



MONTECO

Experience high-end office
environment in Montenegro

MONTECO — complex office solution focused on the following KEY VALUES:

On the doorstep

to add agility into
a real estate portfolio

Well-being atmosphere

to lead synergy and results



**Cutting edge construction
solutions & activity-based design**
to encourage creativity

Excellent services by one stop principle

to ensure smooth office lifestyle & ESG
standards in-use to measure sustainability

State-of-the-art technologies
to take care about easy management experience

Dear Prospective Member,

We are pleased to have an opportunity to submit this proposal outlining our abilities and approach to partnering with your company to deliver the best flex office solution in Budva.

We confirm that we have all necessary resources and experience in place to achieve the best possible results for your company in terms of premises & services quality, best in class technologies and real estate cost-effectiveness.





Location & Neighborhood

Location — Center of Budva

MONTECO is located in the center of Budva, a few steps away from the old town. The newly constructed building complex fits into the renovated part of the historic center, where an atmosphere of business cluster prevails.

Our residents have in its vicinity everything that they are accustomed to, incl. trendy cafes and restaurants, stores and corner shops.

MONTECO has its private separate entrance, guest underground parking and easy to find pathway from the sea front, MONTECO is also an excellent place to conduct former meetings.

Space' concept



Large-scale sharing area for individual work, communication, concentration, collaboration, and chilling-out perfectly works to arrange agile environment around active & focus business needs and deliver WOW — effect for residents and guests.

MONTEHUB



Dedicated offices good to be considered as a team-hub for mid-size teams looking for privacy and high-level of customisation to full fill specific needs and goals.

PRIVATE OFFICES



Rich indoor infrastructure and open-air chilling – out areas: café, outdoor terrace, workout.

AMENITIES

Interiors



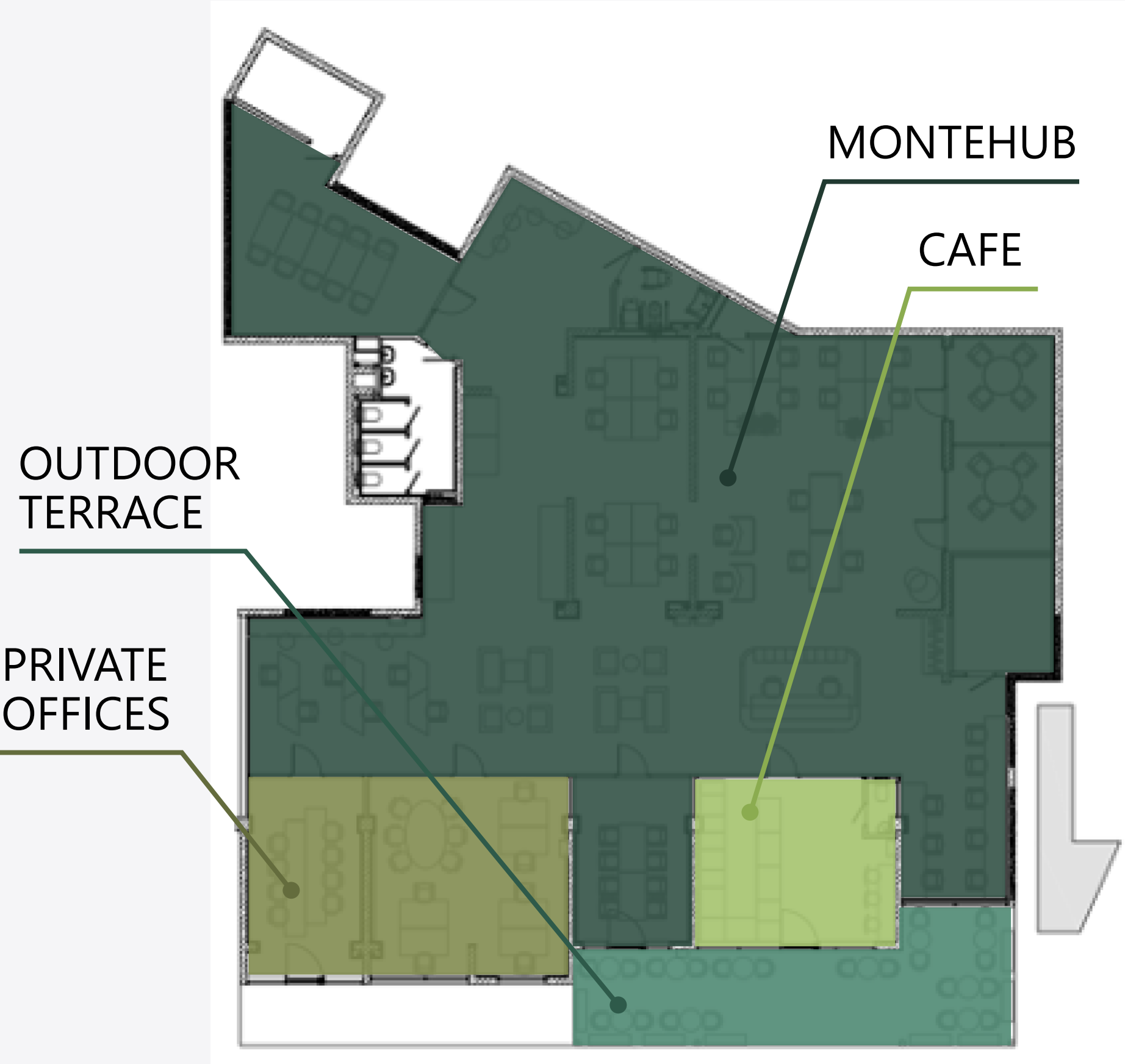
Exteriors



MONTECO' LAY-OUT

For all the ways you work,
we're are here.

<div>54 seats</div> <div>total workplaces MONTEHUB</div>	<div>34 seats</div> <div>total meeting rooms capacity MONTEHUB</div>
<div>20-26 seats</div> <div>total workplaces PRIVATE OFFICES</div>	<div>30-52 ppl</div> <div>hybrid approach capacity PRIVATE OFFICES</div>



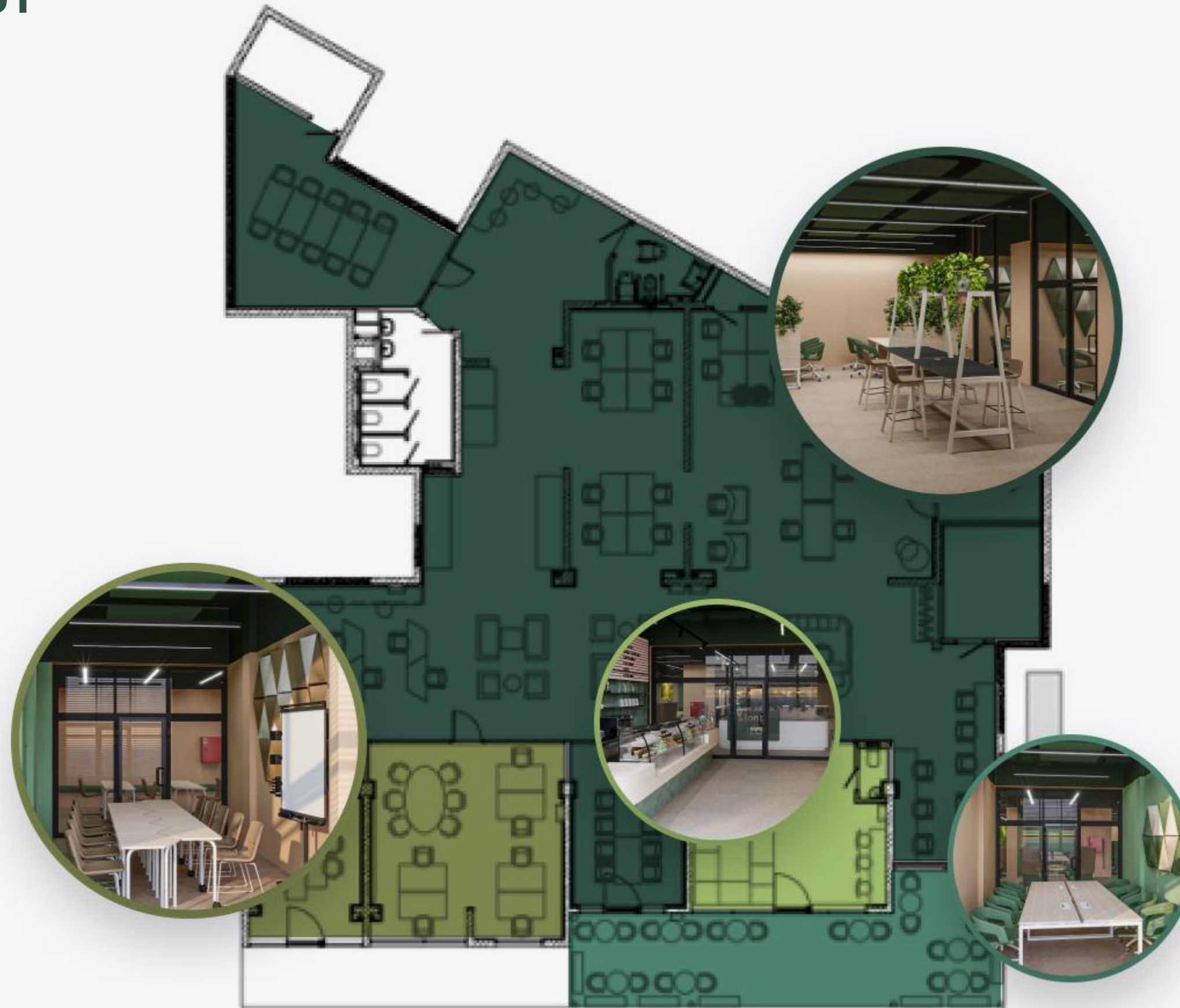
MONTECO' LAY-OUT

54 seats

total workplaces
MONTEHUB

20-26 seats

total workplaces
PRIVATE OFFICES



MONTEHUB' ACTIVITY-BASED DESIGN

welcome area – 1
lockers – 50
server room – 1
WC – 3
accessible WC – 1

support facilities

meeting room: 2 for 4-6 ppl
meeting room: 1 for 8-10 ppl

auditorium: 1 for 10-12 ppl
event space: 1 for up to 40 ppl

conference facilities

ad-hoc – 12
library – 4

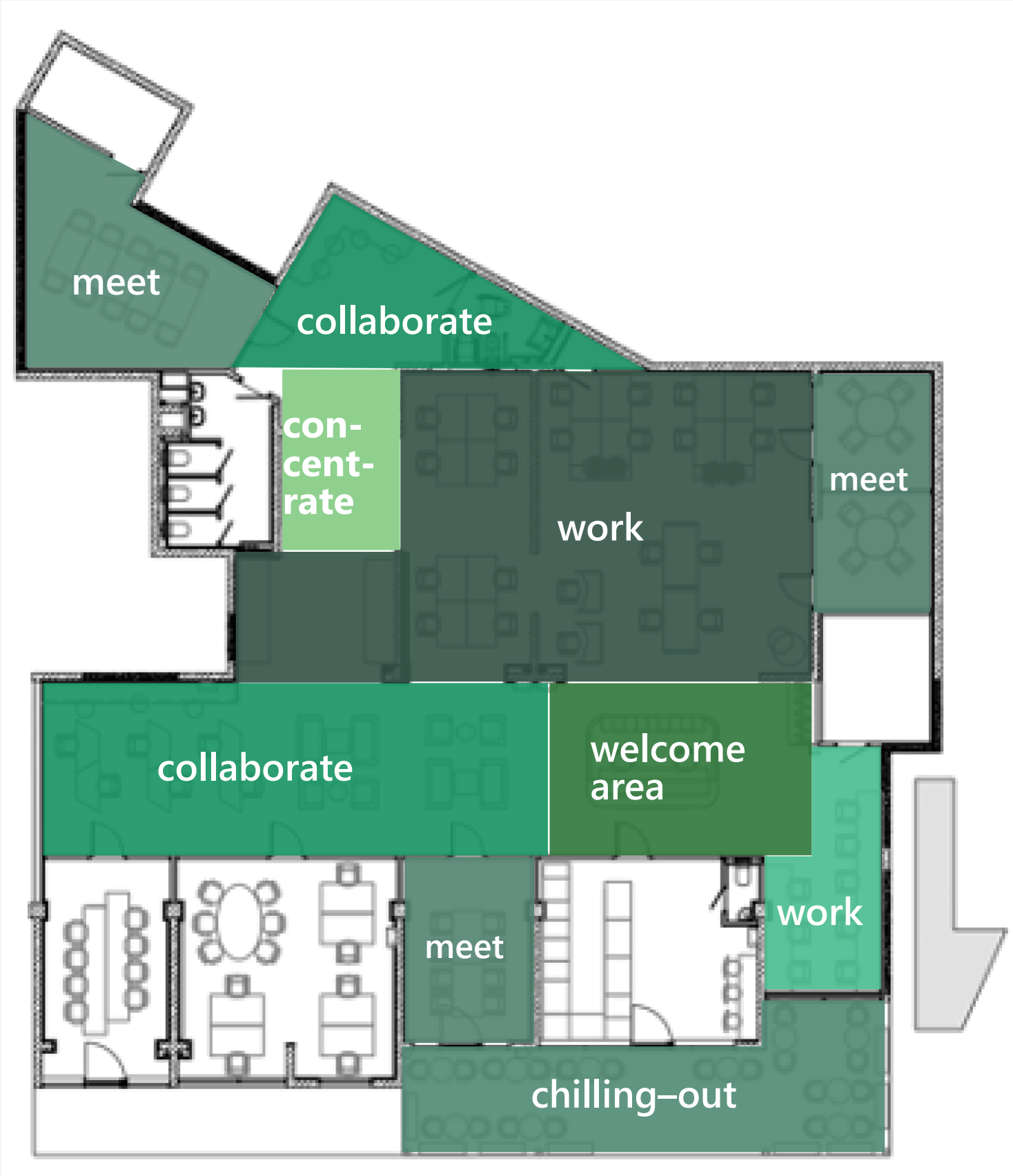
collaboration

desk – 16,
team desk – 4
hot-desk – 14

individual work

quiet-desk – 2
phone booth – 2

concentration



PRIVATE OFFICES' LAY-OUT


Private Offices lay-out and other interior solutions within Private Offices can be adjusted in accordance with your company' needs at our own cost.

total work places

20-26 seats


hybrid approach capacity

30-52 ppl



desk – 8

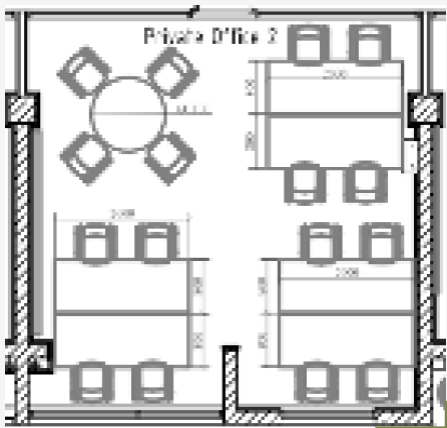
private office 1



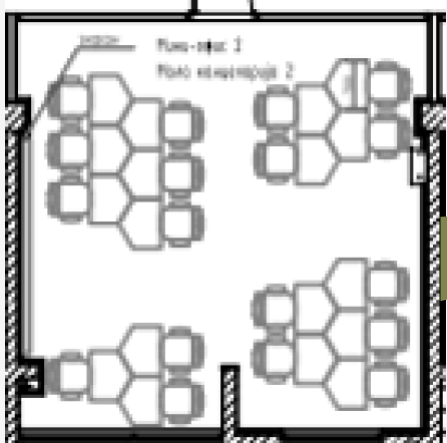
desk – 6-18
team desk – 4-6ppl

private office 2

PRIVATE OFFICE 2
Alternative lay-out,
V1

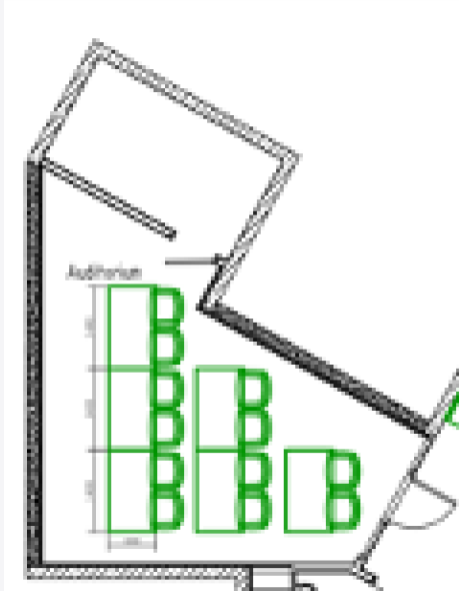


PRIVATE OFFICE 2
Alternative lay-out,
V2

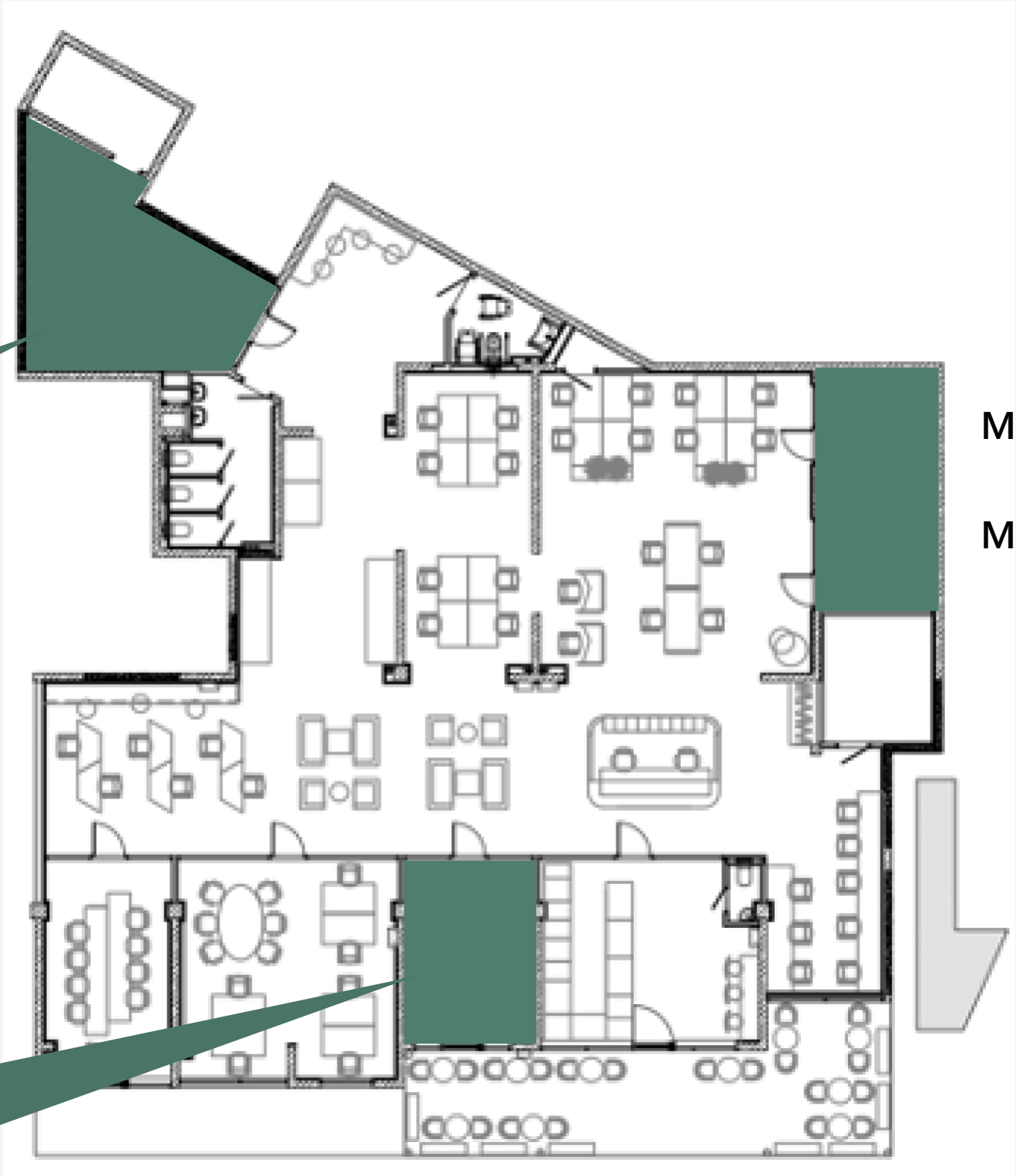
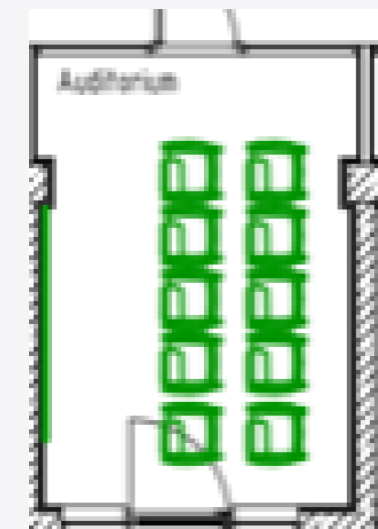


CONFERENCE FACILITIES' LAY-OUT

Auditorium —
PRUTAS



Auditorium /
Meeting room —
TALI



Meeting room — OKO

Meeting room – ICE CAVE

What's included in the Membership Fee

beautiful & quality
turn-key office space
focused on activity –
based design, with
24/7 unlimited
access,
acoustic solutions
for the ceiling and
floor, automated
climate-control,
EPD-certified
furniture, linear
luminaires to create
a consistent and
comfortable
illumination
of the space.

space

technical maintenance
and running repair of engineering
equipment
utilities (electricity,
cold water, sewerage)
cleaning of MONTEHUB,
PRIVATE OFFICES (general cleaning
once each business day and routine
cleaning during each business day)
and cleaning of the adjacent territory
separate collection of garbage,
wastepaper and food waste
coffee point with drinking system
(hot/cold/sparkling water)
supplying necessary
expendable materials
indoor plants care in MONTEHUB

operational services

welcome – services for
guests
receive correspondence
and deliveries
arrange internal &
external networking
events,
coordinate members'
corporate events
support health &
wellness initiatives,
other additional services
upon members' request

community

access by mobile app
high-speed Wi-Fi,
printers & copiers,
24/7 security and video
surveillance
meeting rooms are equipped with
systems for video conferencing
with wireless transmission of
content from any device (phones,
tablets, laptops)
MMC key equipment is on
uninterruptible power supply,
server TIER II and the possibility of
additional installing member's
equipment
telecommunication services by 2
independent providers.

technologies

MONTECO. Key Deliverables



cost

avoid CapEx spend

get savings on rent and operational costs

limit IT / security investments

scape recruiting of support functions on small markets

increase Desk Sharing Ratio thanks to the MONTEHUB and special price for members' increase



people

provide ideal conditions for employees to meet work & life balance needs (employee experience and satisfaction)

test and pilot new ways of working like: Hybrid work, Agile Transformation, Activity – Based Approach

accommodate remote workers

help relocated workers to cultural fit



flexibility

a point-in-time solution without long-term commitment

test new market

accommodate rapid growth & expansion

manage your office routine through one-single point of contact

mitigate uncertainty of business relocation

We look forward to expanding on the provided proposal and further discussing our potentials for the role of your company ideal office solution in Montenegro.

We appreciate if you could accept our invite to meet via FTF / zoom-meeting and allow us to learn more about your company's real estate needs.

Best Regards,
MONTECO' team

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