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terra
HOMES



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Terra Homes is a unique investment opportunity in one of the fastest growing tourist destinations in the world.

Introduction

Terra Homes is a stylish and peaceful sanctuary, where crisp clean mountain air and verdant greenery is standard fare. Surrounded by crystal clear lakes and set against a backdrop of stunning peaks, our mountain homes make blissful escape allowing you to bask in sumptuous surroundings and revel in the awe-inspiring beauty that only these majestic landscapes can offer.

All homes are designed for modern living, with a focus on sustainability that allows our residents to enjoy a healthy lifestyle in truly stunning natural settings. We are committed to preserving the delicate natural environment while providing uncompromising aesthetic appeal and exquisite recreational opportunities to our residents.

Whether you are looking for a primary residence or an income-generating property, we have the expertise to ensure that your investment will be a success. With us, you can rest assured that your funds are being utilized in the most efficient way possible. The company's experienced team of developers and advisors will guide you every step of the way to ensure maximum return on investment with minimal risk.



Featuring an ample selection of luxury amenities, Terra Homes is a dream-come-true opportunity for those looking for high-end residences in the most scenic and secluded surroundings.



The Project

AMENITIES:

Playground for Children	Barbecue Area	Solar Panels
2 Parking Spaces per Villa	Private Sauna	Rainwater Irrigation
Security Services	Bathtub	Pellet Boilers
Private Garden	Indoor Fireplace	Wine Fridges
3-4 Terraces per Villa	Outdoor Fireplace Patio	High Quality Free Spring Natural Water
Private Outdoor Jacuzzi	Underground Heating System	

ADVANTAGES:

Simple & Elegant Design

Timeless design with high quality, natural materials ensure long-lasting beauty and durability of a property that will only increase in value as time passes. Functional and aesthetically pleasing, our villas exhibit sophistication and luxury while maintaining a level of convenience that makes living easy.

Lush Unspoiled Nature

Nestled within natural landscapes of emerald forests, crystal clear lakes and awe-inspiring peaks, Terra Homes offers a tranquil mountain retreat for those who appreciate the beauty of untouched nature. Montenegro is a small country full of hidden and unrevealed, beautiful areas that you can enjoy and reach quickly.

Sustainable & Eco-Friendly

We use integrated landscape and architectural design solutions that reduce water pollution, promote renewable energy, conserve natural resources, and protect native species habitats while providing higher quality housing developments.

Year-Round Destination

Kolasin is considered the country's most vibrant mountain town. Impressive Bjelasica slopes with world-class ski trails, a wide selection of recreational outdoor activities, scenic surroundings and authentic cuisine made Kolasin a year-round destination for those seeking a serene mountain escape.

Inspired by the modern country home vibe, each villa honors the untouched beauty of the environment by blending thoughtful construction and sustainable architecture materials with contemporary luxuries.

The Villas

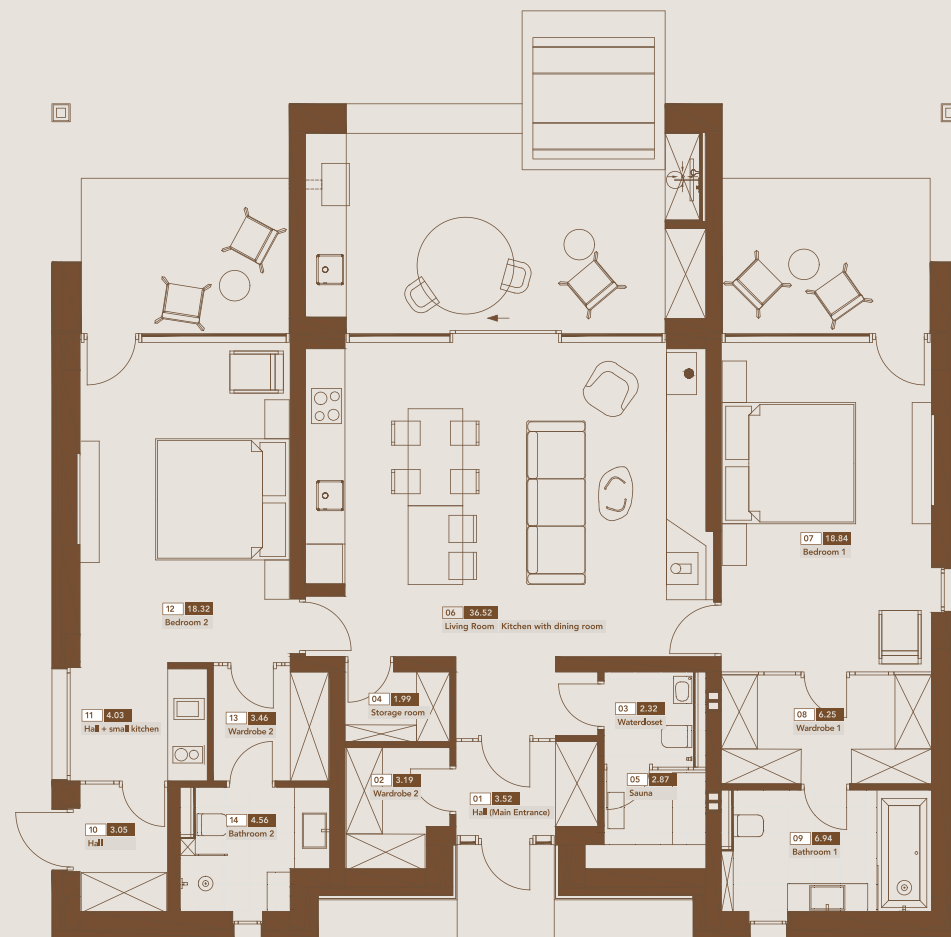
Our opulent villas exude simplistic elegance, creating a modern country house aesthetic that lends itself to unparalleled comfort and distinction. Every detail has been carefully selected, from the rich selection of natural materials and color palettes to the exquisitely chosen furniture pieces, providing guests with an atmosphere that feels like home away from home.

FEATURES & SPECIFICATIONS

There are two types of villas on the site.



Villa One



Net Size: **115.47 sqm**
 Gross Size: **169.60 sqm**
 Quantity of Villas Type One: **6 Villas**

Room specification

Room nr.	Name	Area (sq.m.)
1	Hall (main entrance)	3.52
2	Wardrobe	3.19
3	Waterdomet	2.32
4	Storage room for kitchen	1.99
5	Sauna	2.74
6	Living room / kitchen with dining room	36.26
7	Bedroom 1	18.84
8	Wardrobe for bedroom 1	6.25
9	Bathroom for bedroom 1	6.94
10	Hall (second entrance for bedroom 2)	3.05
11	Hall with small kitchen	4.03
12	Bedroom 2	18.32
13	Wardrobe for bedroom 2	3.46
14	Bathroom for bedroom 2	4.56

- Private Sauna
- Terrace with Jacuzzi
- Barbecue Area
- Spacious Private Garden
- 2 Private Parking Spaces
- 2 Mini Terraces
- 1 Main Terrace



DESIGN

Each luxury villa boasts simple yet stylish interior design with a modern country house vibe, offering comfort reminiscent of home through its use of carefully selected furnishings, materials and colors. Living rooms and kitchen/dining areas are accented by the open wooden rafter system, adding character and warmth to each space.

Wall decor features finest natural materials, including custom-made veneered panels, Tarkett's solid boards, large-format porcelain tiles from Porcelanosa, as well as exposed concrete and Giolli decorative plasters.

Bathrooms feature top-of-the-line Hansgrohe equipment. Lighting schemes are carefully designed throughout spaces to create an inviting and aesthetically pleasing atmosphere.

COMMON FEATURES

- Top Notch Decor and Furnishings
- Open Wooden Rafter System
- Veneered Panels Wall Decor
- Exposed Concrete
- Large-Format Porcelain Tiles by Porcelanosa
- Decorative Plasters by Giolli
- Bathroom Equipment by Hansgrohe
- Sustainably Sourced Building Materials
- Locally Sourced Natural Stone
- Energy Efficiency Across All Spaces
- Simple and Modern Interior Design
- Warm Ambiance



Villa Two

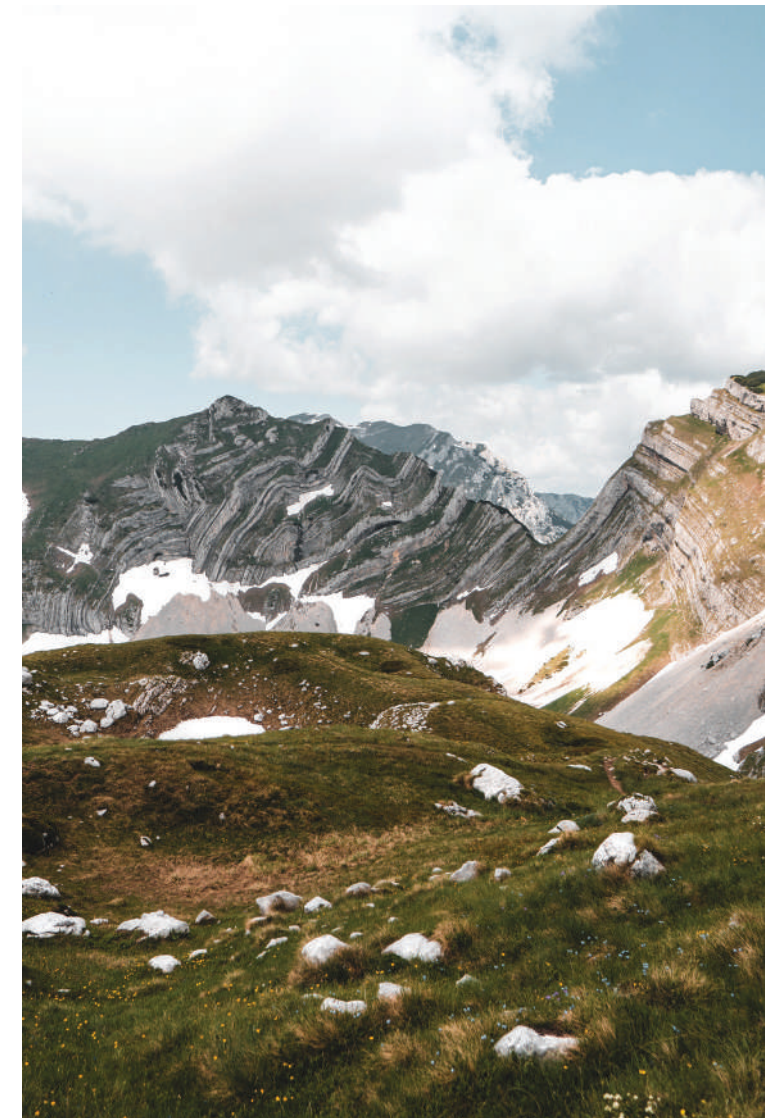


Net Size: **141.74 sqm**
 Gross Size: **208.91 sqm**
 Quantity of Villas Type Two: **2 Villas**

Room specification

Room nr.	Name	Area (sq.m.)
1	Hall (main entrance)	6.13
2	Wardrobe	5.96
3	Storage room for kitchen	4.54
4	Living room / kitchen with dining room	42.18
5	Hall	4.03
6	Bedroom 1	21.86
7	Wardrobe for bedroom 1	3.11
8	Bathroom for bedroom 1	6.86
9	Sauna cabin	2.02
10	Hall	8.51
11	Bedroom 2	15.05
12	Bedroom 3	14.78
13	Bathroom for bedroom 2 and 3	6.71

- Private Sauna
- Terrace with Jacuzzi
- Barbecue Area
- Spacious Private Garden
- 2 Private Parking Spaces
- 3 Mini Terraces
- 1 Main Terrace





With its geographic diversity, unspoiled nature and 240 sunny days in a year, the world's first ecological state is experiencing phenomenal growth within the tourism sector.

Destination

MONTENEGRO

A land of geographic diversity and unspoiled nature, Montenegro is home to five national parks, several UNESCO World Heritage Sites, the largest freshwater lake in the Balkans, Europe's longest sand beach and second longest canyon in the world. With the adoption of the Declaration on the Ecological State of Montenegro in 1991, Montenegro became the world's first ecological state.

With its exceptional landscapes, imposing mountains, enchanting Adriatic sea, idyllic villages, authentic cuisine, and incredibly rich history and culture, Montenegro is boasting magical contrasts that manage to satisfy even the most demanding world travelers and explorers.

KOLASIN

Kolasin is Montenegro's most vibrant mountain town - a year-round tourist destination. Kolasin's key natural attractions include the UNESCO-protected Tara River, also known as the "Tear of Europe" thanks to its pristine waters and National Park Biogradska Gora, a premium tourist attraction featuring a distinctive ecosystem with picturesque meadows and one of Europe's last remaining rainforests.

Kolasin is one of the most popular winter destinations in Montenegro with impressive Bjelasica slopes and 16.5 km of ski trails. From spring to late fall, Kolasin is an ideal place for many outdoor activities such as hiking,

canyoning, jeep or quad safari, mountain biking, climbing, horse riding, fly fishing, rafting, and more. Kolasin is also renowned for its traditional cuisine, authentic dishes and rustic family-run restaurants serving traditional passed-down recipes with unique tastes and aromas.

Kolasin is situated on the main road connecting Montenegro's coast and the capital, Podgorica, with the northern region of Montenegro and Serbia (E65 and E80). After the completion of a new highway in 2022, Kolasin quickly became the most sought-after Northern town due to significantly improved connectivity and accessibility.



We believe in preserving the beauty and purity of natural habitats while creating minimal and modern residential properties that appeal to every taste and style.



Sustainability

With each project, we strive to cherish the environment while providing high-end living spaces that blend with their extraordinary surroundings. Committed to sustainable practices and ecological responsibility, our goal is to make each property an ecological oasis, providing safe and comfortable homes that are as kind to the environment as they are to its inhabitants.

SUSTAINABLE CONSTRUCTION

In the construction of villas, the project team selected eco-friendly, sustainable materials that don't contain any synthetic components. Reinforced concrete, aerated concrete, and solid wood were utilized for wall and roof structures respectively, while local natural stone was used as a facade material to reduce transportation costs as well as the environmental impact of any harmful substances associated with transporting heavy materials.

ECO-FRIENDLY VILLAS

The villas are designed with sustainability in mind. High-performance glass and energy-saving insulation materials are used to minimize heat loss. Orientation towards cardinal directions ensures reduced loss during winter and conserved resources for cooling in summer. Solar panels power some of the electricity, pellet boilers provide heat, and electric boilers are used for hot water. Underfloor heating with lower temperature provides an eco-friendly solution compared to high-temperature systems. All these methods work together to make the villas more energy efficient.

PRESERVING NATURAL ENVIRONMENT

The construction process is designed in a way to ensure minimal environmental impact. To achieve this, various measures will be implemented in the construction such as dense and diverse landscaping with locally sourced plants that require fewer resources for transportation into the area. Compensation planting will be carried out at a rate many times higher than the number of trees cut down for site preparation.

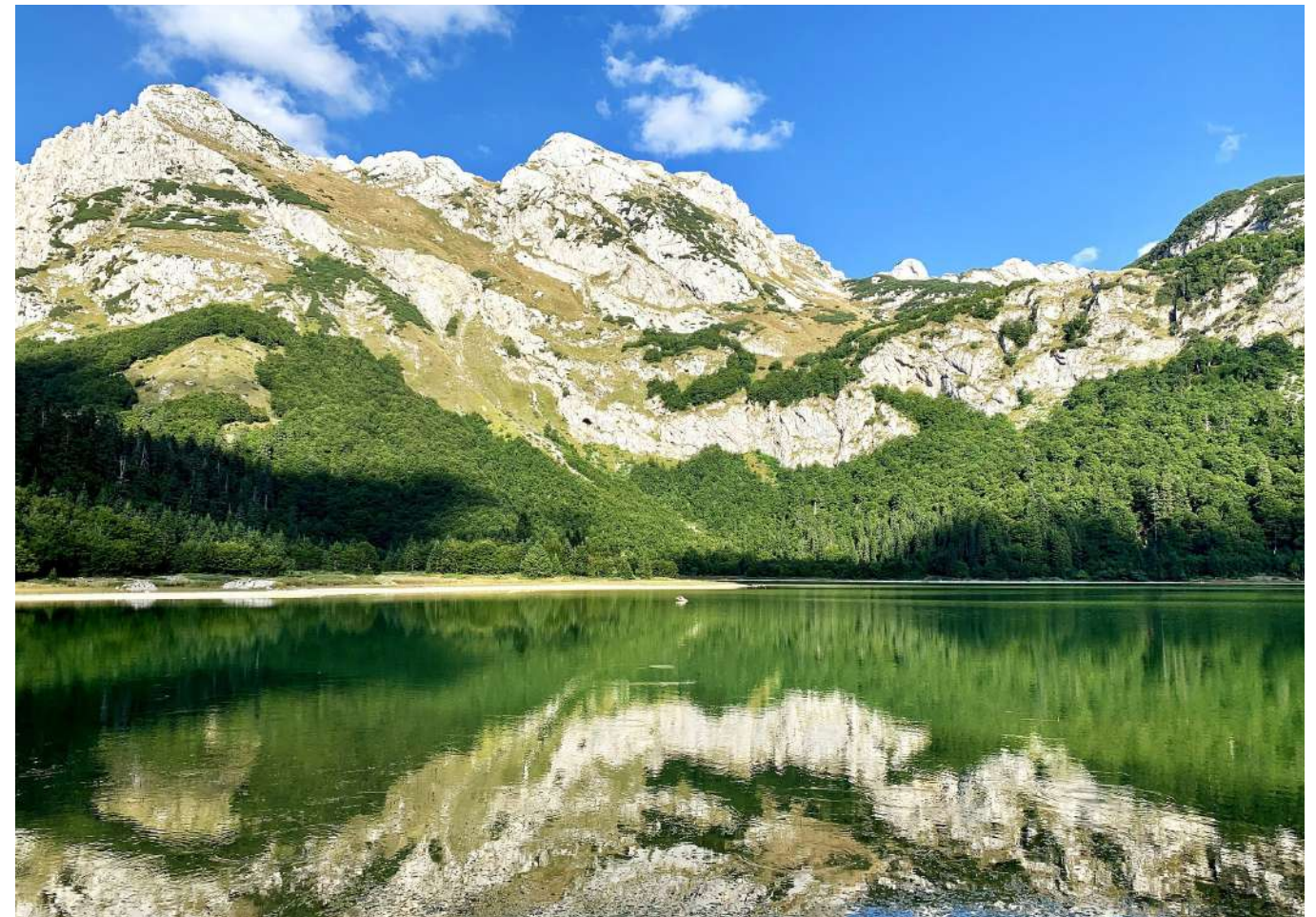
Ena Capital Partners is a family-run business dedicated to transforming luxury real estate by achieving a peaceful balance between nature and elegance.

Ena Capital Partners

Ena Capital Partners is a real estate investment company established in 2022 with a head office in Montenegro. For two decades, we have been refining our expertise in real estate development in the most vibrant metropolitan cities in the world. Our portfolio consists of numerous successfully completed residential and commercial developments, including hotels, villas, airports, malls, factories and more, that demonstrate our mastery in the real estate field.

Our dream of a simpler life led us to establishing our own real estate investment company that provides idyllic getaways for those sharing the same dream. We believe in creating a harmonious balance between nature and modernity, so our clients can enjoy the best of both worlds. Our property sites have been chosen with immense care as our main priority is to be surrounded by lush and unspoiled nature so our residents can enjoy the scenic surroundings and take a much-needed relaxation from their daily life.

At Ena Capital Partners, we are passionate about helping people manifest their dream lifestyles through luxurious real estate investments. That's why we go above and beyond in ensuring all our properties stand out from the rest – always striving to provide unique experiences through visionary designs and sustainable practices that enhance healthy lifestyle without compromising on classiness.





Terra Homes is a unique investment opportunity in one of the fastest growing tourist destinations in the world.

Invest With Us

OVERVIEW

Terra Homes provides a unique investment opportunity in the rapidly growing mountain town renowned for its lush, unspoiled nature, eco-tourism, vibrant winter tourism, premier ski center, year-round outdoor adventures, authentic cuisine and more.

The completion of a new highway in Montenegro in 2022 that connects Kolasin with the capital city of Podgorica in as little as 30 minutes, added to Kolasin's attractiveness as a perfectly connected and quickly accessible mountain getaway.

MONTENEGRO

Montenegro is easily accessible from all major European cities and destinations further afield, with 2-hour flight time from all significant gateways in Europe. Its geographic diversity, abundant natural resources, excellent connectivity and favorable investment climate made it one of the most popular and fastest growing tourism destinations in the world.

Buying a property in Montenegro comes with many advantages and government incentives, including favorable tax system, high rental yield and a temporary residence permit.

Luxury residential properties for the upper 10% of elite travelers are highly coveted, spurring demand and causing prices to soar in prime locations. With a seemingly never-ending influx of affluent buyers, investing into Montenegrin luxury real estate has become quite the lucrative venture - one that is keenly rewarding those who take initiative early on.

Montenegro is a dream destination for investors looking for high-end properties in scenic and secluded areas, while benefiting from many tax breaks and an attractive return on investment.

PROJECT

Terra Homes is one-of-a-kind investment opportunity in Montenegro, as the first luxury and sustainable villa development in northern region. From picturesque landscapes to crisp, fresh air and idyllic winter wonderland settings, Kolasin has something to offer an affluent traveler year-round. For those looking for a unique investment ripe with opportunity, Terra Homes is the perfect choice. Boasting an array of luxurious properties strategically placed amid the stunning surroundings,

Terra Homes offers much more than spectacular views; this prime real estate comes complete with exquisite amenities as well as expertly landscaped grounds befitting of a luxury retreat. A safe haven for investors, Terra Homes provides your own private paradise for you to enjoy again and again throughout the year.

Speak with us today and reserve your spot in this extraordinary development.



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