



UEP MONTENEGRO
PROPERTY DEVELOPMENT AND INVESTMENTS

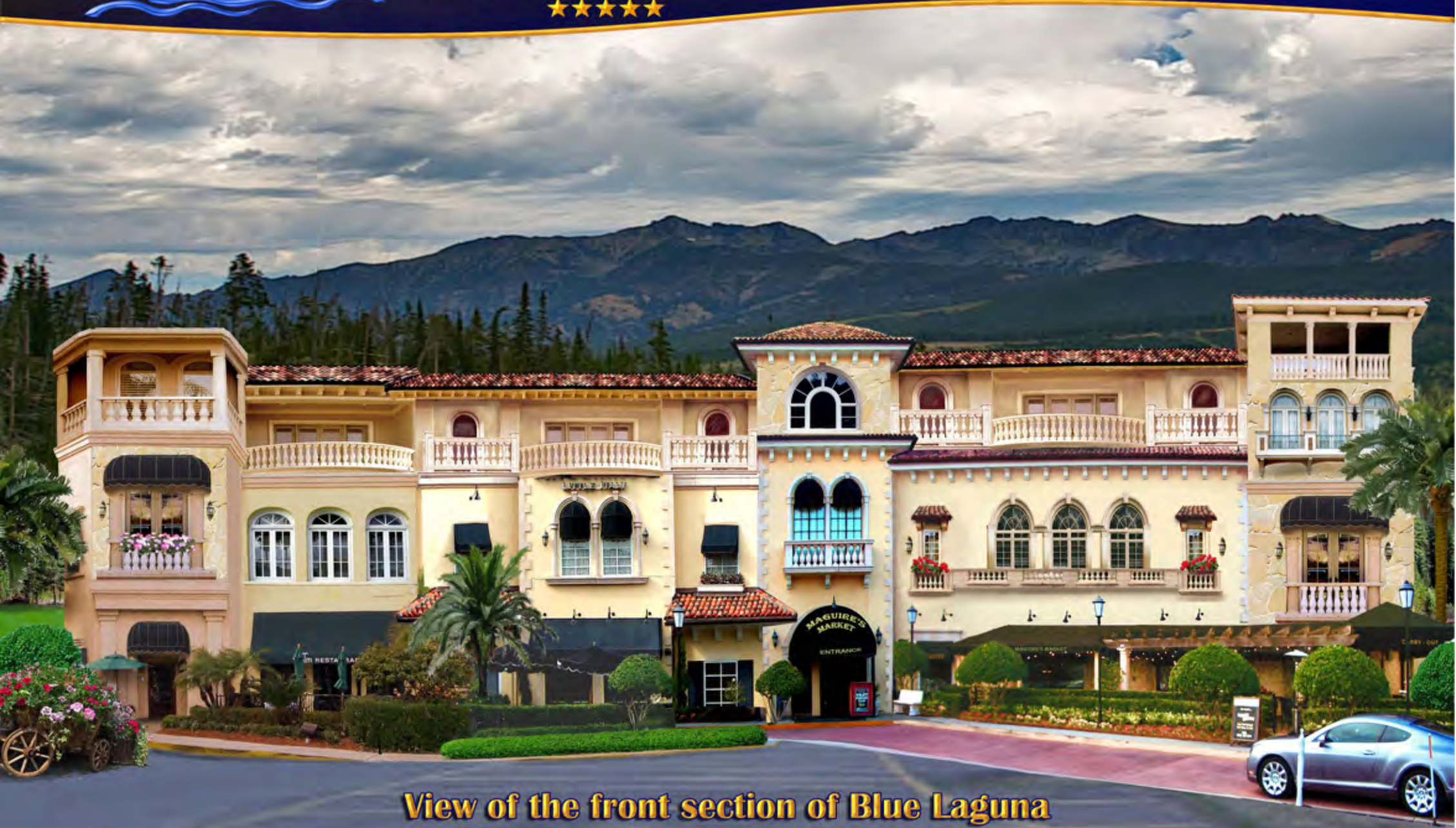
Blue Laguna

B E A C H R E S O R T



Blue Laguna

BEACH RESORT
★★★★★



View of the front section of Blue Laguna

Blue Laguna

BEACH RESORT

★★★★★



Looking in to the center of Blue Laguna

Blue Laguna

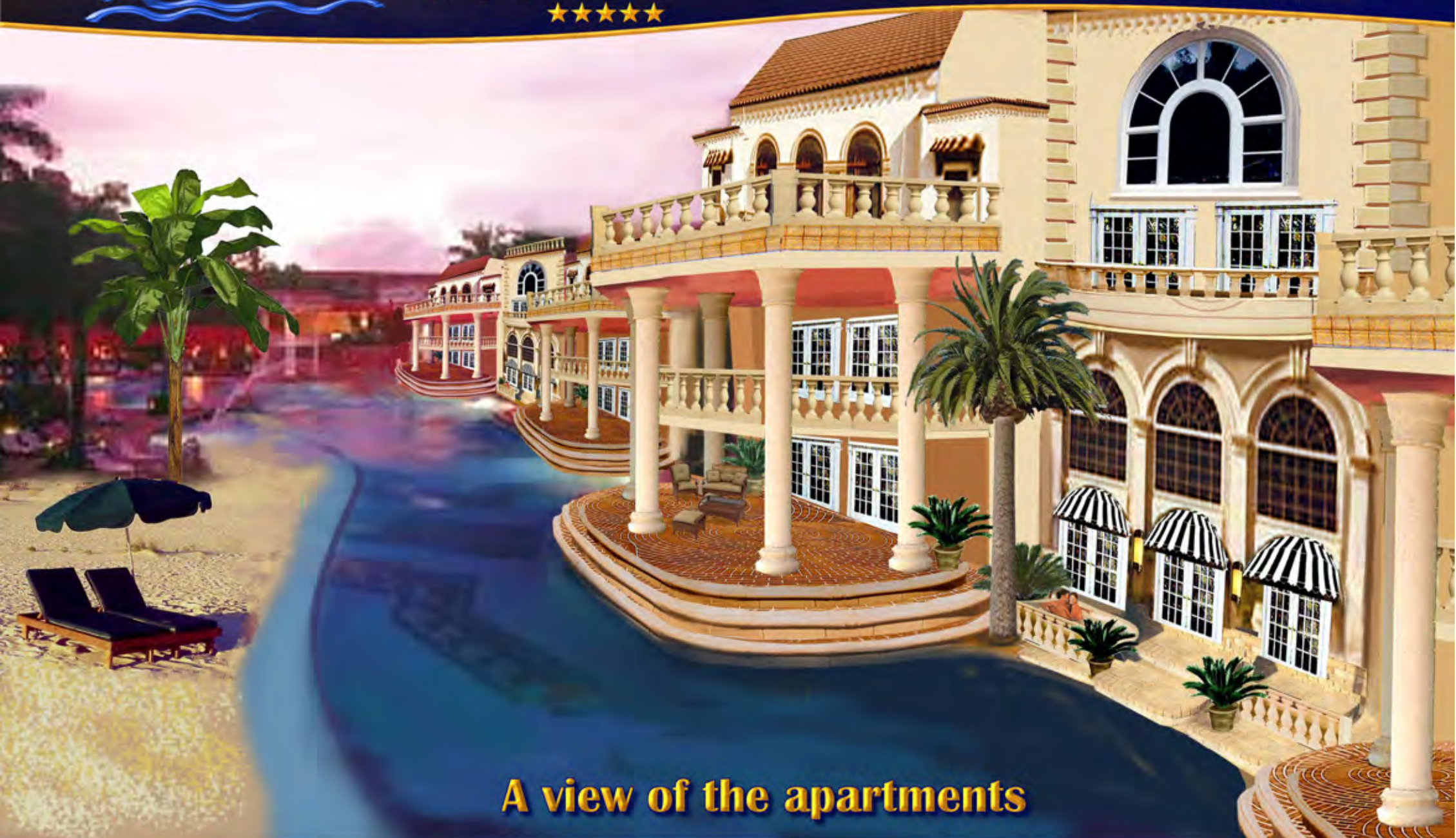
BEACH RESORT
★★★★★



Central pool area's in Blue Laguna Resort

Blue Laguna

BEACH RESORT
★★★★★



A view of the apartments



Blue Laguna Resort Site in Tivat

MONTENEGRO



- Montenegro is one of the last undiscovered secrets, the latest discovery of the world jet-set, a country of medieval towers, ancient villages, rare beauty and artistic values, a country where 15% of its territory is under UNESCO protection.

- The famous 19th century romantic poet, Lord Byron said of Montenegro, 'At the birth of our planet, the most beautiful encounter between the land and the sea must have happened at the coast of Montenegro. When the pearls of nature were sown, handfuls of them were cast on this soil.'

- The 240 days of sunshine per annum, deep blue sea, a coastline of almost 300 km, crystal clear rivers, mountains that reach the sky, our dense protected forests, lakes brimming with fish, and such value – all within a three hours flight of major European airports. All this mixed together with beautiful coastal towns with renaissance charm makes Montenegro an irresistible destination and a serious contender for anyone wanting to make an investment in an overseas property.

- There is something here for everyone – You can ski in the morning and sun bath by the most beautiful beaches in the region in the afternoon and with 5 golf courses planned for the next 3 years there are no shortage of things to do!!

According to the World Tourism and Trade Council 2004 report, Montenegro is the fastest growing tourist destination in the World. 2004 saw 500,000 tourists, 800,000 throughout 2005 and 1,850,000 in 2006.

- The geographical position of the country, a coastline of almost 300 km and a great variety of cultural, historical and natural treasures such as high mountains, deep valleys, glaciers, or a largely diverse flora and fauna, make Montenegro one of the most beautiful countries in the Mediterranean. Such diversity of unspoilt nature on such a small territory makes Montenegro a unique country. With four different climate types and with a number of geographical variations, it has huge potential as a tourist destination. Capital appreciation is rising at a steady 20-25% per annum.

Blue Laguna

BEACH RESORT

★★★★★



TIVAT



- Tivat is the newest and smallest municipality in the Bay of Kotor. It did not begin to grow and develop as an urban centre until the end of the nineteenth century.
- Altogether it covers about 46 km² and has a population of about 13,000. The size and youth of this beautiful town in no way reduce its importance. The main airport for the Montenegrin coast is situated within its territory. A place where every year tens of thousands of tourists come from all over the world have their first encounter with Montenegro.
- In the town of Tivat itself there are several hotels and good places for entertainment. Don't miss the Gallery in Buce's Summerhouse, and you must drink a coffee on the sea front before setting off to explore the surrounding areas which have so much to offer from mountain hikes, to farmhouse holidays and visits to the islands and the whole seaside experience.
- Tivat occupies a very good position, and is near to the Airport, the borders with Croatia and Bosnia & Herzegovina, as well as the other towns in the area, Kotor, Herceg Novi, Budva. It is linked to the ancient town of Kotor by a tunnel under Mt. Vrmac, while those who enjoy beautiful old stone houses and the views of the bay from Tivat to Kotor can take the old road via Lepetane, Stoliv, Prcanj and Muo.
- When you cross the border into Montenegro from Croatia or Bosnia & Herzegovina at Debeli Brijeg or Sitnica and then after taking a walk around Herceg Novi you carry on in a southerly direction, take the ferry and disembark at the other side of the bay where you should turn right and after just a few kilometers will find yourself in Tivat. On the other side of Tivat you cross the Grbalj plain and arrive in Budva in just ten minutes.

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BEACH RESORT



WHY CHOOSE BLUE LAGUNA BEACH RESORT ?

- 75% mortgage available for UEP Clients only
- 5 Years guaranteed lease back
- 4 weeks free for own use
- No community fees for first 5 years
- Fully furnished to a very high standard - 3 different styles
- Freehold property
- Only 153 apartments in complex
- 25% deposit
- Completion late 2008 - early 2009
- Apartment/hotel with reception area
- 10 minutes from nearest town
- 150 yards from the beach
- 10 minutes from Tivat airport
- Only 2% Stamp duty - all other government taxes included
- Prices from € 198.930



FACILITIES ON SITE

- 24 hour security
- Residential pools
- Tennis
- Restaurant
- Beach bar
- Supermarket
- Lifts to all floors
- 6 walkways to middle section
- Infrared system showing when someone is in the water
- 2 lifeguards on duty until 10pm
- Small fitness centre
- Chemist
- Hairdresser
- Valet car parking
- Man-made beach in middle of development
- Only 3 stories high

UNITS A,B and C - FLORIDIAN DESIGN



Bath



Living room



Dinning room

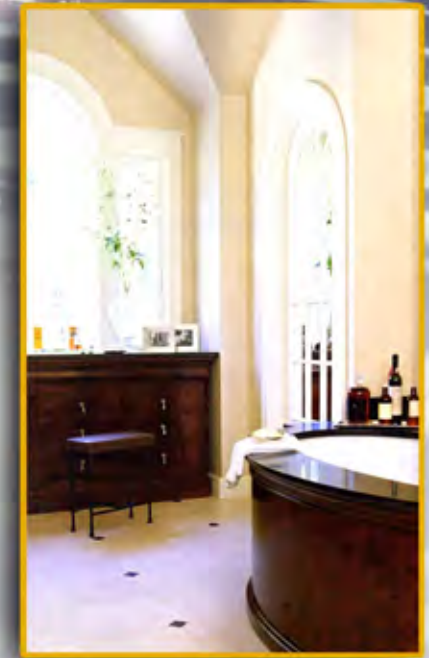
UNITS A,B and C - AMAZON DESIGN



Bedroom



Living room



Bath

UNITS A,B and C - NASSAU DESIGN



UNITS D and E - LOFT DESIGN



Kitchen and Dinning



**Living room (below)
& Bedroom (above)**



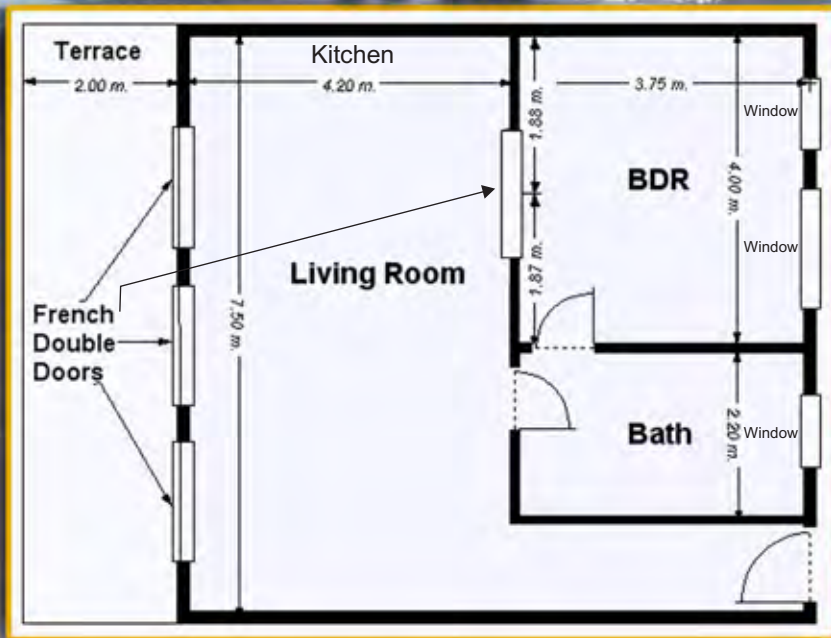
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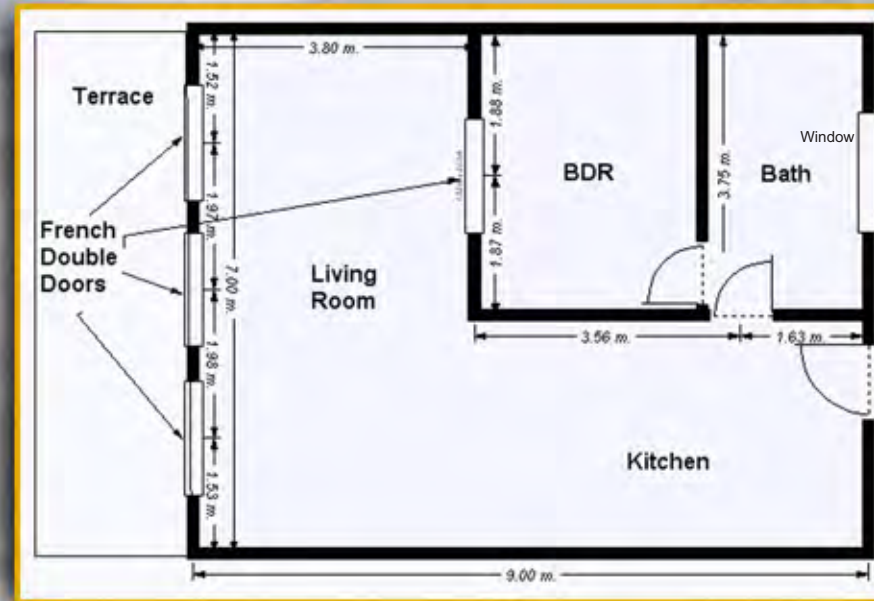
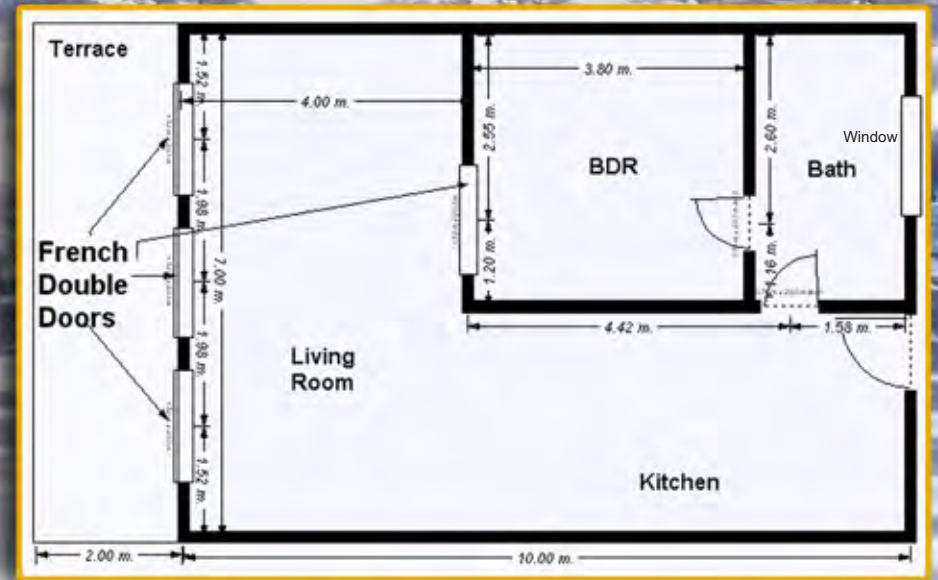
Examples of the bedrooms in Blue Laguna



Unit A Plan
60 sm

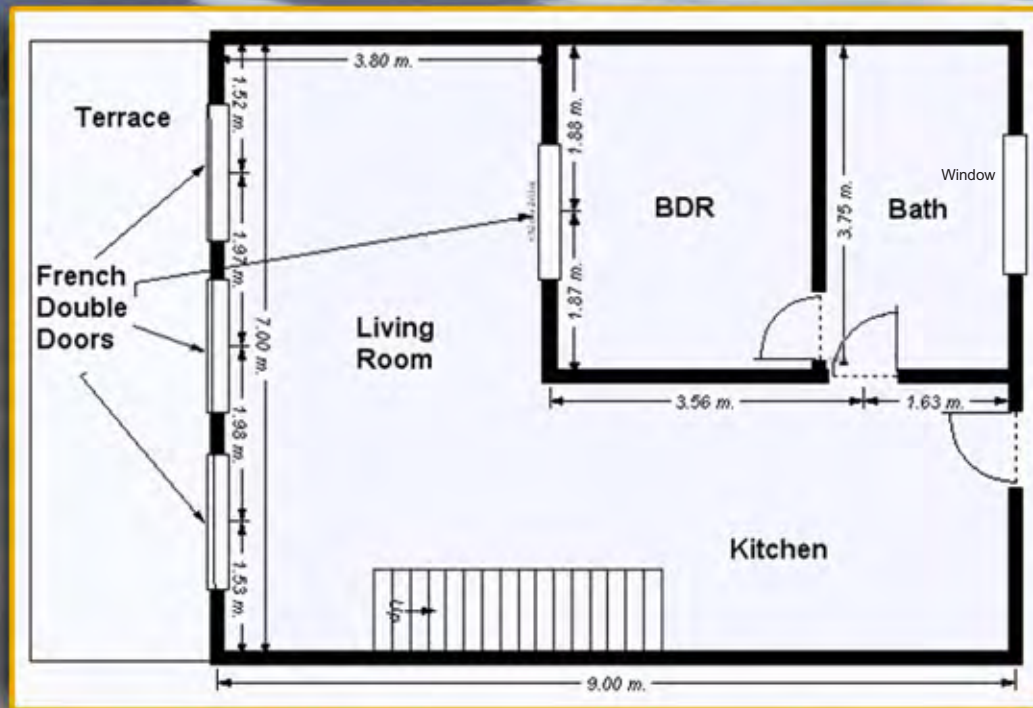


Unit B Plan
70 sm

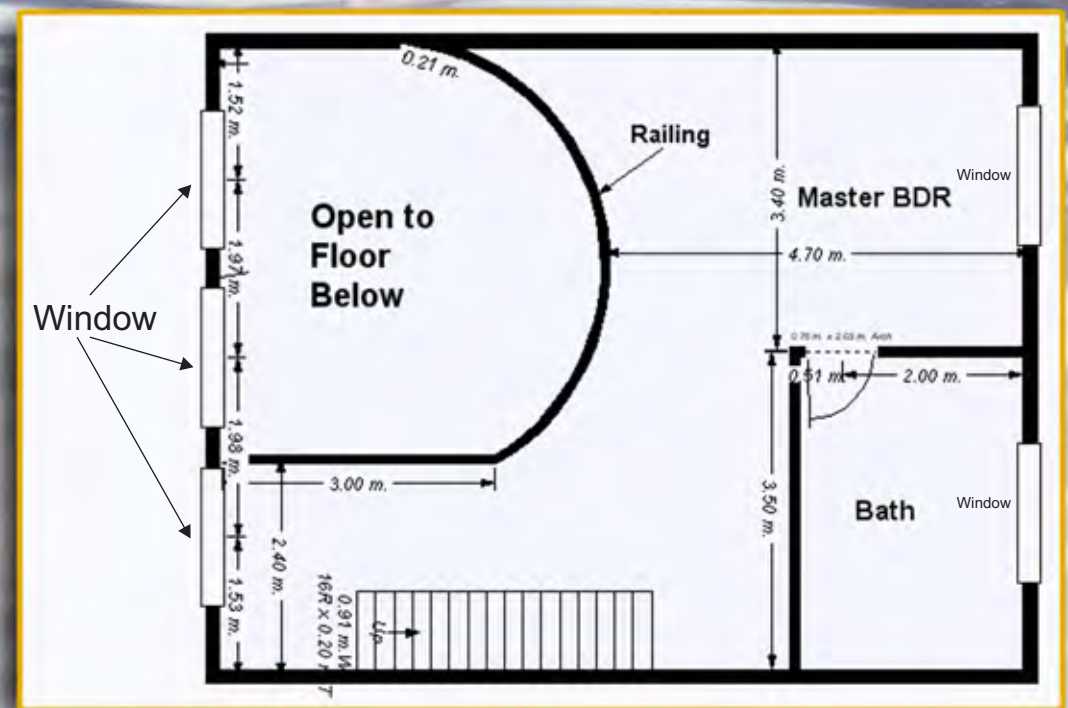


Unit C Plan
63 sm

Type D & E - LOWER FLOOR



Type D & E - LOFT LEVEL



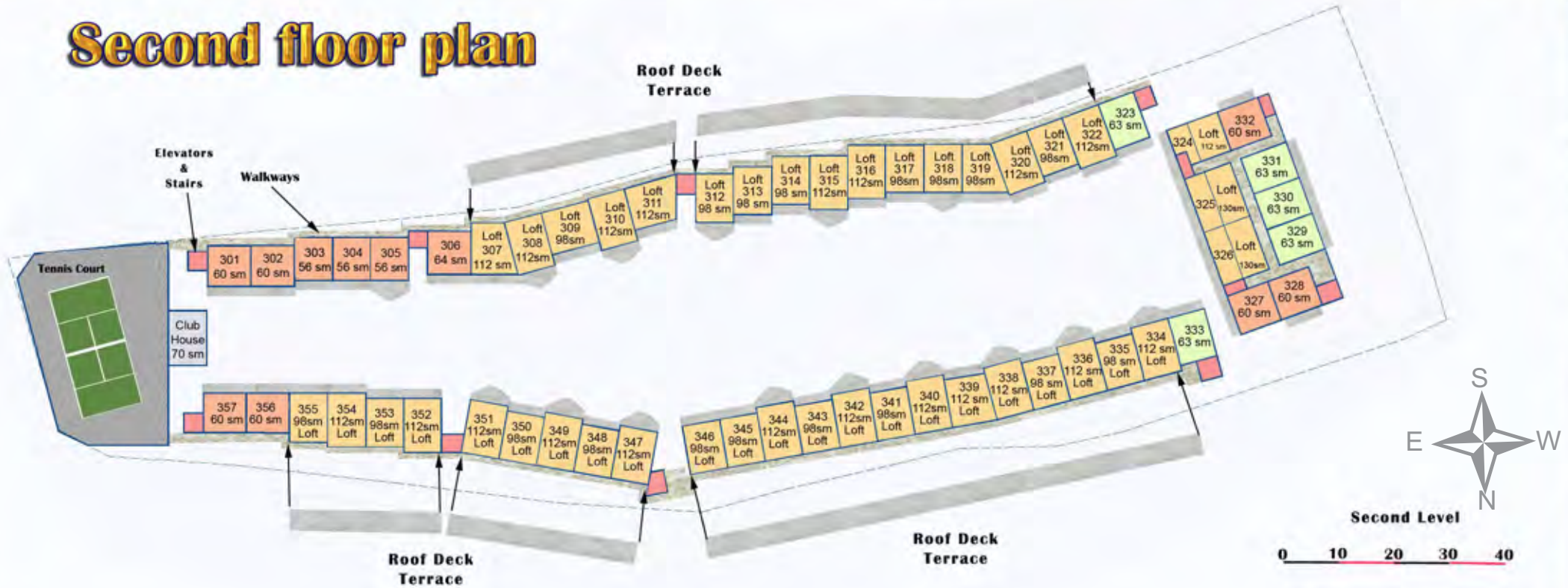
First floor plan



SITE PLAN

SITE PLAN

Second floor plan



Ground Floor

Tivat Beach Club	Plan	Int Sq M	Balcony SqM	Total SqM	Comments
South Building					
101	A	60	14	74	Lazy River & Waterfall frontage
102	A	60	14	74	Lazy River & Waterfall frontage
103	A	56	21	77	Lazy River/Beachfrontage
104	A	56	22	78	Lazy River/Beach frontage
105	A	56	28	84	Lazy River/Beach Frontage
106	A	64	18	82	Lazy River/Beach Frontage
107	B	70	17	87	Lazy River/Beach Frontage
108	B	70	18	88	Lazy River/Pool Frontage
109	A	64	18	82	Lazy River/Pool Frontage
110	B	70	18	88	Lazy River/Pool Frontage
111	A	72	16	88	Lazy River/Pool Frontage
112	C	63	18	81	Lazy River/Pool Frontage
113	C	63	14	77	Lazy River/Pool Frontage
114	D	98	14	112	Lazy River/Pool Frontage
115	B	70	18	88	Lazy River/Pool Frontage
116	B	70	14	84	Lazy River/Pool Frontage
117	C	63	14	77	Lazy River/Beach Frontage
118	C	63	18	81	Lazy River/Beach Frontage
119	C	63	17	80	Lazy River/Beach Frontage
120	B	70	14	84	Pool Frontage
121	D	98	21	119	Pool Frontage
122	B	70	14	84	Pool Frontage
123	C	63	16	79	Pool Frontage
Building Total		1552	396	1948	

Blue Laguna

BEACH RESORT



North Building

Tivat Beach Club	Plan	Int Sq M	Balcony SqM	Total SqM	Comments
127	C	63	14	77	Pool Frontage
128	B	70	18	88	Pool Frontage
129	D	98	14	112	Pool Frontage
130	B	70	14	84	Pool Frontage
131	C	63	14	77	Pool Frontage
132	B	70	18	88	Lazy River/Beach Frontage
133	D	112	14	126	Lazy River/Pool Frontage
134	B	70	18	88	Lazy River/Pool Frontage
135	C	63	14	77	Lazy River/Pool Frontage
136	B	70	18	88	Lazy River/Pool Frontage
137	D	98	14	112	Lazy River/Pool Frontage
138	B	70	18	88	Lazy River/Pool Frontage
139	C	63	14	77	Lazy River/Pool Frontage
140	C	63	14	77	Lazy River/Pool Frontage
141	B	70	18	88	Lazy River/Pool Frontage
142	D	98	14	112	Lazy River/Pool Frontage
143	B	70	18	88	Lazy River/Pool Frontage
144	C	63	14	77	Lazy River/Beach Frontage
145	B	70	18	88	Lazy River/Beach Frontage
146	B	70	14	84	Lazy River/Beach Frontage
147	D	98	14	112	Lazy River/Beach Frontage
148	B	70	14	84	Lazy River/Beach Frontage
149	C	63	14	77	Lazy River/Beach Frontage
150	A	60	14	74	Lazy River/Water Fall Frontage
151	A	60	14	74	Lazy River/Water Fall Frontage
Building Total		1835	382	2217	

Blue Laguna

BEACH RESORT



Car Park					
Car Park		800		800	
Maintenance		70		70	
Building Total		870		870	
Tivat Beach Club					
	Plan	Int Sq M	Balcony SqM	Total SqM	Comments
West End Building					
124	C	63	14	77	Full Beach Lagoon Frontage
125	C	63	14	77	Full Beach Lagoon Frontage
126	C	63	14	77	Full Beach Lagoon Frontage
Market		800		800	Street Frontage
Condo Total		189	42	231	
Retail Total		800	0	800	
Condos		3576	820	4396	
Car Park & Maintenance		870		870	
Retail		800		800	
Ground Floor Total		5246	820	6066	

First floor

South Building

Tivat Beach Club	Plan	Int Sq M	Balcony SqM	Total SqM	Comments
201	A	60	14	74	Lazy River & Waterfall frontage
202	A	60	14	74	Lazy River & Waterfall frontage
203	A	56	14	70	Lazy River/Beachfrontage
204	A	56	14	70	Lazy River/Beach frontage
205	A	56	18	74	Lazy River/Beach Frontage
206	A	64	14	78	Lazy River/Beach Frontage
207	B	70	17	87	Lazy River/Beach Frontage
208	B	70	18	88	Lazy River/Pool Frontage
209	A	64	16	80	Lazy River/Pool Frontage
210	B	70	18	88	Lazy River/Pool Frontage
211	A	72	17	89	Lazy River/Pool Frontage
212	C	63	18	81	Lazy River/Pool Frontage
213	C	63	14	77	Lazy River/Pool Frontage
214	B	70	18	88	Lazy River/Pool Frontage
215	B	70	14	84	Lazy River/Beach Frontage
216	C	63	14	77	Lazy River/Beach Frontage
217	C	63	18	81	Lazy River/Beach Frontage
218	C	63	17	80	Lazy River/Beach Frontage
219	C	70	14	84	Pool Frontage
220	B	70	14	84	Pool Frontage
221	C	63	14	77	Pool Frontage
Building Total		1356	329	1685	

Blue Laguna

BEACH RESORT



North Building

Tivat Beach Club	Plan	Int Sq M	Balcony SqM	Total SqM	Comments
226	C	63	14	77	Pool Frontage
227	B	70	18	88	Pool Frontage
228	B	70	18	88	Pool Frontage
229	C	63	14	77	Pool Frontage
230	B	70	18	88	Lazy River/Beach Frontage
231	B	70	18	88	Lazy River/Pool Frontage
232	C	63	14	77	Lazy River/Pool Frontage
233	B	70	18	88	Lazy River/Pool Frontage
234	B	70	18	88	Lazy River/Pool Frontage
235	C	63	14	77	Lazy River/Pool Frontage
236	C	63	14	77	Lazy River/Pool Frontage
237	B	70	18	88	Lazy River/Pool Frontage
238	B	70	18	88	Lazy River/Pool Frontage
239	C	63	14	77	Lazy River/Pool Frontage
240	B	70	18	88	Lazy River/Beach Frontage
241	B	70	14	84	Lazy River/Beach Frontage
242	B	70	14	84	Lazy River/Beach Frontage
243	C	63	14	77	Lazy River/Beach Frontage
244	A	60	14	74	Lazy River/Water Fall Frontage
245	A	60	14	74	Lazy River/Water Fall Frontage
Building Total		1331	316	1647	

Blue Laguna

BEACH RESORT



West End Building

Tivat Beach Club	Plan	Int Sq M	Balcony SqM	Total SqM	Comments
222	B	70	12	82	Full Beach Lagoon Frontage
223	A	60	14	74	Partial Beach Lagoon Frontage
224	A	60	14	74	Fjord View
225	A	60	14	74	Fjord View
<i>Restaurant</i>		380	190	570	Full Beach Lagoon Frontage
Condo Total		250	54	304	
Retail Total		380	190	570	
Car Park					
Car Park		800		800	
Fitness Center		70		70	
Building Total		870		870	
Condos		2937	699	3636	
Car Park & Fitness		870		870	
Retail		380	190	570	
First floor Total		4187	889	5076	

Second Floor

South Building

(Incl Roof)

Tivat Beach Club	Plan	Int Sq M	Balcony SqM	Total SqM	Comments
301	A	60	42	102	Lazy River & Waterfall frontage
302	A	60	42	102	Lazy River & Waterfall frontage
303	A	56	42	98	Lazy River/Beachfrontage
304	A	56	42	98	Lazy River/Beach frontage
305	A	56	46	102	Lazy River/Beach Frontage
306	A	64	42	106	Lazy River/Beach Frontage
307	D	112	45	157	Lazy River/Beach Frontage
308	D	112	46	158	Lazy River/Pool Frontage
309	D	98	44	142	Lazy River/Pool Frontage
310	D	112	46	158	Lazy River/Pool Frontage
311	D	112	44	156	Lazy River/Pool Frontage
312	D	98	46	144	Lazy River/Pool Frontage
313	D	98	42	140	Lazy River/Pool Frontage
314	D	98	42	140	Lazy River/Pool Frontage
315	D	112	42	154	Lazy River/Beach Frontage
316	D	112	42	154	Lazy River/Beach Frontage
317	D	98	42	140	Lazy River/Beach Frontage
318	D	98	46	144	Lazy River/Beach Frontage
319	D	98	45	143	Lazy River/Beach Frontage
320	D	112	42	154	Pool Frontage
321	D	98	42	140	Pool Frontage
322	D	112	42	154	Pool Frontage
323	C	63	42	105	Pool Frontage
Building Total		2095	996	3091	

Blue Laguna

BEACH RESORT



North Building

Tivat Beach Club	Plan	Int Sq M	Balcony SqM	Total SqM	Comments
333	C	63	14	77	Park Frontage
334	D	112	46	158	Lazy River/Park Frontage
335	D	98	28	126	Lazy River/Beach Frontage
336	D	112	46	158	Lazy River/Beach Frontage
337	D	98	42	140	Lazy River/Beach Frontage
338	D	112	46	158	Lazy River/Pool Frontage
339	D	112	42	154	Lazy River/Pool Frontage
340	D	112	46	158	Lazy River/Pool Frontage
341	D	98	42	140	Lazy River/Pool Frontage
342	D	112	46	158	Lazy River/Pool Frontage
343	D	98	42	140	Lazy River/Pool Frontage
344	D	112	46	158	Lazy River/Pool Frontage
345	D	98	42	140	Lazy River/Beach Frontage
346	D	98	42	140	Lazy River/Beach Frontage
347	D	112	46	158	Lazy River/Beach Frontage
348	D	98	42	140	Lazy River/Beach Frontage
349	D	112	46	158	Lazy River/Beach Frontage
350	D	98	42	140	Lazy River/Beach Frontage
351	D	112	46	158	Lazy River/Beach Frontage
352	D	112	42	154	Lazy River/Beach Frontage
353	D	98	42	140	Lazy River/Beach Frontage
354	D	112	42	154	Lazy River/Pool Frontage
355	D	98	42	140	Lazy River/Pool Frontage
356	A	60	14	74	Lazy River/Water Fall Frontage
357	A	60	14	74	Lazy River/Water Fall Frontage
Building Total		2507	988	3495	

Blue Laguna

BEACH RESORT



West End Building

Tivat Beach Club	Plan	Int Sq M	Balcony SqM	Total SqM	Comments
324	D	112	16	128	Full Lagoon Beach Frontage
325	E	130	20	150	Full Lagoon Beach Frontage
326	E	130	20	150	Full Lagoon Beach Frontage
327	A	60	16	76	Full Lagoon Beach Frontage
328	A	60	14	74	Fjord View
329	C	63	14	77	Fjord View
330	C	63	14	77	Fjord View
331	C	63	14	77	Fjord View
332	A	60	14	74	Fjord View
Condo Total		741	142	883	
Car Park					
Car Park		800		800	
Club House		70		70	
Building Total		870		870	
Condos		5343	2126	7469	
Car Park & Club		870		870	
Second Floor Total		6213	2126	8339	
Grand Total		15646	3835	19481	

UEPs' lease back scheme
UEP Payment schedule example

Property Price€245.000
 To reserve a property you will first pay
 a holding deposit of€3.000

After urban technical conditions have been issued for the project you will need to pay the following once your mortgage has been approved:

The balance of 25% deposit€58.250
 Administration fee for purchase procedure
 and finance approval for mortgage including the full
 legal process 5.5 % on purchase price€13.475
 Total payment by purchaser.....€74.725

UEPs' finance offer:

- 75% finance package
- Circa 7.5% variable over 30 years
- 6% yield
- 5 years guaranteed yield
- No maintenance or communal charges for 5 years

EXTRAS TO THE PURCHASE PRICE

You will need to budget for an extra 2% in addition to the purchase price. This covers Government Stamp Duty.

- The purchaser may stay in their apartment for 4 weeks per year between the 1st of November to the 1st of April free of charge.
- The purchaser will enjoy 100% of the capital appreciation in their apartment.
- The project will be run as a boutique hotel operation to the highest international standards.
- UEP has the automatic right after each 4 years and 6 months to renew the lease back scheme for a further 5 year contract on each of the apartments on the original terms.
- The purchaser will receive every 6 months the financial performance report on the scheme along with a new valuation on the property.
- If the purchaser at any time wishes to sell their property the sale and transfer documentation must be carried through UEP at a cost of 2% of the sale value.



UEPs' out right purchase scheme

UEP Payment schedule example

Property Price€245.000
 To reserve a property you will first pay
 a holding deposit of€3.000

After urban technical conditions have been
 issued for the project you will need to pay
 the following:

The balance of 25% deposit€58.250

Administration fee for purchase procedure
 including the full
 legal process 4.5 % on purchase price€11.025

After 6 months from the date of paying
 the 25% deposit you must pay a
 further 35% of the purchase price€85.750

On completion of the project you
 Must pay the balance of 40% of
 the purchase price€98.000

Total payment by purchaser.....€256.025



EXTRAS TO THE PURCHASE PRICE

You will need to budget for an extra 2% in addition to the purchase price. This covers Government Stamp Duty.

- If the purchaser wishes to rent their apartment to UEP they will receive 50% of the net income received from their apartment.
- Maintenance charge for the first 5 years 90 euros per month.
- The project will be run as a boutique hotel operation to the highest international standards.
- If the purchaser at any time wishes to sell their property the sale and transfer documentation must be carried through UEP at a cost of 2% of the sale value.



UEP MONTENEGRO

PROPERTY DEVELOPMENT AND INVESTMENTS

Blue Laguna

BEACH RESORT



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