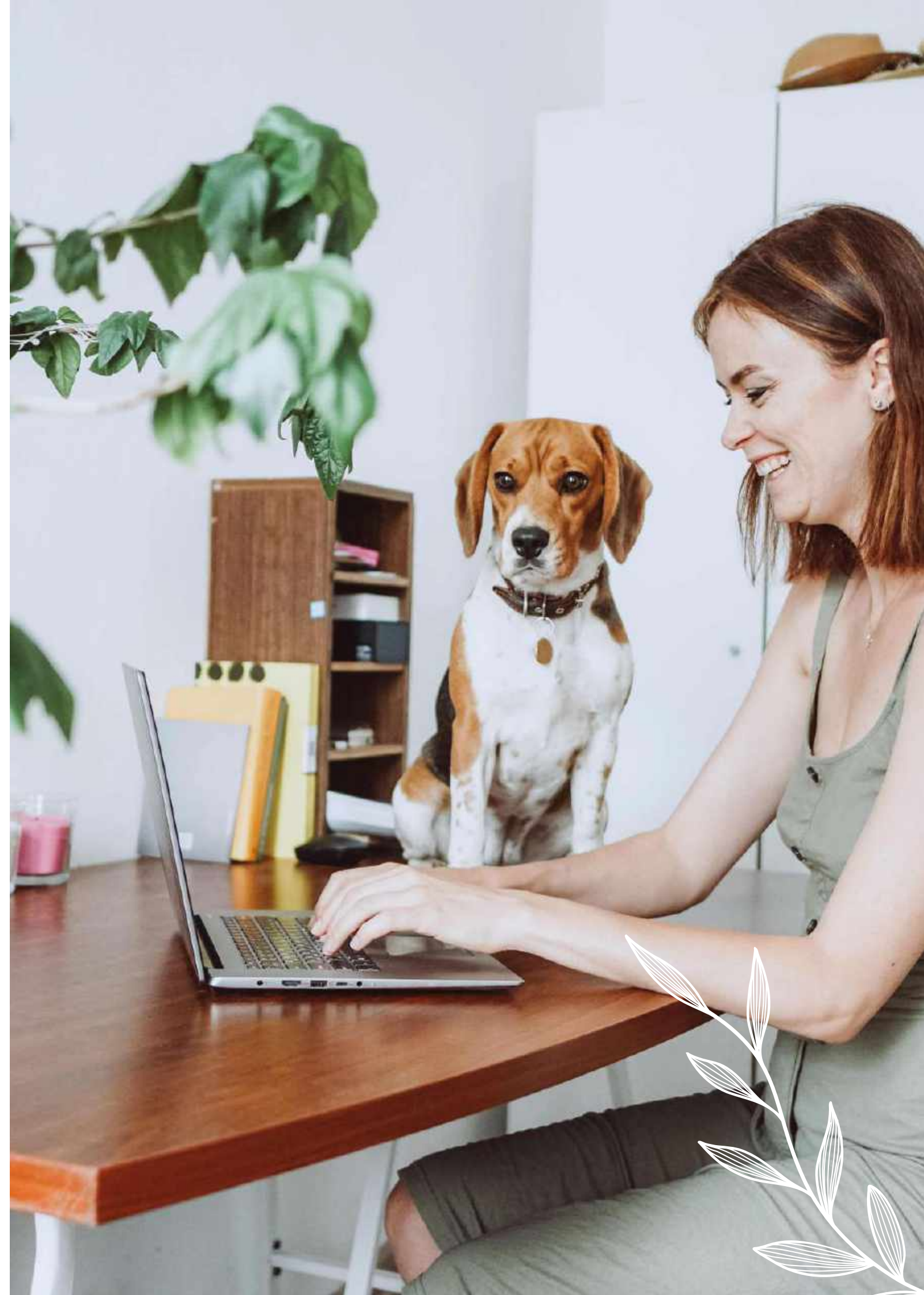
For the price of an apartment in a crowded city, you can have your own house with your own piece of land, in Montenegro, the land of majestic mountains and emerald waters of the Adriatic with 5 national parks.

To experience a **more self-sustainable way of life**, we include for each house a **ready-to-use permaculture garden**, with a bountiful harvest of vegetables thanks to the local climate.

The Tiny Houses are set in an extremely healthy environment between the sea and the mountains where the sea breeze and the mountain breeze combine to provide your lungs with pure oxygen.



[montenegro.art.prints](https://montenegro.art.prints)





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**Your dream house  
awaits you in  
Montenegro**