

NOVIHILLS  
*invest in your dreams*

*Your Perfect Home  
in Montenegro*



Montenegro is a Mediterranean jewel along the Adriatic Sea. The coast is bursting with stunning scenery, the mountains that dive into the sea, the ancient city walls rising from the limestone have their beauty mirrored in the crystal clear waters.

Novi Hill will rise in Herceg Novi, called 'the sun city' was founded in 1382. Herceg Novi is located on the southwestern part of Montenegro. It is the first town at the entrance of the Boka Bay, which is one of the most beautiful bays in the world, the southernmost fjord in Europe. The town is the administrative, economic and cultural center of the municipality that borders with Croatia and Serbia and with Italy across the sea and it is 50kms away from Kotor and Dubrovnik.

Herceg Novi is a place that, if you come once, you will always come back...  
As a poet once said: 'and I ask you sun, how can you go down, when this kind of beauty you will not find anywhere'



IN THE HEART OF  
THE CITY, DEEP BLUE AND  
PURE GREEN  
IN **WILD BEAUTY**

ENJOY THE LIFE  
OF YOUR **DREAMS**



NOVI HILLS



COMFORT, LUXURY, NATURAL  
BEAUTY ALL IN ONE



EXQUISITE CHOICE FOR AN IDEAL LIFE

MODERN,  
COMFORTABLE  
AND LUXURIOUS





MODERN and SMART DESIGN FOR  
STYLISH **LIVING**

THE PERFECT VIEW  
of THE SEA  
BENEATH YOUR FEET





DESIGNED FOR LIFE  
DESIGNED FOR COMFORT

# FLOOR PLANS

NOVIHILLS



1 BEDROOM FLAT FLOOR PLAN

Bedroom	12.50m <sup>2</sup>
Living Room	19.75m <sup>2</sup>
Kitchen	11.50m <sup>2</sup>
Hall	8.00m <sup>2</sup>
Bathroom	4.00m <sup>2</sup>
Balcony	15.75m <sup>2</sup>
<b>Total</b>	<b>71.50m<sup>2</sup></b>



2 BEDROOM FLAT FLOOR PLAN

Master Bedroom	13.50m <sup>2</sup>
Bedroom	12.00m <sup>2</sup>
Living Room	17.50m <sup>2</sup>
Kitchen	12.25m <sup>2</sup>
Hall	10.00m <sup>2</sup>
Bathroom	3.50m <sup>2</sup>
WC	2.75m <sup>2</sup>
Balcony	16.00m <sup>2</sup>
<b>Total</b>	<b>88.00m<sup>2</sup></b>



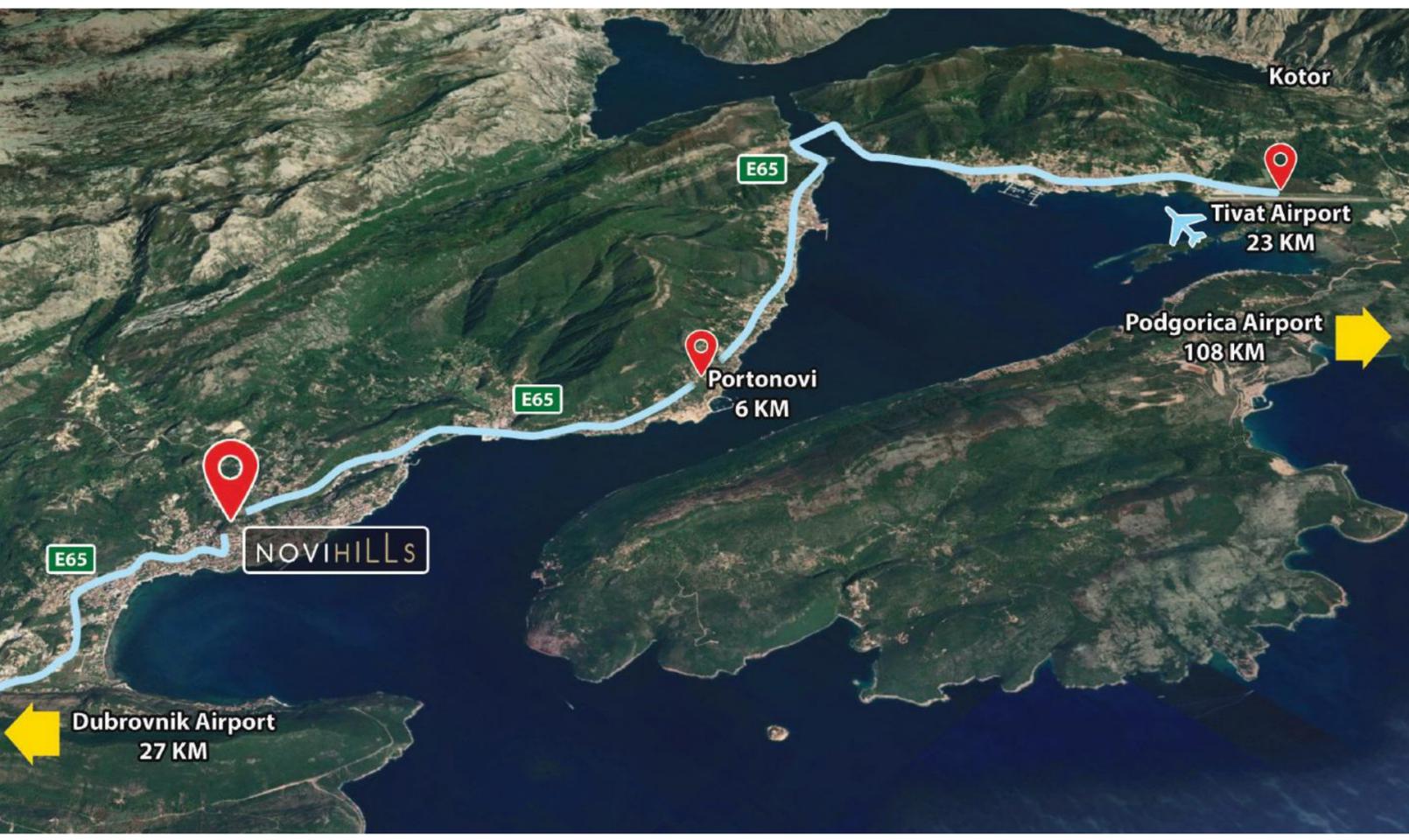
3 BEDROOM FLAT FLOOR PLAN

Master Bedroom	12.75m <sup>2</sup>
Bedroom 1	11.50m <sup>2</sup>
Bedroom 2	10.75m <sup>2</sup>
Living Room	35.50m <sup>2</sup>
Kitchen	12.75m <sup>2</sup>
Hall	12.50m <sup>2</sup>
Bathroom	4.00m <sup>2</sup>
Laundry	3.25m <sup>2</sup>
WC	2.25m <sup>2</sup>
Balcony	11.75m <sup>2</sup>
Balcony	5.00m <sup>2</sup>
Balcony	2.00m <sup>2</sup>
<b>Total</b>	<b>124.00m<sup>2</sup></b>

- NoviHills has a modern and comfortable design. You will have furnished and unfurnished options to choose from.
- The design of the apartments are stylish.
- You will have high quality infrastructure and modern design in your apartments.
- There will be only 30 apartments in the complex. Your resident permit process will be handled by our team.

FEEL THE DIFFERENCE IN THE DETAILS

# NOVIHILLS LOCATION



Your new luxury home, perfect location close to Kotor and Dubrovnik, minutes from Portonovi. Easy access to 3 airports near by; Podgorica, Tivat and Dubrovnik.

Herceg Novi is a great location to live, since it has the highest number of sunny days in Montenegro. You will enjoy the city of festivals and cultural events that was once part of Republic of Venice and Ottoman Empire.

By investing in NoviHills, you can also invest in your dreams . You will have one of the best return rate of investment among European countries. This is a city that lives 12 months in a year. You can easily rent your apartment due to the proximity of Igalo that is the Institute of Physical Medicine, Rehabilitation and Rheumatology Center. Igalo is the biggest and most famous institute for multidiscipline spa treatments in the Balkans.

There is the stunning panoramic view of the entrance of Boka Bay. You will be witnessing at least 750 cruise ships passing in front of your house every year. You will wake up with a beautiful view and enjoy it all year long.



Montenegro is one of the youngest European Countries , land of wild and precious beauty with breathtaking vistas. Soft Mediterranean climate is great for all visitors. Montenegro is a tiny country where the nature is stunningly beautiful, where myths unfold before your eyes, where great memories are made and where big welcoming hearts are... that' s about the size of it - that' s where Montenegro is.

"At the birth of our planet, the most beautiful encounter between land and sea must have been on the Montenegrin coast." Lord Byron



*All you need is your suitcase*



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[www.novihills.com](http://www.novihills.com)