



OPŠTINA HERCEG NOVI  
MUNICIPALITY OF HERCEG NOVI

# MAPA INVESTICIJA

## INVESTMENT MAP

HERCEG NOVI, 2019.



## INVESTIRAJTE U HERCEG NOVI

**K**reiranjem ove Mape investicija željeli smo da objedinimo sve informacije od značaja za potencijalne i postojeće investitore, te omogućimo da na jednostavan način do njih dođete. Vjerujemo da će ova publikacija biti od koristi i svim domaćim kompanijama koje saraduju sa investitorima, kao i ostalim zainteresovanim privrednicima. Mapa investicija će vas upoznati sa najznačajnijim mogućnostima za ulaganje u Herceg Novi, u oblasti saobraćaja, turizma, ekologije i sporta. Dobićete informacije koje se tiču lokacija, planirane namjene, planske dokumentacije i naknada - podatke koji će vam odgovoriti na pitanje koji resursi i prednosti su vam na raspolaganju. Radi se o projektima koje vidimo kao posebno značajne za unaprijeđenje kvaliteta života naših sugrađana, u smislu razvoja infrastrukture i otvaranja novih radnih mjesta. Čitajući Mapu investicija, želimo da jednu stvar imate na umu – dolazite u grad koji će vam biti podrška na putu uspjeha. U namjeri da kreira povoljan investicioni ambijent, Opština Herceg Novi otvorena je za saradnju i predstavlja stabilnog partnera u poboljšanju postojećih i razvoju novih biznisa, što potvrđuju brojne kompanije koje su nam ukazale povjerenje. Ulaganjem u Herceg Novi, ulažete u vrata Crne Gore ka Evropi, u grad čija lokacija omogućava brz i jeftin pristup tržištima drugih država, u kojem posluju kompanije iz cijelog svijeta i realizuju se neki od najvećih projekata u državi i šire.

Dobro nam došli.

Stevan Katić  
Predsjednik opštine



## INVEST IN HERCEG NOVI

**W**e drafted this Investment Map intending to consolidate all important data for potential investors as well as to provide easy access to all stakeholders. We are convinced that this publication will prove itself beneficial to all interested parties. The Investment Map will introduce you to the most important investment opportunities for our local community in the areas of transport, tourism, ecology and sports. You will receive information regarding locations, planned uses, planning documents and fees. These are projects that we see as particularly important for improving the quality of life of our fellow citizens, in terms of infrastructure development and new job creation. Regarding the Investment Map we would like you to be sure of one thing – you are coming to a city that is going to support your path towards success. In order to create a favourable investment environment, the Municipality of Herceg Novi is open for cooperation with investors and represents a stable partner for improving existing and developing new businesses which is confirmed by numerous companies that have already shown confidence in us. By investing in Herceg Novi you invest in a city whose location allows fast and easy access to EU and other countries markets, where prominent companies from all over the world operate and where some of the largest investments in our country and in the region take place.

Welcome to our town.

Stevan Katić  
Mayor





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10 9 8 7 6 5 4 3

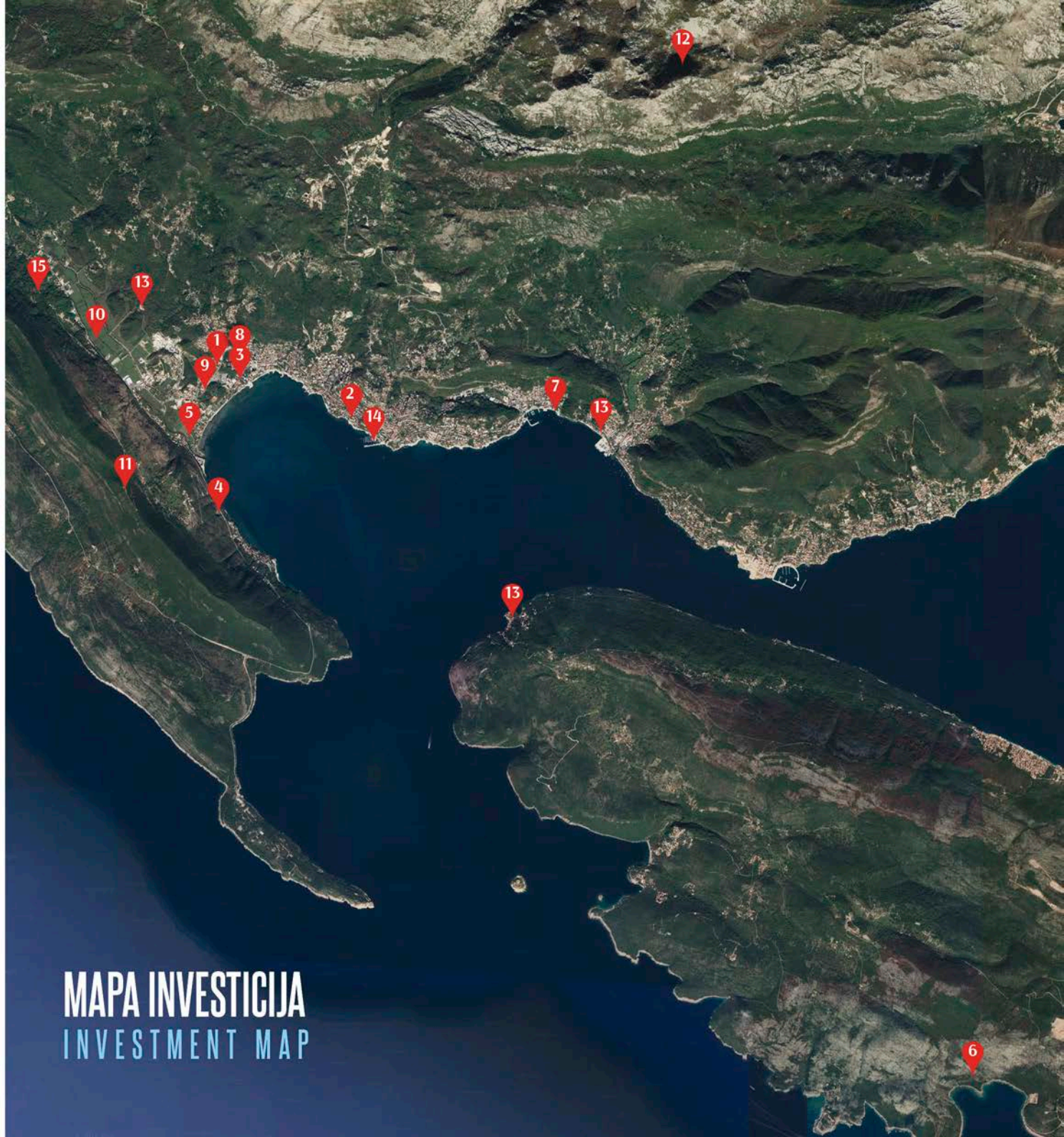
VINDICATA

## OPŠTINA HERCEG NOVI

Grad, utvrđenje na brežuljku uz morske hridi, sagradio je kralj Tvrtko I Kotromanić 1382. godine sa namjerom da ga razvija kao značajan trgovački, pomorski i zanatski centar. Ime mu je bilo Sveti Stefan a sadašnji naziv dobija krajem 15. vijeka. Herceg Novi je grad smješten na obali, na ulazu u Bokokotorski zaliv, oivičen Orjenskim masivom (Zubački kabao, 1894m) i Jadranskim morem, na raskršću puteva između istoka i zapada, koji već drugi vijek baštini turističku tradiciju i jedan je od prvih gradova na istočnoj obali Jadranskog mora sa razvijenim, organizovanim turističkim životom. Pogodni klimatski uslovi Herceg Novog, mediteranskog tipa sa toplim i dugim ljetima i kratkim i blagim zimama, predstavljaju jedan od najznačajnijih prirodnih resursa područja. U toku godine temperatura se skoro nikada ne spušta ispod 0°C. Juli i avgust imaju u prosjeku 328 sati osunčanja ili 10.7 sunčanih sati dnevno, kao npr. Lisabon. S jedne strane su prirodne, civilizacijske, kulturološke i etničke vrijednosti sa kojima ovaj grad raspoláže, a s druge strane je veliki razvojni i privredni potencijal, pogotovu u turizmu. Turizam je ključni inkubator i multiplikator razvoja Herceg Novog koji utiče na istovremeno i paralelno razvijanje i drugih grana. Novim Prostorno-urbanističkim planom definisana je namjena zemljišnih površina i urbanizovani delovi opštine koji imaju veliki potencijal za razvoj turizma i privrede uopšte. Na ovaj način investitorima je omogućeno brzo dobijanje potrebnih dozvola i kratak rok za početak gradnje. Ogroman značaj za razvoj turizma kao i za privredu uopšte u Herceg Novom imaju dva međunarodna aerodroma u neposrednoj blizini, Dubrovnik (28 km) i Tivat (24 km), kao i blizina Podgoričkog aerodroma (109 km). Kako se grad nalazi na Jadranskoj magistrali, na putu između Italije i Grčke, kao i na tromedi Crne Gore, Hrvatske i Bosne i Hercegovine, njegov položaj je od posebnog značaja u odnosu na širu kontraktivnu zonu koja gravitira prema južnom Jadranu. Pomorsku vezu Herceg Novi ostvaruje preko svojih luka, Zelenika i gradske luke Škver. Blizina tri međunarodne luke, Kotor (45 km), Dubrovnik (48 km) i Bar (83 km) su takođe od velikog značaja za razvoj Herceg Novog.

## MUNICIPALITY OF HERCEG NOVI

The town, a fortress on the hill close to the sea cliffs, was built by the king Tvrtko I Kotromanic in 1382. with the intention to develop it as a significant trading, naval and craft center. The town was called Saint Stephan, while its present name was given in the late 15th century. The town of Herceg Novi is located on the coast, at the entrance of the Boka Kotorska Bay, surrounded by the Orjen mountain massif (Zubacki kabal, 1894m) and the Adriatic Sea, at the crossroads between the East and the West, already maintaining a two century long tourism tradition as well as being one of the first towns at the eastern Adriatic coast that had a developed and organized touristic life. The favorable climatic conditions of Herceg Novi, Mediterranean type climate, warm and long summers and short and mild winters, represent one of the most important natural resources of the area. During the year, the temperature almost never goes below 0°C. July and August have an average of 328 hours of sunshine or 10.7 hours of sunshine per day, like Lisbon. On the one hand, the city has natural, civilizational, cultural and ethnic values and on the other hand it has a great development and economic potential, especially in tourism. Tourism is a key incubator and multiplier of the development of Herceg Novi, which affects simultaneous and parallel development of tourism and economy in general. This way the investors are enabled to quickly obtain the necessary permits as well as a short deadline to start construction works. Enormous contribution to the development of tourism in Herceg Novi offer two international airports in the immediate vicinity of Dubrovnik (28 km) and Tivat (24 km), as well as the proximity to the Podgorica airport (109 km). Since the city is located on the Adriatic Highway, on the road between Italy and Greece, as well as on the border triangle of Montenegro, Croatia and BiH, the town position is of great importance in relation to the wider contraction zone that gravitates toward the southern Adriatic. The maritime connection of Herceg Novi is realized through its ports, Zelenika and the city port Škver. The vicinity of three international ports, Kotor (45 km), Dubrovnik (48 km) and Bar (83 km) are also of great importance for the development of Herceg Novi.



**MAPA INVESTICIJA**  
INVESTMENT MAP

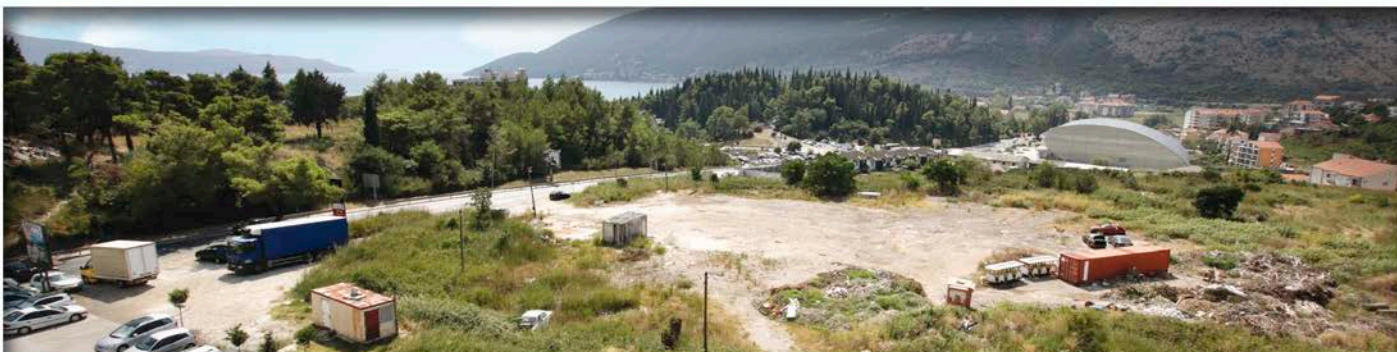


1. KOMPLEKS AUTOBUSKE STANICE SA TRŽNIM CENTROM U IGALU
2. MJEŠOVITI CENTAR SA JAVNOM GARAŽOM
3. POSLOVNI CENTAR U IGALU
4. TURISTIČKO NASELJE „VIDIKOVAC“-NJIVICE
5. „SPORT INN“ HOTEL SA FUDBALSKIM TERENOM U IGALU
6. TURISTIČKI KOMPLEKS „PORTO BONO“ NA LUŠTICI
7. OBJEKAT POSLOVNO-APARTMANSKOG TIPA U MELJINAMA
8. OBJEKAT MJEŠOVITE NAMJENE U IGALU
9. HOTEL „PLAY“ IGALO
10. SPORTSKI GRAD U SUTORINI
11. ŽIČARA, NJIVIČKI PUT-ILINICA
12. SANITARNA DEPONIJA „DUBOKI DO“
13. GRADSKA OBILAZNICA I TRAJEKT „ZELENIKA-ROSE“
14. NAUTIČKI TURIZAM NA ŠKVERU
15. REVITALIZACIJA TRASE USKOTRAČNE ŽELJEZNIČKE PRUGE KROZ HERCEG NOVI

1. BUS STATION WITH SHOPPING MALL IN IGALO
2. MIXED BUSINESS CENTER WITH PUBLIC GARAGE
3. BUSINESS CENTRE IN IGALO
4. TOURIST COMPLEX & SPA “VIDIKOVAC“-NJIVICE
5. “SPORT INN“ HOTEL WITH FOOTBALL PITCH IN IGALO
6. TOURIST COMPLEX “PORTO BONO“-LUSTICA
7. MIXED-USED BUILDING IN MELJINE
8. MIXED-USED BUILDING IN IGALO
9. HOTEL „PLAY“ IGALO
10. SPORT COMPLEX SUTORINA
11. “SEA TO SKY” GONDOLA NJIVIČKI PUT-ILINICA
12. SANITARY LANDFILL “DUBOKI DO”
13. CITY BYPASS WITH THE FERRY “ZELENIKA-ROSE”
14. NAUTICAL TOURISM AT THE MUNICIPAL HARBOR
15. REVITALIZATION OF OLD RAILWAY ROUTE THROUGH HERCEG NOVI

# KOMPLEKS AUTOBUSKE STANICE SA TRŽNIM CENTROM U IGALU

## BUS STATION WITH SHOPING MALL IN IGALU



Lokacija:	197/1, 197/2, 199/1, 197/43, 197/44, 197/45, 197/46 i 197/47 K. O. Topla
Površina lokacije:	20320.22 m <sup>2</sup>
Planirana namjena:	Autobuska stanica sa pratećim sadržajima: <ul style="list-style-type: none"> <li>• objekat autobuske stanice sa manipulativnim platoom (3284 m<sup>2</sup> BRGP),</li> <li>• objekat pratećeg poslovnog sadržaja (1068 m<sup>2</sup> BRGP) i</li> <li>• objekat pratećeg poslovno-trgovačkog sadržaja (25403 m<sup>2</sup> BRGP).</li> </ul>
Planski dokument:	DUP Igalo-Bare („Sl. list CG op. pr.“, br. 31/11 ), <ul style="list-style-type: none"> <li>• UP 47- autobuska stanica sa pratećim sadržajima (max li =1,0; max lz=0.5; max spratnost 2Po+S+P+2);</li> <li>• UP 53- zaštitno gradsko zelenilo sa mogućnošću proširenja saob. infrast.</li> </ul>
Naknada za komunalno opremanje	II zona
Ostalo:	Izdana saglasnost Glavnog gradskog arhitekta na idejno rješenje

Location:	197/1, 197/2, 199/1, 197/43, 197/44, 197/45, 197/46 i 197/47 K. O.
Land area:	20320.22 m <sup>2</sup>
Land use:	Bus station with accompanying facilities: <ul style="list-style-type: none"> <li>• bus station facility with manipulative plateau (3284 m<sup>2</sup> BRGP),</li> <li>• accompanying facility for business purpose (1068 m<sup>2</sup> BRGP)</li> <li>• accompanying facility for business-commercial purpose</li> </ul>
Land use plan:	DUP Igalo-Bare („Sl. list CG op. pr.“, br. 31/11 ), <ul style="list-style-type: none"> <li>• UP 47- bus station with accompanying facilities (max li =1,0; max lz=0.5; max floors 2Po+S+P+2);</li> <li>• UP 53- protective greenery with the possibility of extension of traffic infrastructure</li> </ul>
Utility fee:	II zone
Other data:	Issued consent for preliminary design by Chief City Architect

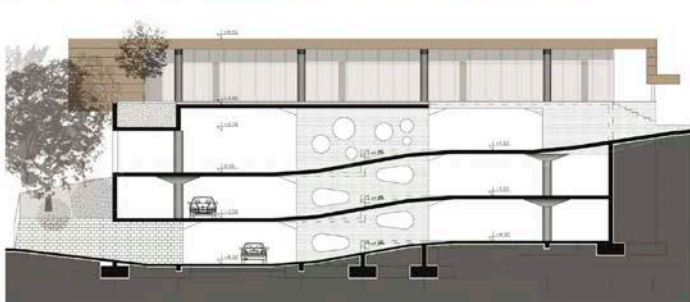
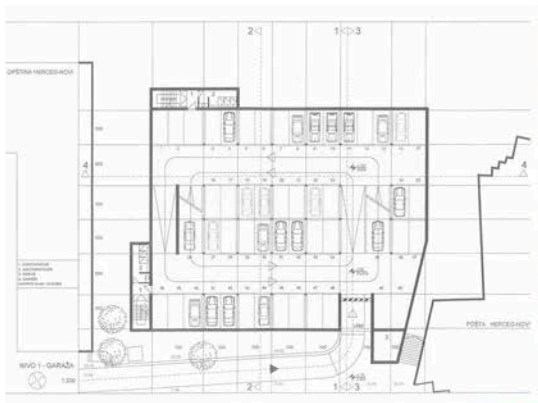






Lokacija:	Dio kat. parc. 1245/2 KO Topla Trg Maršala Tita, Herceg Novi (između zgrade Opštine i zgrade Pošte)
Površina lokacije:	cca 2200 m <sup>2</sup>
Planirana namjena:	Mješoviti centar sa javnom garažom. Spratnost S2+S1+P+Pk Ukupna površina parking prostora je cca 4000 m <sup>2</sup> sa 150 parking mjesta, i planiranih poslovnih sadržaja 800 m <sup>2</sup> u prizemlju i potkrovlju uz ulicu.
Planski dokument:	DUP „Topla”
Naknada za komunalno opremanje	I zona
Ostalo:	Izdana građevinska dozvola

Location:	Part of the cadastral plot 1245/2 KO Topla Marshall Tito Square, Herceg Novi (between municipal building and the Post Office building)
Land area:	cca 2200 m <sup>2</sup>
Land use:	Mixed business center with public garage. 4 floors (basement 2 + basement 1 + ground floor + attic) The total parking area is about 4000 m <sup>2</sup> with 150 parking spaces, and the total area of planned business facilities is 800 m <sup>2</sup> on the ground floor and attic.
Land use plan:	DUP „Topla”
Utility fee:	I zone
Other data:	Construction permit issued





Lokacija:	Katastarske parcele broj 545/1, 545/2, 545/3, 545/4, 545/5, KO Topla
Površina lokacije:	4400 m <sup>2</sup>
Planirana namjena:	Poslovni centar sa zelenom pijacom i trgovačko-ugostiteljskim sadržajem (učestće stanovanja u odnosu na poslovanje može da iznosi max. 50%) <ul style="list-style-type: none"> <li>• Maks. spratnost: 5 nadzemnih etaža (P+4) + 1 podzemna etaža</li> <li>• Maksimalni indeks zauzetosti Iz = 0,4</li> <li>• Maksimalni indeks izgrađenosti Ii = 2,0</li> </ul>
Planski dokument:	PUP OHN („Sl. List CG o. p.“, br. 52/2018), GUR Igalo-direktna primjena
Naknada za komunalno opremanje	I zona
Ostalo:	Izdati UTU

Location:	Cadastral plot number 545/1, 545/2, 545/3, 545/4, 545/5, KO Topla
Land area:	4400 m <sup>2</sup>
Land use:	Business center with green market and commercial-hospitality facilities (the share of housing in relation to business can be max 50%) <ul style="list-style-type: none"> <li>• Max. floor: 5 floors above ground (P + 4) + 1 underground floor</li> <li>• Maximum occupancy index Iz = 0,4</li> <li>• Maximum building index Ii = 2.0</li> </ul>
Land use plan:	PUP OHN („Sl. List CG o. p.“, br. 52/2018), GUR Igalo-direct application
Utility fee:	I zone
Other data:	To issue UTC



Jedno od ranih idejnih rješenja



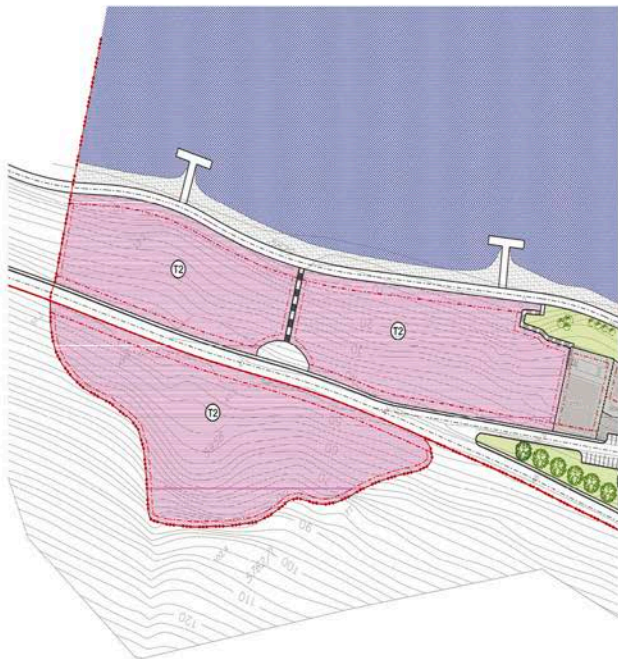
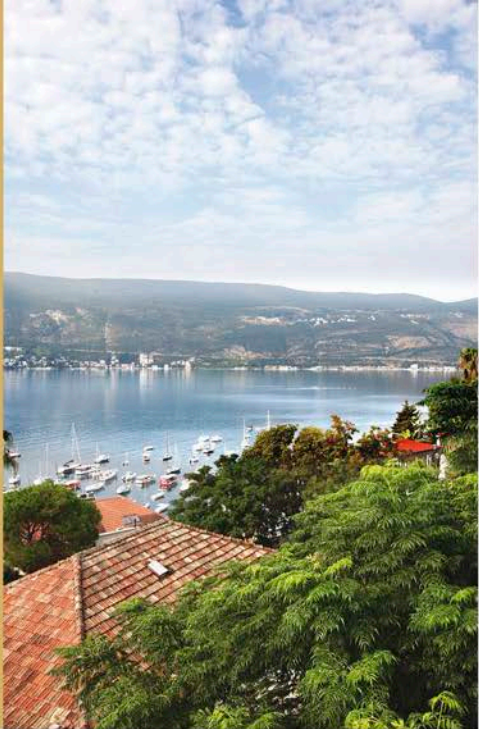
One of previous conceptual solution





Lokacija:	Katastarska parcela broj 5958 K. O. Sutorina
Površina lokacije:	10.598 m <sup>2</sup>
Planirana namjena:	Turizam-turističko naselje (T2) sa pratećim sadržajima zelenilom i internim komunikacijama, te vertikalnom vezom sa šetalištem uz more <ul style="list-style-type: none"> <li>• max Kp=0.2, max Ki=0.8,</li> <li>• max spratnost P+2+Pk ili P+3 ili za nagibe ≥ od 15° S+P+2+Pk ili S+P+3</li> <li>• najmanje 30% smještajnih kapaciteta u osnovnom objektu, a najviše 70% u vilama ili depadansima</li> </ul>
Planski dokument:	Izmjene i dopune DUPa Njivice ( „Sl. list CG op. pr.“,br.26/12 ) –UP2
Naknada za komunalno opremanje	II zona

Location:	Cadastral plot number 5958 K. O. Sutorina
Land area:	10.598 m <sup>2</sup>
Land use:	Tourism-touristic complex (T2) with accompanying facilities, greenery and internal communication, vertical communication with coastal promenade <ul style="list-style-type: none"> <li>• max Kp=0.2, max Ki=0.8</li> <li>• max no. of floors P+2+Pk ili P+3 or for tilts ≥ od 15° S+P+2+Pk ili S+P+3</li> <li>• at least 30% of the accommodation capacities in the basic building, and at most 70% in villas or depadans</li> </ul>
Land use plan:	Subs and amendments of DUP Njivice ( „Sl. list CG op. pr.“,br.26/12 ) –UP2
Utility fee:	II zone



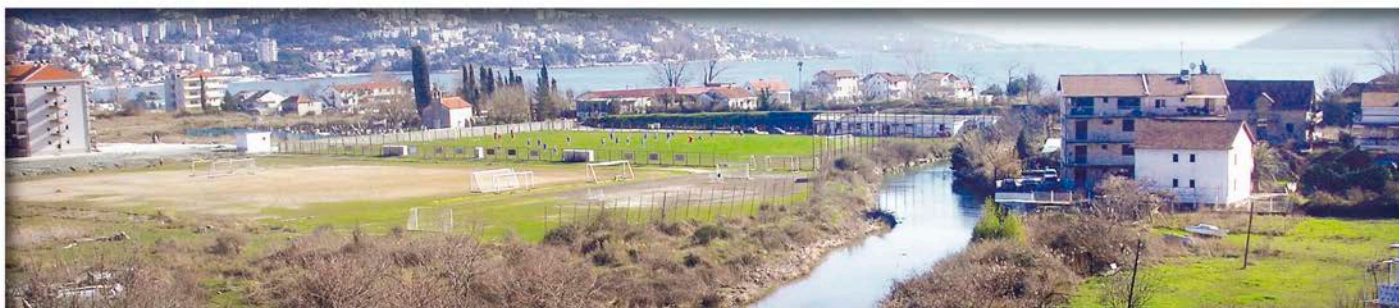
#### LEGENDA

-  GRANICA ZAHVATA PLANA
-  GRANICA ZAHVATA PPPNMD

#### ZONE

-  zona stanovanja srednih gustina - mješovito stanovanje  
kp max=0.4  
ki max=1.2  
max spratnost P+1+Pk i P+2, odnosno S+P+1+Pk i S+P+2  
za terene čiji nagib prelazi 15°
-  turistički sadržaji - "HOTEL RIVIERA"  
kp max=0.2  
ki max=0.8  
max spratnost P+2+Pk i P+3, odnosno S+P+2+Pk i S+P+3  
za terene čiji nagib prelazi 15°
-  turistički sadržaji - "TURISTIČKO NASELJE"  
kp max=0.2  
ki max=0.8  
max spratnost P+2+Pk i P+3, odnosno S+P+2+Pk i S+P+3  
za terene čiji nagib prelazi 15°
-  SPORT I REKREACIJA - teniski tereni
-  JAVNE ZELENE POVRŠINE
-  POSTOJEĆE ZELENE POVRŠINE
-  ZELENILO OKUĆNICA
-  JAVNI PROSTOR
-  PLAŽA



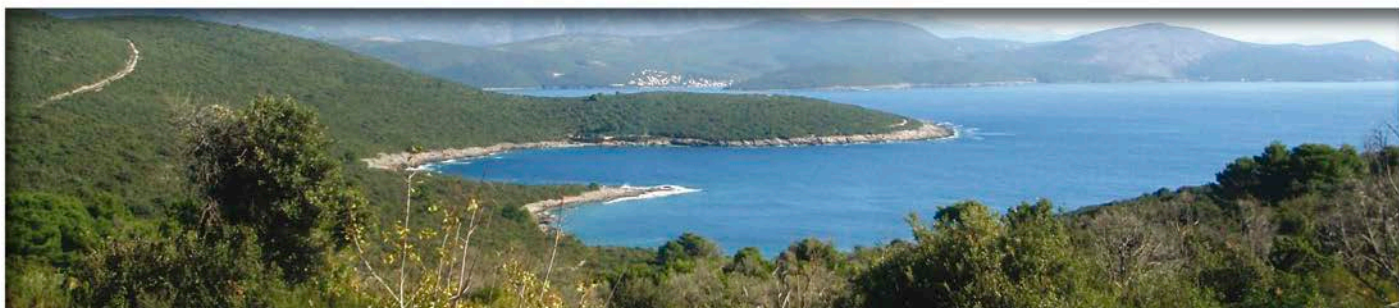


Lokacija:	Kat. parcele 224, 225, 226, 227, 228 i 229, sve KO Sutorina. Lokaciji se pristupa iz Ulice Dr Svetozara Živoinovića.
Površina lokacije:	cca 12 100 m <sup>2</sup>
Planirana namjena:	Sportski hotel Maksimalna spratnost : 4 nadzemne etaže + 1 podzemna etaža <ul style="list-style-type: none"> <li>• Maksimalni li=1,5</li> <li>• Maksimalni Iz=0,4</li> </ul>
Planski dokument:	PUP OHN („Sl. List CG o. p.“, br. 52/2018), GUR Igalo - Direktna primjena ( UTU za Sportski hotel u Solilima )
Naknada za komunalno opremanje	I zona
Ostalo:	Izdati UTU. Donešena odluka Skupštine opštine Herceg Novi o pokretanju postupka za izbor strateškog partnera.

Location:	Cadastral plot 224, 225, 226, 227, 228 i 229, all KO Sutorina. The location is accessed via the Dr Svetozara Živoinovića street.
Land area:	cca 12 100 m <sup>2</sup>
Land use:	Sport hotel <ul style="list-style-type: none"> <li>• Maximum no. of floors: 4 floors above ground + 1 underground floor</li> <li>• Maximum li = 1.5</li> <li>• Maximum Iz = 0.4</li> </ul>
Land use plan:	PUP OHN („Sl. List CG o. p.“, br. 52/2018), GUR Igalo - Direct application ( UTC for Sport hotel in Solila )
Utility fee:	I zone
Other data:	To issue UTC. The Municipal Assembly adopted the decision on starting the procedure for selecting a strategic partner.

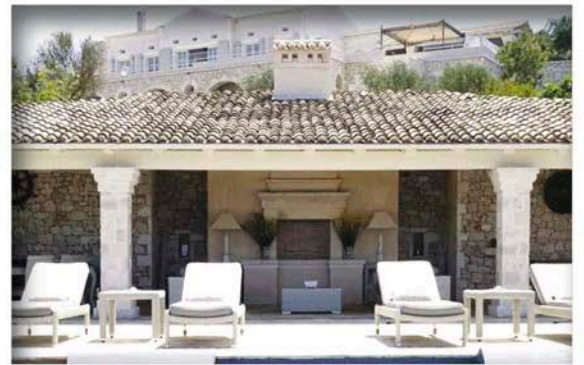
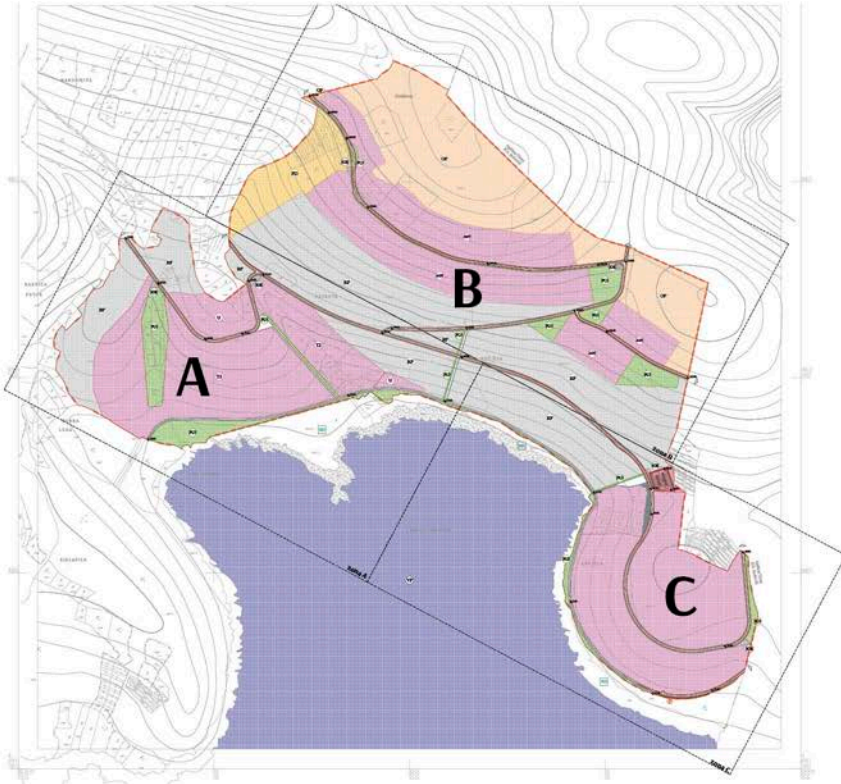
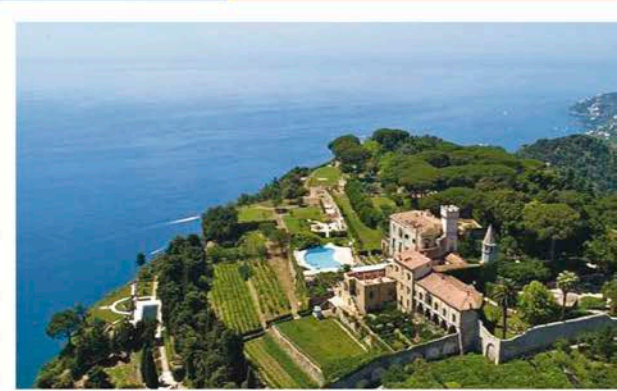






Lokacija:	Područje „Porto Pono“ obuhvata prostor površine cca 118,8 ha, u okviru katastarske opštine Brguli u Dobroj Luci na poluostrvu Luštici.
Površina lokacije:	Na površini od 118,8 ha planirano je preko 50 ha za turističku namjenu.
Planirana namjena:	Planirane su tri prostorno-građevinske cjeline turističke namjene: A, B i C. U okviru urbanističkih zona „A“ i „C“ planirana su ukupno 4 turistička naselja, a u zoni „B“ predviđena je specifična vrsta turističke ponude-agroturizam. Na cijelom području planirano je 1500 ležaja.
Planski dokument:	PUP OHN („Sl. List CG o. p.“, br. 52/2018), direktna primjena (UTU)
Naknada za komunalno opremanje	II zona
Ostalo:	<ul style="list-style-type: none"> <li>• Idejni koncept „Porto Bono“ (arhitekta Marco Matteucci)</li> <li>• Rješenje nacрта LSL integrisano je i usaglašeno sa rješenjem PUPOHN</li> </ul>

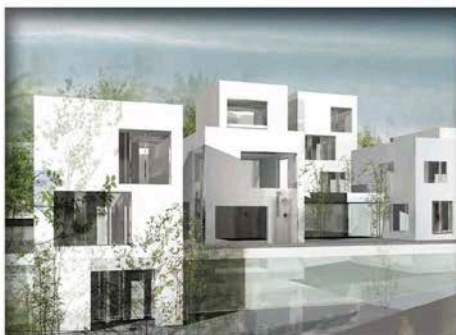
Location:	<i>The area of “Porto Bono” covers the area of cca. 118.8 ha, within the cadastral municipality of Brgula in Dobra Luka on the Lustica peninsula.</i>
Land area:	<i>On the area of 118,8 ha more than 50 ha is intended for tourism purposes</i>
Land use:	<i>Three spatial-building units are planned for tourist purposes: A, B and C. Within the urban zones “A” and “C” there a total of 4 tourist settlements are planned, in the “B” zone a specific type of tourist offer-agrotourism is foreseen. 1500 beds are planned in the whole area.</i>
Land use plan:	<i>PUP OHN („Sl. List CG o. p.“, br. 52/2018), direct application (UTC)</i>
Utility fee:	<i>II zone</i>
Other data:	<ul style="list-style-type: none"> <li>• Conceptual solution “Porto Bono” (architect Marco Matteucci)</li> <li>• The solution of the LSL design is integrated and compliant with the PUPOHN solution</li> </ul>





Lokacija:	Katastarska parcela broj 320/1 (dio bez objekta MZ), 320/2 i 320/3 K. O. Podi
Površina lokacije:	cca 2400 m <sup>2</sup>
Planirana namjena:	Kompleks poslovno – apartmanskog tipa sa raznovrsnim društvenim sadržajima, a u okviru istog su predviđeni i garažni prostori. max Ip=0.4, max li=1.5, max spratnost objekata u kompleksu je S+P+3 (suteran+prizemlje +tri sprata)
Planski dokument:	Važeći plan: DUP Meljine ("Sl. list CG o. p.", br. 26/12): UP 47
Naknada za komunalno opremanje	I zona
Ostalo:	Potrebni UTU

Location:	Cadastral plot number 320/1 (part without LC), 320/2 i 320/3 K. O. Podi
Land area:	cca 2400 m <sup>2</sup>
Land use:	Mixed-used complex with various social contents, including parking lots. max Ip = 0.4, max li = 1.5, max floor of facilities in the complex is S + P + 3 (basement + ground floor + three floors)
Land use plan:	Valid plan: DUP Meljine ("Sl. list CG o. p.", br. 26/12): UP 47
Utility fee:	I zone
Other data:	UTC required



Jedno od ranijih idejnih rješenja

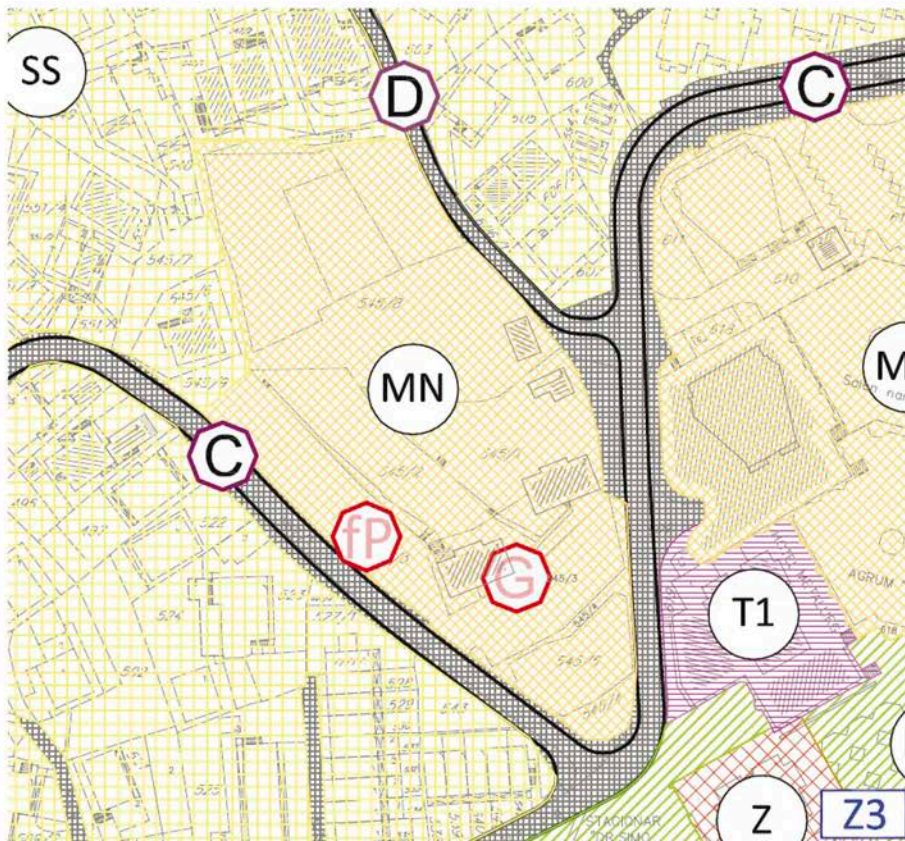


One of previous conceptual solution



Lokacija:	Katastarska parcela broj 545/8 KO Topla
Površina lokacije:	3129 m <sup>2</sup>
Planirana namjena:	<p>Objekat mješovite namjene</p> <ul style="list-style-type: none"> <li>• Maksimalna spratnost: do 3 nadzemne etaže, a na terenima nagiba <math>\geq</math> od 15°, objekti se mogu planirati kao terasasti, maksimalne dozvoljene spratnosti: 4 nadzemne etaže + 1 podzemna etaža</li> <li>• Maksimalni indeks zauzetosti Iz = 0,4</li> <li>• Maksimalni indeks izgrađenosti Ii = 1,2</li> </ul>
Planski dokument:	PUP OHN („Sl. List CG o. p.“, br. 52/2018), GUR Igalo -direktna primjena
Naknada za komunalno opremanje	I zona
Ostalo:	Potrebni UTU

Location:	Cadastral plot number 545/8 KO Topla
Land area:	3129 m <sup>2</sup>
Land use:	<p>Mixed-used object:</p> <ul style="list-style-type: none"> <li>• Maximum no. of floors: up to 3 floors above ground, slope of the terrain <math>\geq</math> 15°, terraced buildings can be planned, maximum permissible floors: 4 floors above ground + 1 underground floor</li> <li>• Maximum occupancy index Iz = 0,4</li> <li>• Maximum building index Ii = 1,2</li> </ul>
Land use plan:	PUP OHN („Sl. List CG o. p.“, br. 52/2018), GUR Igalo-direct application
Utility fee:	I zone
Other data:	UTC required



#### LEGENDA:

- GRANICA PRAVNE JEDINICE
- POKROVNA MORA
- POKROVNE ZA STANOVANJE SREDNE GUSTINE
- POKROVNE ZA TURIZAM - HOTELI
- POKROVNE ZA ŠKOLSTVO I SOCIJALNU ZAŠTITU
- POKROVNE ZA ZDRAVSTVENU ZAŠTITU
- POKROVNE ZA MJEŠOVITE NAMENE
- JAVNE POKROVNE ZA PEŠAŽNO UREĐENJE
- Trg
- POKROVNE SAOBRAĆAJNE INFRASTRUKTURE

#### ZNAČAJNI OBJEKTI:

##### Zdravstvene zaštite:

Z3 Institut „Dr. Simo Milaković“ I faza - "Stara banja"

Školstva i socijalne zaštite:

SS Javne predškolske ustanove "Nata radost" Herczeg Novci Igalje

##### Kulture:

K1 Ljetni bioskop Igalje

##### Centralnih djelatnosti:

CD1 Mjesna zajednica Igalje

CD2 Pošta Igalje

#### ELEMENTI TRANSPORTNOG SISTEMA:

- GRAĐANSKA UL. KAO DIO DRŽAVNOG PUTA
- GLAVNA GRAĐANSKA ULICA
- PRISTUPNA ULICA
- KOLSKO - PEŠAČKI PRIJAZI
- Javna garaža
- Javni parking
- Fast parking sistem
- KRUŽNI TOK

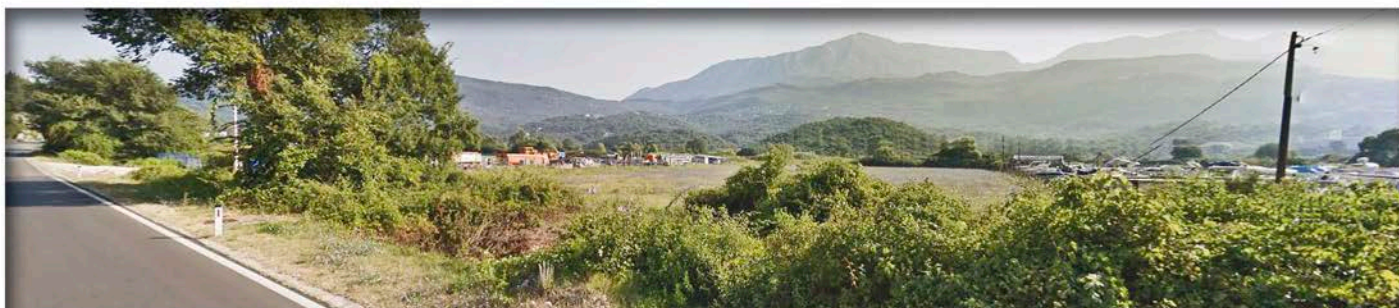


Lokacija:	Kat. Parcela 197/5, K. O. Topla. Postojeći hotel „PLAY“ u sklopu Sportskog centra Igalo
Površina lokacije:	cca 854 m <sup>2</sup>
Planirana namjena:	Sportski hotel Maksimalna spratnost : <ul style="list-style-type: none"> <li>• P+4 - dodatne 2 etaže na postojeći hotel cca 670 m<sup>2</sup>) za hotel</li> <li>• P+2 - na postojećem terenu pored hotela kao 25-metarski bazen i nadogradnja nad istim za 2 etaže hotelskog smještaja cca 1425 m<sup>2</sup></li> </ul>
Planski dokument:	DUP Igalo-Bare („Sl. List CG“ o. p. 31/11)
Naknada za komunalno opremanje	II zona
Ostalo:	Izdati UTU

Location:	Cadastral plot 197/5, K. O Topla. Existing hotel "PLAY" within the Sport Centre Igalo
Land area:	cca 854 m <sup>2</sup>
Land use:	Sport hotel: Maximum no. of floors: <ul style="list-style-type: none"> <li>• P + 4 - additional 2 floors on the existing hotel (approx 670 m<sup>2</sup>) for the hotel</li> <li>• P + 2 - on the existing terrain next to the hotel a 25-meter long swimming pool and construction of 2 floors over the swimming pool area offering additional hotel accommodation approx. 1425 m<sup>2</sup></li> </ul>
Land use plan:	DUP Igalo-Bare („Sl. List CG“ o. p. 31/11)
Utility fee:	II zone
Other data:	To issue UTC

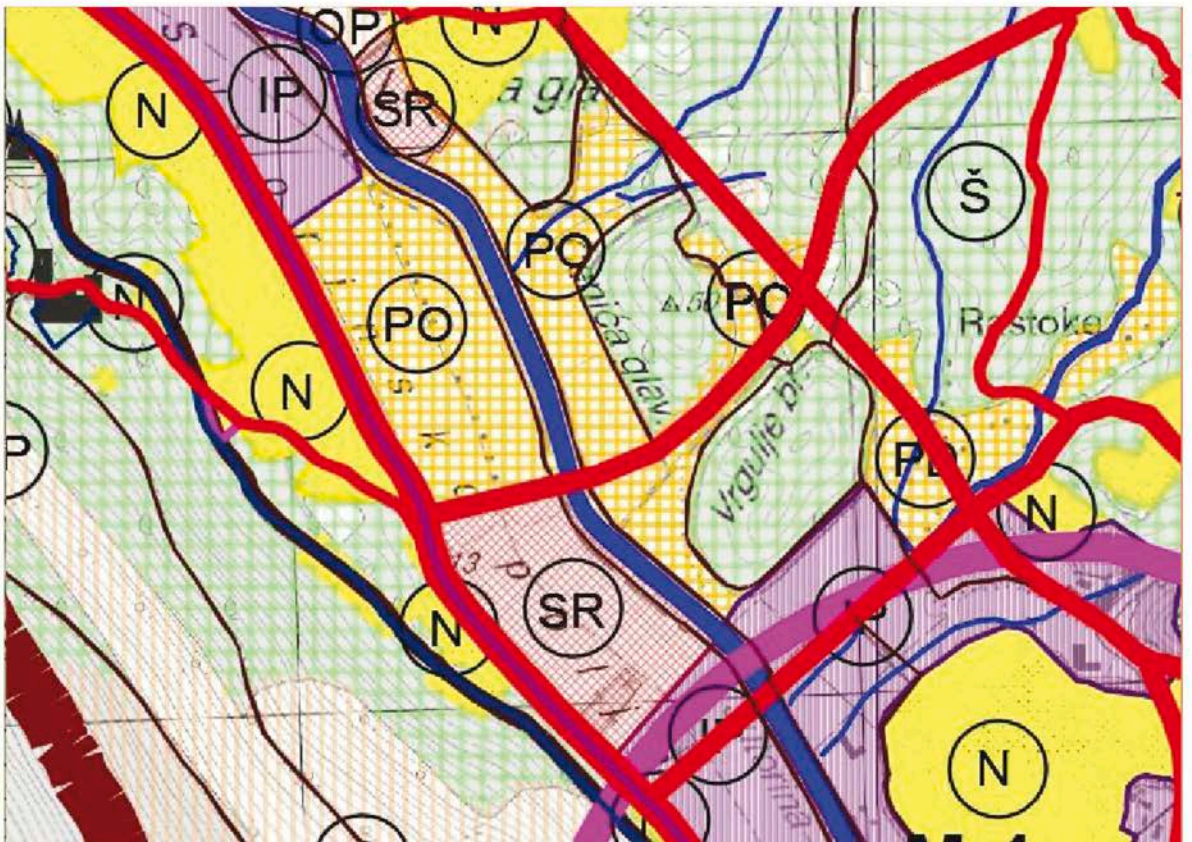


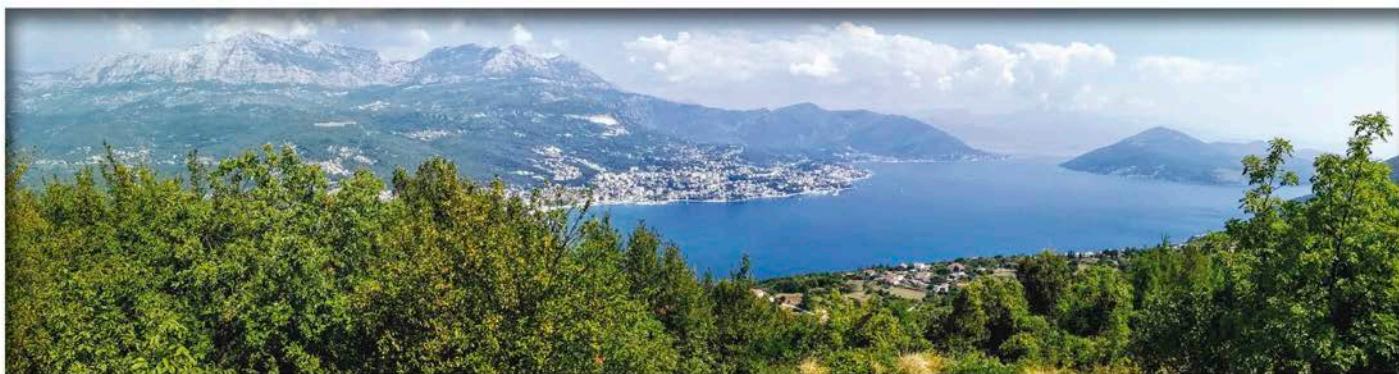




Lokacija:	Središnji dio Sutorinskog polja između Rijeke Sutorine i magistrale i manje područje sa druge strane Rijeke ispod zaseoka „Miševići“
Površina lokacije:	12,08 ha +2,09 ha
Planirana namjena:	Sport i rekreacija
Planski dokument:	PUP OHN („Sl. List CG o. p.“, br. 52/2018), razrada kroz urbanistički projekat
Naknada za komunalno opremanje	IV zona

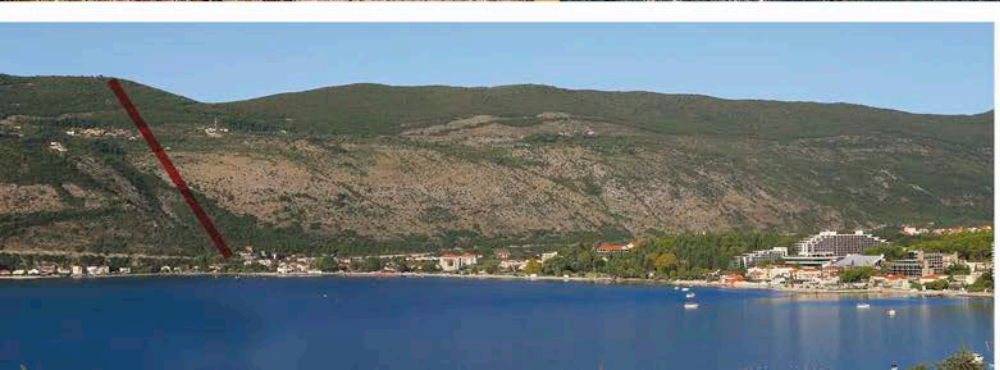
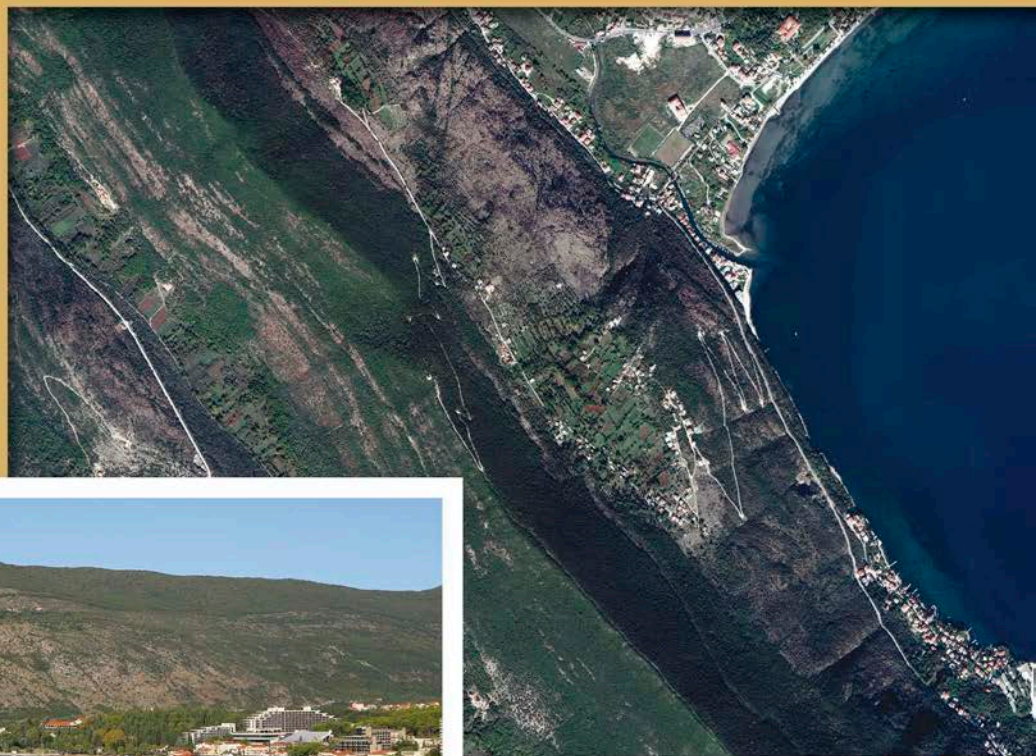
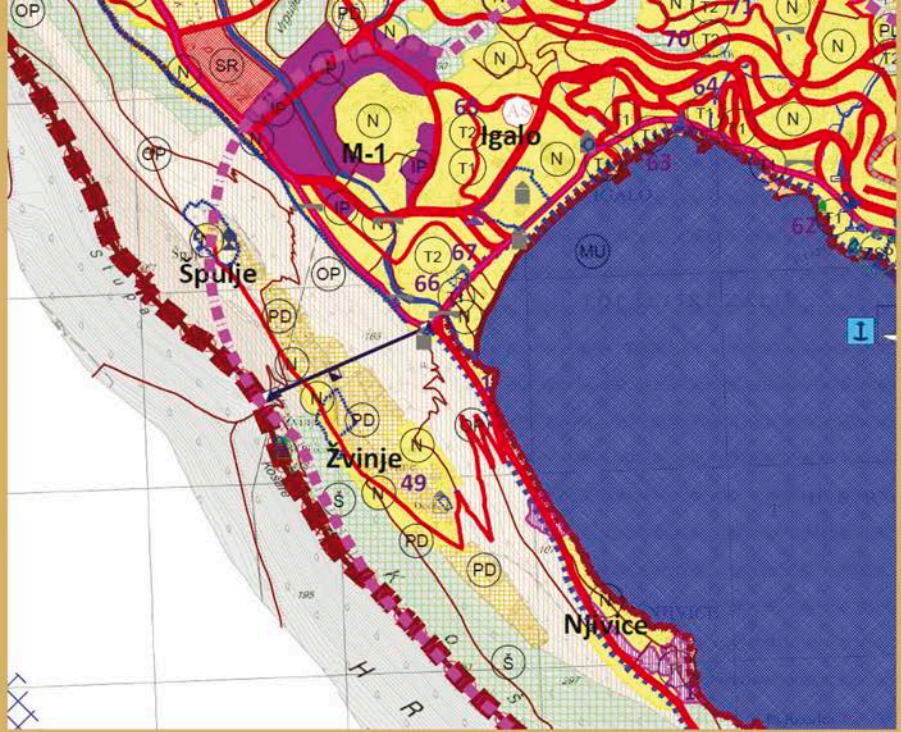
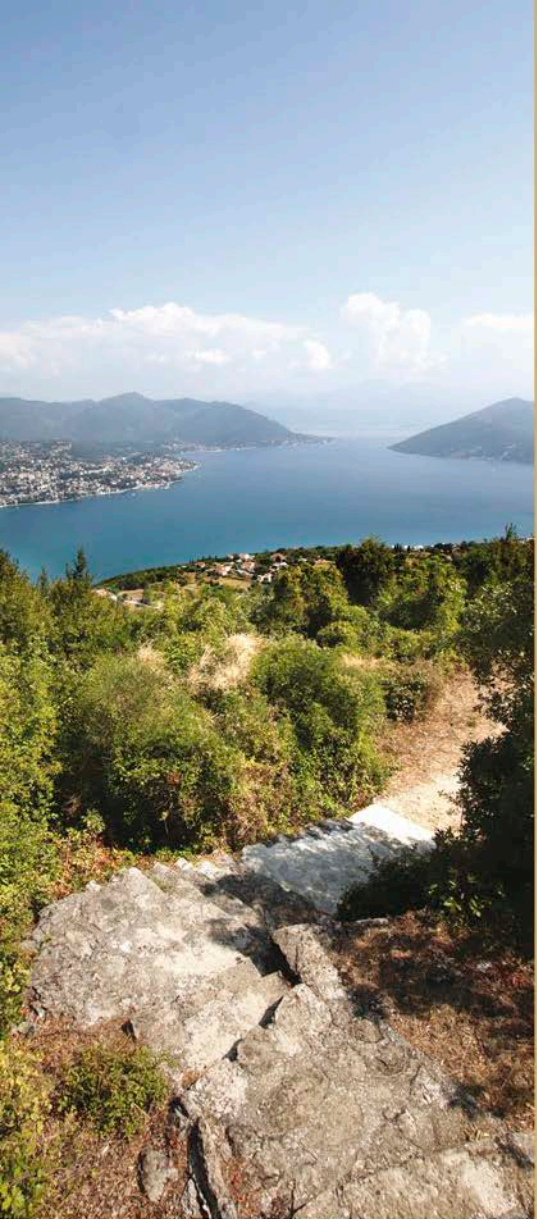
Location:	Central part of Sutorina field between Sutorina river and main road and other minor part from opposite side of the river under hamlet "Misevici"
Land area:	12,08 ha +2,09 ha
Land use:	Sport and recreation
Land use plan:	PUP OHN („Sl. List CG o. p.“, br. 52/2018), further development trough urban project
Utility fee:	IV zone

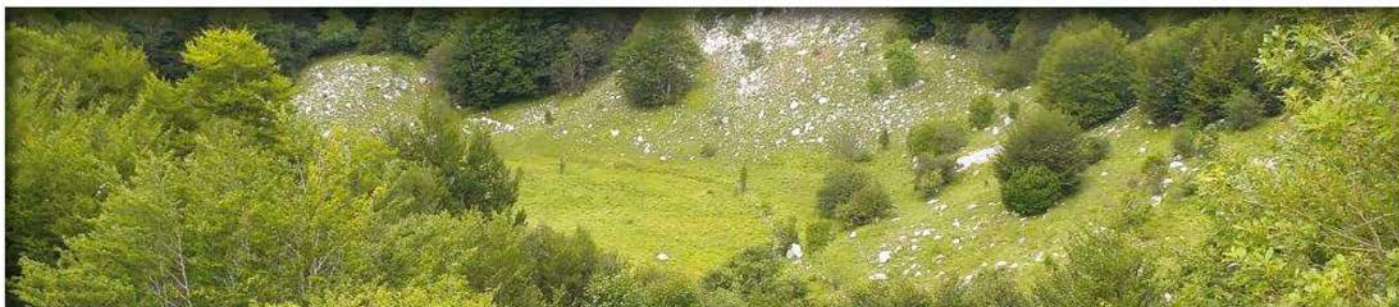




Lokacija:	Kat. Parc. 5755 K. O. - početna stanica žičare ka Žvinjama-Ilinici, Poslednja stanica - visočije kote iznad naselja Žvinje Mogućnost izgradnje međustanice u naselju Žvinje
Planirana namjena:	Žičara; U zoni početne stanice žičare neophodna je izgradnja i uređenje informativno-turističko-saobraćajnog punkta.
Planski dokument:	PUP OHN („Sl. List CG o. p.“, br. 52/2018), Donošenje opštinske odluke kojom se uređuju lokalni objekti od opšteg interesa
Naknada za komunalno opremanje	IV zona

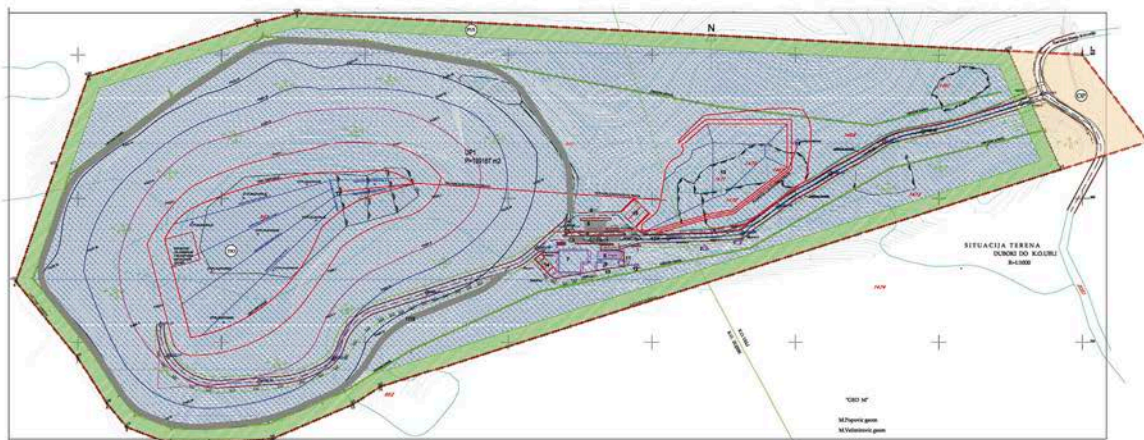
Location:	<i>Cadastral plot 5755 K. O. - first station of the gondola towards Zvinje-Ilinica Final station – higher geographical angels above Zvinje Possibility of constructing of intermediate stop in Zvinje</i>
Land use:	<i>Gondola (cable car): In the zone of the first station of the cable car, it is necessary to construct and arrange the information-tourist-traffic point.</i>
Land use plan:	<i>PUP OHN („Sl. List CG o. p.“, br. 52/2018), Adoption of a municipal decision regulating local facilities of public interest.</i>
Utility fee:	IV zone

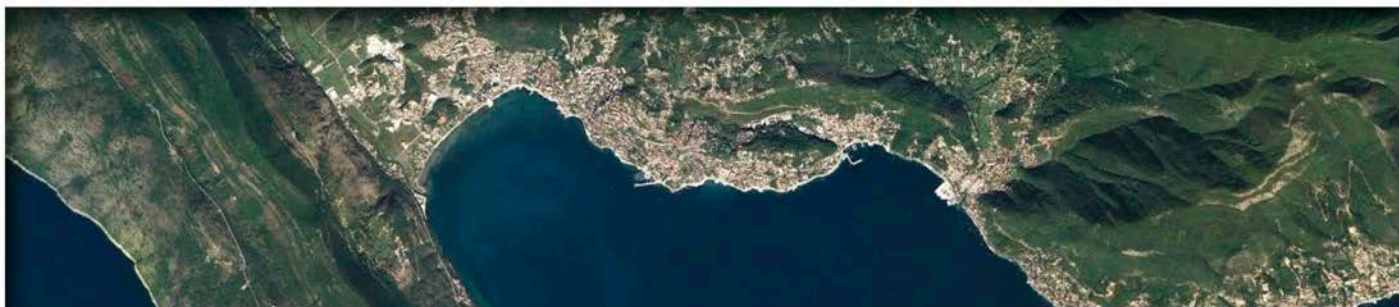




Lokacija:	Lokacija obuhvata dno vrtače na granici KO Žlijebi i KO Ubli. Nalazi se na 18km udaljenosti od Meljina, na nadmorskoj visini od 1060m. Lokaciji se pristupa preko lokalnog puta Kameno-Ubli.
Površina lokacije:	Cca 14 ha
Planirana namjena:	Opštinska sanitarna deponija sa svom pratećom infrastrukturom; odlaganje otpada uz dosljednu primjenu propisane tehnologije i svih mjera zaštite. Na ovoj lokaciji treba da se obezbijedi kapacitet za upravljanje otpadom opštine Herceg Novi do 2030 godine.
Planski dokument:	Kroz PUP OHN („Sl. List CG o. p.“, br. 52/2018) je predviđena primjena LSL za sanitarnu deponiju “Duboki do” („Sl. list CG op. pr.“, br.16/11);
Ostalo:	Izdavanje građevinske dozvole u toku.

Location:	<i>The location includes the bottom of the karst sinkhole on the border between KO Zlijebi and KO Ubli. It is located 18 km away from Meljine, at an altitude of 1060 m. The location is accessed via the local road Kameno-Ubli.</i>
Land area:	<i>cca 14 ha</i>
Land use:	<i>Municipal sanitary landfill with all its accompanying infrastructure; waste disposal with the consistent application of prescribed technology and all protection measures. At this location, waste management capacity of the Herceg Novi municipality should be provided by 2030.</i>
Land use plan:	<i>Trough PUP OHN („Sl. List CG o. p.“, br. 52/2018) an application LSL for sanitary landfill “Duboki do” is planned („Sl. list CG op. pr.“, br.16/11);</i>
Other data:	<i>Issuing a construction permit to be expected</i>

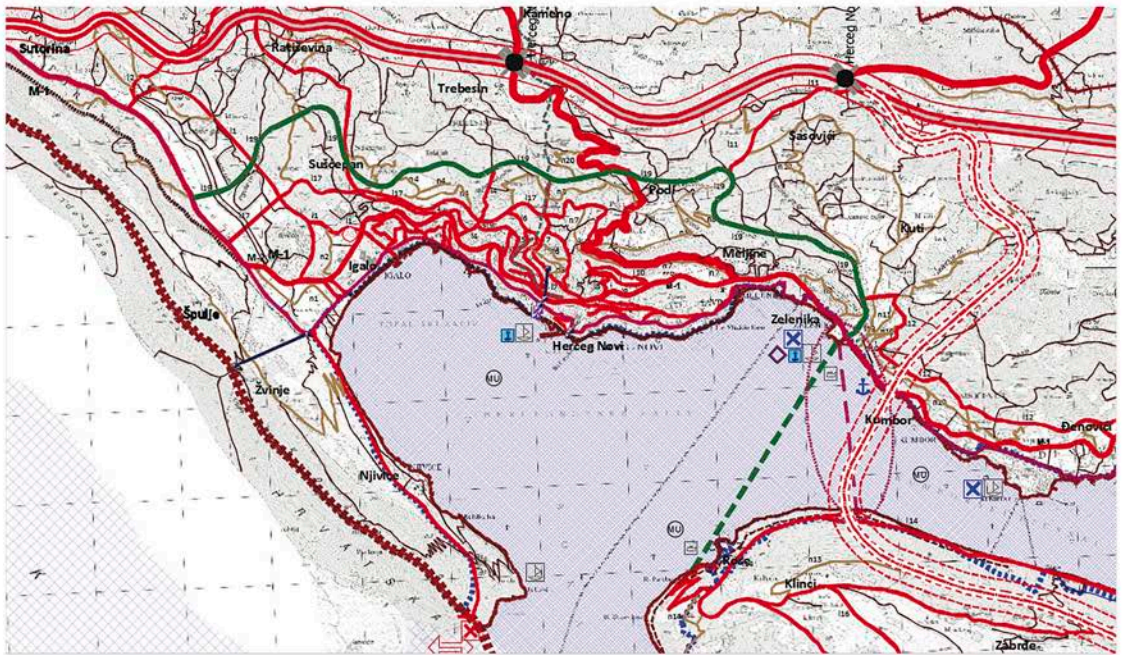


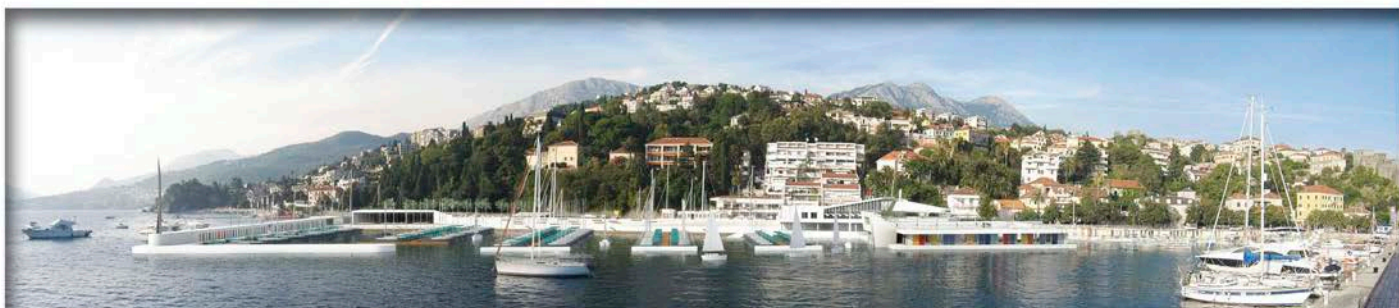


Trasa obilaznice i trajekte veze:	Sutorina - Zelenika (Sutorina-Sušćepan-Zirine-Podi-Zelenika), a dalje se nastavlja prema Luštici uvođenjem trajektne linije Zelenika-Rose.
Dužina trase:	10,5 km (opštinski put) + trajektna veza
Planirana namjena:	Saobraćajnica je namijenjena tranzitu i opsluživanju područja kroz koja prolazi. Ukrštanja se ostvaruju sa postojećim i planiranim saobraćajnicama na pet utvrđenih tačaka. Trajektna veza se direktno oslanja na postojeću saobraćajnu mrežu na Luštici. Planira se proširenje i podizanje kvaliteta postojećih puteva od budućeg trajektnog pristaništa u Rosama ka unutrašnjosti poluostrva.
Planski dokument:	PUP OHN („Sl. List CG o. p.“, br. 52/2018): Primjena propisa jedinice lokalne samouprave kojima se uređuju lokalni objekti od opšteg interesa.
Ostalo:	Urađeno idejno rješenje za obilaznicu Sutorina-Zelenika (autor: Dušan Matović, dipl. Inž. građ.)

Bypass and ferry route:	<i>Sutorina-Zelenika (Sutorina-Suscepan-Zirine-Podi-Zelenika), continues towards Lustica introducing the ferry line Zelenika-Rose.</i>
Land area:	<i>10,5 km (municipal road)+ferry line</i>
Land use:	<i>The road is intended for transit and maintenance of the area through which it passes. Crossings are realized with existing and planned roads at five identified points. The ferry connection directly relies on the existing traffic network on Lustica. It is planned to expand and improve the quality of existing roads from the future ferry port in Rose to the interior of the peninsula.</i>
Land use plan:	<i>PUP OHN („Sl. List CG o. p.“, br. 52/2018): Application of regulations of a local self-government unit that regulates local objects of public interest.</i>
Other data:	<i>Drafted conceptual solution for bypass Sutorina-Zelenika (author: Dusan Matovic, BSs in Engineering)</i>



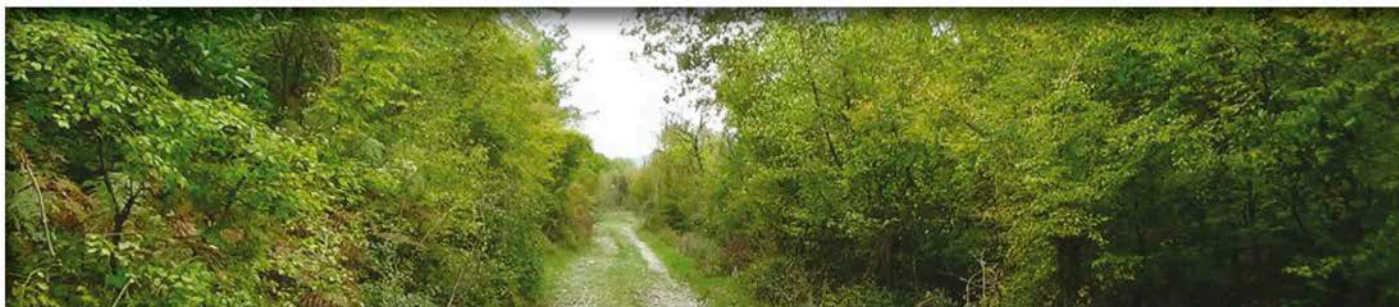




Lokacija:	„Škver“ je poseban ambijent u starom dijelu Herceg Novog, mjesto spoja Šetališta pet Danica i gradske luke. Lokacija obuhvata i dio morskog akvatorijuma.
Planirana namjena:	Luka nautičkog turizma; Prema PPPPNOPCG „podrazumjeva se obezbjeđenje vezova u luci Herceg Novi, čiji je dio namijenjen i izgrađen za tu svrhu. Prije kretanja u intenzivniju izgradnju nautičkih kapaciteta potrebno je na državnom nivou preduzeti i određene sistemske mjere, posebno po pitanju saobraćajne i komunalne infrastrukture, osiguranja brodova i distribucije meteoroloških podataka.“
Planski dokument:	Državni planski dokumenti (PPPPNOPCG ili dalja razrada kroz DSL)
Ostalo:	Idejni koncept „Rekonstrukcije i uređenja lučkog akvatorijuma u zoni Škvera-Herceg Novi“ na cca 80 000 m <sup>2</sup> : d. o. o. „Studio Grad“ iz Podgorice, 2010. (podrazumjeva proširenje kapaciteta luke i uređenje prostora oko luke)

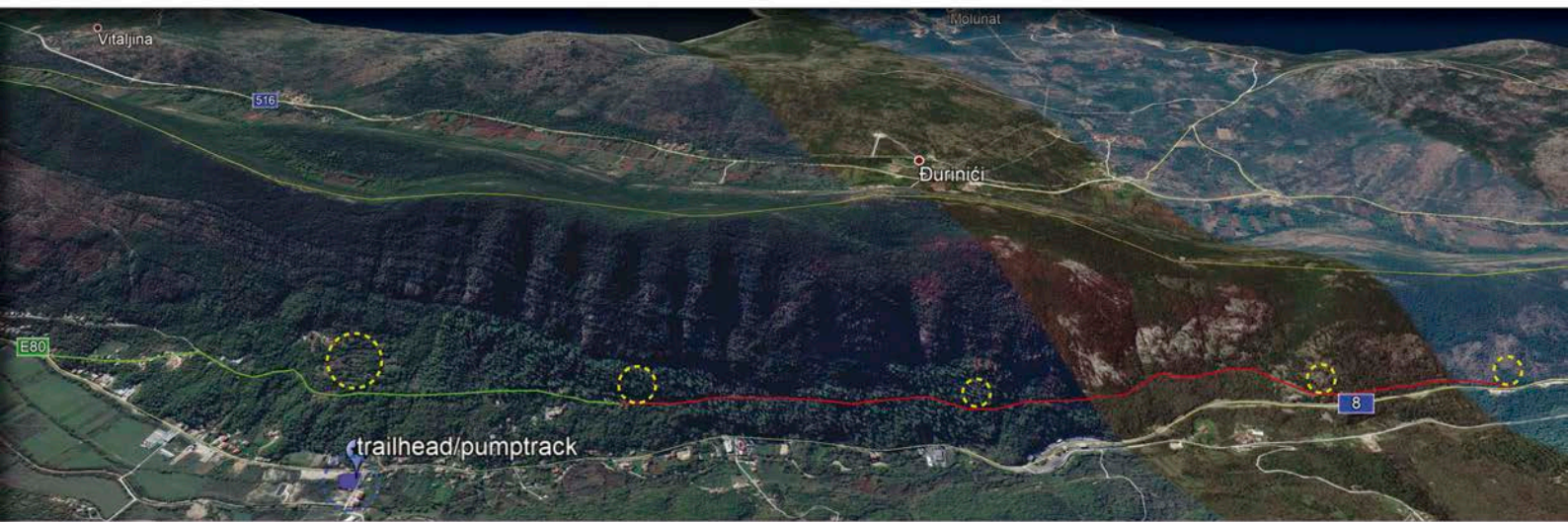
Location:	“Skver” is a special ambient in the old part of Herceg Novi, the binding site of the Promenade pet Danica and the city port. The location also encompasses one part of aquatorium.
Land area:	Nautical tourism port: According to PPPPNOPCG „provision of berths in the port of Herceg Novi, in the part which is intended and constructed for this purpose. Prior to the intensification of the nautical capacity building, certain system measures are needed at the state level in particular regarding traffic and communal infrastructure, ship insurances and the distribution of meteorological data.“
Land use:	State planning documents (PPPPNOPCG or further elaboration trough DSL)
Other data:	Conceptual solution “Reconstruction and arrangement of port aquatorium in Skver-Herceg Novi zone” on cca 80 000 m <sup>2</sup> : d. o. o. “Studio Grad” from Podgorica, 2010. (includes extension of port capacities and arrangement of surrounding area)





Lokacija:	Trasa nekadašnje uskotračne željezničke pruge od Zelenike do granice sa Republikom Hrvatskom.
Površina lokacije:	Ukupna dužina trase uskotračne pruge je 14,2km. Izdvajaju se dva dijela: <ul style="list-style-type: none"> <li>• Urbani dio od Zelenike do raskrsnice sa Njivičkim putem L=7,6 km;</li> <li>• Poluprirodni predio od raskrsnice do Debelog Brijega L= 6,6 km.</li> </ul>
Planirana namjena:	U urbanom dijelu-na postojećem šetalištu i duž postojećih saobraćajnica, predviđa se markiranje biciklističke staze i objekata uskotračne pruge. U drugom dijelu se predviđa uređenje biciklističke staze na trasi stare pruge, formiranje biciklističkog centra na lokaciji kod stare Željezničke stanice Sutorina, postavljanje "Pump track" – specijalno dizajnirane talasaste staze i "Mountain bike" parkova.
Planski dokument:	PPPNOPCG i PUPOHN uvažavaju Euro Velo Bike Route No 8.PUPOHN sadrži UTU za sportsko-rekreativne i javne prostore na otvorenom.
Ostalo:	Urađen je idejni Koncept projekta od strane Alliance- Ljubljana

Location:	<i>The route of former narrow-gauge railway line from Zelenika till the border with Republic of Croatia.</i>
Land area:	<i>Total length of the narrow track is 14.2km. Two sections are distracted:</i> <ul style="list-style-type: none"> <li>• <i>Urban part of Zelenik to the intersection with Njivica L = 7,6 km;</i></li> <li>• <i>Semi-fringe area from intersection to Debelog Brije L = 6.6 km.</i></li> </ul>
Land use:	<i>In the urban area - on the existing promenade and along the existing roads – mapping bicycle trails and narrow-track trails is foreseen. In the second part there is the arrangement of the bicycle track on the route of the old railway line, the establishment of a bicycle center at the old Sutorina railway station, the setting of the "Pump track" - specially designed wavy trail and „Mountain bike" parks.</i>
Land use plan:	<i>PPPNOPCG i PUPOHN consider Euro Velo Bike Route No 8. PUPOHN includes UTC for sport-recreational and open public area.</i>
Other data:	<i>The Conceptual solution is designed by Alliance-Ljubljana.</i>





KOMPLEKS „LAZURE“ U MELJINAMA

TURISTIČKI RIZORT  
„RITZ-CARLTON MONTENEGRO“

TURISTIČKO NASELJE  
„MRKOVI-BIJELA STIJENA“



→ KOMPLEKS „PORTONOVI“ U KUMBORU



# PROJEKTI U TOKU

ONGOING PROJECTS

# SAOBRAĆAJNA I VODOVODNA INFRASTRUKTURA NA LUŠTICI

## LUSTICA PENINSULA ROAD AND WATER SUPPLY SISTEM CONSTRUCTION

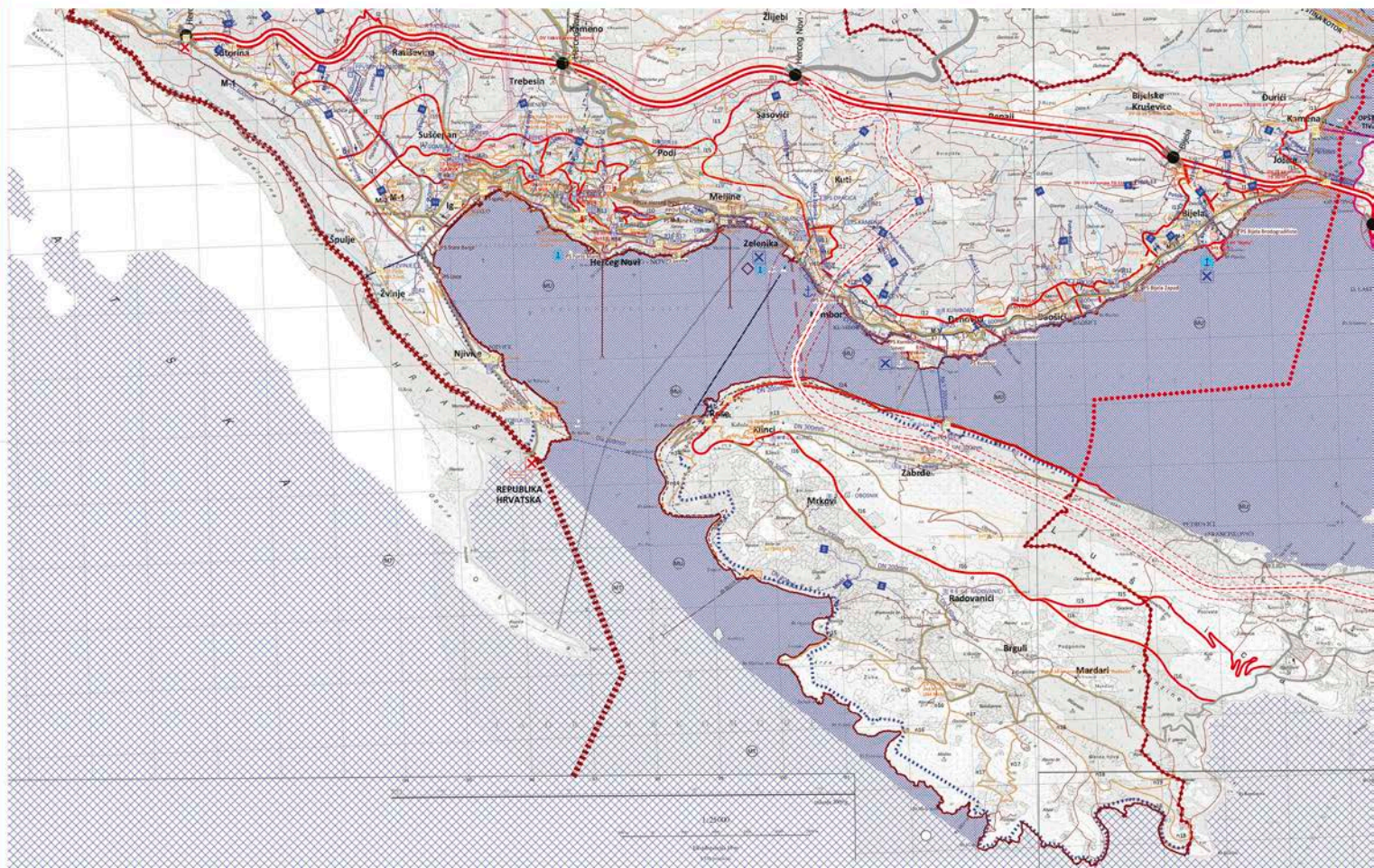


Razvoj saobraćajne i ostale tehničke infrastrukture je glavni preduslov za razvoj Luštice i njeno integrisanje sa ostalim dijelom Opštine Herceg Novi. U prvoj fazi planirana je izgradnja primarne putne i vodovodne infrastrukture koja će opsluživati niz planiranih turističkih rizorta na ovom prostoru ali i luštička sela za potrebe lokalnog stanovništva. Na ovaj način značajno će se doprinijeti razvoju i promociji Luštice kao destinacije, ruralnog i gastro turizma, etnoturizma, vjerskog turizma i sl.

*Development of roads and civil structures is the main precondition for the development of Lustica and its integration with the rest of Herceg Novi Municipality. The first phase includes the construction of the primary road infrastructure and construction of water supply sistem which will be used not only by tourists from the numerous tourist resorts being built in this area, but also by the inhabitants of the villages of Lustica for their needs. This projects will significantly improve the investment potential of the municipality and also contribute to the promotion of Lustica as a tourist destination also suitable for the development of rural and gastronomic tourism, ethno tourism, religious tourism, etc.*

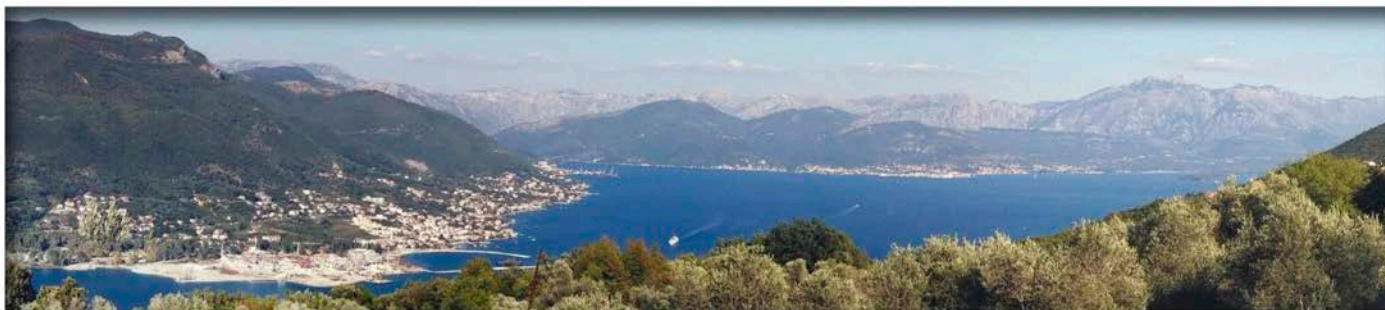






# „PORTONOV“ RESORT

## “PORTONOV“ LUXURY RESORT



Azmont Investments je glavni investitor Portonovi rizorta, vrijednog 800 miliona evra. Ovaj rizort u nastanku, svjetske je klase i zajedno sa najmodernijom mega marinom i prvim One&Only hotelom u Evropi predstavlja najsavremeniji jadranski rizort mješovitog tipa. Portonovi će imati 275 stambenih jedinica različitog tipa, od stilizovanih apartmana, očaravajućih vila, impresivnih gradskih kuća do jedinstvenih penthousa.

*Azmont Investments is the main investor of Portonovi Resort, worth 800 mill euro. This resort in development is world class and together with the most modern mega yacht marina and the first One&Only hotel in Europe represents the most sophisticated mixed-use resort of the Adriatic sea. Porto Novi is going to have housing units 275 of diverse type, from stylish apartments, charming villas, impressive town houses to unique penthouses.*





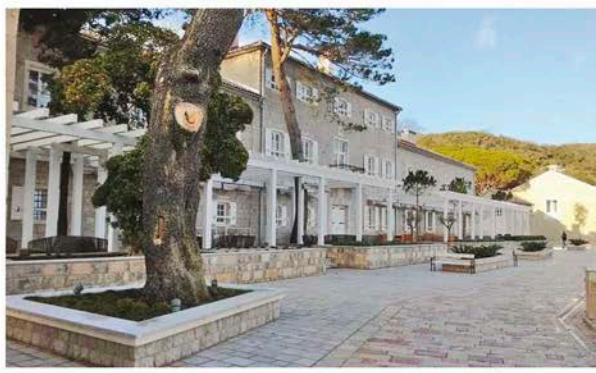
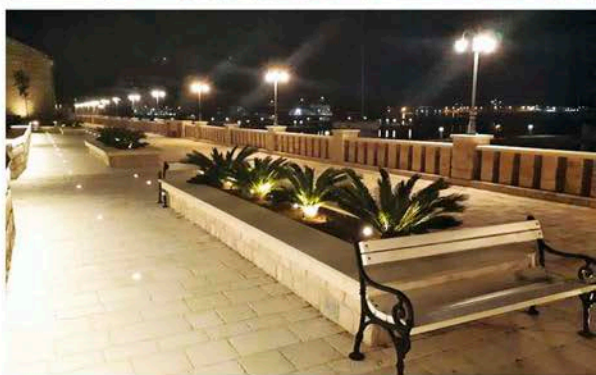
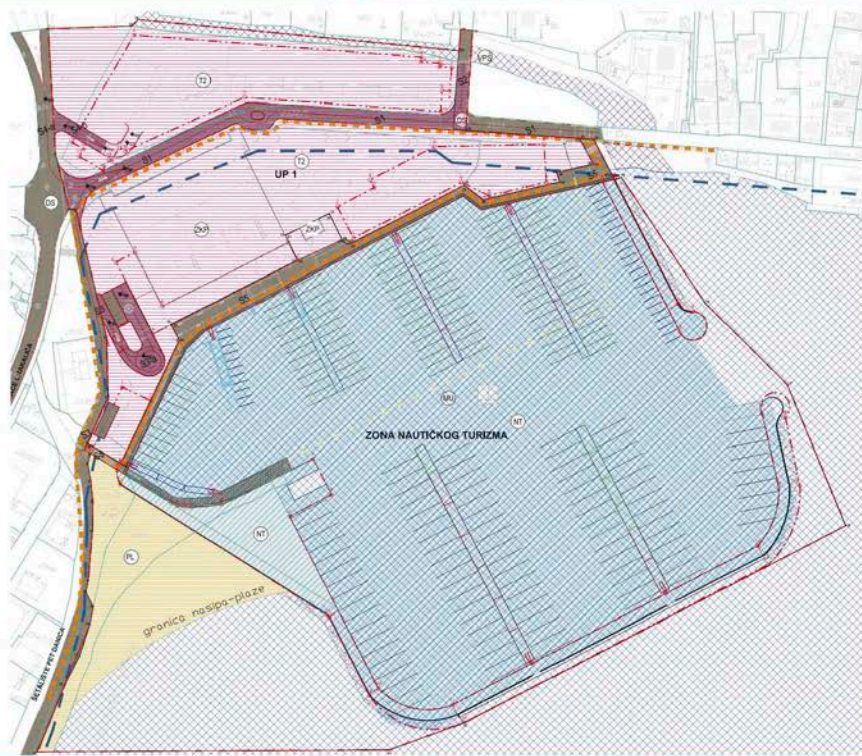
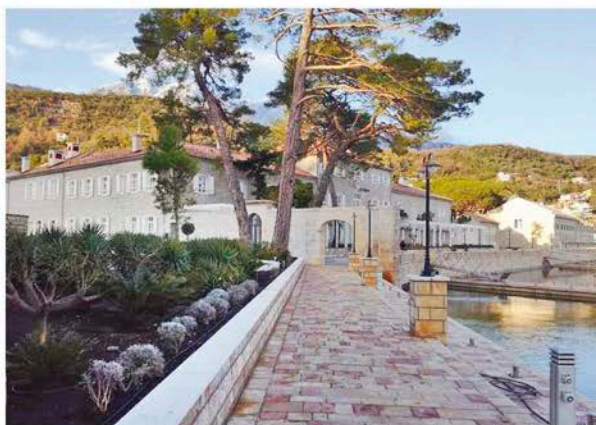
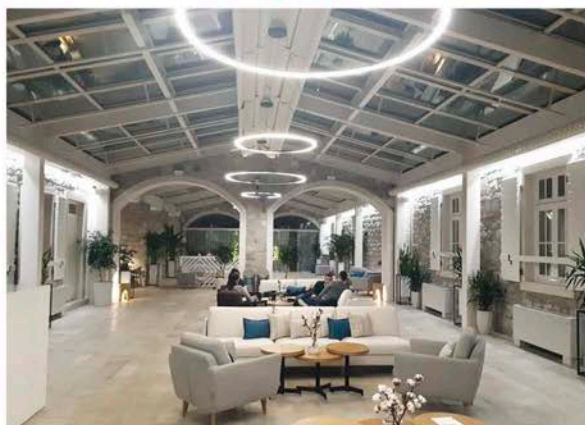
# „LAZURE“ MARINA & HOTEL

## “LAZURE“ MARINA & HOTEL



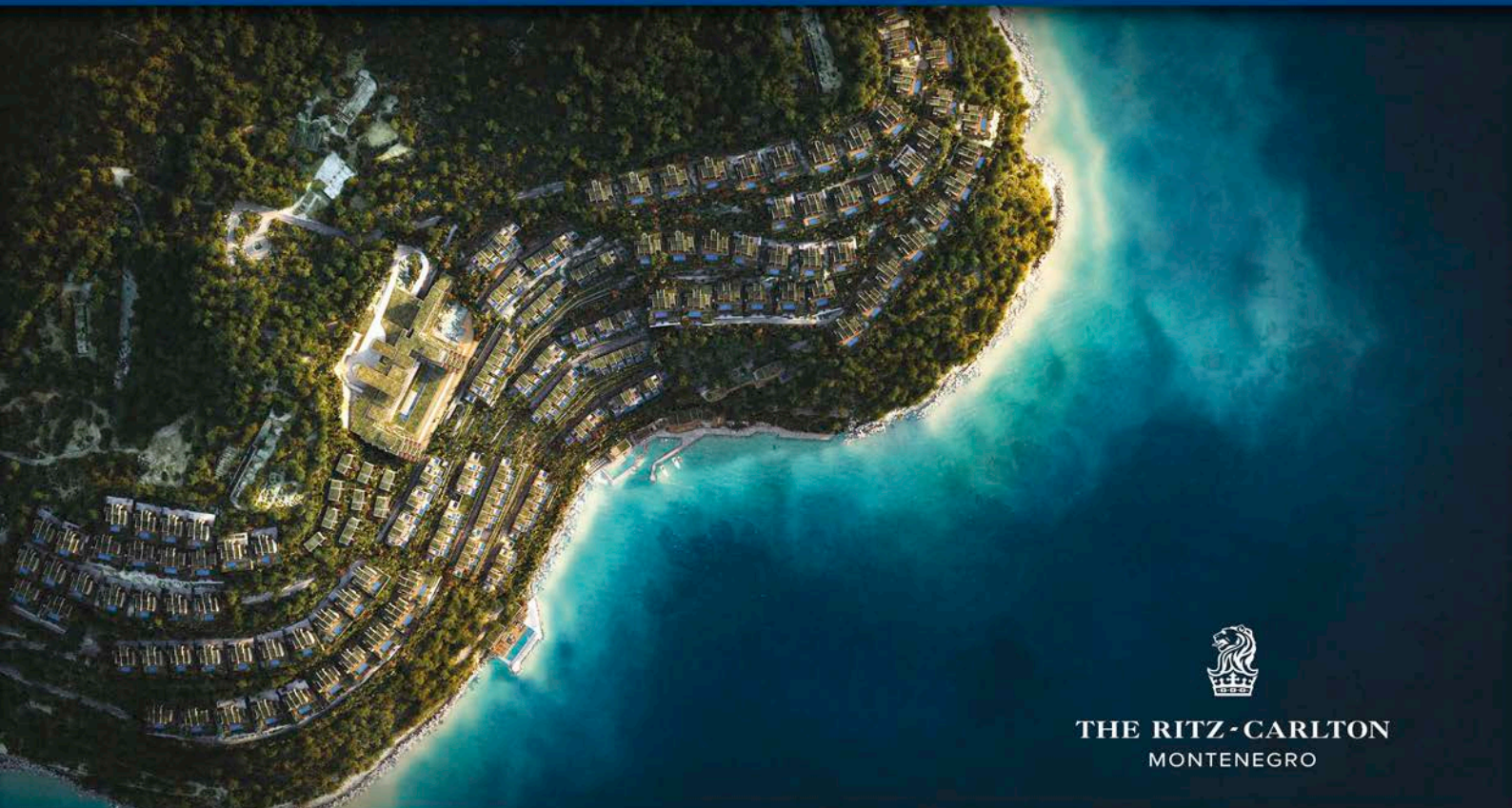
Lazure Marina & Hotel nalazi se na obali Jadranskog mora na ulazu u živopisni Bokokotorski zaliv, pored prelijepog srednjovjekovnog grada Herceg Novog. Uključuje butik hotel smješten u renoviranom zdanju iz 18 vijeka, prostrane rezidencije, restorane mediteranske kuhinje i wellness centar, Lazure Marina & Hotel je vrhunska destinacija za putnike i jedriličare.

*Lazure Marina & Hotel is situated on the Adriatic coast at the entrance of the picturesque Boka Kotorska Bay, next to the beautiful medieval city Herceg Novi. It includes a boutique hotel situated in a renovated 18th century building, spacious residences, Mediterranean cuisine restaurants and a wellness centre, the Lazure Marina & Hotel represents a supreme destination for travellers and sailors alike.*



# TURISTIČKI RIZORT „RITZ-CARLTON MONTENEGRO“

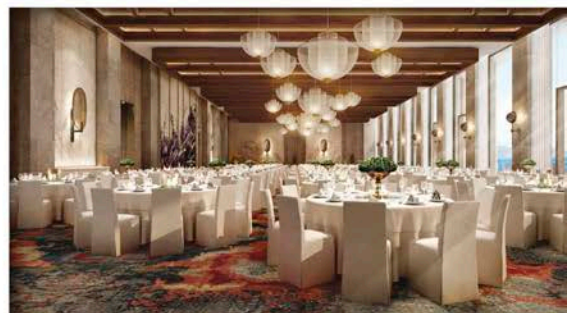
“RITZ-CARLTON MONTENEGRO” RESORT, SPA, HOTEL AND VILLAS



THE RITZ-CARLTON  
MONTENEGRO

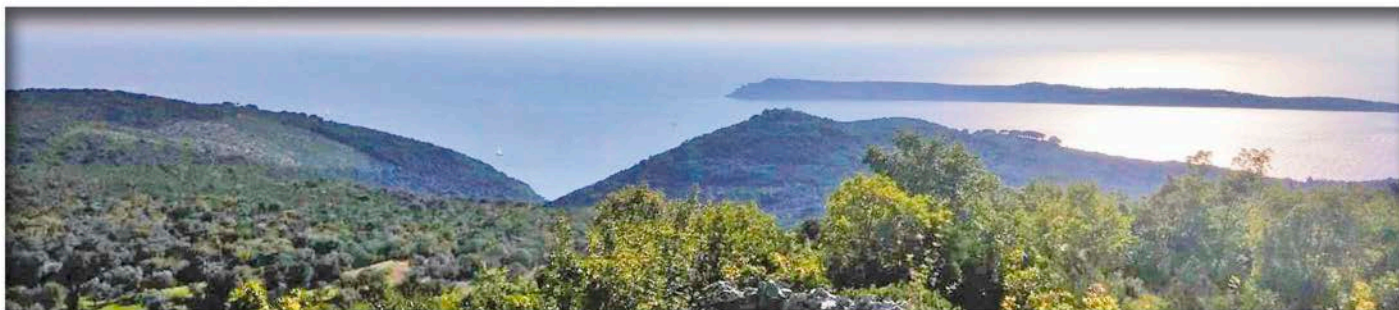
Ritz-Carlton Montenegro će predstavljati prvi turistički rizort ovog Brenda u Evropi i nosiće ime Crne Gore, što doprinosi promociji države kao atraktivne turističke destinacije. Nalaziće se na samom ulazu u Bokokotorski zaliv. Dolazak Ritz-Carlton brenda u Crnu Goru od izuzetnog je značaja za upotpunjavanje i diversifikaciju turističke ponude Crne Gore. Sadržaji u okviru rizorta sastojeće se od: 300 hotelskih jedinica u okviru mješovitog hotela sa 5\*, 111 vila, koji će biti dio Ritz-Carlton brenda.

*Ritz-Carlton Montenegro will be the first resort of this brand in this part of Europe. The name of the project also consists of the country's name adding the significant value to the promotion of Montenegro as an attractive luxury tourism destination. The Project location at the very entrance to the Kotor bay. The arrival of the Ritz-Carlton brand in our country is considered to be of great importance for the completion and diversification of Montenegro's tourism offer. The Project will include the following facilities: 300 hotel units within the 5\* mix hotel and 111 villas, all under the umbrella of the Ritz-Carlton brand.*



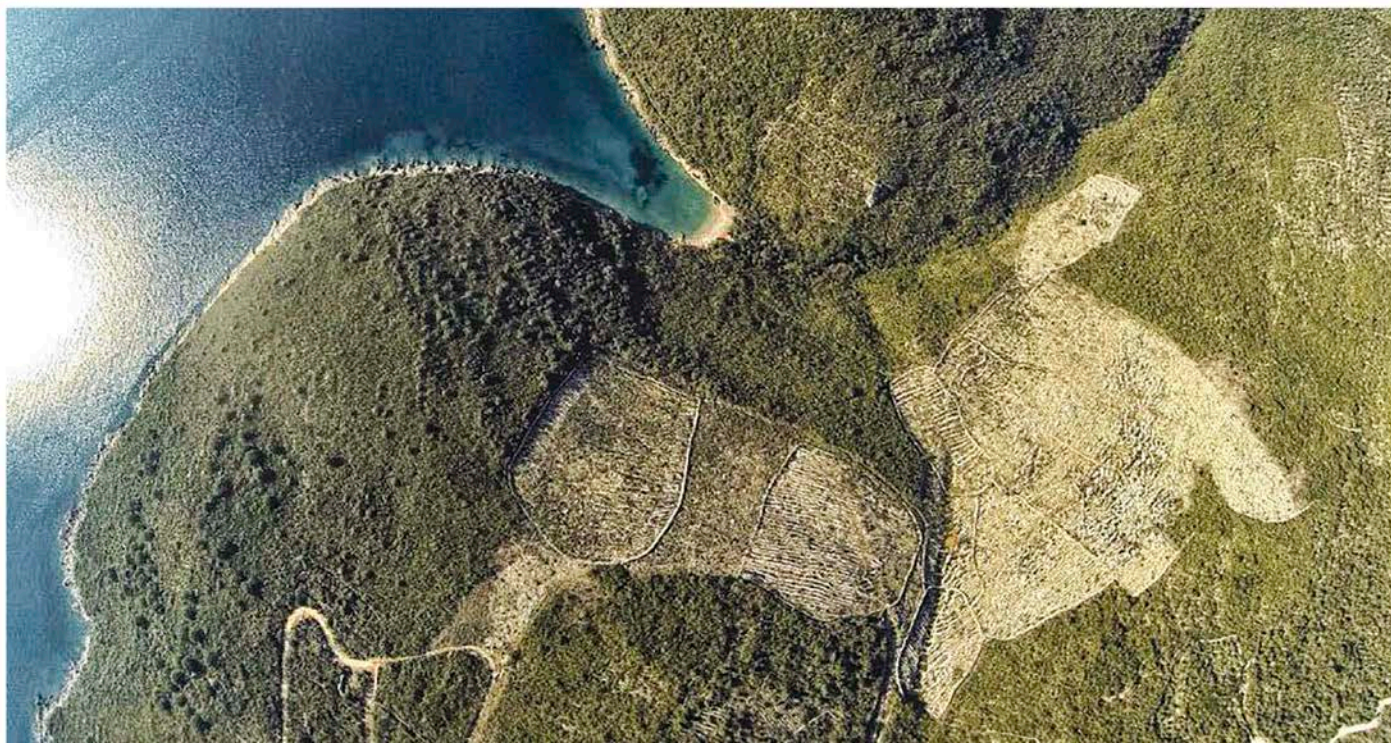
# TURISTIČKI KOMPLEKS „MRKOVI-BIJELA STIJENA“

## TOURIST COMPLEX “MRKOVI-BIJELA STIJENA”



Na obroncima iznad uvale Dobreč na Luštici, na prostoru od cca 32 ha koji se nalazi u privatnom vlasništvu, planirano je turističko naselje kategorije min 4\*, ukupnog kapaciteta do 692 kreveta. U okviru ovog kompleksa se izdvaja zona osnovnog objekta turističkog naselja (hoteli sa pratećim sadržajima), zona depadansa (vile i apartmani) i zona infrastrukture i zelenila.

*On the slopes above the bay of Dobrovo on Luštica, on the area of approximately 32 hectares, which is privately owned, a tourist complex of min 4\* is planned, with a total capacity of 692 beds. The complex will include following distinctive zones: the zone of the basic tourism objects (hotels with accompanying contents), the zone of deadpans (villas and apartments) and the zone of infrastructure and greenery.*









# PRAZNIK MIMOZE

## THE MIMOSA FESTIVAL

Zamišljen je kao turističko-propagandna zimska manifestacija i prvi put održan 1969. godine. Festival traje već pet decenija tokom kojih je ostavio neizbrisiv trag – žuti cvijet je postao simbol Herceg Novog i očarao region, a festival događaj po kojem nas prepoznaju, neizostavan dio tradicije i kulture naše zajednice.

U februaru, kada je Evropa još pod snijegom, Praznik mimoze donosi boje i miris proljeća, dovodi u grad brojne turiste i najavljuje ljetnju sezonu. Okosnica bogatog programa su fešte na otvorenom, maskenbali, koncerti i međunarodna karnevalska povorka. Jubilarno, 50. izdanje Praznika mimoze obilježeno u 2019. godini trajalo je 50 dana i postavilo rekorde po broju posjetilaca i raznovrsnih programa. U šestu deceniju Opština Herceg Novi ulazi sa ambicijom da ovaj, najznačajniji gradski festival, bude glavna zimska turistička manifestacija u Crnoj Gori i ojača svoju poziju na mapi evropskih karnevalskih svečanosti.

*Was conceived as a tourist-propaganda winter event and was first held in 1969. The festival exists already for five decades, during which it has left an indelible mark - the yellow flower has become a symbol of Herceg Novi that fascinates the region, and the festival makes us recognizable being an indispensable part of the tradition and culture of our community.*

*In February, when Europe is still under snow, the Mimosa Festival brings the colors and smell of spring, brings many tourists to the city and announces the summer season. The backbones of the rich program are outdoor festivals, masquerades, concerts and an international carnival parade. The jubilee 50<sup>th</sup> edition of the Mimosa Festival, that took place during 2019, lasted 50 days and set records in number of visitors and various programs. The Municipality of Herceg Novi enters In the sixth decade with the ambition that this, the most important city festival, becomes the main winter tourist event in Montenegro and strengthens its position on the map of European carnival festivities.*





Fotografija: Miloš Samardžić

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