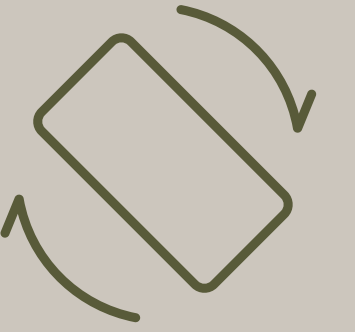




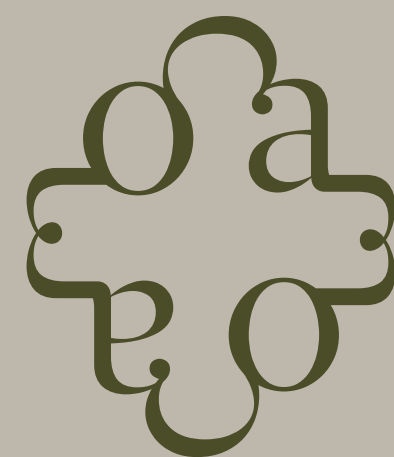
Onia Hills

RESORT & RESIDENCES

FOR BEST EXPERIENCE



ROTATE YOUR DEVICE

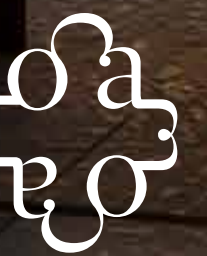


The Essence of Contemporary Mediterranean Living

REŽEVIĆI – MONTENEGRO

Discover an exceptional collection of fully furnished apartments

within a prestigious five-star resort, offering outstanding investment returns.





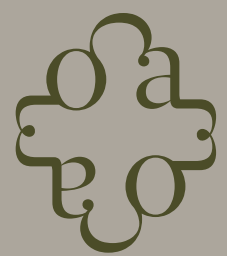
Onia Hills Resort & Residences offers a distinctive lifestyle rooted in the principles of simplicity, hedonism, and community. Every detail, from architectural design to landscaping, has been thoughtfully crafted to reflect these core values, with a distinctive aesthetic that effortlessly blends elegance and the practical demands of modern luxury living.



Location



01



Montenegro - The Ultimate Lifestyle Destination

Officially recognised as the world's first ecological state, Montenegro is renowned for its pristine natural beauty, which includes five national parks, UNESCO World Heritage Sites, the largest freshwater lake in the Balkans, and the second-longest canyon in the world. With more than 240 days of sunshine each year, this Balkan nation is experiencing remarkable growth in its tourism sector.





Year-Round Outdoor Adventure

Montenegro's unique geographic and climatic diversity provides the perfect backdrop for a wide range of outdoor activities, catering to all ages and interests. Along the coastline, visitors can enjoy swimming, fishing, snorkeling, sailing, yachting, and kite surfing.



In winter, the mountainous interior is home to a number of alpine and cross-country ski resorts, while in the warmer months, the rugged terrain transforms into an idyllic setting for golf, cycling, cave exploration, climbing, fly fishing, and hiking, as well as exhilarating white-water rafting.



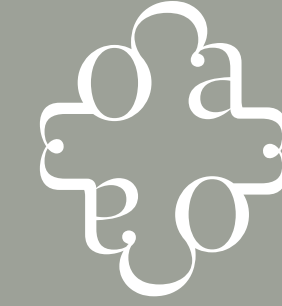
Alpine ski resorts are within the reach



Adventure white-water rafting in Tara Canyon



Explore the beauty of blue Mediterranean coast



A Vibrant Array of Local Attractions

One of the key advantages for residents of Onia Hills Resort & Residences is its exceptional connectivity via the main road, providing quick and easy access to nearby towns and a variety of beaches – ideal for a vibrant, year-round cosmopolitan lifestyle. The picturesque island of Sveti Stefan, renowned today as a glamorous summer resort for the global elite, is just a short distance away.



Aerial view of Old Town Budva with



Dramatic view at the Bay of Kotor

Similarly, the historic old town of Budva offers endless entertainment options for all ages, while Tivat, home to the luxurious Porto Montenegro, features world-class shopping, dining, and one of the finest marinas in the Mediterranean. Additionally, the UNESCO-protected town of Kotor, with its rich cultural and historical landmarks, adds further appeal to the region.

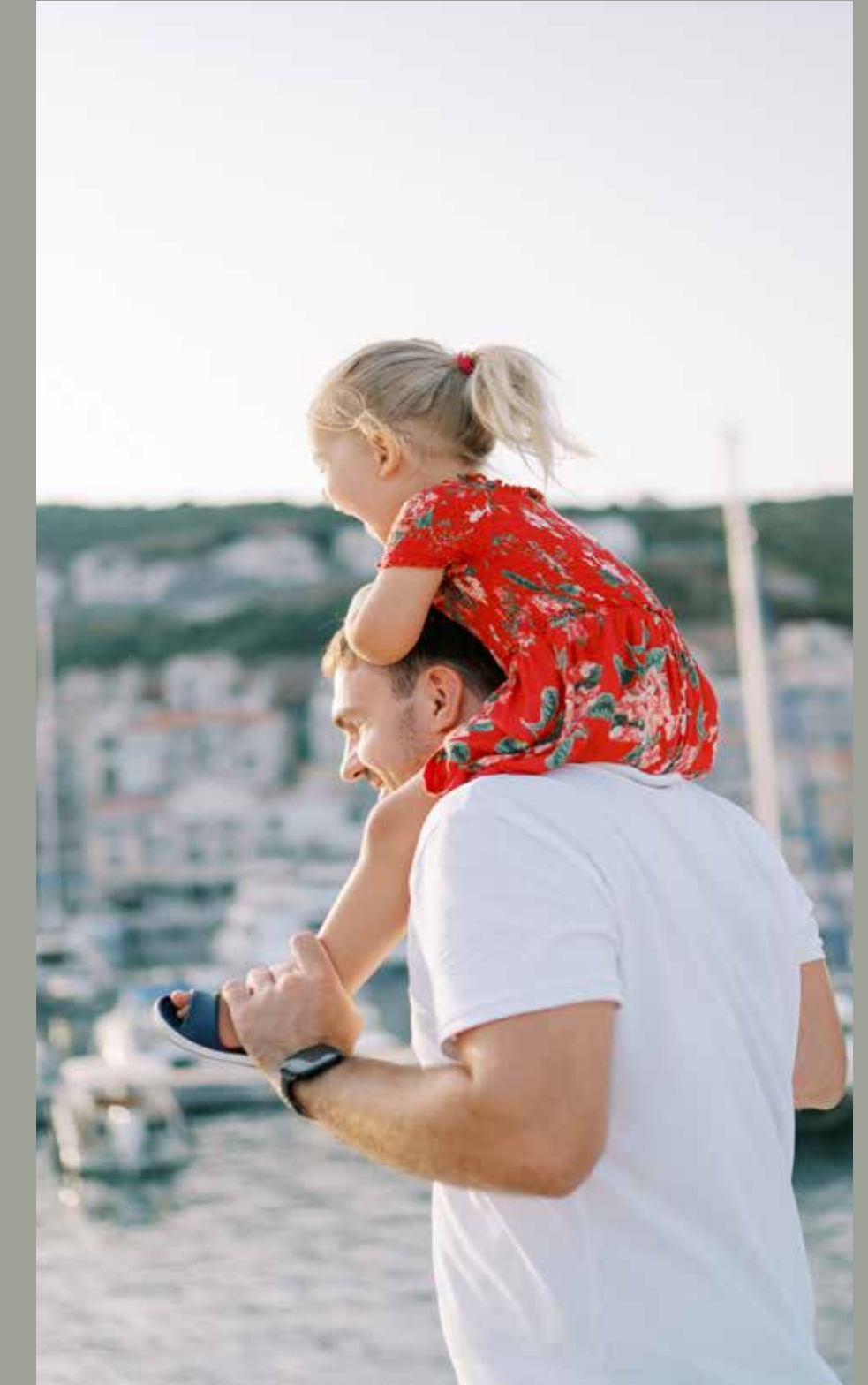


Effortless Connections

Reževici boasts excellent transport links, with the nearby main road providing quick and easy access to Budva and Sveti Stefan, numerous beaches within a 3 km radius, and three international airports within 80 km.

- **Beaches:**
 Drobni Pijesak 1,2 km;
 Sveti Stefan 1,8 km;
 Galija Beach Club 2,9 km
- **Budva** 11 km
- **Kotor** 25 km
- **Tivat** 38 km
- **Tivat Airport** 32 km
- **Podgorica Airport** 62 km
- **Dubrovnik Airport** 81 km





A Trusted Destination for Investments

Since gaining independence in 2006, Montenegro has established itself as an attractive destination for foreign direct investment, offering a business-friendly environment with minimal state interference. Investors can also remit dividend and interest profits without restrictions. Competitive rates are in place for real estate property, inheritance, estate, and property transfer taxes.

The government of Montenegro is committed to the country's economic prosperity, with particular emphasis on tourism and investment. Its foreign policy ensures political stability. Montenegro was granted EU candidate status and became a member of NATO in 2017.

Project Vision



02

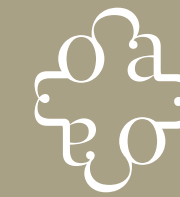




Onia Hills Resort & Residences offers an unparalleled lifestyle, crafted for sophisticated travelers and discerning homeowners.

As a homeowner, you can take advantage of optional Property and Rental Management services, ensuring your property's security and protection while generating a steady income. Our Rental Program offers the perfect balance of convenience and investment returns. Enjoy seamless rental management, the freedom to use your residence whenever you wish, and the flexibility to resell at any time.





A Picture-Perfect Setting

Nestled in the scenic village of Reževići, in the hinterland of the Budva riviera, Onia Hills Resort & Residences seamlessly blends with the landscape, designed to harmonize with its gentle contours. Renowned for its natural beauty and rich traditions, the location offers breathtaking panoramic views of the Adriatic Sea and the pristine, undisturbed surroundings.



Harmonious Integration of Nature and Architecture

Inspired by the timeless beauty of Mediterranean landscapes, our design philosophy blends aesthetic appeal with the natural environment. Every material, both exterior and interior, is carefully chosen to complement the surrounding patterns. Drawing on earthy wood tones, the design strengthens the connection with nature. Native olive trees are preserved as focal points, maintaining their natural character. The result is a visually stunning, functional, and cohesive landscape that honors the land's rich natural heritage.







Thoughtful Landscaping

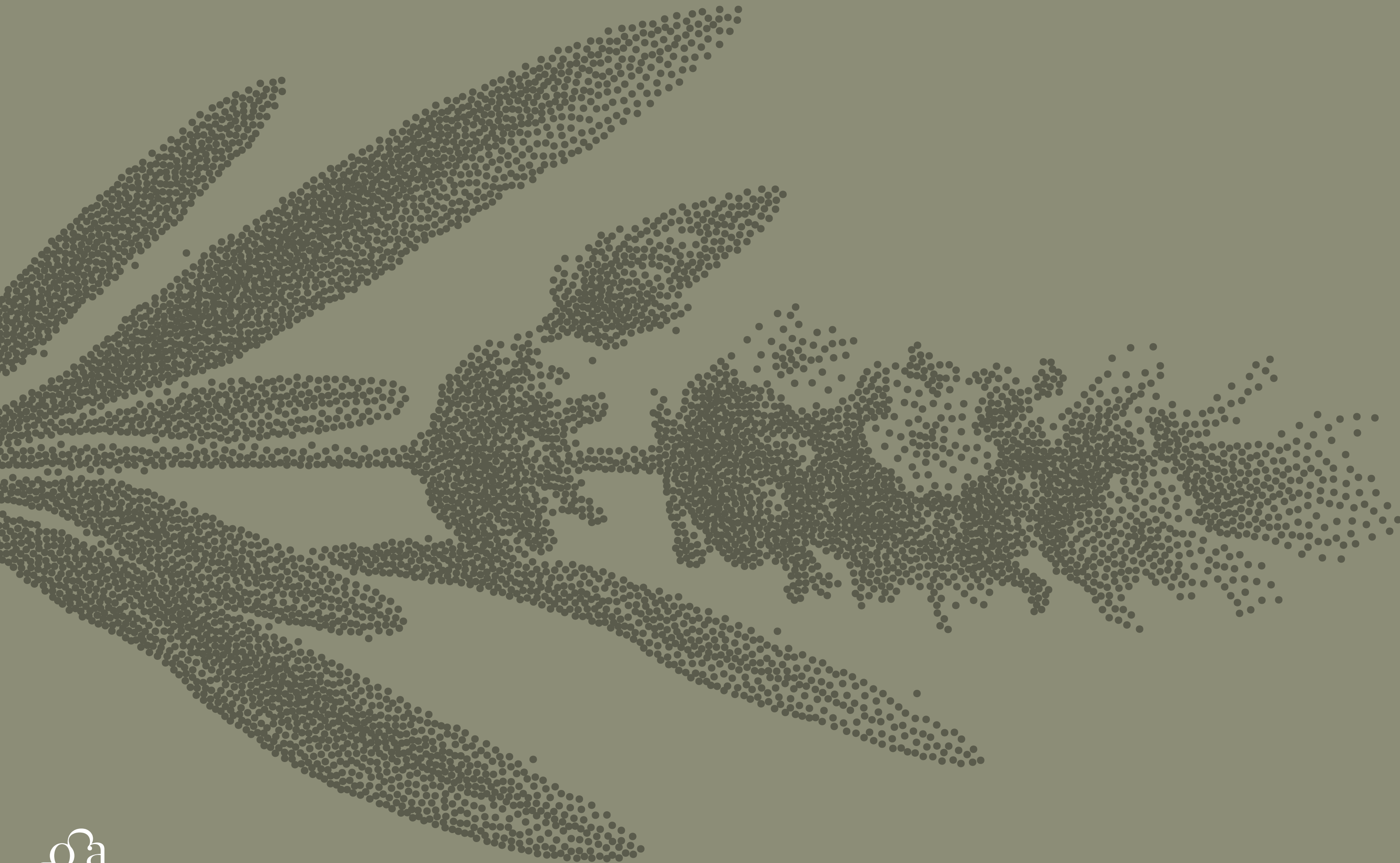
The carefully curated selection of plant species is aligned with the functional needs of buildings and communal spaces while complementing the local environment. We choose species that not only thrive in the area's conditions but also enhance the visual appeal year-round with vibrant colors and textures.

These plants provide shade and privacy, fulfilling both aesthetic and protective roles. The landscaping incorporates Mediterranean-style elements, such as local stone, cobblestones, and gravel, to create a harmonious, timeless design.

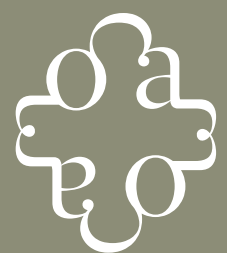


Onia Hills Hotel Bar & Lounge area

Amenities



03



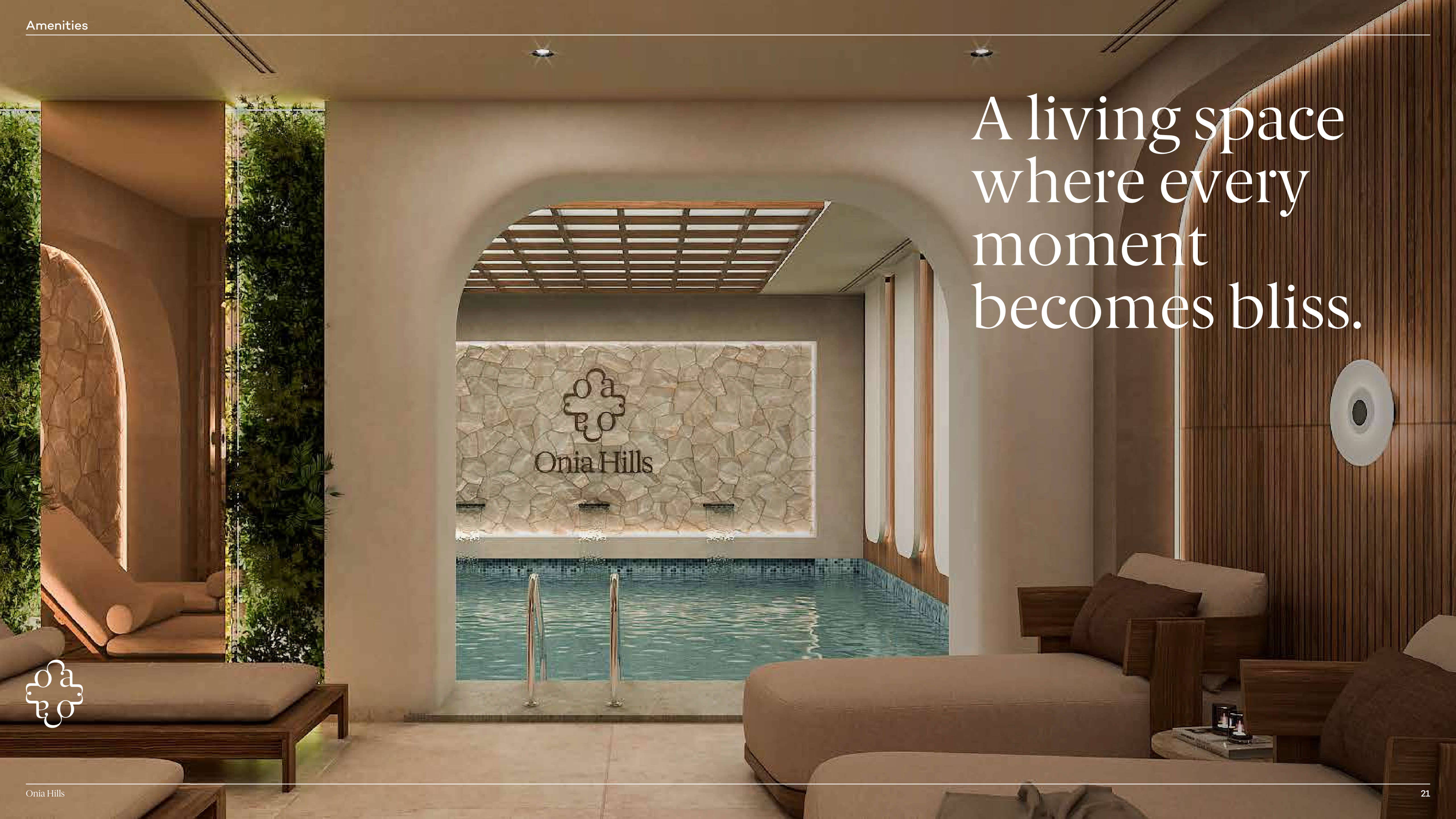


Enhanced Lifestyle Options

Experience elevated living with a range of thoughtfully designed communal spaces that cater to every lifestyle. The community boasts a Main Square, ideal for socialising and relaxation, as well as tranquil yoga areas and dedicated zones for rest and rejuvenation. Common areas are furnished with modern outdoor furniture, including canopies, seating areas and deck chairs.



A living space
where every
moment
becomes bliss.





A glimpse at the exclusive Onia Hills Spa area reveals a sanctuary of luxury and tranquility.

Resort Map

- 1 HOTEL GARAGE
GARAŽA HOTELA
- 2 HOTEL INFINITY POOL
HOTELSKI INFINITY BAZEN
- 3 GYM & FITNESS STUDIO
TERETANA I FITNES
- 4 CONFERENCE ROOM
KONFERENS SALA
- 5 APARTMENT INFINITY POOL
APARTMANSKI INFINITY BAZEN
- 6 KODS CLUB
DJEČIJI KLUB
- 7 KIDS AREA & POOL
DJEČIJA ZONA SA BAZENOM
- 8 YOGA AREA
JOGA ZONA
- 9 APARTMENT POOL
APARTMANSKI BAZEN
- 10 MAIN SQUARE
GLAVNI TRG
- 11 CONVENIENCE STORE
PRODAVNICA
- 12 APARTMENT BLOCK GARAGE
APARTMANSKA GARAŽA
- 13 HOTEL SQUARE
HOTELSKI TRG
- 14 SELFIE SPOT
SELI PUNKT





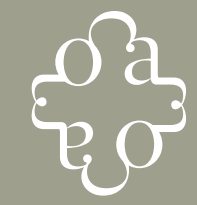
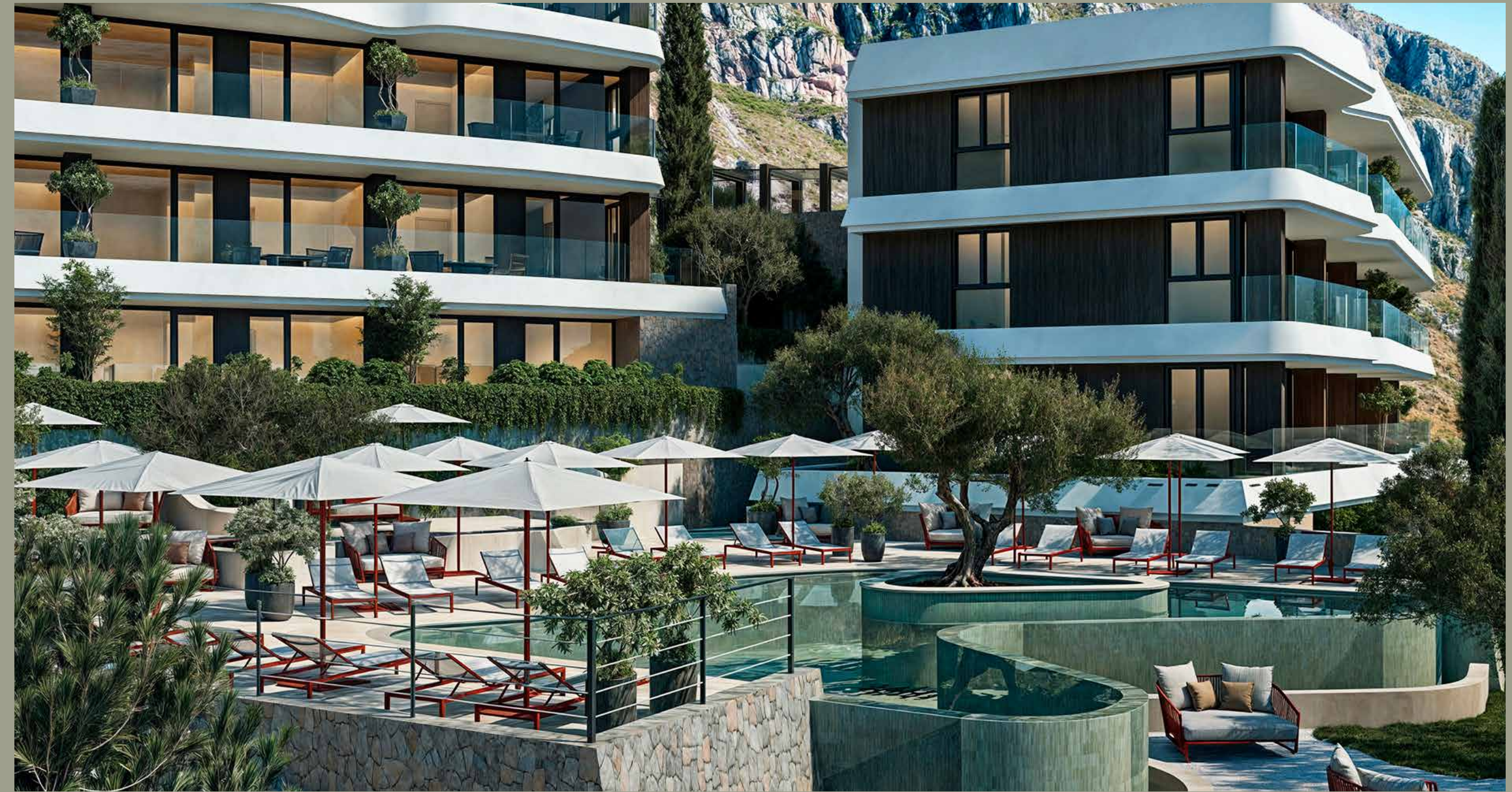
Carefully Curated Conveniences

Families will appreciate the vibrant children's play areas, an indoor kids club, and an outdoor kids pool without edge, while residents can indulge in leisure with four outdoor pools, as well as an indoor pool, a modern gym with Technogym fitness equipment, and a spa & wellness centre provided by the hotel.



- Five-star Hotel
- Indoor Spa with sauna, pool and Jacuzzis
- 4 pools
- Restaurant
- Kids Club
- Kids Pool
- Recreational facilities
- Shop
- Conference Center
- Main Square

A view at Oniatel
open-deckl area



Dining options include two exceptional restaurants and a stylish poolside bar, offering the perfect setting for relaxation and socializing. For added convenience, a small retail shop is also available on-site. The underground garage offers 126 parking spaces, along with an electric vehicle charging station. Apartment owners will also have access to a range of services, including facility management, apartment maintenance, and rental management.



Onia Hills Hotel Restaurant area



An ambiance where beauty, functionality and bespoke comfort seamlessly come together.

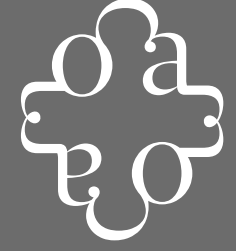


Investment Overview



04





Transform Your Property into a Profitable Investment

Owning a home in Montenegro opens the door to numerous benefits and opportunities. The country boasts the fastest-growing tourism market in Europe, with an impressive growth rate of approximately 25%. This dynamic trend presents investors with a promising opportunity for significant value appreciation of their properties.

Homeownership becomes even more rewarding with our optional Property and Rental Management services, designed to secure your property while generating a steady income. Maximize your earnings with flexible rental options by offering short-term vacation rentals during the bustling tourist season and long-term leases during quieter off-seasons.



Enjoy seamless management, the freedom to use your residence whenever you wish, and the flexibility to resell at any time.

Apartment Overview



05



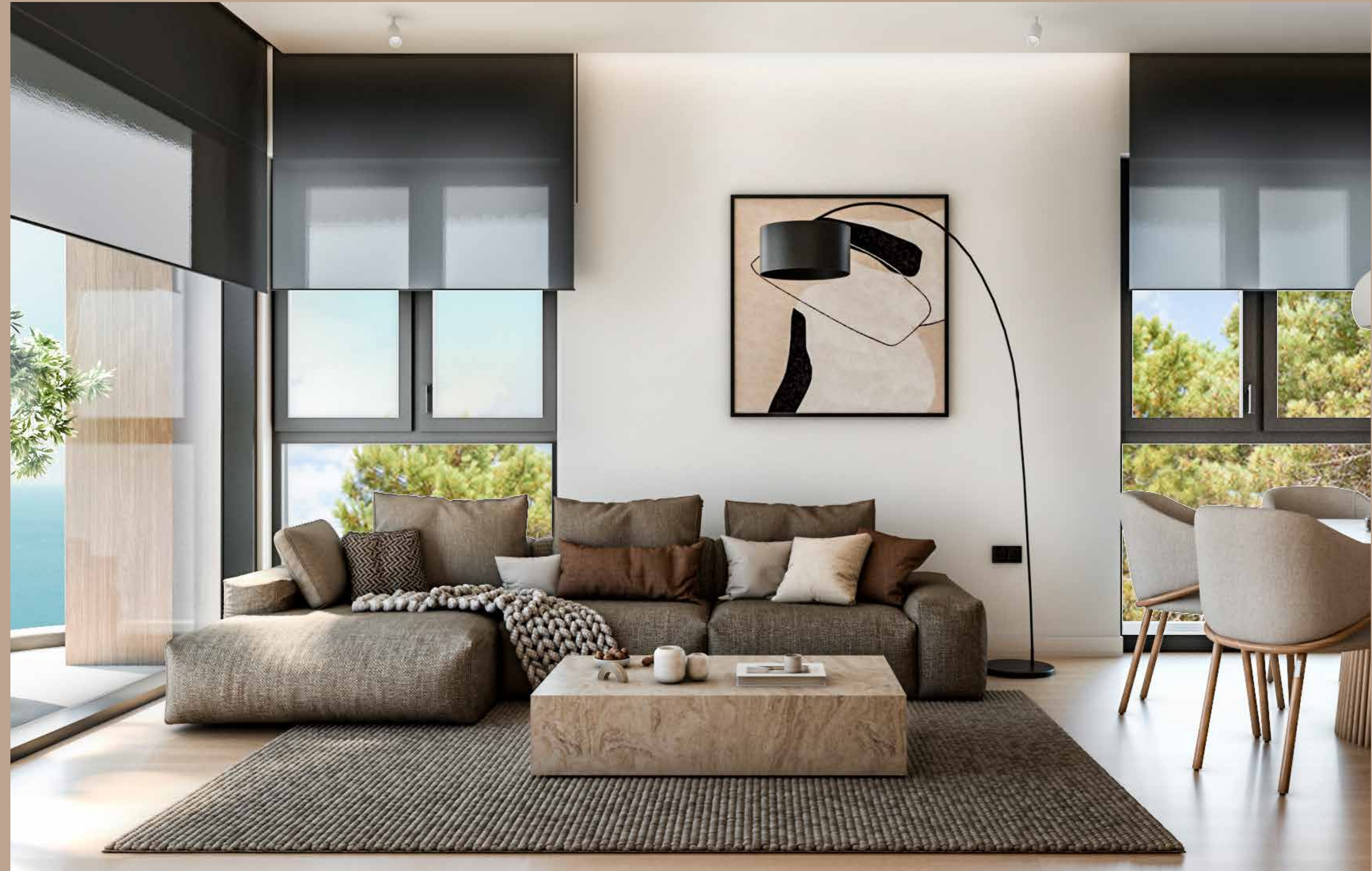


Your Turnkey Solution to Exclusive Living.



A Premium Collection of Fully Furnished Homes

Onia Hills Resort & Residences offers a remarkable selection of 55 one-bedroom and 10 two-bedroom fully furnished residences, ranging in size from 63 to 92 square metres. Each home combines bespoke design, high-quality materials, and exceptional finishes with practical functionality. Additionally, every building is equipped with its own reception desk.



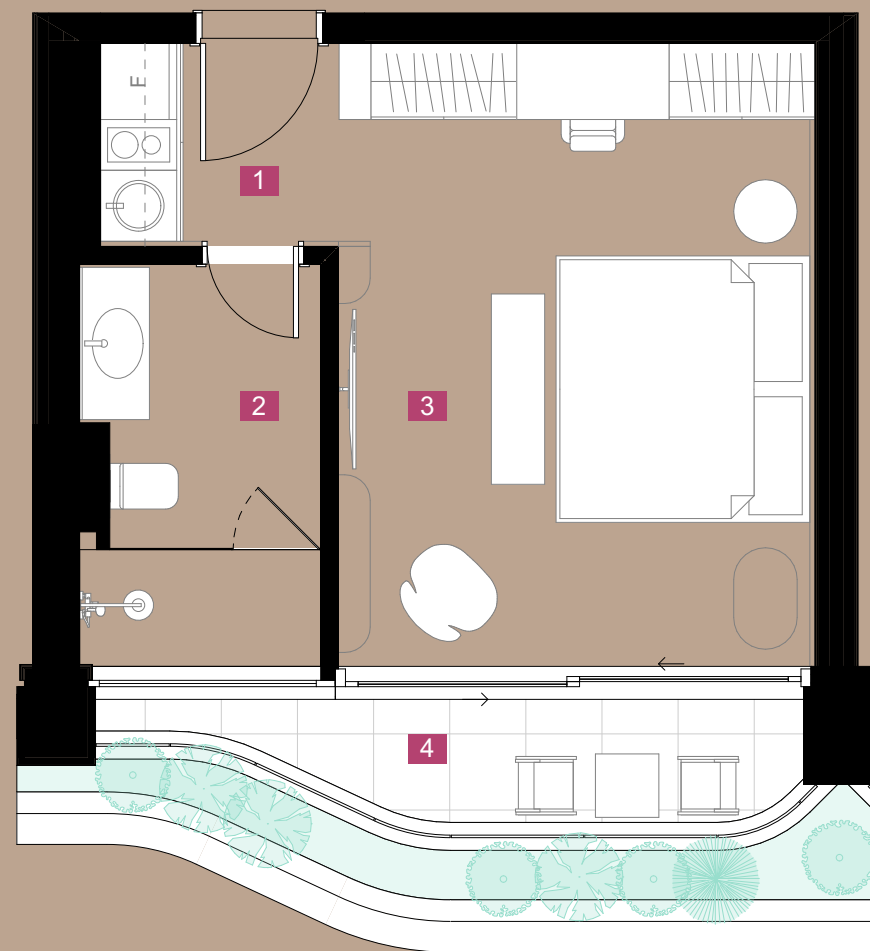


Setting the Standard for Sophisticated Living

Your fully furnished Onia Hills home combines complete functionality with refined furniture, premium fittings, and state-of-the-art appliances from renowned manufacturers. Each residence features Tarkett parquet flooring, custom-built wardrobes

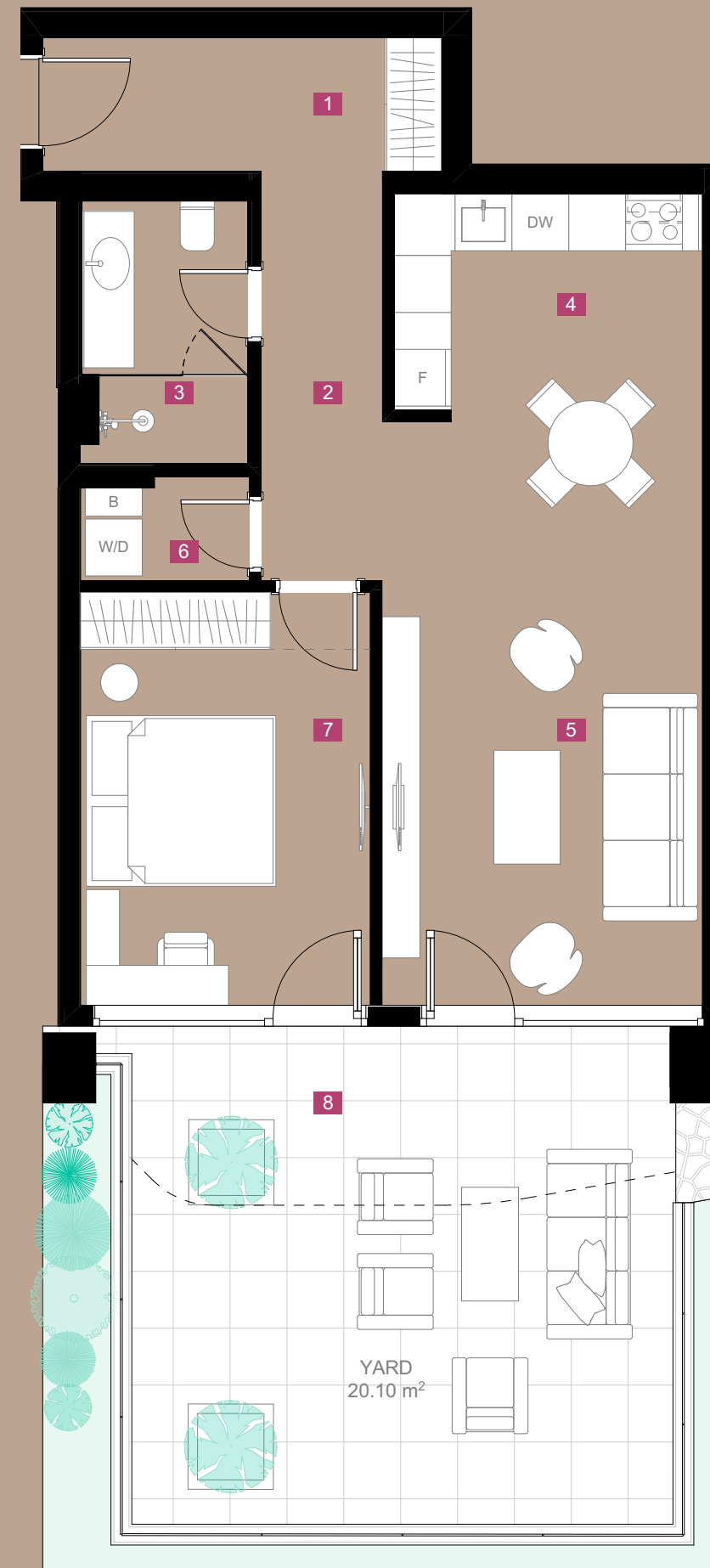
Open-plan kitchens include integrated cabinets and appliances by Bosch and Samsung. Bathrooms are appointed with Florim ceramic flooring and premium fixtures from Hansgrohe and Geberit. For year-round comfort, every apartment is equipped with a multi-room air conditioning system by Samsung.





Type 1 Hotel Studio Apartment

1. Entrance and Kitchen
2. Bathroom
3. Bedroom
4. Terrace



Type 2 One-bedroom Apartment

1. Entrance
2. Hallway
3. Bathroom
4. Kitchen & dining
5. Living room
6. Laundry room
7. Bedroom
8. Terrace



Type 3 Two-bedroom Apartment

1. Entrance hallway
2. Bathroom
3. Laundry room
4. Toilet
5. Bedroom 1
6. Bedroom 2
7. Kitchen & dining
8. Living room
9. Terrace



Breathtaking Views

Each residence boasts a private balcony and expansive floor-to-ceiling windows, providing unobstructed views of the Adriatic Sea and picturesque surrounding landscapes. Thoughtfully designed with large glass openings, these homes maximize natural light and ensure a refreshing flow of ventilation throughout.



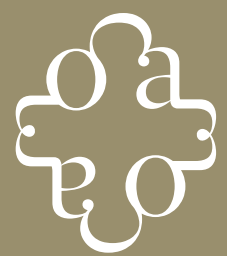


Let your investment work for you. With our hassle-free rental management and expert maintenance services, you can enjoy peace of mind and steady returns.

About Belmont Developments



06



Investing with Confidence

Belmont Developments has successfully completed numerous real estate projects, delivering a significant number of fully furnished apartments to new owners. Having gained extensive experience on the German property market, where precision is essential, the company applies the same meticulous approach in Montenegro.

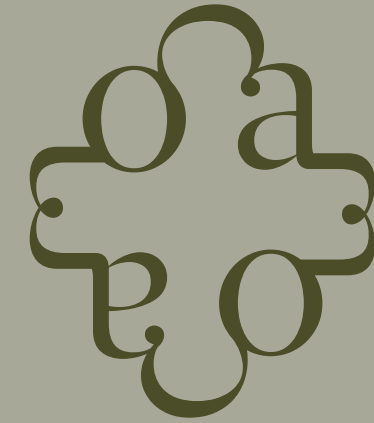
BELMONT
DEVELOPMENTS



This commitment to quality ensures clients receive sustainable, long-lasting properties featuring modern architecture, while investing in Belmont's developments offers strong returns in one of Europe's fastest-growing tourism markets. The company's notable projects in Montenegro include Horizon Residences in Bečići and Onia Exceptional Homes in Budva.



BELMONT
DEVELOPMENTS



Get in touch today to explore available apartments, discover flexible payment options, and learn how we can help maximize your property's potential.

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Onia Hills

RESORT & RESIDENCES

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