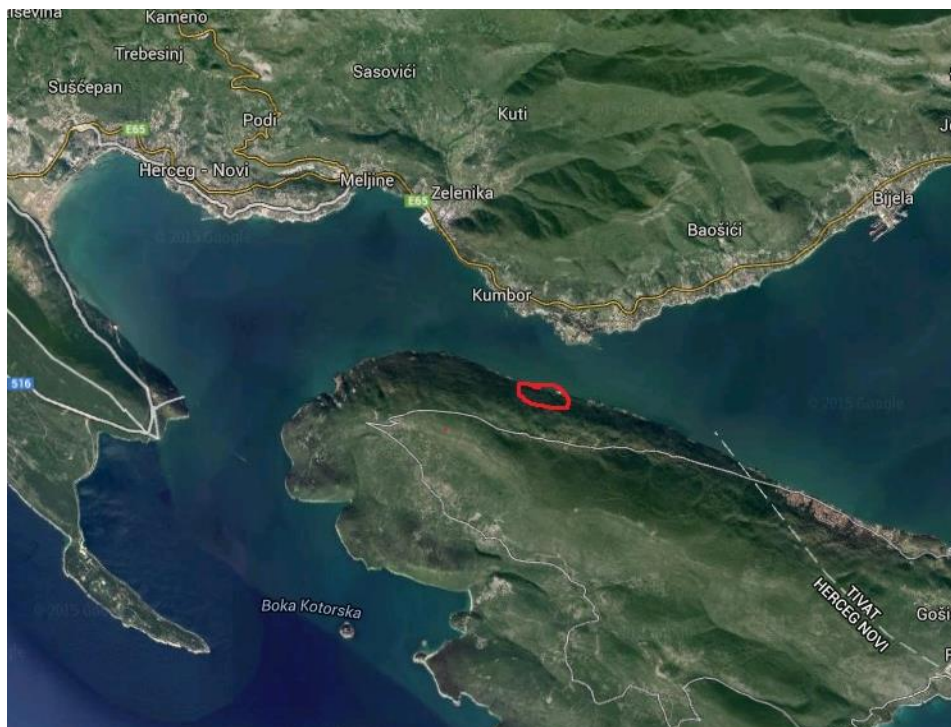


Land plots by the sea, peninsula Luštica, Herceg Novi, Montenegro

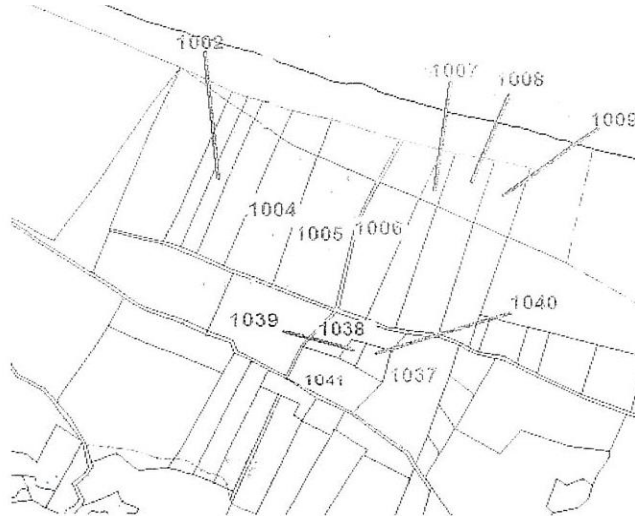


General Information

| | |
|------------------------|---|
| Type of real estate | Land plots by the sea on peninsula Luštica, Herceg Novi, Montenegro |
| Cadastral data | <ul style="list-style-type: none"> - LN no. 301, cadastral land plot no. 1002, with surface: 2,298 m², - LN no. 302, cadastral land plot no. 1005, 1009, 1037, with total surface: 18,423 m², - LN no. 303, cadastral land plot no. 1004, 1006, 1039, 1040, 1041, with total surface: 15,320 m², - LN no. 304, cadastral land plot no. 1007, 1008, with total surface: 7,953 m², - LN no. 308, cadastral land plot no. 1038, with surface: 2,159 m², Cadastral Municipality Zabrdje, Luštica - Herceg Novi. |
| Surface of real estate | Total surface of land plots 46,153 m ² |

Geographical location

| | |
|---------|-------------------|
| Country | Montenegro |
| Region | Herceg Novi |
| City | peninsula Luštica |



Description

Land plots are located on the north west part (near Zabrđe area) of peninsula Luštica in Herceg Novi. Currently the land is classified as agricultural although the special plan has not been adopted yet. The peninsula Luštica is well known by olive oil, ham, cheese and beautiful beaches. The distance to the nearest town with an airport Tivat is 20 km, the distance to the lake of Herceg Novi is 70 km.

Although at the moment there is no infrastructure (roads, electricity, water) the area is very attractive for development of tourism, as the whole peninsula Luštica is very attractive with more than 200 sunny days per year and a view on the whole Herceg Novi Riviera.

Orientalational pricing

| | |
|-----------------|---|
| Public auctions | On 28 th April 2016 a gathering of offers in the bankruptcy process will take place. Starting price will be 3,400,000 €. |
|-----------------|---|

Legal status

| | |
|------------------------|--|
| Current ownership | Elektrotehna A.D. Podgorica – in bankruptcy |
| Status of legal action | Insolvency |
| Legal notice | An ex-employee of the current owner started a dispute filing an objection against the recognition of claims of Factor banka and other creditors. |

Contact

| | |
|--------------------|--|
| Bankruptcy trustee | Ognjen Jovović, E-Mail: osa2000@t-com.me |
| E-mail address | nepremicnine@factorb.si |
| Phone No. | 00 386 1 230 66 61, 00 386 1 230 66 56, 00 386 1 230 66 12 |

Ljubljana, 1st April 2016