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# Protected investments in highly profitable projects

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## PROJECT №2035 PURCHASE OF AN OPERATING BOUTIQUE HOTEL (MONTENEGRO)

REQUIRED AMOUNT OF INVESTMENTS:

**\$2 376 000**

ANNUAL NET PROFIT:

**\$154 000**

RETURN ON INVESTMENT CAPITAL:

**6%**

**Description:** An operating boutique hotel is offered for acquisition, located in the prestigious coastal area of Dobrota (Kotor, Montenegro), just 50 meters from the seafront promenade and 3 kilometers from the historic city center.

The property is a small premium-class hotel complex featuring:

- **8 themed designer rooms with sea views**
- **A restaurant and bar offering signature cuisine and an exclusive wine list**
- **A spa area with sauna, hydromassage, and massage treatments**
- **An outdoor pool and a relaxation terrace**

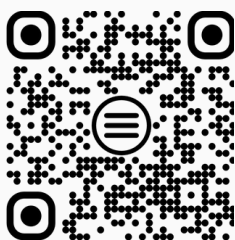
The hotel is **currently operational, professionally managed**, and has an **established client base**, consistent demand during the high season, strong visibility on travel platforms, and excellent guest reviews.

The property boasts a fully completed architectural and interior concept, requires no additional investment, and is ready for **continued operation or repositioning into another commercial format (villa, residence, private rental, etc.)**.

### Project Advantages

✓ **Operating Business with Management in Place:** The property is already generating income, has on-site management, a dedicated team, a loyal client base, and is integrated into leading online booking platforms.

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- ✓ **Premium Location:** Dobrota is consistently ranked among the top destinations in the Bay of Kotor. With walking distance to the sea, steady tourist flow, and proximity to Porto Montenegro, the hotel enjoys year-round demand.
- ✓ **Flexible Use Scenarios:** The property can continue to operate as a hotel or be transformed into a private family residence for short-term rental via premium rental platforms.
- ✓ **Reduced Investment Risk:** The hotel is fully operational — licenses, infrastructure, and marketing are already in place. The investor acquires not just real estate, but a functioning business with ongoing cash flow.

### Investor Appeal

- **Minimized Risk:** The asset is already income-generating — there is no waiting period or need for capital expenditure.
- **High-Demand Micro-Location:** A rare combination of seclusion, seafront proximity, and access to tourist infrastructure.
- **Alternative Use Potential:** Easily convertible into a private villa with resale or rental potential in the luxury second-home market.
- **Capital Appreciation:** Properties in the Kotor area have shown average annual value growth of 7–12% over the past 3 years.
- **Eligible for trust structures, family capital strategies, or income-diversified portfolios.**

### Required amount of investments: \$2 376 000

Name	Amount, \$
Purchase of the hotel	2 376 000
<b>Total</b>	<b>2 376 000</b>



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### Annual income data:

Name	Amount, \$
Rooms revenue	256 000
<b>Total</b>	<b>256 000</b>

### Annual Expenses data:

Name	Amount, \$
Operational expenses (40%)	102 000
<b>Total</b>	<b>102 000</b>

- Annual income: \$256 000
- Annual expenses: \$102 000
- Annual net income: \$256 000 - \$102 000 = **\$154 000**
- Annual return on investment capital:

$$\text{ROI} = \frac{\text{Net income}}{\text{Investment amount}} \times \text{Investor's share} \times 100\% = \mathbf{6\%}$$

### Distribution of shares:

Investor - **100%**