

Buyer's Guide

FOR INVESTORS



About Onia Hills

01 - WHAT IS EXACTLY ONIA HILLS?

Onia Hills Resort & Residences is a premium five-star resort community in Reževići, on Montenegro's Budva Riviera. It combines fully furnished private residences with luxury hotel services, resort amenities and professional property management.

02 - WHERE IS ONIA HILLS LOCATED?

Onia Hills is located in Reževići, between Budva and Petrovac, overlooking the Adriatic Sea. The resort offers a peaceful setting while remaining close to beaches, restaurants and international airports.

03 - WHAT MAKES ONIA HILLS DIFFERENT?

Onia Hills combines private ownership with the comfort and services of a five-star resort. Owners enjoy luxury amenities, professional management and the flexibility of both personal use and rental opportunities.

04 - WHO IS THE DEVELOPER?

The project is developed by Belmont Developments, a german reputable company with more than 30 years of experience in residential development, and several successfully completed projects in Montenegro.

05 - WHO IS THIS PROJECT IDEAL FOR?

Onia Hills is designed for buyers seeking a holiday home, a permanent residence or a property with long-term investment potential. It is equally suited to lifestyle buyers, remote professionals and investors looking for professionally managed ownership.



The *Residences*

01 - WHAT APARTMENT TYPES ARE AVAILABLE?

Onia Hills offers a collection of 55 one-bedroom and 10 two-bedroom fully furnished residences, ranging from 63 to 92 m², all designed with panoramic sea views and contemporary Mediterranean architecture.

02 - ARE THE APARTMENTS FULLY FURNISHED?

Yes. Every residence is delivered fully furnished, equipped with high-quality materials, premium finishes and carefully selected appliances, making it ready for immediate use or rental.

03 - WHAT IS INCLUDED IN THE PURCHASE?

Your purchase includes a fully furnished residence with premium interior finishes, built-in kitchen and appliances, access to the resort's world-class amenities, and professional property and rental management options.

04 - CAN I CUSTOMIZE THE INTERIOR?

The residences are delivered as fully furnished turnkey homes with a carefully curated interior design. For available customization options during the construction phase, please contact our sales team.

05 - ARE PARKING SPACES AVAILABLE?

Yes. Underground parking spaces are available for purchase, subject to availability. Please contact our sales team for current pricing and availability.



Resort *Lifestyle & Amenities*

01 - WHICH AMENITIES ARE AVAILABLE?

Owners have access to four outdoor swimming pools, an indoor wellness & spa, fitness centre, restaurants, kids club, conference facilities, landscaped outdoor areas and a boutique five-star hotel.

02 - CAN OWNERS USE ALL RESORT FACILITIES?

Yes. Owners enjoy access to the resort's shared amenities, creating a seamless lifestyle experience throughout the year.

03 - IS THE RESORT SUITABLE FOR YEAR-ROUND LIVING?

Absolutely. Onia Hills is designed for both holiday stays and permanent living, offering modern residences, premium amenities and a peaceful coastal setting.

04 - WHAT IS THE SURROUNDING AREA LIKE?

Located in Reževići, the resort is surrounded by Mediterranean nature, beautiful beaches, hiking trails and authentic coastal villages, while remaining just a short drive from Budva and Petrovac.

05 - WHAT LIFESTYLE CAN OWNERS EXPECT AT ONIA?

Onia Hills offers a relaxed Mediterranean lifestyle where privacy, wellness, nature and premium hospitality come together. Whether enjoying a quiet retreat or an active coastal lifestyle, owners benefit from resort services designed for comfort and convenience.



Buying *Process*

01 - CAN FOREIGNERS BUY PROPERTY IN MONTENEGRO?

Yes. Foreign citizens can purchase property in Montenegro under the same ownership rights as Montenegrin citizens, with very few legal restrictions.

02 - WHAT IS THE BUYING PROCESS?

The process is simple and transparent. It typically includes selecting your residence, signing a reservation agreement, completing the purchase agreement, making payments according to the agreed schedule and final ownership registration upon completion.

03 - CAN I PURCHASE A PROPERTY REMOTELY?

Yes. The entire purchasing process can be completed remotely through a Power of Attorney (POA), allowing you to buy your property without travelling to Montenegro.

04 - WHICH DOCUMENTS ARE REQUIRED?

In most cases, buyers only need a valid passport. Our sales team and legal partners will guide you through any additional documentation required during the purchase process.

05 - WILL I RECEIVE LEGAL SUPPORT DURING THE PURCHASE?

Yes. Throughout the purchasing process, our team works closely with trusted legal professionals to ensure every step is completed securely, transparently and in accordance with Montenegrin legislation.

Payment & *Financing*

01 - ARE FLEXIBLE PAYMENT PLANS AVAILABLE?

Yes. Buyers can take advantage of flexible installment plans throughout the construction period, with payments linked to agreed project milestones.

02 - IS BANK FINANCING AVAILABLE?

Yes. Onia Hills collaborates with a renowned banking partner to offer financing solutions for eligible buyers, subject to the bank's approval and lending criteria.

03 - ARE CRYPTOCURRENCY PAYMENTS ACCEPTED?

Yes. We accept cryptocurrency payments through a secure and fully compliant payment process, providing buyers with additional flexibility.

04 - WHICH PAYMENT METHODS ARE AVAILABLE?

Payments can be made via international bank transfer, while selected alternative payment options, including cryptocurrency, are also available.

05 - WHICH PAYMENT OPTION IS RIGHT FOR ME?

Our sales team will help you choose the most suitable payment solution based on your individual needs, whether you prefer a flexible installment plan, bank financing or cryptocurrency payment.

Rental *Programme*

01 - CAN I RENT OUT MY RESIDENCE?

Yes. Owners have the opportunity to participate in the Onia Hills Rental Programme, allowing their residence to generate income when not in personal use.

02 - WHO MANAGES THE RENTAL PROCESS?

The rental programme is professionally managed, taking care of guest bookings, check-ins, housekeeping, maintenance and day-to-day operations on your behalf.

03 - CAN I STILL USE MY RESIDENCE?

Absolutely. Owners have the flexibility to enjoy their residence while making it available for rental during the periods they are not using it.

04 - HOW IS RENTAL INCOME GENERATED?

Rental income is generated through professionally managed short-term stays, with the resort team handling reservations and guest services to help maximise occupancy.

05 - WHY JOIN THE RENTAL PROGRAMME?

The programme offers a convenient, hassle-free ownership experience by combining professional property management with the opportunity to generate rental income, while maintaining the quality and standards of the resort.



Residency *Permit In* *Montenegro*

01 - CAN I GET RESIDENCY VIA PROPERTY PURCHASE?

Yes. After purchasing a property and registering ownership, foreign citizens may apply for a temporary residence permit in Montenegro based on property ownership, subject to the applicable immigration regulations in force at the time of application.

02 - CAN THE ONIA HILLS TEAM ASSIST WITH RESIDENCY?

Yes. Through our trusted legal and immigration partners, we can connect buyers with professional assistance throughout the residency application process.

03 - CAN MY FAMILY APPLY FOR RESIDENCY?

Eligible family members may also apply through the family reunification process, in accordance with Montenegrin immigration regulations.

04 - HOW LONG DOES THE RESIDENCY PROCESS TAKE?

Processing times vary depending on the type of application and the competent authorities. Our partners will provide guidance and support throughout the procedure.

05 - WHY CHOOSE MONTENEGRO AS YOUR 2ND HOME?

Montenegro offers a safe environment, favourable climate, excellent connectivity, attractive tax conditions and an exceptional Mediterranean lifestyle, making it an increasingly popular destination for international homeowners.

After *Purchase*

01 - WHAT HAPPENS AFTER I PURCHASE MY RESIDENCE?

Once your purchase is completed, you'll receive regular construction updates (where applicable) and dedicated support from our team until your residence is ready for handover.

02 - WHEN WILL I RECEIVE THE KEYS?

Your residence will be handed over upon completion of construction and fulfilment of the purchase agreement. Our team will coordinate the handover process and final inspection with you.

03 - WHEN WILL I RECEIVE THE TITLE DEED?

Following completion of the purchase and ownership registration with the Montenegrin Land Registry, you will receive your official title deed as proof of ownership.

04 - WHO CAN I CONTACT IF I NEED ASSISTANCE?

Our dedicated customer support team will be available to assist you with property-related questions, owner services and ongoing support after your purchase.

05 - CAN I START USING MY RESIDENCE IMMEDIATELY?

Yes. Once the handover process is completed, your fully furnished residence is ready for immediate personal use or participation in the rental programme.



Living *In Montenegro*

01 - WHY CHOOSE MONTENEGRO AS YOUR SECOND HOME?

Montenegro offers a unique combination of Mediterranean lifestyle, natural beauty, safety and excellent international connectivity, making it an ideal destination for both living and investment. Montenegro is expected to join EU beginning of 2028.

02 - IS MONTENEGRO A SAFE COUNTRY TO LIVE IN?

Yes. Montenegro is considered one of the safest countries in the region, offering a relaxed lifestyle and welcoming environment for residents and international homeowners.

03 - HOW WELL IS MONTENEGRO CONNECTED?

Montenegro is served by two international airports, Tivat and Podgorica, with excellent seasonal and year-round connections to major European cities.

04 - CAN I LIVE IN MONTENEGRO ALL YEAR ROUND?

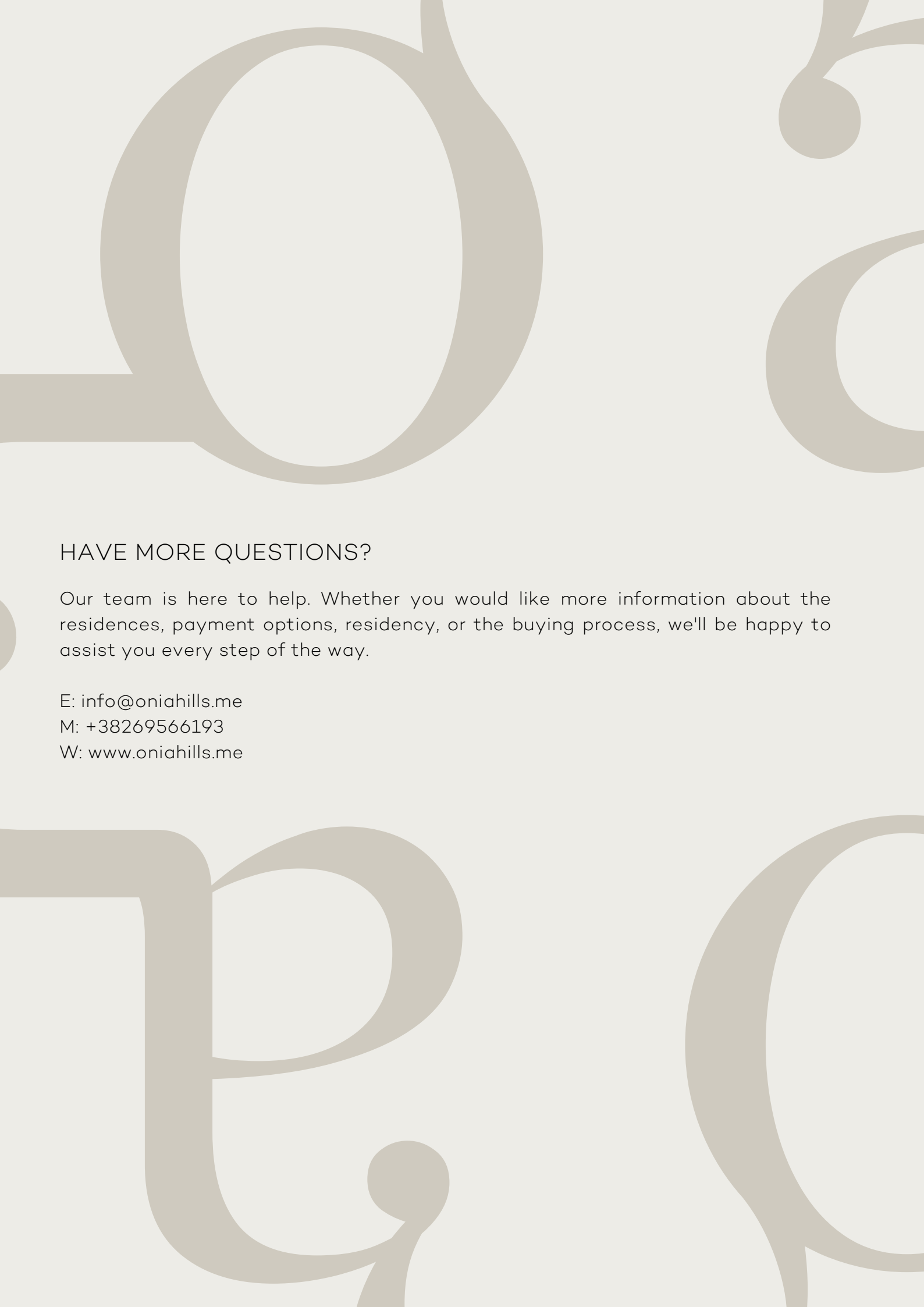
Yes. Montenegro offers a mild Mediterranean climate, modern infrastructure and all essential services, making it suitable for year-round living.

05 - WHAT IS EVERYDAY LIFE LIKE IN MONTENEGRO??

Life in Montenegro combines a relaxed coastal lifestyle with excellent restaurants, outdoor activities, cultural heritage and a growing international community, offering a high quality of life throughout the year.

The Essence of Contemporary
Mediterranean Living.





HAVE MORE QUESTIONS?

Our team is here to help. Whether you would like more information about the residences, payment options, residency, or the buying process, we'll be happy to assist you every step of the way.

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Onia Hills

RESORT & RESIDENCES