





# EUROPEAN PROPERTY AWARDS

REAL ESTATE

## AWARD WINNER

REAL ESTATE AGENCY  
SINGLE OFFICE  
MONTENEGRO

CMM Investment  
Consulting Group

2019-2020

CMM was founded by a merger of the group of companies operating in the real estate market combining professional knowledge and expertise in areas of real estate, tourism and investment consulting in Montenegro. Having a great experience, we now sell our own developments.

The main priority of the CMM Company is a deeper understanding of the client's needs and preferences which, together with our extensive investment experience, allows the client to feel secure and confident. CMM is a unique Montenegrin company which has become a company of a full cycle, from creation of the ideas and concepts of the property to its construction and implementation in 10 years of its work.





The purchase and sales procedure in Montenegro is quite simple. To sign a purchase and sales contract, a passport is the only legal document you need.



Our manager will organize the property visit tour and control the whole process, with the goal of the maximum economy of your time.



Your personal CMM Manager will help you to choose the property that meets your criteria and personal preferences.

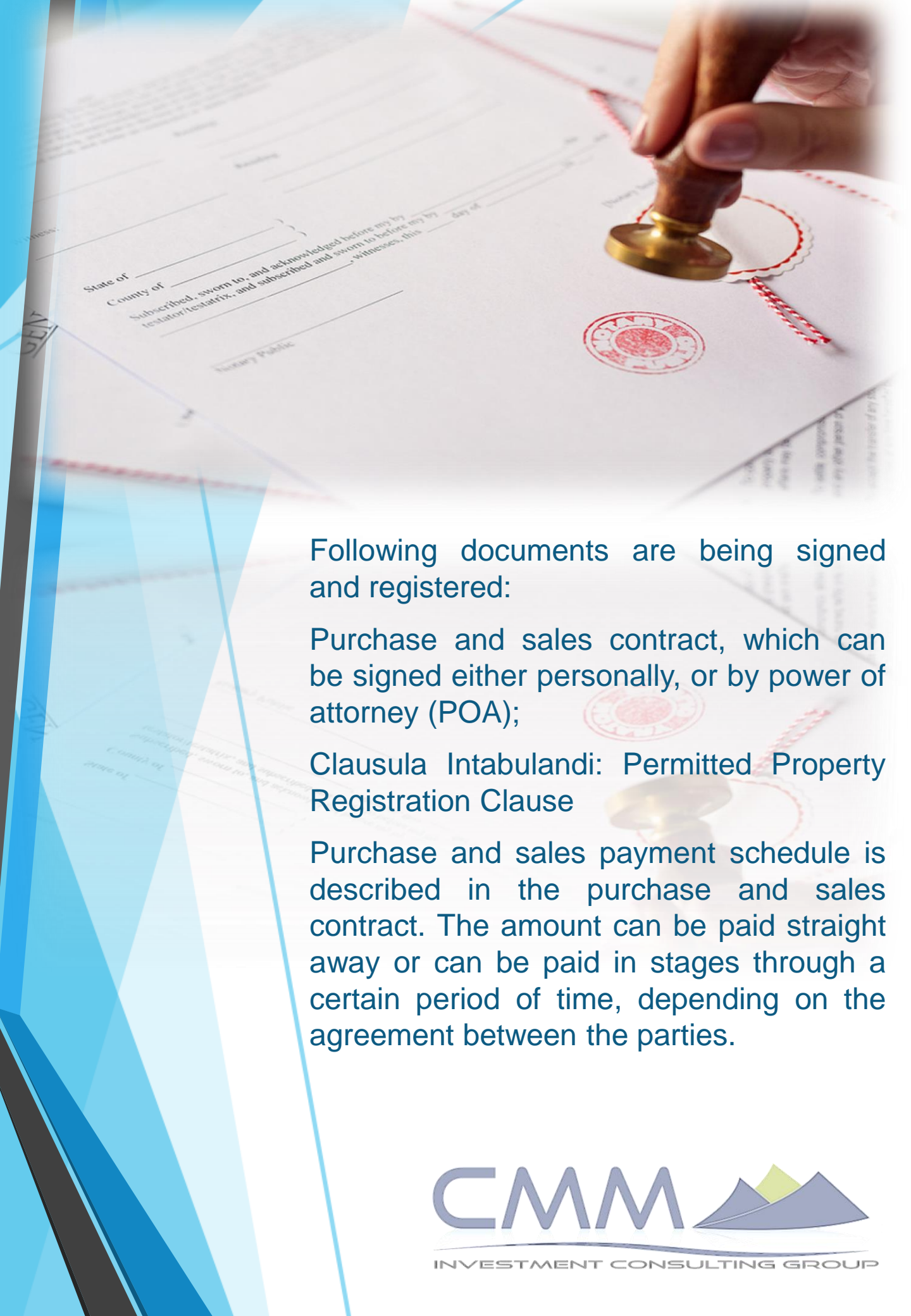


In order to reserve the property you have chosen and start the Sales and Purchase process, the reservation deposit should be paid. This amount is the part of Sales and Purchase price, and it should be paid at the moment of signing the reservation agreement with our company.



If the seller is a private party, he is obliged to present ownership title deed as legal evidence that he is the owner of the property, together with his own ID card or a passport. In case the Vendor is a company, it needs to provide confirmation of the company's registration issued by Montenegrin Central Register of the Companies, together with company stamp.

The purchase and sales contract is signed in front of a notary who is assigned for the region where the property is located.



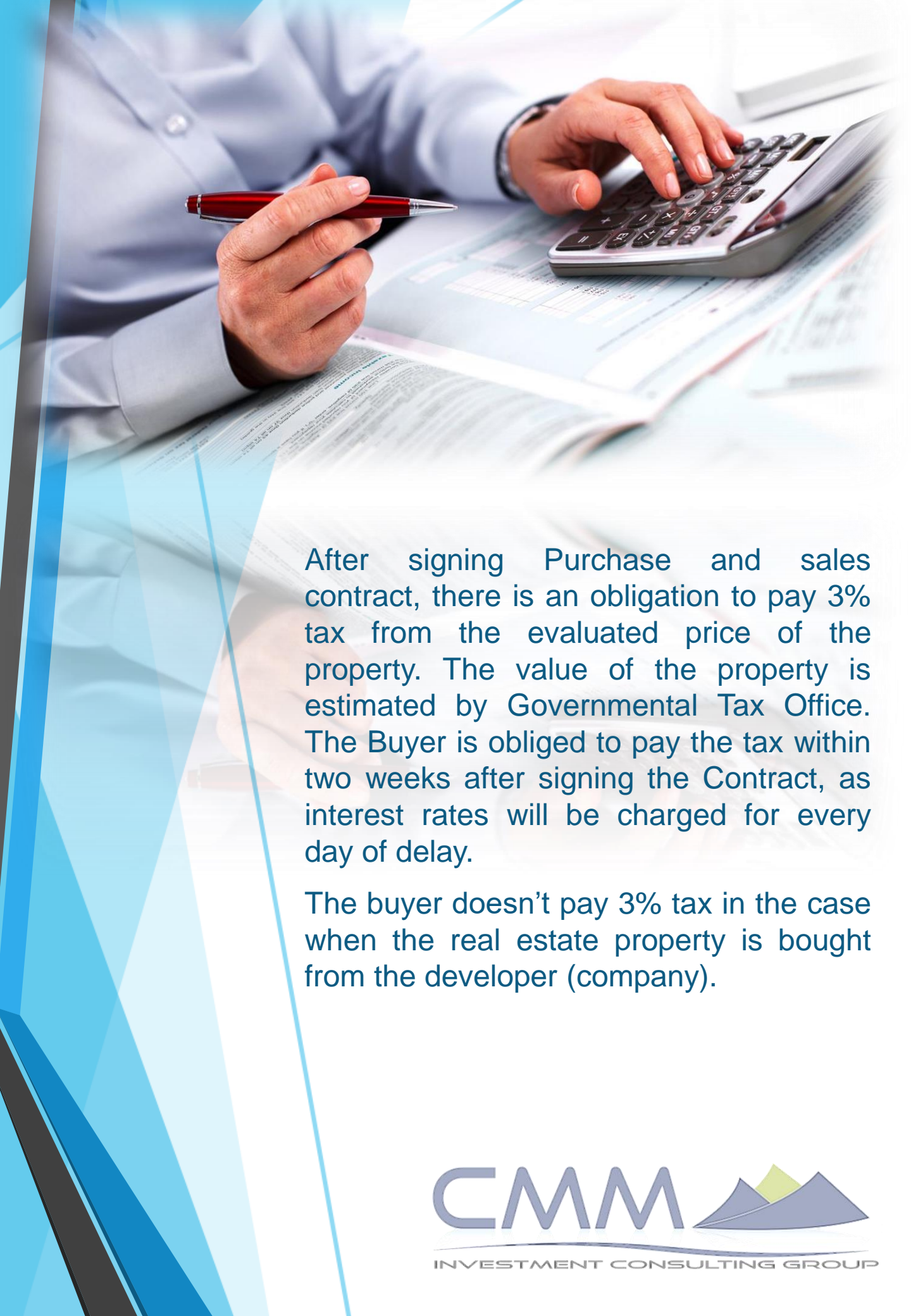
Following documents are being signed and registered:

Purchase and sales contract, which can be signed either personally, or by power of attorney (POA);

Clausula Intabulandi: Permitted Property Registration Clause

Purchase and sales payment schedule is described in the purchase and sales contract. The amount can be paid straight away or can be paid in stages through a certain period of time, depending on the agreement between the parties.





After signing Purchase and sales contract, there is an obligation to pay 3% tax from the evaluated price of the property. The value of the property is estimated by Governmental Tax Office. The Buyer is obliged to pay the tax within two weeks after signing the Contract, as interest rates will be charged for every day of delay.

The buyer doesn't pay 3% tax in the case when the real estate property is bought from the developer (company).



After the total amount of the Purchase and Sales contract has been paid and Clausula Intabulandi issued, the next step is to apply for registration of the real estate named after the new owner in the municipality administration. After that, the new owner receives an ownership title deed addressed to the new owner's name. The whole process usually takes from 1-3 months to be finished.

Our managers will control the whole process for you.



After the purchase process is successfully finished, we will organize the meeting with our Management Department, which can help you with furnishing, renovation or rental of your new property.



*Home*  
is where  
your  
story  
begins...



**CMM**   
INVESTMENT CONSULTING GROUP

## Tips before you travel to Montenegro:

- Check the validity of your passport, as well as visa requirements
- Non-resident may, without a declaration from the customs authority, physically bring to Montenegro or export cash from Montenegro, in euros and / or non-euro values, in the total amount or value up to 10.000 €
- For amounts exceeding 10.000 €, you need money declaration (from the border of your country as well as Montenegro), as well as document confirming the origin of the noted amount. Please consult our manager before your arrival.
- Deposit for the reservation of the property, as well as the notary services need to be paid in cash;
- Consult our manager about registration procedure which is obligatory 24h upon your arrival to Montenegro;
- In case that you plan to open account in bank in Montenegro, check with our manager what are the bank that allow account opening for foreigners. In order to open a bank account, you will need proof of address in your country.

## Emergency numbers:

Police 122

Firemen 123

Emergency 124

## Tips for drivers:

- Apart from your valid driving licence, you need valid international drivers permit if you plan to drive a car in Montenegro
- Seatbelts are required
- In case that you plan to drive across the border, you need green card insurance
- Headlights need to be on at all times, even during the day
- The legal limit is 30 milligrams of alcohol per 100 milliliters of blood.
- using of telephone while driving is forbidden
- The only toll in Montenegro is the Sozina tunnel between Lake Skadar and the sea (2.50 € per car)
- Children under 12 years old may not travel in the front passenger seat.
- Children under 5 years old must use a suitable child restraint.
- A person visibly under the influence of alcohol may not travel in the front passenger seat.

- *You can find additional info on our web-site:*

- <http://cmm-montenegro.com/>

## CONTACTS

Russia:

- +7 (499) 685 14 96
- +7 (926) 889 80 14

• Montenegro:

- +382 33 453 430
- +382 68 108 896

• E-mail:

- [info@cmm-montenegro.ru](mailto:info@cmm-montenegro.ru)
  - [cmmgroup@t-com.me](mailto:cmmgroup@t-com.me)
- Our address in Montenegro:
  - Jadranski put b.b. Budva