



Smart Eco Property developed by
"Rentals Montenegro" & "Mini Condos"

My Tiny House

Eco-Tiny Living

Following the most recent lifestyle trends, we are thrilled to announce our new project "My Tiny House". A concept of sustainable individual housing, in line with the *tiny-living movement*, with each house having its private piece of land with permaculture gardens, nestled in the beautiful nature of Montenegro both in coastal and mountain areas.

We are a property developer in Montenegro since 2008, first introducing the concept of *tiny living* in Montenegro back in 2016.



3D design of the 2 bedroom Tiny House

Concept

The resorts of modern Eco-Tiny Houses will be developed in several locations in Montenegro, on the hills above Tivat, and with views of mountains in Kolašin. These compact houses will be wrapped into the lush greenery of the olive grove, centennial pine trees and magical snow during winter months.

Your Tiny House comes with its permaculture garden to produce organic veggies and herbs. You can enjoy the best quality harvest thanks to the Mediterranean and mountain climates. We also offer free training at the permaculture education center in the nearby Bay of Kotor so you can learn how to properly maintain your garden.



3D design of the 2 bedroom Tiny House

Kavač is a quiet residential area between Kotor & Tivat, overlooking the Bay of Kotor, a UNESCO site

Less than a 10 min drive to all shops,
facilities, marinas, restaurants and
Tivat international airport.

Projects distance from:

- Kotor old town (5km),
- Tivat and Porto Montenegro
(6km),
- Kalardovo Blue Flag Beach (5km),
- Plavi Horizonti Beach (11km),
- Budva (20km),
- Dubrovnik Airport (53km).

At 120m of altitude, the houses benefit
from a mix of sea and mountain pure
air. Also many hiking trails are starting
right next to the land.



Plot in Kavač, The Springs, fall

Our Tiny Houses are in high demand, and the offer is very limited.

Register your interest with us at info@minicondos.me

3D design of the 3 bedroom Tiny House model →





Coastal Locations

The Mediterranean, the coastal area, where houses will be located, will feature a mix of several decades-old Olive trees, Pine trees, newly planted cypress trees, Mediterranean aromatic plants, stone walls, paths and stairs. The houses are nestled within an olive grove with a yearly community olive harvest.

Enjoying privacy in a cocooned atmosphere in your new Tiny House is raised to a whole new level. This project will be developed in two locations in the Bay of Boka:

- **The Groves**

The Groves location offers a great abundance of forest and mountain views. Houses in this location will be blended into nature and represent a perfect getaway from the city lifestyle. The location will have 18 houses in total.

- **The Springs**

The Springs location is positioned higher than the Groves which will allow the houses to have a sea view. This location will have only 6 houses in total.

Kolašin is a small mountain town in Montenegro and the center of our winter tourist season

In a 5 minutes drive from our houses, there are all shops, facilities, restaurants, hotels, etc. Only 10 kilometers from Kolašin there are two modern ski resorts. Currently, both ski resorts have 27 kilometers of arranged ski trails. With the connection of the ski resorts, with the lift K7, almost 100km of ski trails are now a large playground for many lovers of winter sports.

With the new highway connecting the north of Montenegro to the coast. Kolasin presents a strategic location as a ski resort connected to the capital city in less than 30min and the sea in 1h.



Plot in Kolašin, winter

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3D design of the 1 bedroom Tiny House ➡





Plot in Kolašin, fall

Interior inspiration

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

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

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

The style delivered with this interior design gives a minimalistic, yet modern approach with the usage of local materials and inspiration from the local tradition.



Tiny House, bedroom design

Coastal locations



Living/Dining area Tiny House

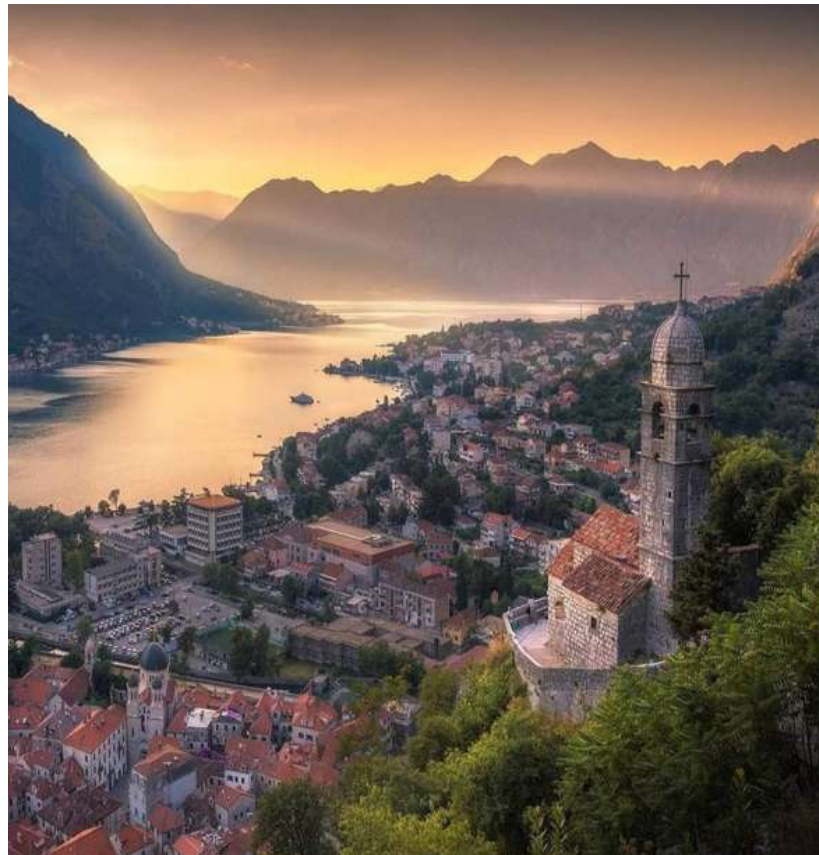
Living/Dining area Tiny House



Mountain location

Living in MONTENEGRO

For the person looking to live, or to invest, in a stress-free and healthy environment, with the possibility of operating a business with low taxation, in one of the most beautiful landscape of the world, Montenegro is ticking most of the boxes.



Low density and high safety

Montenegro has a very low population density, with only 47 inhabitants per km² (or 121 people per mi²) making it a very pleasant 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 costs of living

The cost of living² in Montenegro (food and rent) is 65% lower than in London, 64% than in Chicago, 62% than in Paris, 58% lower than in Toronto, and 47% than in Vienna.

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

¹ (source <https://www.worldometers.info/world-population/montenegro-population/>)

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 mountain, including 4 UNESCO protected sites.

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



Healthy living for your well being

Good and organic food supply.

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.

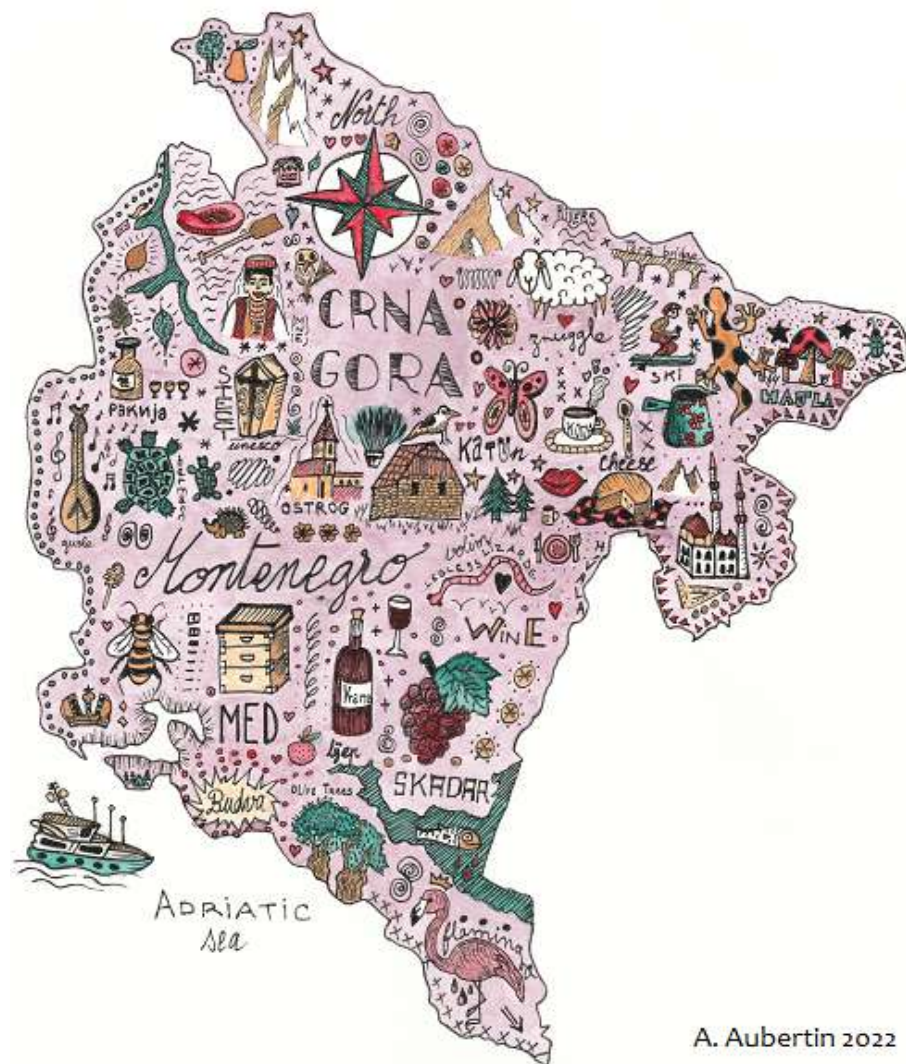


Some of the Advantages

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.

To experience a more self-sustainable way of life, we include for each house a ready-to-use permaculture garden, with 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.



A. Aubertin 2022

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Low-energy technology of building for low-cost year-round living.

Ideal also for home-office with particularly good and reliable optical cable internet connection.

Great as an investment for long-term or short-term rentals that can be managed by our in-house letting agency "Rentals Montenegro".





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