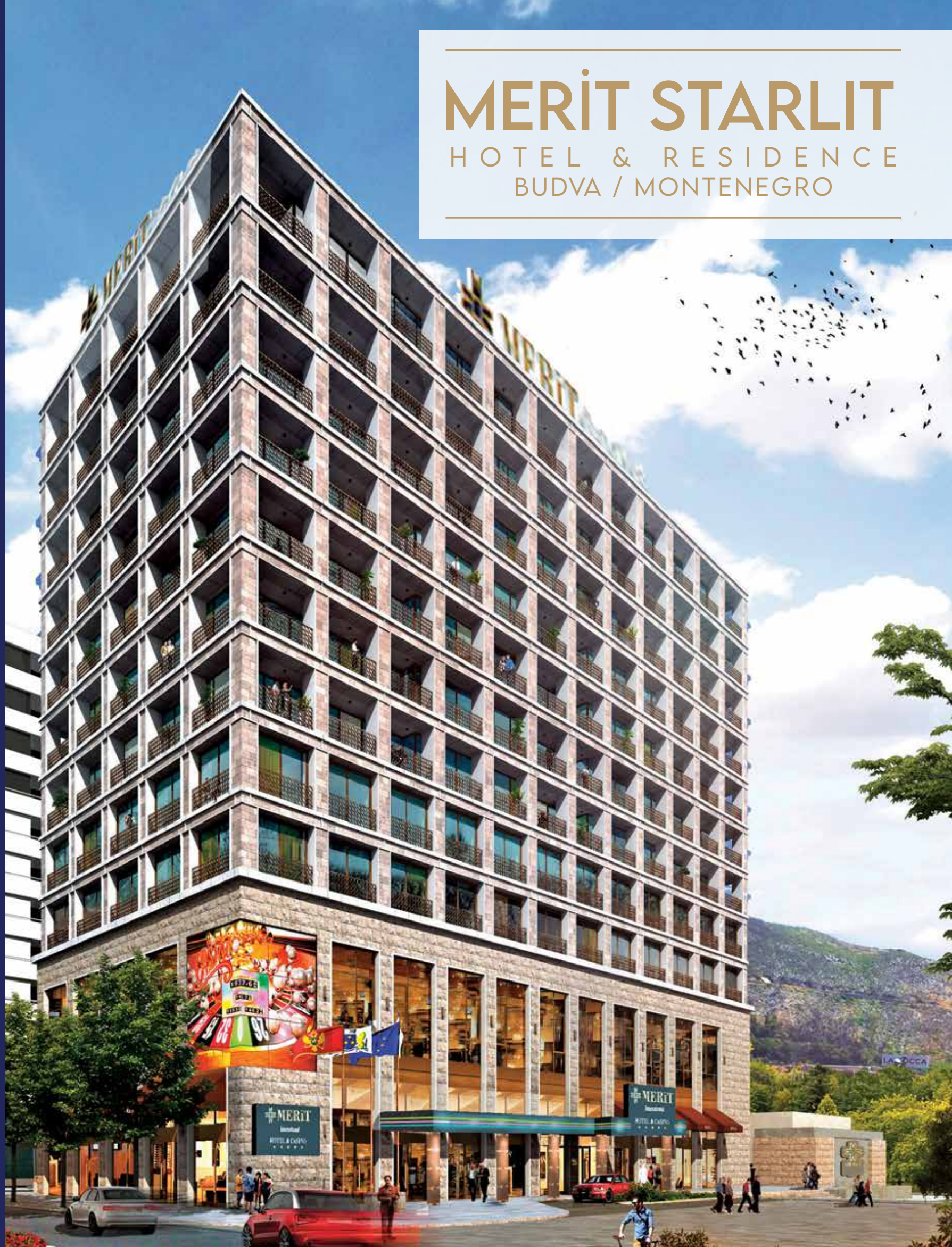


# MERIT STARLIT

HOTEL & RESIDENCE  
BUDVA / MONTENEGRO







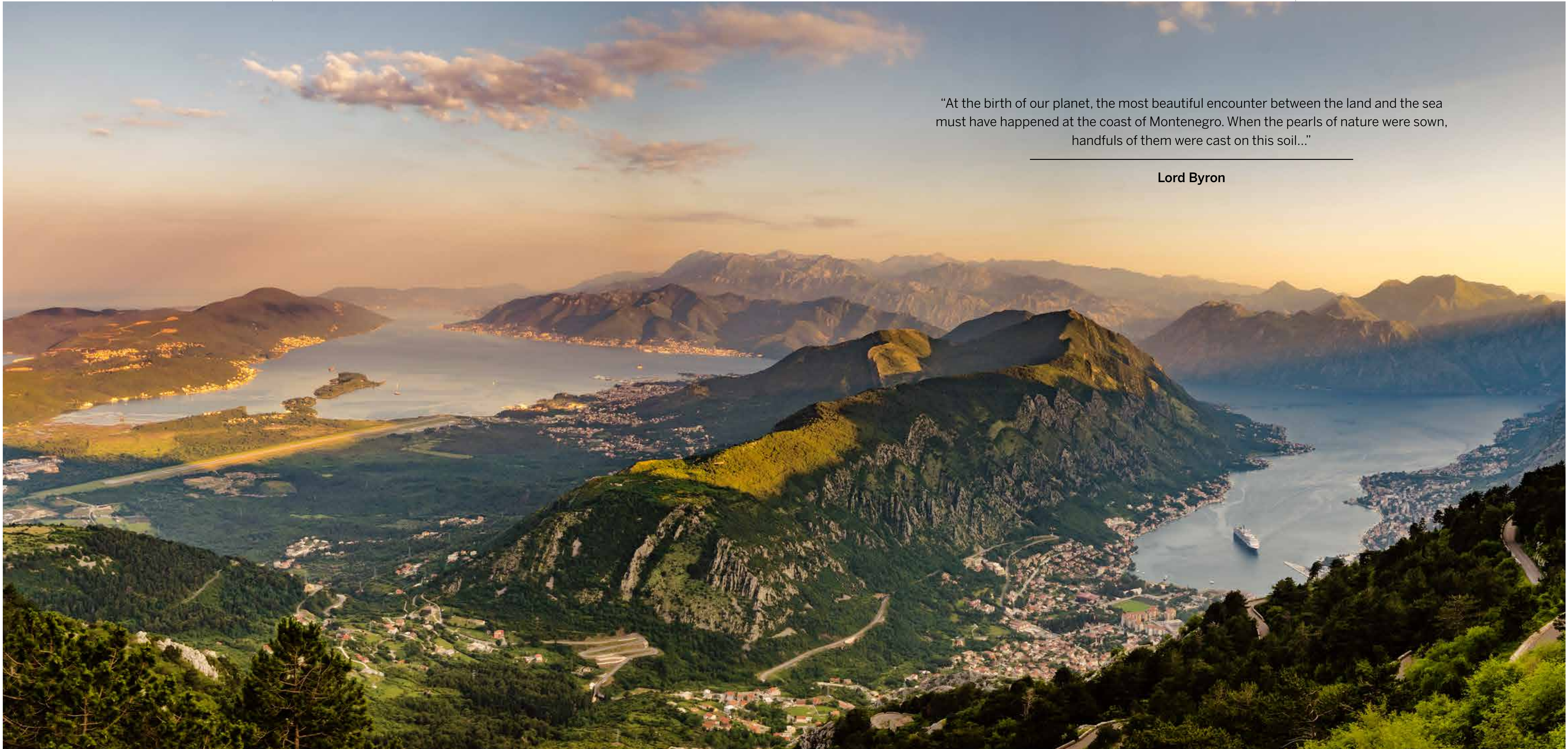
# INVESTMENT PRIVILEGE AT THE HEART OF BUDVA, THE PEARL OF EUROPE



“At the birth of our planet, the most beautiful encounter between the land and the sea must have happened at the coast of Montenegro. When the pearls of nature were sown, handfuls of them were cast on this soil...”

---

**Lord Byron**







PERAST



OSTROG MONASTERY

## THE PEARL OF THE ADRIATIC: MONTENEGRO

A natural paradise surrounded by the unique blue of the Adriatic Sea and the magnificent Balkan mountains, Montenegro is surrounded by Croatia, Bosnia and Herzegovina and Albania. Located right across Puglia, the heel of Italy, Montenegro (Crna Gora) means “Black Mountain” and it is one of Europe’s youngest countries despite its thousands of years of history. Its capital is Podgorica. As one of the six republics that made up the former Yugoslavia, Montenegro continued its existence under the roof of Serbia-Montenegro for a while after the collapse of the country. Following the referendum held in 2006, the Parliament of Montenegro declared its independence on June 3, 2006.

### Visa-free travel

Similar to Norway, Montenegro displays some amazing fjord scenes. It is the attraction center of the Balkans with its national parks and 117 beaches, almost all of which proudly carry the Blue Flag, adorning the 293-kilometer-long coastline. Fresh air, lush forests, abundant sunshine, long beaches, clear lakes, snow-capped mountains, ancient cities as witnesses of history, and many other beauties are gathered in this small and pretty country with a surface area of 13 thousand 800 square kilometers and a population of 650 thousand people.

Flights to Montenegro are less than 3 hours from several European countries, travellers favour this country also because for up to 97 countries you can travel in Montenegro for 90 days without a visa. Blending the best shades of blue and green during the day, Montenegro attracts many tourist every year with its colorful nightlife too.



# AN ATTRACTION CENTER IN THE HEART OF EUROPE

Rising in the most central location of Montenegro, Merit Starlit is only a hundred steps away from the ancient city of Budva.

Merit Starlit is close to both airports of the country; it is 20 minutes from Tivat Airport and 45 minutes from Podgorica Airport. Moreover, Montenegro is only a 2-hour drive away from Dubrovnik Airport in Croatia. You can reach this attraction center that is very close to many countries of Europe **with direct flights from 33 cities of 19 countries.**

## Why Montenegro?

- Montenegro gained its independence in 2006 and entered NATO in 2017.
- Montenegro has adopted constitutional democracy and is waiting for its accession to the European Union in 2022. The currency of the country is Euro.
- Every year from 2007 to 2018, the number of tourists visiting Montenegro increased by a record rise of 7 percent. It is seen as a shining star in global tourism and the country's average number of 2 million visitors per year is increasing exponentially every year.
- Montenegro gives foreign investors the same rights as citizens. Regulated according to the Copenhagen criteria which measures eligibility to join the EU, the legal system of the country protects foreign investors under state guarantee.
- According to the law established in 2015, foreigners and their families who invest in housing in Montenegro (regardless of the price of the property) are granted residential permits.
- House and car prices are very affordable in Montenegro. Tax rates are very low, especially in property purchases. Property rights are firmly guaranteed by law.
- Montenegro has the lowest corporate income tax in Central and Eastern Europe: Only 9 percent.
- Personal income tax is also 9 percent per year.



To Merit Starlit  
**Tivat**  
20 Min.  
**Podgorica**  
45 Min.



### FLIGHT TIMES

Athens [1h25m] • Baku [3h45m] • Barcelona [2h25m]  
Belgrade [45m] • Brussels [2h25m] • Istanbul [1h15m]  
Kiev [3h35m] • London [2h45m] • Moscow [3h20m]  
Munich [1h45m] • Paris [2h25m] • Rome [1h15m]

### CONNECTED PORTS / DISTANCE

Dubrovnik [32 nm] • Split [145 nm] • Bari [116 nm] • Corfu [190 nm]  
Venice [350 nm] • Athens [395 nm] • Didim [650 nm]  
Porto Cervo [710 nm] • Istanbul [830 nm] • Cote D' Azure [890 nm]  
Mallorca [1005 nm] • Barcelona [1050 nm] • Gibraltar [1390 nm]

*\*Distances and flight times may not be accurate and should be used only as guidance.*



# BUDVA



## A magical ancient city

Budva, the coastal city famous for its blue flag beaches, is the heart of tourism in Montenegro. In addition to its carefully preserved buildings, charming islands and magnificent beaches, Budva is also rich in history. The ancient city of Stari Grad, located on a small peninsula at the southern end of the city, is a hidden treasure with a history of twenty five hundred years.

One of the oldest settlements on the Adriatic coast, the ancient city has been home to Greeks, Romans, Venetians and Ottomans throughout history. The walls surrounding the ancient city were made during the Venetian period. While the doors on the northern walls lead to the marina, the small door in the south opens to the world-famous Ricardova Glava Beach. There are several historical buildings in the ancient city, which is a car-free zone so visitors can safely let the magical narrow streets of the city resembling a maze take them to several small squares. The best historical places to visit are the ancient Roman church of Sabbas the Sanctified; the nearly 200-year-old churches of Saint John, Holy Trinity; and the City Museum of Budva.

The restoration of the ancient city, which was severely damaged during the earthquake in 1979, took eight years to restore. You can have a taste of local flavors in the stylish bars and the restaurants in the ancient city, which has been taken under UNESCO protection. The souvenir shops are among the most popular places in the ancient city. Installed on a big rock near the ancient city is the Budva Ballerina Statue, which is believed to bring luck to those who touch it. The Island of Saint Nicholas, which is only one kilometer from Budva, and the Citadel, where you can watch the city in panoramic view, are among the other must-see places.



# SVETI STEFAN



## A unique beauty

Selected as “one of the ten most spectacular places in the world” by the famous travel magazine Lonely Planet, Sveti Stefan Island is five kilometers from the center of Budva. Established as a fishing village, the history of the island dates back to the 1400s. This small island of 12 thousand 400 square meters surface area is one of the most important natural beauties that come to mind when talking about Montenegro. Ruled independently under Pastrovici during its early years, the island sought protection during the Ottoman wars and came under the wing of the Venetians. A popular stopover for pirates during these wars, it was rebuilt by the Venetians in the 15th century. In the beginning, only 12 families lived on the island, and in the following years a summer residence was built for Queen Marija Karadjordjevic from the Serbian Karadjordjevic family.



Transforming the island into a luxurious resort, the Yugoslavian government of the time moved the island's residents to the mainland, and Sveti Stefan turned into a very special location hosting high-profile guests from around the world. The road that connects the island to the beach was built during the same period. Today, the island is still operated by a world-famous hotel chain; becoming a popular holiday destination preferred by celebrated names such as Orson Welles, Elizabeth Taylor, Sophia Loren, Marilyn Monroe, Princess Margaret, Carlo Ponti, Ingemar Stenmark, Kirk Douglas, Angelina Jolie and Brad Pitt.





# KOTOR



ST. TRYPHON'S SQUARE



## A dreamland

The Bay of Kotor, a precious part of Montenegro, is one of the most famous bays not only in the Mediterranean but also in the world. It is simply stunning to watch the view of the high mountains surrounding the bay reflecting on the deep blue waters. Throughout history, pirates, temple knights and many civilizations always had designs on this bay. Surrounded by mountains on three sides and having a very narrow strait, the bay avoided domination of all great empires that tried to conquer it. Not even the Ottomans who conquered the entire Balkans were able to keep Kotor.

Every year, more than 500 ships visit the bay, which has become the favorite destination of cruise tours thanks to the reasonable water depth in the area. The cities of Risan, Kotor and Perast are like three precious gems that shine across the bosom of the bay, which is named after Kotor. This charming little coastal town is quite rich in carefully preserved historical buildings. Kotor's history dates back to the 5th century BC. The town has been on the UNESCO World Heritage List since 1979. Especially the 11th century cathedrals make it a center of attraction for history buffs. Among the landmarks of this little town are amazing works of medieval architecture such as the Clock Tower (8th century), St. Tryphon Cathedral (12th century), Gospe od Zdravlja (13th century), Sveta Marija Castle (12th century), Napoleon's Theatre (19th century) and the largest church in the region, Church of St. Nicholas (19th century). Risan is the oldest settlement in the Bay of Kotor and proudly shows off several Roman mosaics dating back to the 3rd century.



# PERAST



OUR LADY OF THE ROCKS



PERAST

## Where dreams come true

The cozy coastal town of Perast in the Bay of Kotor has been on the UNESCO World Heritage List since 1917. You can sightsee all of Perast in a short time by walking. Visit the 17th century City Museum that sheds light on the history of the Bay of Kotor, and enjoy fresh seafood accompanied by local wine selections at the restaurants by the beach.

There are two islets off the coast of Perast that fascinate all visitors. One of them is the Island of St. George and the other is Our Lady of the Rocks. An interesting story goes around about this artificial island, the latter, which was built in 200 years. It is said that the construction of the island began in the 15th century when local fishermen believed they had received a sign from the Virgin Mary. During those years, the people used to worship in the church on the Island of St. George and there were rocks in the area where the current artificial island is. One day, some fishermen found a painting with the image of Virgin Mary on these rocks and immediately handed it over to the Venetian Monastery. A few days later, the painting reappeared on the rocks. After several more times, the fishermen figured that Virgin Mary could be trying to give them a sign. So they decided to build a church upon these rocks. Thus, the fishermen of Kotor started bringing rocks to this location. Legend has it that this process took about 200 years. Finally, an artificial island was created and the church of Our Lady of the Rocks was built on it.



# THE BEACHES OF BUDVA

Montenegro, the pearl of the Mediterranean, is the dream destination of beach-lovers. All beaches in Montenegro are incredibly beautiful and impressive. Beautiful views of the lush green mountains reaching the sky reflect on these turquoise waters. Thanks to all these beauties, Budva is often referred to as the “Miami of Europe”. Most of the 17 beaches that cover 21 kilometers of the city’s coastline are truly dreamy. These Blue Flag beaches are simply addictive!



## JAZ BEACH

Located about two kilometers west of the city center, Jaz Beach is one of Budva’s three largest beaches with twelve hundred meters of coastline. You can reach this sandy beach and the sandy sea by boat or bus. As a concert area, Jaz Beach has welcomed stars like The Rolling Stones, Madonna, Lenny Kravitz, Armand Van Helden, Dino Merlin, Goran Bregovic and Zdravko Colic.



## MOGREN BEACH

To reach Mogren Beach in the city center, follow the path that will appear right after you pass the Old Town. It is very enjoyable to walk on this path where the mountain and the sea touch and come into view at the horizon. Consisting of two separate beaches connected by a tunnel, Mogren Beach is 350 meters long. This beach was named after Spanish sailor Magrini who was in a marine accident off the coast. Feeling thankful that he survived, he built a church in Budva in dedication to St. Antonio. Mogren Beach is known as “the most attractive Montenegrin beach” with its location and sandy beaches that get lots of sun until the evening. Adorned with the prestigious Blue Flag since 2004, Mogren Beach is known to have safe and clean waters.



## HAWAII BEACH

You can reach this beach on the Island of St. Nicholas (locally known as Hawaii Island), just opposite Budva, by boats departing from the Old Town every half hour. You can also come here by boat or yachts from Slovenska, Mogren and Becici beaches. Hawaii Beach, which is both sandy and pebbly, consists of three separate beaches that are 800 meters long together. There are also many bars, cafes and restaurants on the island, where you can enjoy fresh fish. Other facilities are also available for all visitors, including the sports garden, changing rooms, showers and toilets, lifeguard services and a medical station. You can participate in many sports activities such as paragliding and water skiing. You can encounter rabbits, pheasants and deer on the island covered with dense forest. You can even find your own tiny bay along the rocky coastline and enjoy some privacy fun.



## SLOVENSKA BEACH

Named after a group of Czech tourists who were on vacation here in 1935, this beach has sixteen hundred meters of coastline and 25 thousand square meters of surface area. There is also a hotel complex of the same name on the pebble beach. Numerous bars on the beach offer near perfect service to their guests. Here you can also enjoy many sports such as water polo, volleyball, tennis, bungee jumping and football.





## BECICI BEACH

Located about three kilometers from the Old Town, Becici Beach is the longest beach in Budva with nearly two kilometers of coastline. In 1935, this sandy beach was given an award for being “the prettiest beach of the Mediterranean” and is still one of the most popular places in Montenegro today. The sea glass and pebbles in perfect shape and colors you will see in Becici are unique to this beach. Shaped by the sea for centuries and stranded by the tides, the pebbles come in eye-catching colors such as white, gray, brown, green and even red, attracting collectors to the area. Splendid Hotel, where a James Bond film (Casino Royal) was shot in 2006, is also the home of Casino Merit Royal Splendid, and it is in this bay. There is also a small Orthodox Church on Becici beach, which continues to attract and amaze visitors.



## LUCICE BEACH

Surrounded by pine trees and located 500 meters south of Petrovac, this 220-meter-long beach is a must-see. You can reach this beach by car or simply by taking a walk. There are several cafes and restaurants on the beach, as well as a water slide and an ideal playground for children. In addition to being an ideal location for a family holiday, Luchica Beach is also quite calm and peaceful.



## SVETI STEFAN

One of the most magnificent structures on the Adriatic coast, the Island of Sveti Stefan has a twelve-hundred-meter-long beach and covers an area of 14 thousand 600 square meters. Established as a fishing village in the 15th century, this complex is among the landmarks of the region. Frequently visited by famous names, the islet accommodates hotel guests only, but its beach is open to public. Enjoy the sea and the sun on this famous beach visited by stars such as Marilyn Monroe, Sophia Loren and Elizabeth Taylor in the 1960s.



## MILOCER BEACH

Located 500 meters from Sveti Stefan, Milocer Beach is also known as the “King’s Beach” and has a length of 280 meters. In the past, this area was used as the summer residence of royal family members and is considered among the most beautiful beaches in Budva. Named after the fact that it was King Alexander Karadjordjevic’s wife Queen Marija’s favorite beach, the “Queen’s Beach” is right next to Milocer Beach and has become a part of the Aman Resort that runs Sveti Stefan. This beach is used only by hotel guests.



## RICARDOVA GLAVA BEACH

Stretching along the shadow of the walls of the historical Old Town, this beach is named after the movie “The Long Ships” which was shot there by the famous British Actor Richard Widmark in 1964. The 100-meter coastline that lies next to the ancient city is one of Budva’s most popular meeting points.



## CRVENA GLAVICA BEACH

Known as the “nudist beach” or the “nudist camp”, this beach welcomes confident nudists. You can reach there by swimming south from the main beach in Sveti Stefan, or by walking.



# WHAT TO DO IN BUDVA?



TARA RIVER

## ENJOY THE WATERS

When it comes to water sports, Budva is considered among the most popular cities in Europe because Tara River flows through Durmitor National Park, creating the world's second largest canyon after the Grand Canyon in the US. The deepest section of the 80-kilometer-long canyon is thirteen hundred meters. You can have an unforgettable experience of ziplining, canoeing or rafting in Tara River. The river's drinkable clear water is under UNESCO protection. Moreover, the beaches of Budva's 21-kilometer-long coastline offer several other activities to visitors, such as water skiing, paddle surfing, parasailing, canoeing and flyboard riding...



DURMITOR BRIDGE, TARA RIVER



CANYON

## HEAVENLY WALKING TRACKS

Budva and its vicinity have unique routes for trekking enthusiasts. The most popular trekking destination in the city is the "Seven Bay Trail", which connects the Old Town to Sveti Stefan, accompanied by breathtaking scenery. No doubt that the best way to sightsee Montenegro's natural beauties is to visit its national parks. Montenegro has five large national parks that cover 10 percent of the country's land and are all protected by UNESCO. Enjoy a long and peaceful nature walk in Durmitor National Park, covered with 500-year-old black pine forests. Surrounded by several lakes, the "Bobotov Kuk Trail" offers unique views and has magnificent walking tracks. Ancient military roads, abundant in abandoned castles, are also among the tracks with the best scenery.





## DIVE INTO THE ADRIATIC!

Thanks to the rich flora and fauna of the Adriatic, Budva has become one of the favorite destinations of diving-lovers too. Budva's vast sea caves and sunken wrecks along its coastline create a magical setting for divers. With summer temperatures of up to 28°C and visibility of more than 20 meters along the Adriatic coast, it is the perfect place to take a diving tour or diving course. The shores of Budva are also a shellfish paradise. In addition to all types of Mediterranean fish, you are likely to see shoals of mullet and octopus. Eel and stingray can also be found in Budva waters.



## EXPLORE THE SKI CENTERS

Meet the ski resorts of Montenegro, famous for its high mountains. In this beautiful country, which offers many alternative activities for ski-lovers, there are many tracks and ski facilities, especially in Kolašin, Žabljak and Durmitor mountains. Kolašin, the most popular destination of winter tourism in Montenegro, has a magnificent season from December to April. Moreover, the fact that this ski center has numerous tracks appeals to everyone, from amateurs to professionals. It is guaranteed that you will be fascinated by the splendor of these mountains, which are frequented by ski-lovers from all over the world.







## TASTE NEW FLAVORS

It is not an exaggeration to say that all the fresh seafood coming from the Adriatic Sea are dazzling. When you come to Budva, you should definitely try local flavors, especially “cevapcici meatballs” and “kajmak” (salted milk cream). Especially the high-quality Montenegrin wines that challenge their European rivals... You will come across very successfully made dishes of Italian cuisine in the city, which had been under the auspices of Italians for a long time in history. Delicious pizzas cooked on wood fire have become the local flavor of this region. There are also very good restaurants where you can find the unique tastes of many international cuisines, including the Far East.







JAZZ BEACH FESTIVAL

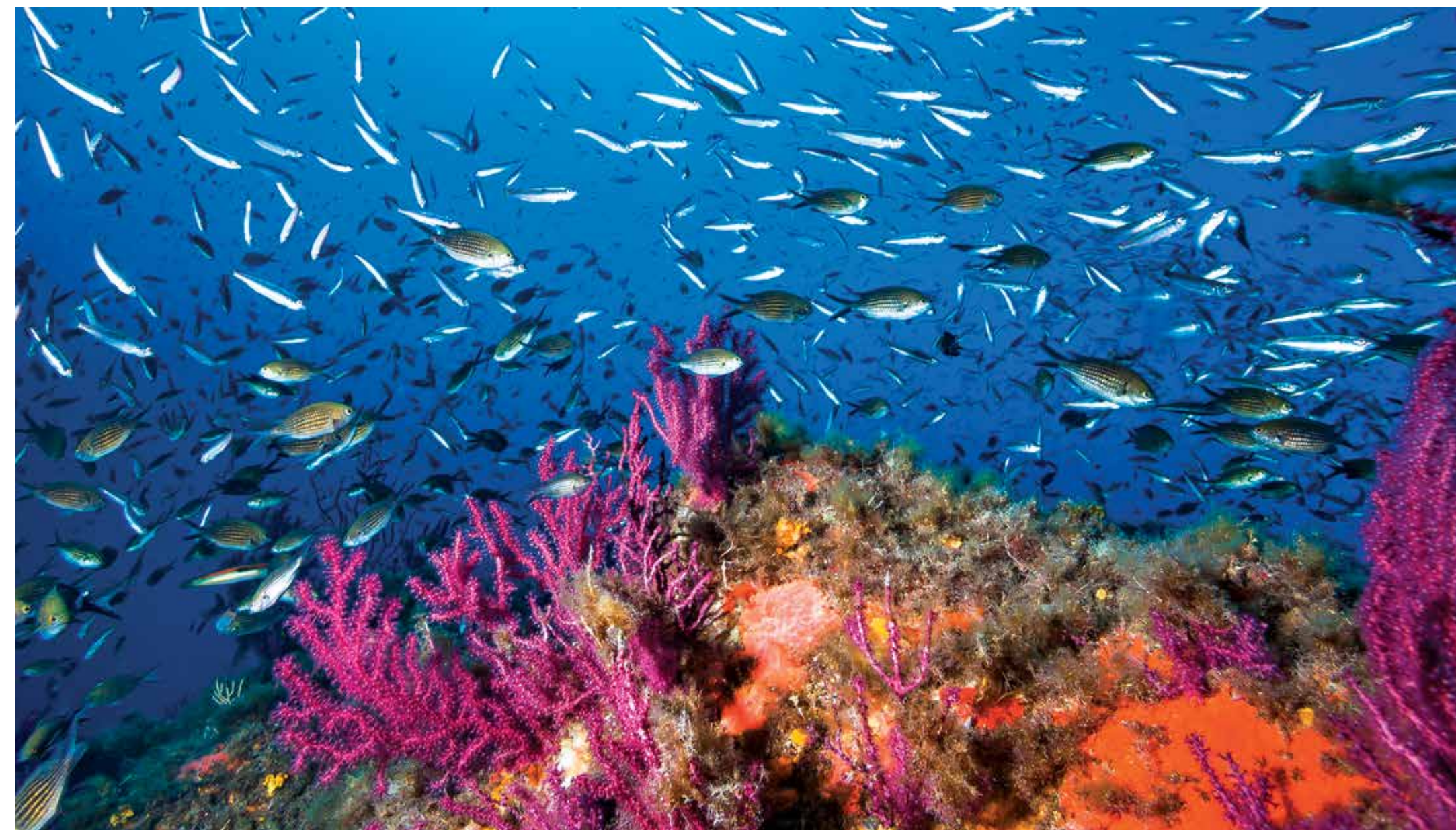
## JOIN THE FESTIVALS

Montenegro is also famous for its festivals. As the weather gets warmer, Budva, the main venue of festivals, is charging up with fun and entertainment. Every year in April, Budva gets energized with the “Spring night masquerade”. Both local and foreign tourists can participate in this carnival. You can buy unique masquerade costumes from local shops and enjoy the fun with everyone on the city streets. The “Song of the Mediterranean” event, organized in June every year, is a rare opportunity for music-lovers. Not only local artists, but also many foreign artists take part in the event. Within the scope of the “Budva Fest” held every year in May, a rich music program as well as theater and dance performances are presented. This festival is a great opportunity to get to know the local culture. The costumes are true works of art, as the participants of the festival prepare for the event for a whole year. In July, the biggest show in Budva begins; the famous Jazz Beach hosts the “Sea Dance Music Festival” every summer. Visitors flocking to the festival from all over the world have crazy fun accompanied by the most famous and galvanizing DJs.

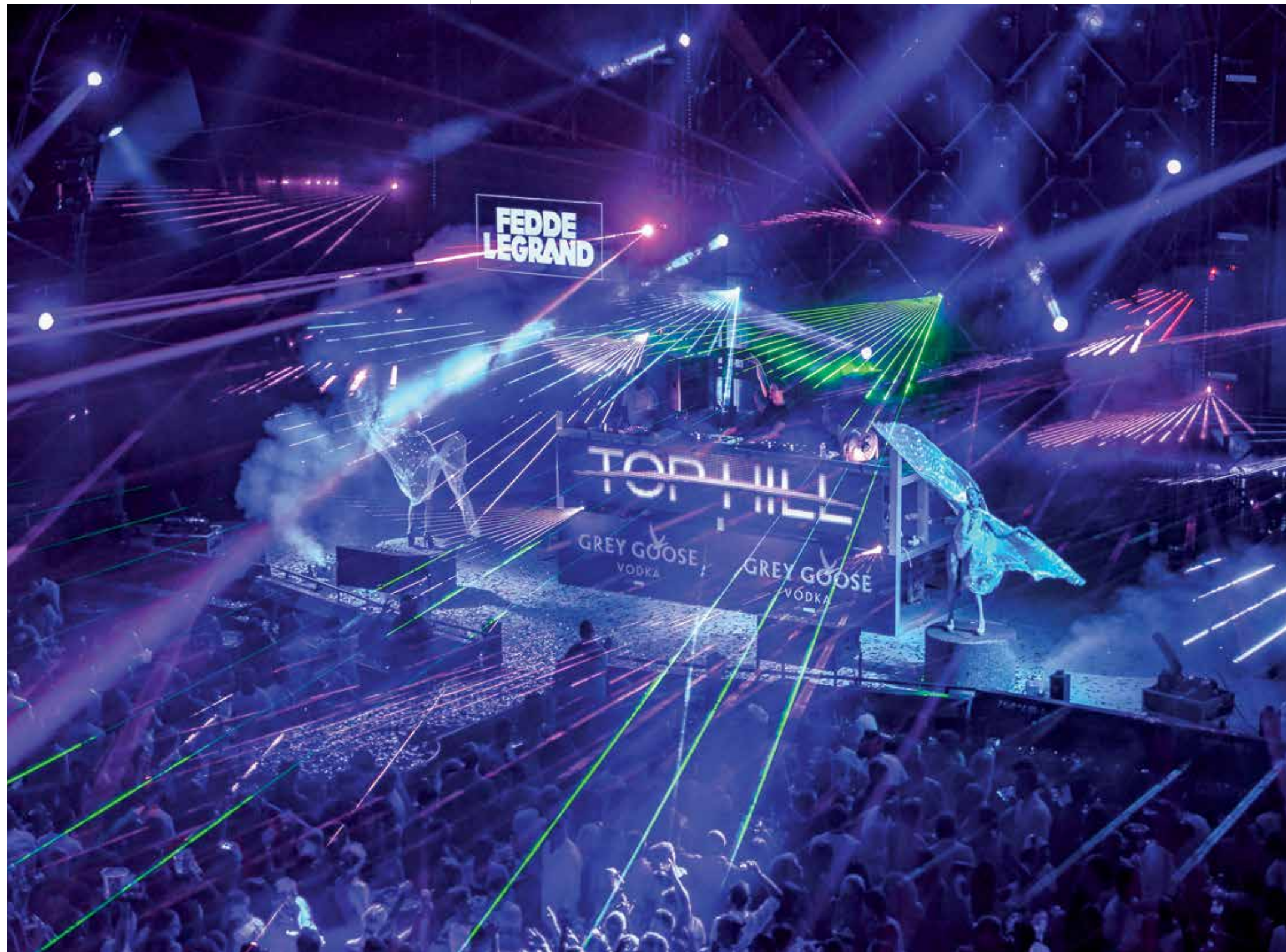


## WAVE AT THE FISH

One of the unique experiences that await tourists on the Montenegrin beaches is the glass-bottom submarines. You can watch the underwater world and the ecosystem of the Adriatic, thanks to these glass-bottom submarines anchored in Dukley Marina next to the Old Town. This tour continues along the beach and presents unforgettable panoramic views, a breathtaking experience for both kids and adults. The submarines, which offer the opportunity to watch the underwater world through four large glass windows, also organize summer tours that include swimming breaks.







## LISTEN TO THE SOUND OF THE NIGHT

A center of festivals, carnivals and celebrations, Montenegro offers its guests unique entertainment opportunities. There are many bars, nightclubs and discos in Budva, Podgorica and any other town. Budva is one of the most popular entertainment centers on the Adriatic coast. The city, known as the "Miami of Europe", fully deserves this title with its beaches and lively nightlife. Outdoor bars and clubs shining under the clear sky are very popular as well. The second biggest open-air club in Europe, "Top Hill" features world-famous DJs throughout the summer





## TAKE A YACHT TOUR

Montenegro is one of the countries that make the most of yacht tourism in the Adriatic. Undoubtedly, its geographical suitability and sunny seasons have played an important role in this development as well as its luxurious marinas. You can rent a yacht from many points in the coastal parts of the country. The most popular routes in Montenegro are Kotor and Tivat tours. The breathtaking view of the Bay of Kotor, the visit to the "Blue Cave" and the mysterious islands of Perast are among the features that make this tour unforgettable.

### A marina paradise

The first place that comes to mind when talking about Montenegro and yachting is, undoubtedly, Porto Montenegro in Tivat. An essential destination for yacht-lovers, the huge marina is home to approximately 150 luxury residences, more than 20 stores, sports facilities, a private pool, a yacht club, a bar and a marine museum. The city of Tivat, which was a harbor for warships in the past, has become one of the leading marinas in Europe thanks to Porto Montenegro. Built on the infrastructure of a former Yugoslav marine facility, the marina is a popular destination for the rich and the European jet set. Porto Montenegro, where more than 500 yachts can anchor, including mega yachts, also offers opportunities for the repair and maintenance of yachts.

Located right next to the Old Town and Merit Starlit, Dukley Marina is one of the most important stopovers of yacht tourism in the Adriatic. Lustica Bay, Kotor Marina and Ad Marina are the other addresses that make Montenegro a true marina paradise.





# WHY MERİT INTERNATIONAL?





## RIISING IN CYPRUS, SOARING IN EUROPE

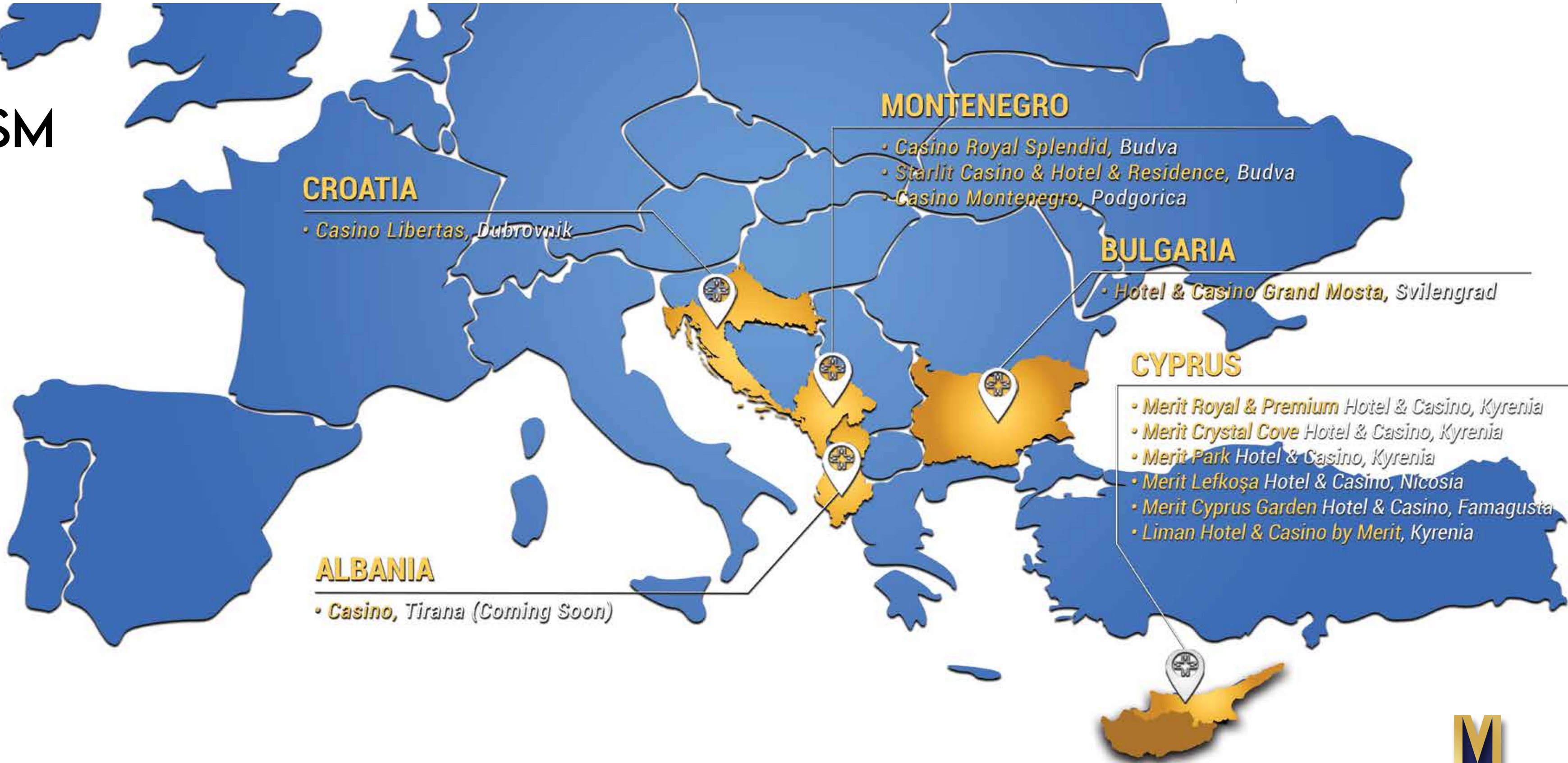
Merit International, the largest tourism investor of Northern Cyprus with seven - five star hotels and six giant casino in the island, has been growing rapidly in Europe since 2016.

CRYSTAL COVE, MERIT ROYAL & PREMIUM HOTELS



# THE MEGA BRAND OF TOURISM

- Founded in 1981, Net Holding is one of Turkey's largest 50 institutions. And Merit International is a Net Holding affiliate.
- Net Holding is one of the first companies to be listed on the Istanbul Stock Exchange in 1989.
- Merit's main fields of activity are tourism and real estate development. The company operates in Turkey, Northern Cyprus, Montenegro, Croatia and Bulgaria.
- With an asset value of over 1 billion dollars in Northern Cyprus, Merit International is a global brand that offers exclusive services to its guests from all over the world.
- Merit International Hotels & Resorts operates six luxury hotels and five large casinos in Lefkoşa, Girne and Gazimagusa cities of Northern Cyprus. With 33 years of experience in hotel and casino management and a total number of beds of more than 2 thousand 500, Merit Group is the largest tourism investor of the island.
- Merit International Casinos, which has been operating two casinos in Montenegro and one in Croatia since 2016, brought the "hotel & casino" concept from Cyprus to Bulgaria for the first time and put Merit Grand Mosta into service in the summer of 2018.
- Merit Group has earned the love and loyalty of its guests with its reliability, Turkish hospitality, unmatched customer service and magnificent events.
- Merit International aims to advance its flawless service concept, which is the peak of its 33-year business in Northern Cyprus and Europe, with "Merit Starlit Hotel & Residence".





# WHY MERIT STARLIT RESIDENCE?

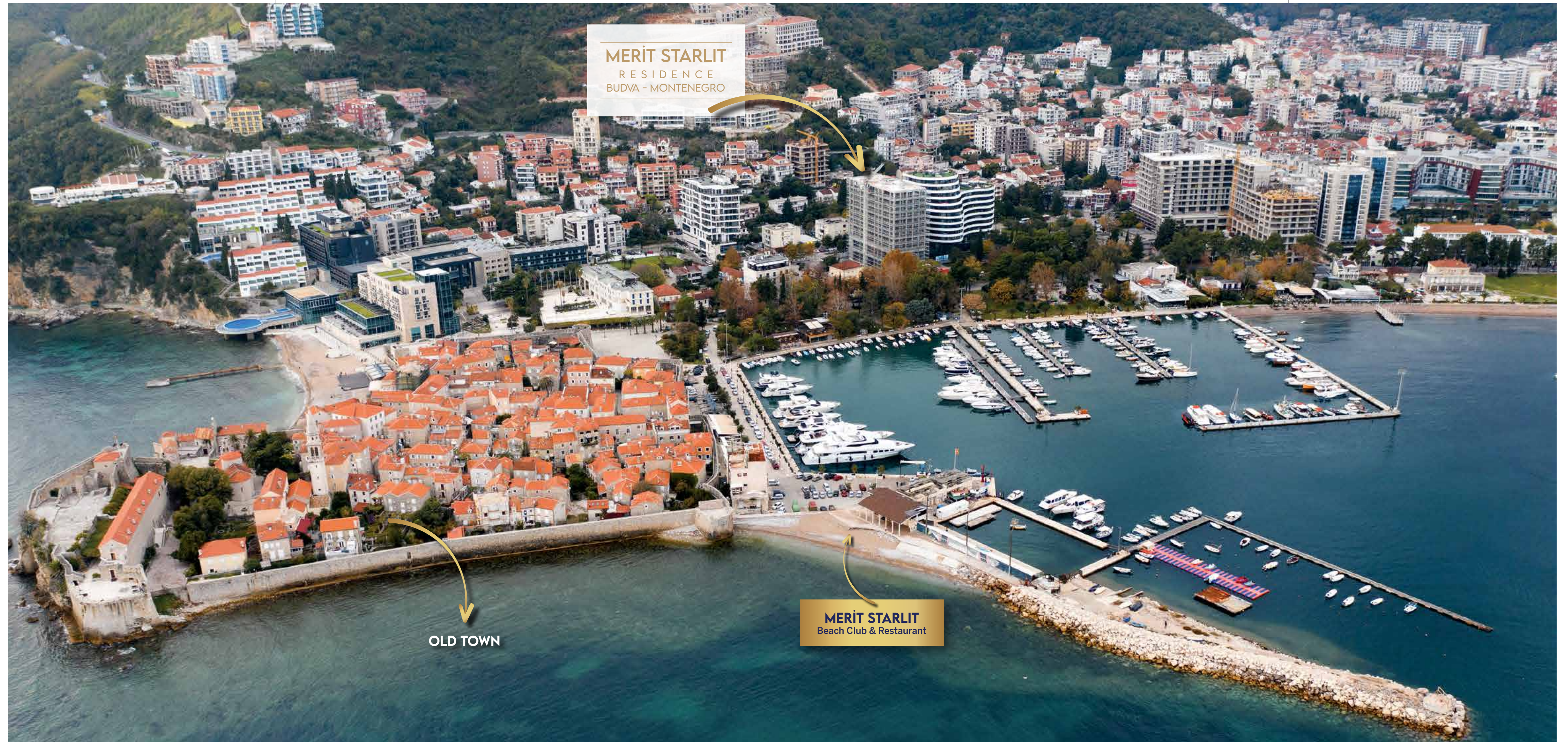




## A DREAM OF THE ADRIATIC BY MERIT INTERNATIONAL

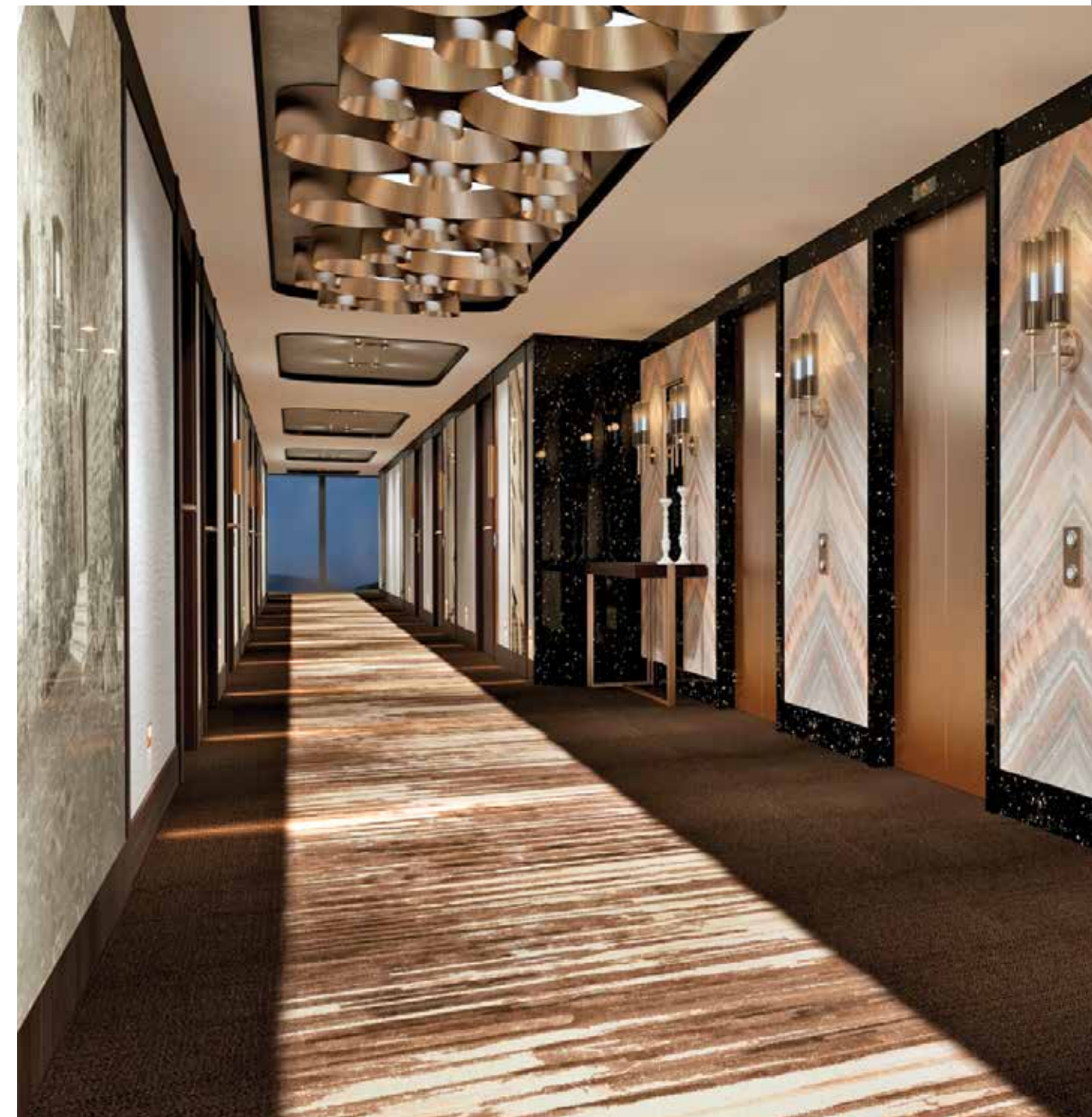
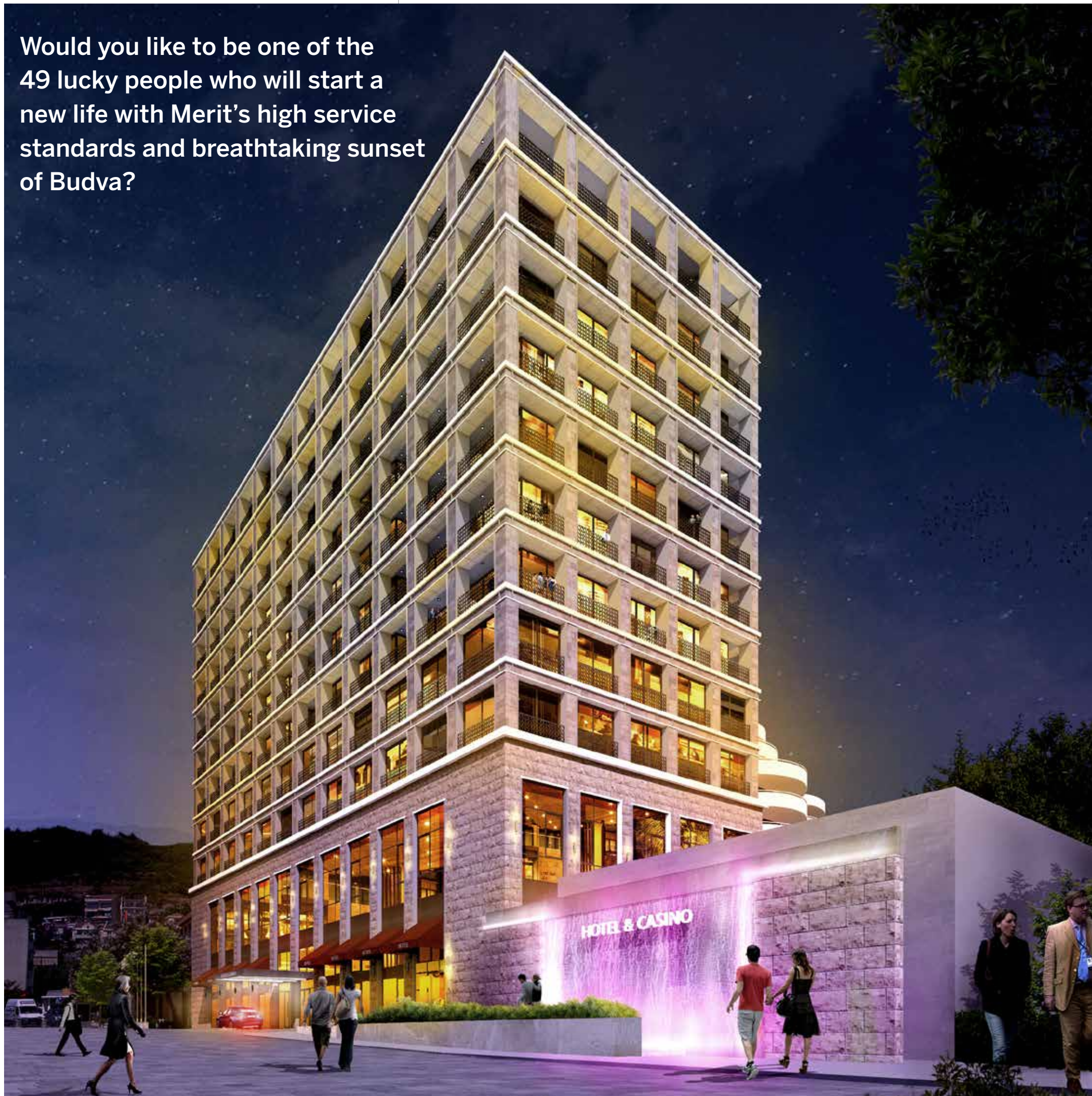
Merit International crowns its 33 years of experience in the tourism and casino industry, with Budva. As the construction of the company's first hotel in Montenegro continues, Merit is not just bringing the flawless service concept from its five-star hotels in Northern Cyprus, but also introduces unique opportunities to its investors.







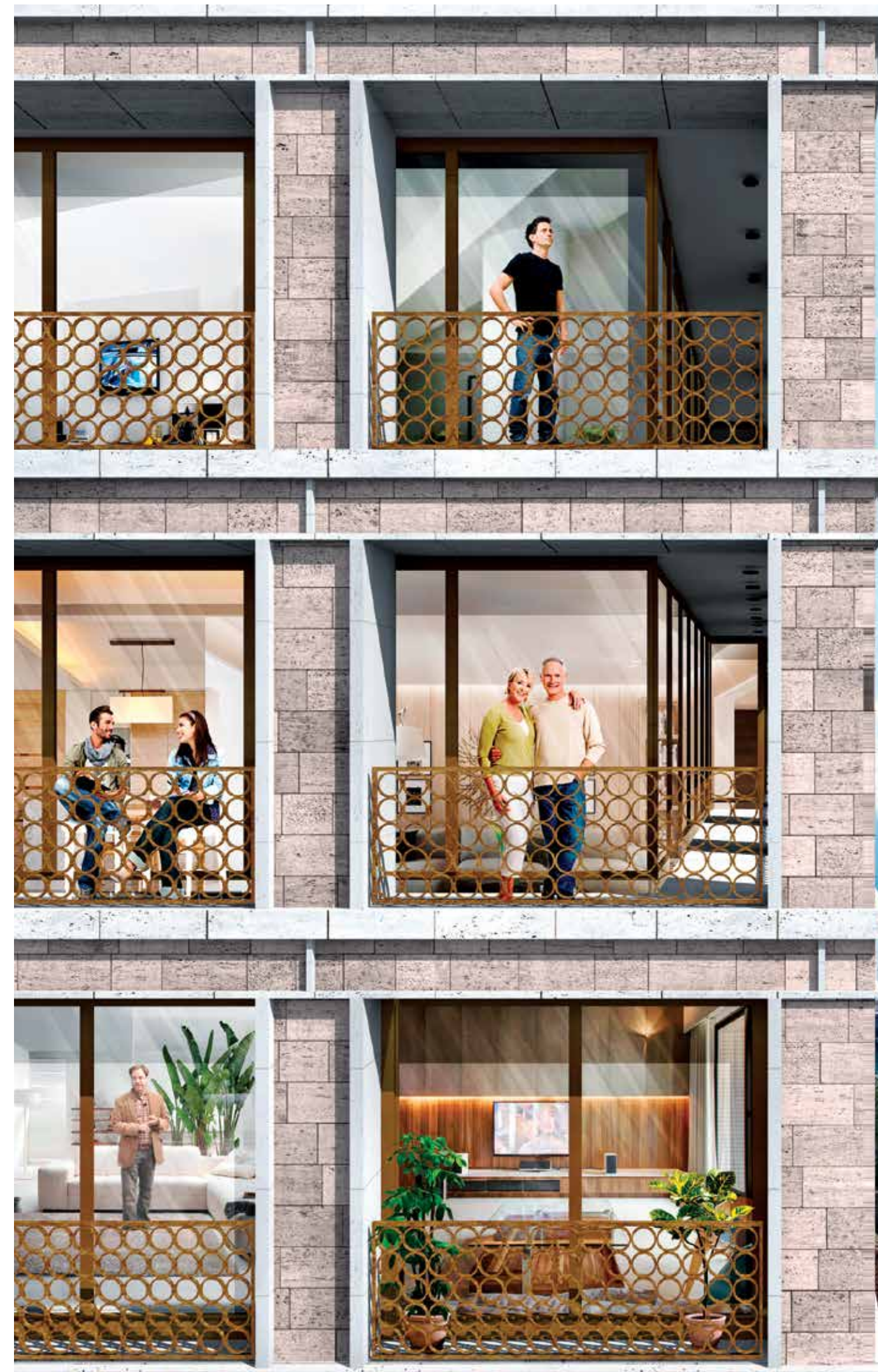
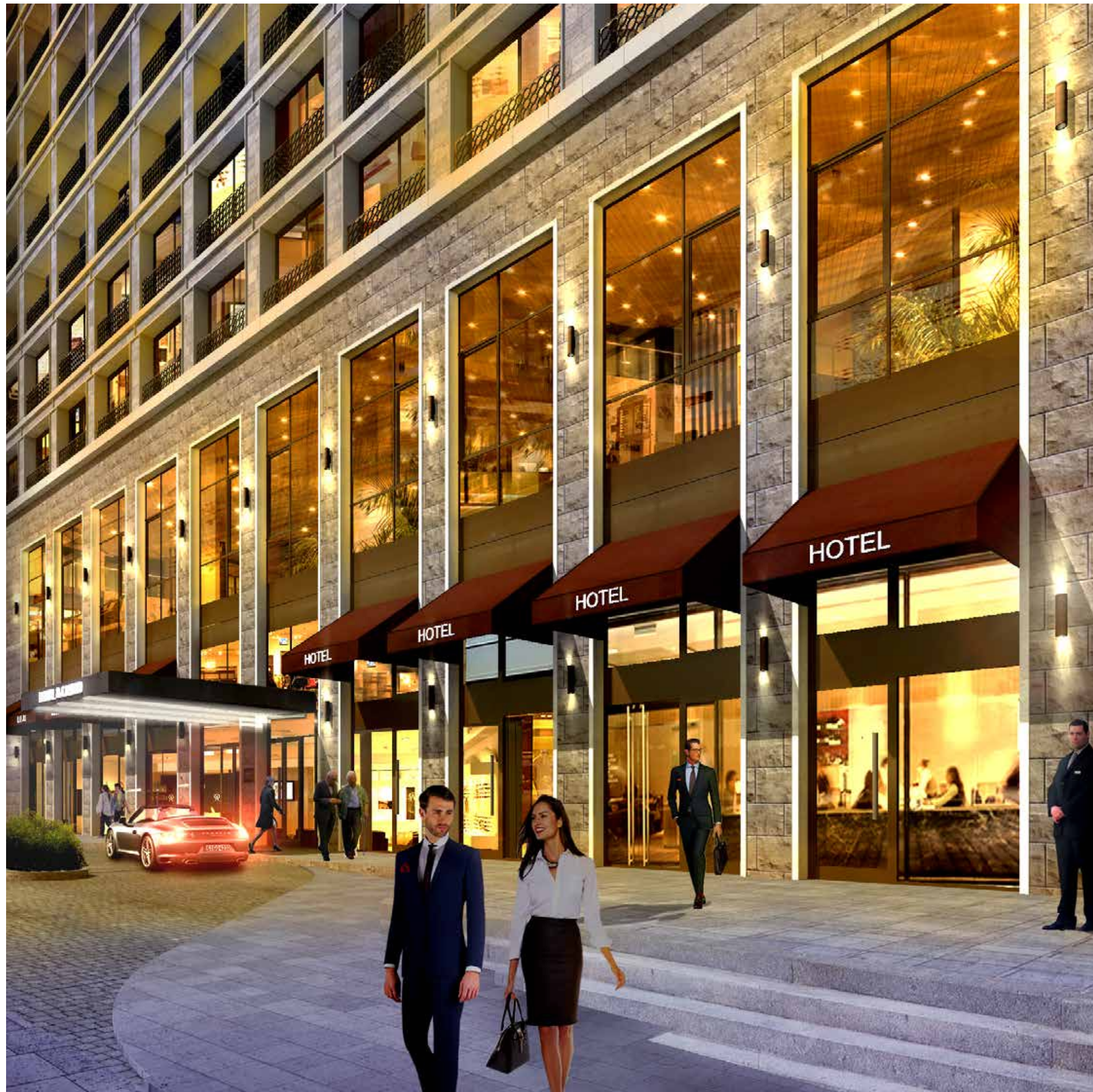
Would you like to be one of the 49 lucky people who will start a new life with Merit's high service standards and breathtaking sunset of Budva?



Merit International's new project Merit Starlit Hotel & Residences opens the doors to a privileged life in the heart of Budva. Rising next to the Old Town, the 10-floor Merit Starlit has **44 hotel rooms** and **49 residences**, as well as **two restaurants, a spa and fitness center** that will provide world-class service. Located on the most significant coast of Budva, all residences in Merit Starlit are offered the opportunity to benefit from all the five-star services of the hotel. Merit Starlit Residence's elite residents will be just a phone call away from Merit's **Concierge & Pro Butler services** and world-famous cuisines.







Planned to be completed in 2021, Merit Starlit does not just open the way to your privileged life in Budva but also offers attractive opportunities to its investors with **30 residences in 10 different types**, which will soon be available for pre-sale. Thanks to Merit Starlit's special system, buyers will also be able to turn their residences into a very profitable investment where they can generate income during periods when they are not using the residence.

Located on Budva's busiest street, Merit Starlit Hotel & Residences dazzles with its magnificent panorama of the Adriatic and the Old Town. The marina within walking distance and Merit's private beach are just two of the features that make this investment very attractive.





# RESIDENCE





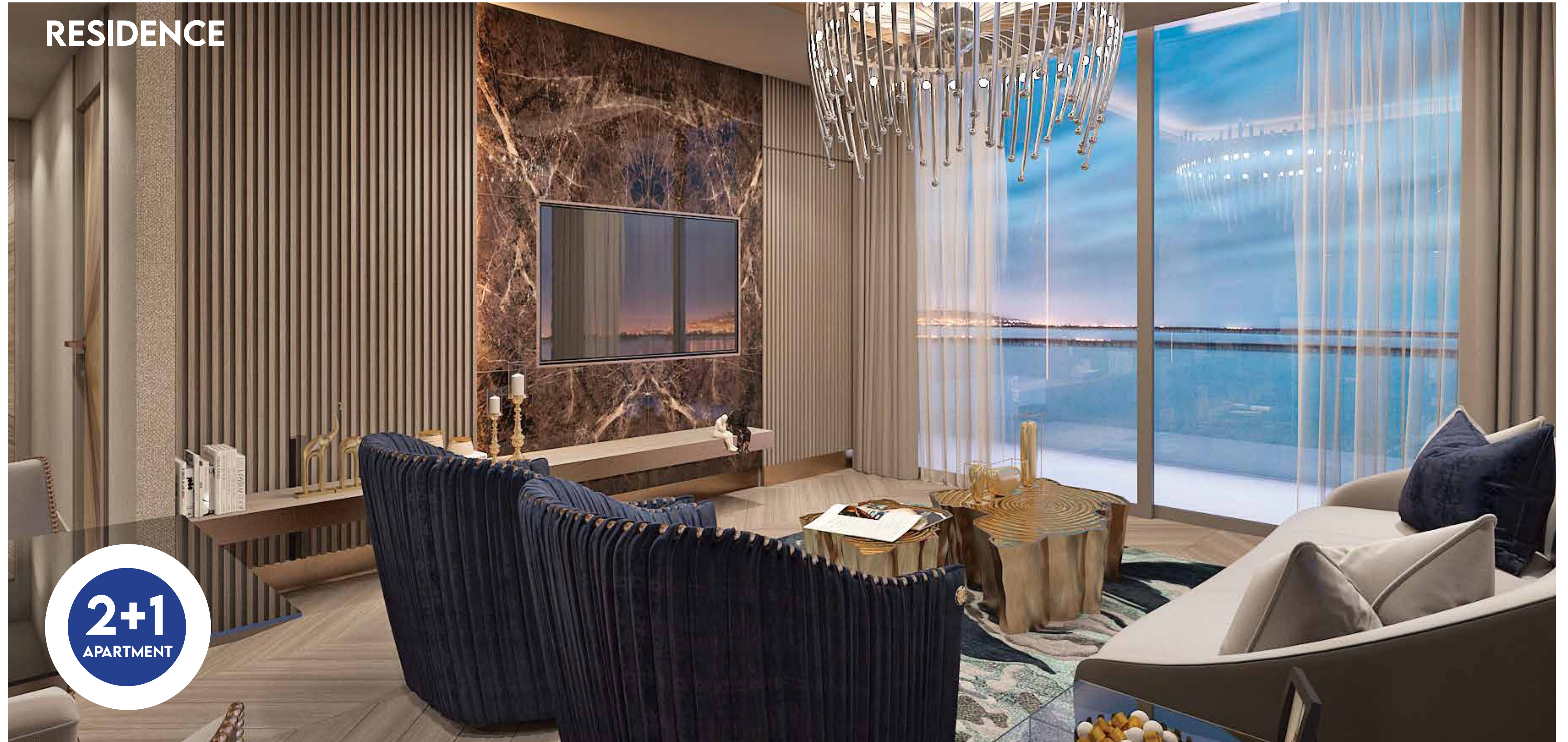


1+1  
APARTMENT





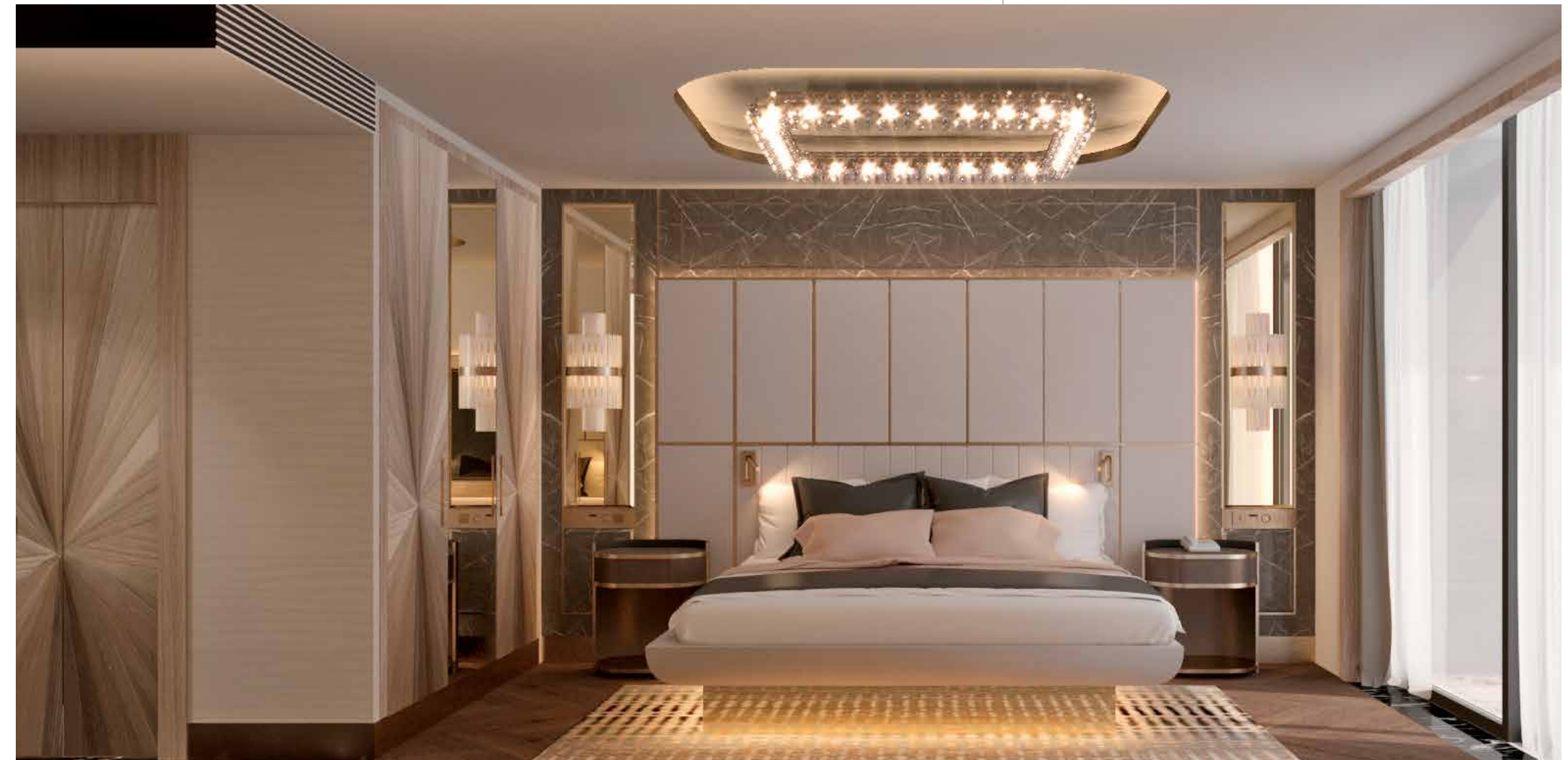
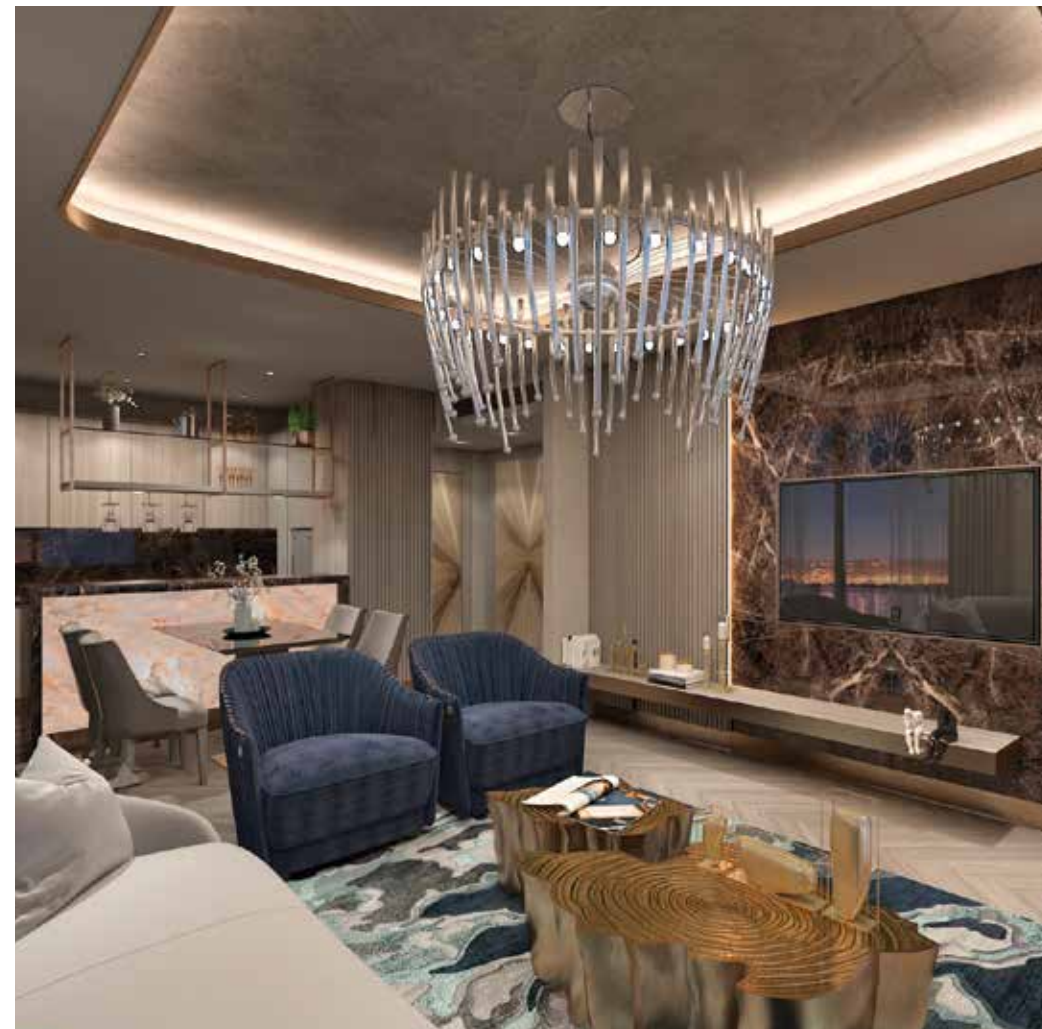
# RESIDENCE







**2+1**  
APARTMENT





# HOTEL



**HOTEL**  
ROOM





HOTEL  
ROOM





# FIVE-STAR MERIT PROMISES A LUXURY LIFE IN BUDVA!

- MERIT STARLIT CASINO
- SPA AND FITNESS CENTER
- TWO STYLISH RESTAURANTS AND  
A ROOFTOP LOUNGE BAR
- MERIT'S PRIVATE BEACH & RESTAURANT
- MERIT YACHT
- VIP TRANSFER SERVICES
- CONCIERGE & PRO BUTLER SERVICES



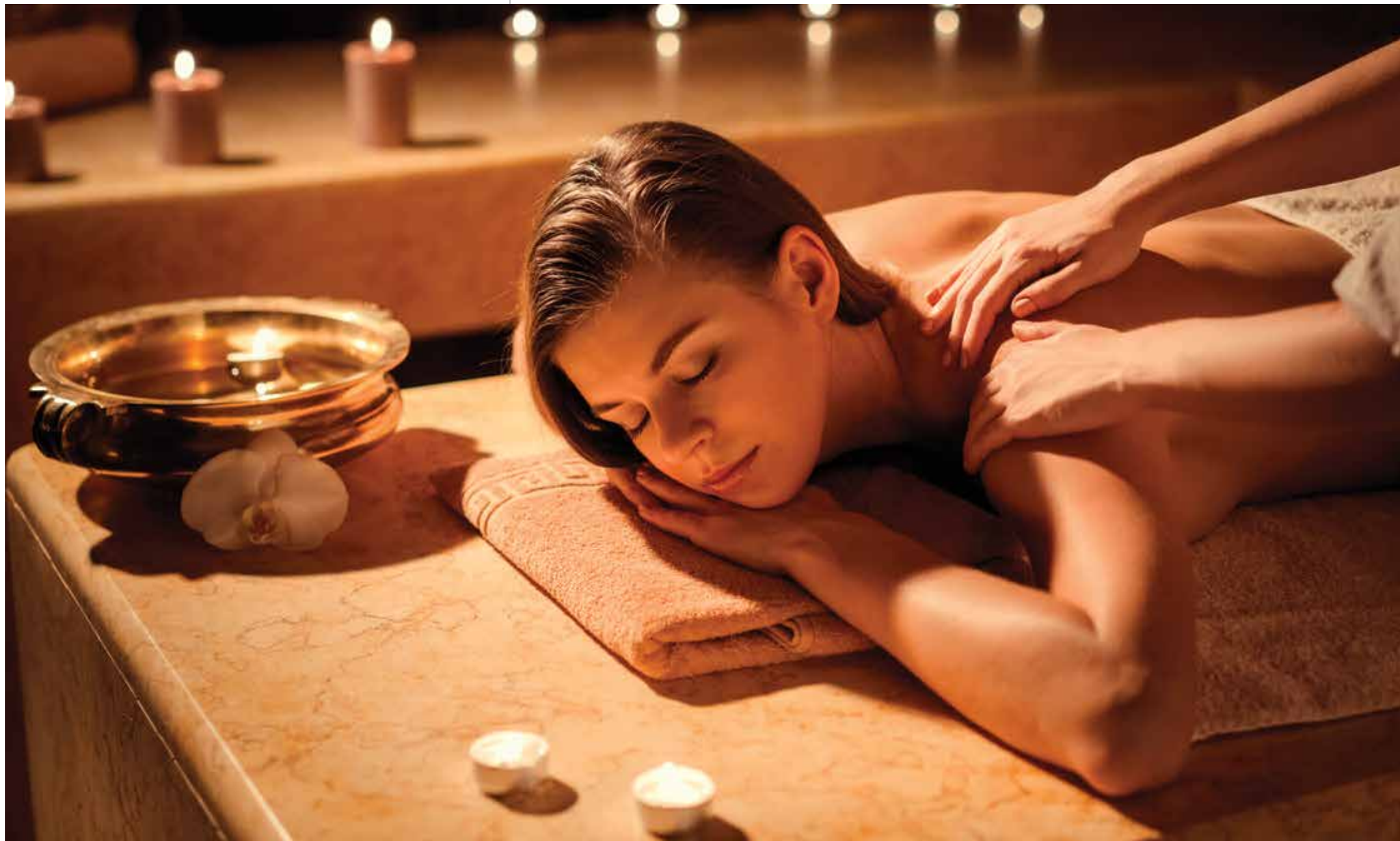


# MERIT STARLIT CASINO

Merit International's third casino in Montenegro and second in Budva, Merit Starlit Casino will be built on an area of 2 thousand square meters. Featuring all standards of Merit casinos such as a pleasant atmosphere, innovative approach that is in line with advanced technologies, and experienced staff Merit will give the best service to our valuable guests. Enjoy the pleasure of playing the world's most popular games safely on live tables and slot machines in our casino.







## MERİT STARLIT SPA

Merit Starlit Spa will be your favorite stop for relaxation and rejuvenation during your stay in Budva. Aiming to bring its spa services to perfection, Starlit Spa offers all the pampering you need to find your peace, from classical Turkish bath rituals to massage sessions, from steam baths to sauna time, body care and skin care. As in all our hotels, we will be happy to host you in Starlit Spa accompanied by Merit's unique hospitality efforts and quality.







# MERİT RESTAURANTS

There will be two wonderful restaurants on the ground floor of Merit Starlit Hotel & Residence. Our fine dining restaurants, which will stand out with their assertive menus, original recipes and presentations carefully designed by our chefs, will also be at the service of Merit Starlit residents. Presenting the most precious flavors of world cuisines, our restaurants will make you smile if you crave a Turkish-style dish too. The third venue on the rooftop of Merit Starlit will serve as a rooftop lounge bar. Here you can enjoy the breathtaking panoramic view of the Adriatic accompanied by delicious food and drinks.







# MERIT STARLIT BEACH & RESTAURANT

Located in the most central part of Budva, Merit Starlit Hotel & Residence will also offer a private beach for sea-lovers. Only 250 meters from Merit Starlit and just a few steps from the neighboring marina, Starlit Beach is bringing a boutique beach experience to you. During the day, the buggy service will be available for a comfortable transfer from Merit Starlit to the beach. Starlit Beach also features a magnificent restaurant where you can taste the most delicious dishes of the city, making your Montenegrin holiday unforgettable. Toward the sunset, the venue will turn into a nightclub hosting special parties accompanied by enchanting scenes of the Adriatic.







## MERIT YACHT

Merit International's luxury yacht "Merit Ultimate Adventure" is ready to welcome our guests at Dukley Marina next to Merit Starlit. Our ultra-luxurious yacht "Mangusta 80", which can speed up to 45 knots, has been decorated with the most luxurious brands. Mangusta 80 offers unforgettable experiences to its guests with personalized food menus, spectacular lighting and sound system. Merit Ultimate Adventure will take you to the Blue Flag beaches and the hidden bays of Budva, turning your holiday into a fantastic feast.





## AIRPORT TRANSFER

As in all countries we operate in, Merit International provides its guests with the highest quality transportation alternatives in Montenegro too. Our luxury vehicle fleet includes S, E, V classes and Maybach. Residents of Merit Starlit Hotel & Residence will also be able to benefit from Merit's VIP transfer services that are designed for first-class journeys. Our professional and friendly team will welcome you at the airport and ensure a safe and enjoyable transfer for you. Our team will be happy to make any arrangements you may request for your transfer.



## CONCIERGE & PRO BUTLER SERVICES

The professional butler service that will be at your disposal on every floor of Merit Starlit Hotel & Residence will make sure to quickly meet all your needs. Our butler team will organize all your activities if you wish, meet any special needs of your room and always be a phone call away. Thanks to our butler team, which is a part of Merit's flawless service understanding, you will feel like a member of the royal family during your stay at Merit Starlit!





Pre-sale  
presented  
floors with  
apartments

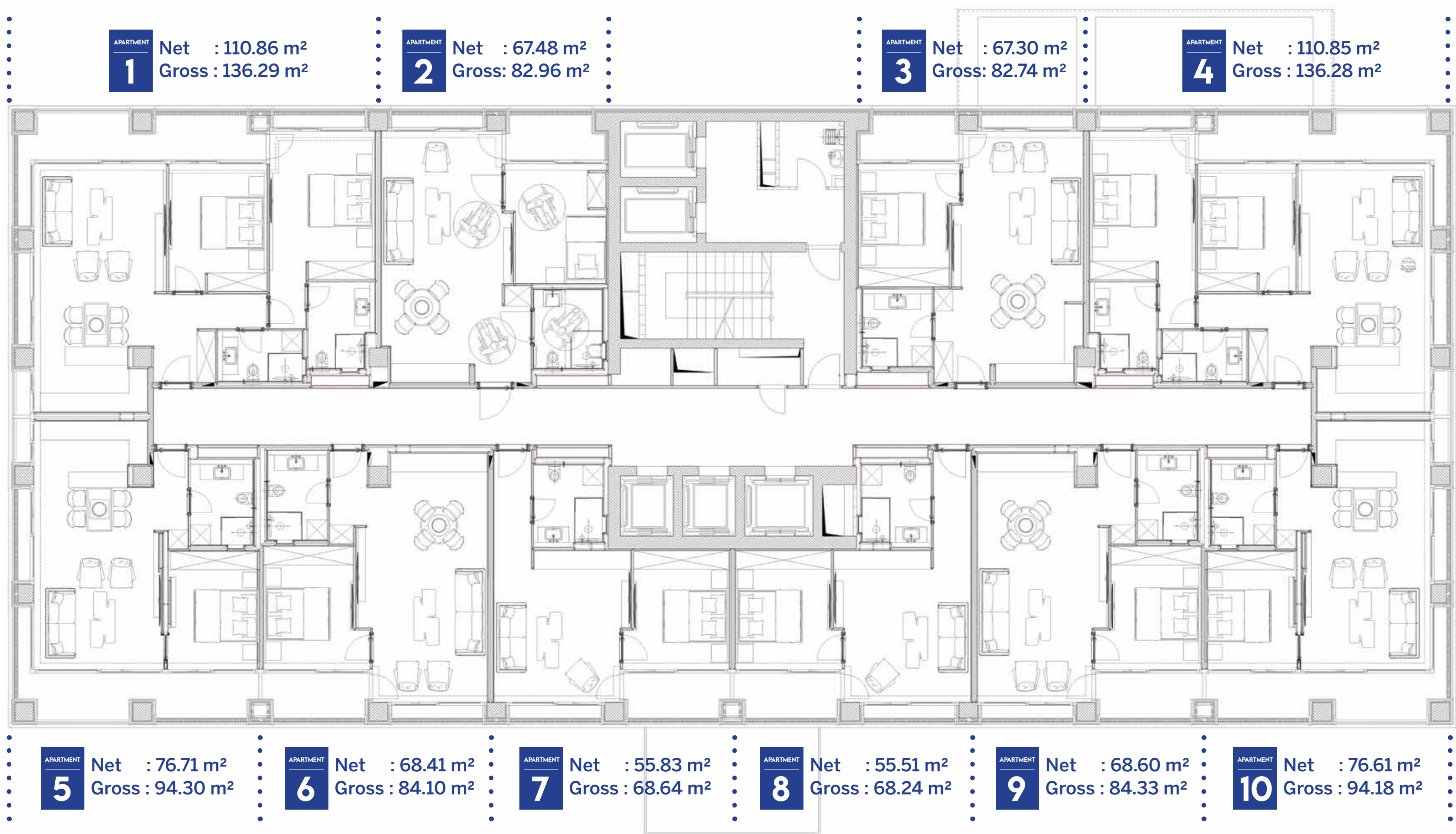


# FLOOR AND APARTMENT PLANS



FLOOR AND APARTMENT PLANS ON PRE-SALE

SEA AND CITY VIEW



MARINA, SEA AND OLD TOWN VIEW

CITY AND MOUNTAIN VIEW

SEA AND OLDTOWN VIEW

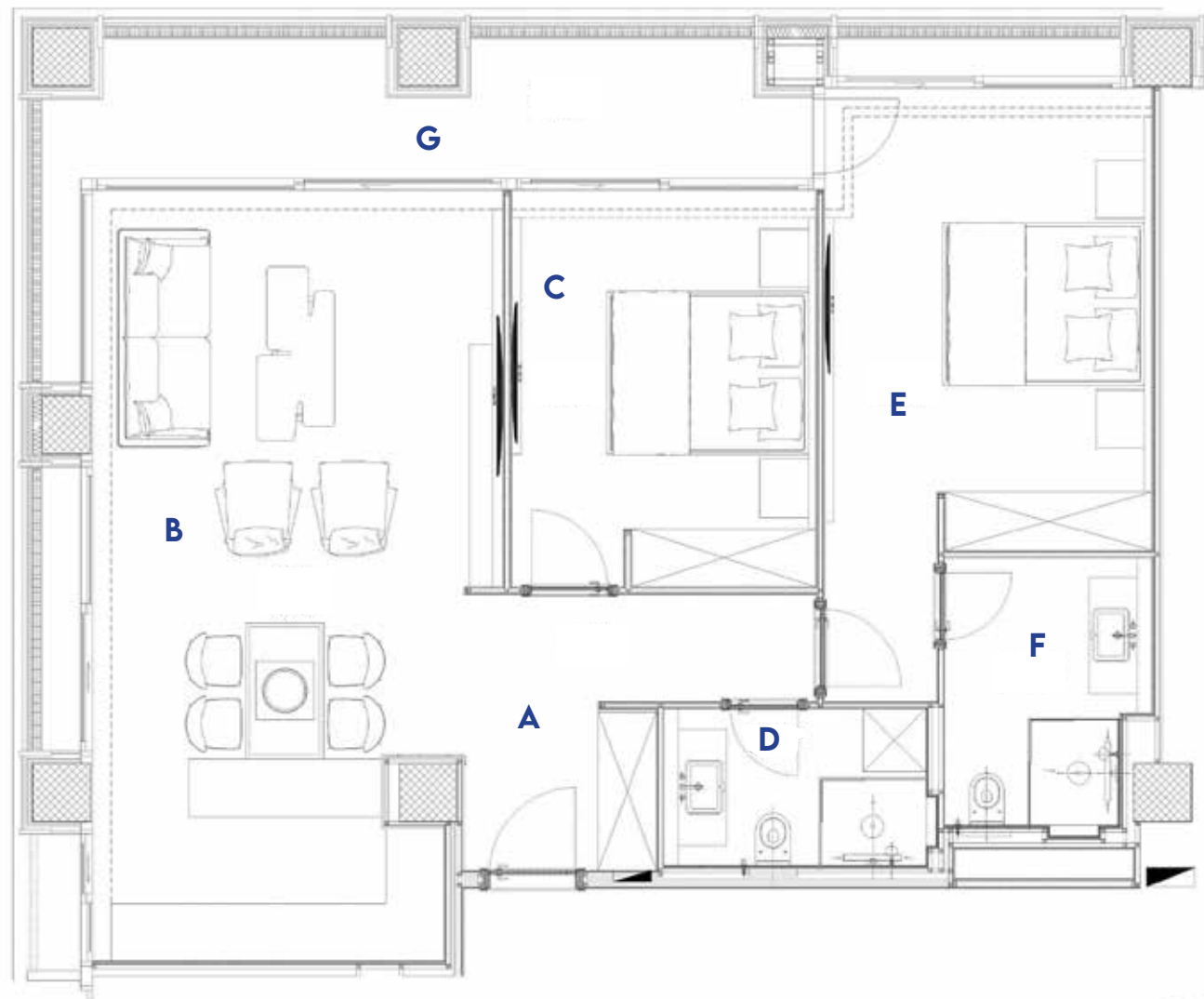




PRE-SALE LEVEL AND APARTMENT PLANS

APARTMENT

1



Type of Apartment: 2+1  
Net Area: 110.86 m<sup>2</sup>

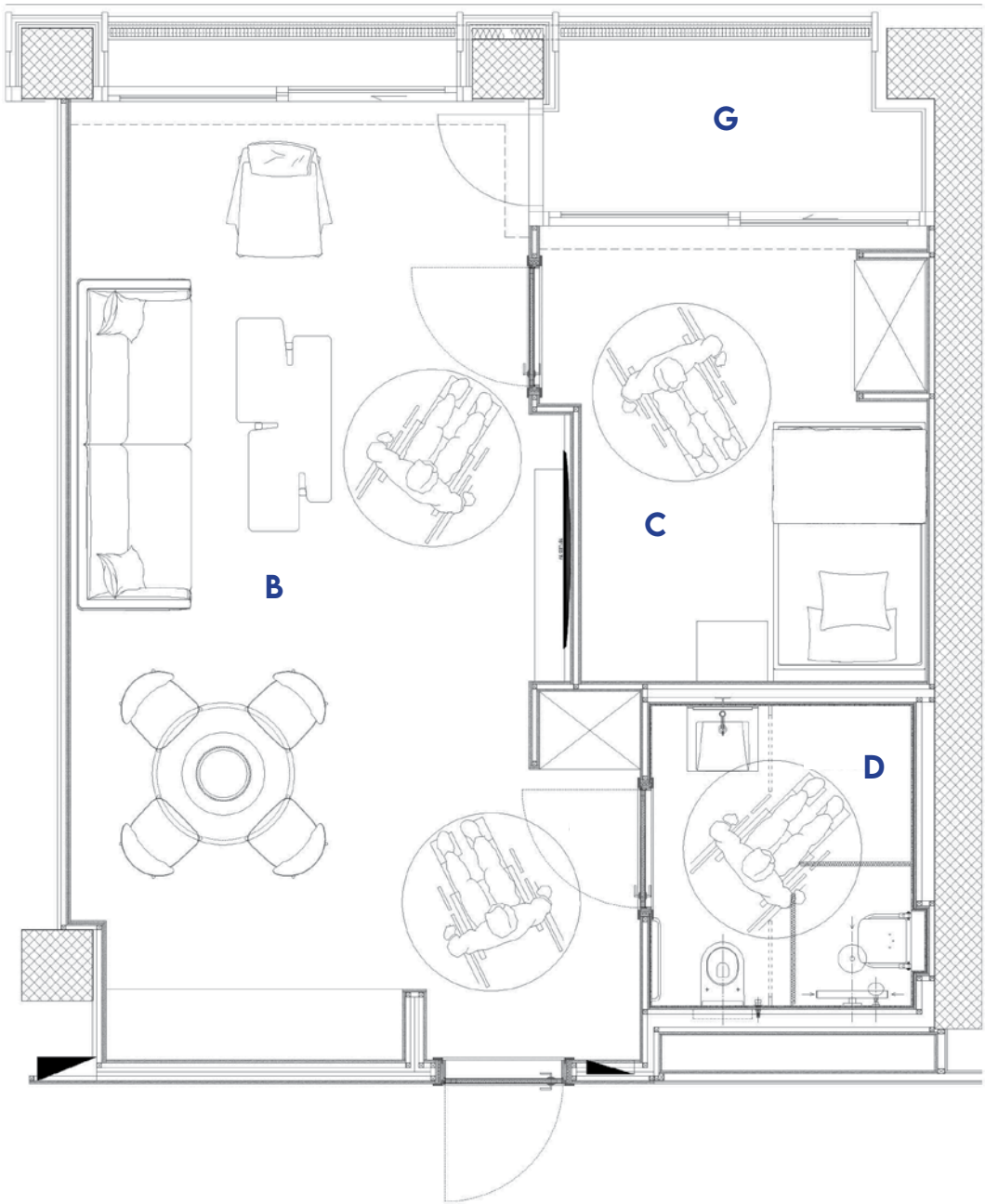
A) Entrance:	7,06 m <sup>2</sup>
B) Living room & Kitchen:	40,61 m <sup>2</sup>
C) Bedroom:	14,06 m <sup>2</sup>
D) Bathroom:	5,20 m <sup>2</sup>
E) Bedroom:	22,85 m <sup>2</sup>
F) Bathroom:	5,97 m <sup>2</sup>
G) Balcony:	15,11 m <sup>2</sup>
<b>TOTAL NET AREA</b>	<b>110,86 m<sup>2</sup></b>

- Free Parking Area
- Free Access to Private Beach
- Cleaning Service
- Room and Butler Service

PRE-SALE LEVEL AND APARTMENT PLANS

APARTMENT

2



Type of Apartment: 1+1  
Net Area: 67.48 m<sup>2</sup>

B) Living room & Kitchen:	40,31 m <sup>2</sup>
C) Bedroom:	14,54 m <sup>2</sup>
D) Bathroom:	6,17 m <sup>2</sup>
G) Balcony:	6,46 m <sup>2</sup>
<b>TOTAL NET AREA</b>	<b>67,48 m<sup>2</sup></b>

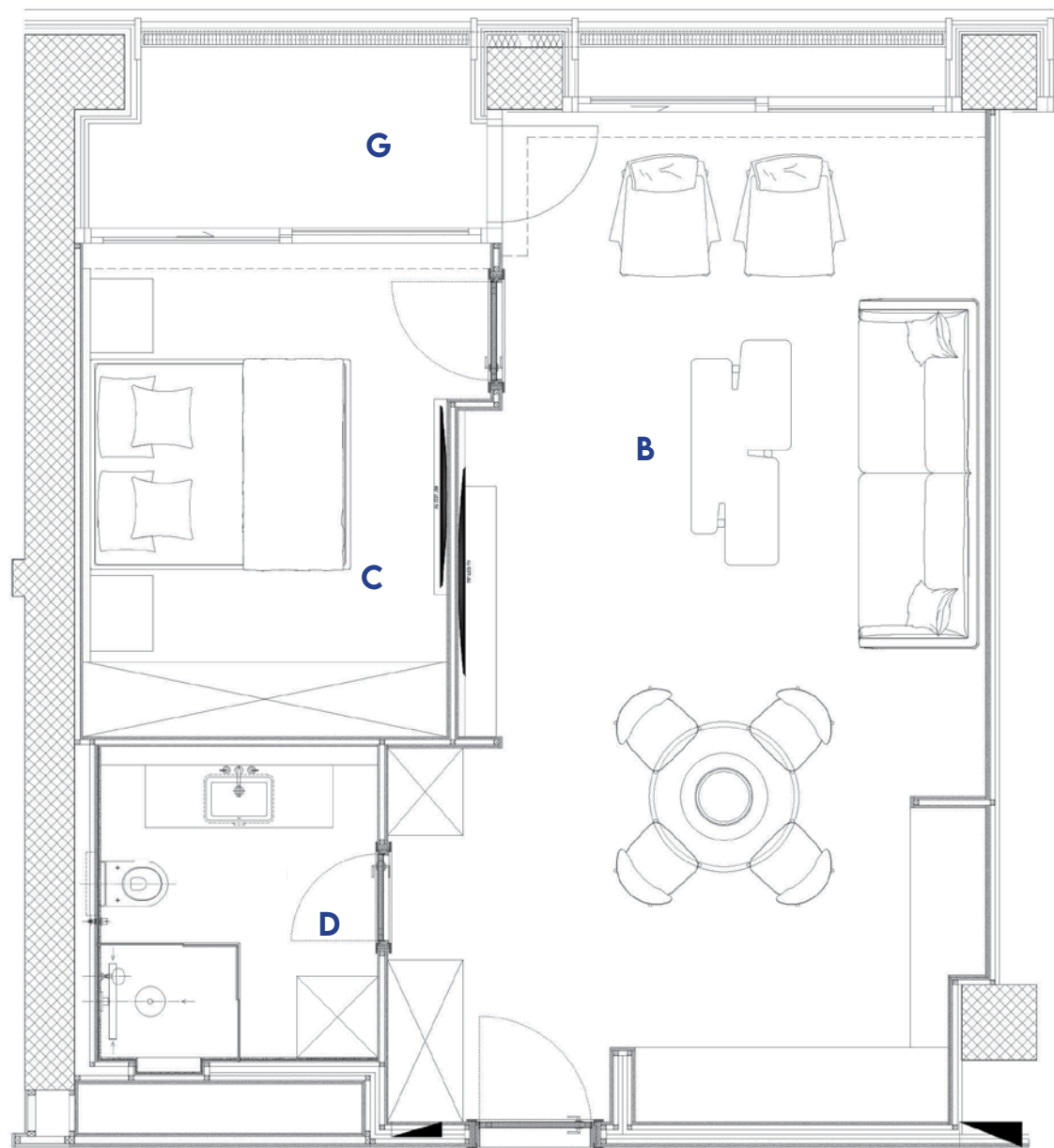
- Free Parking Area
- Free Access to Private Beach
- Cleaning Service
- Room and Butler Service



PRE-SALE LEVEL AND APARTMENT PLANS

APARTMENT

3



Type of Apartment: 1+1  
Net Area: 67.30 m<sup>2</sup>

B) Living room & Kitchen:	40,41 m <sup>2</sup>
C) Bedroom:	14,54 m <sup>2</sup>
D) Bathroom:	5,91 m <sup>2</sup>
G) Balcony:	6,44 m <sup>2</sup>

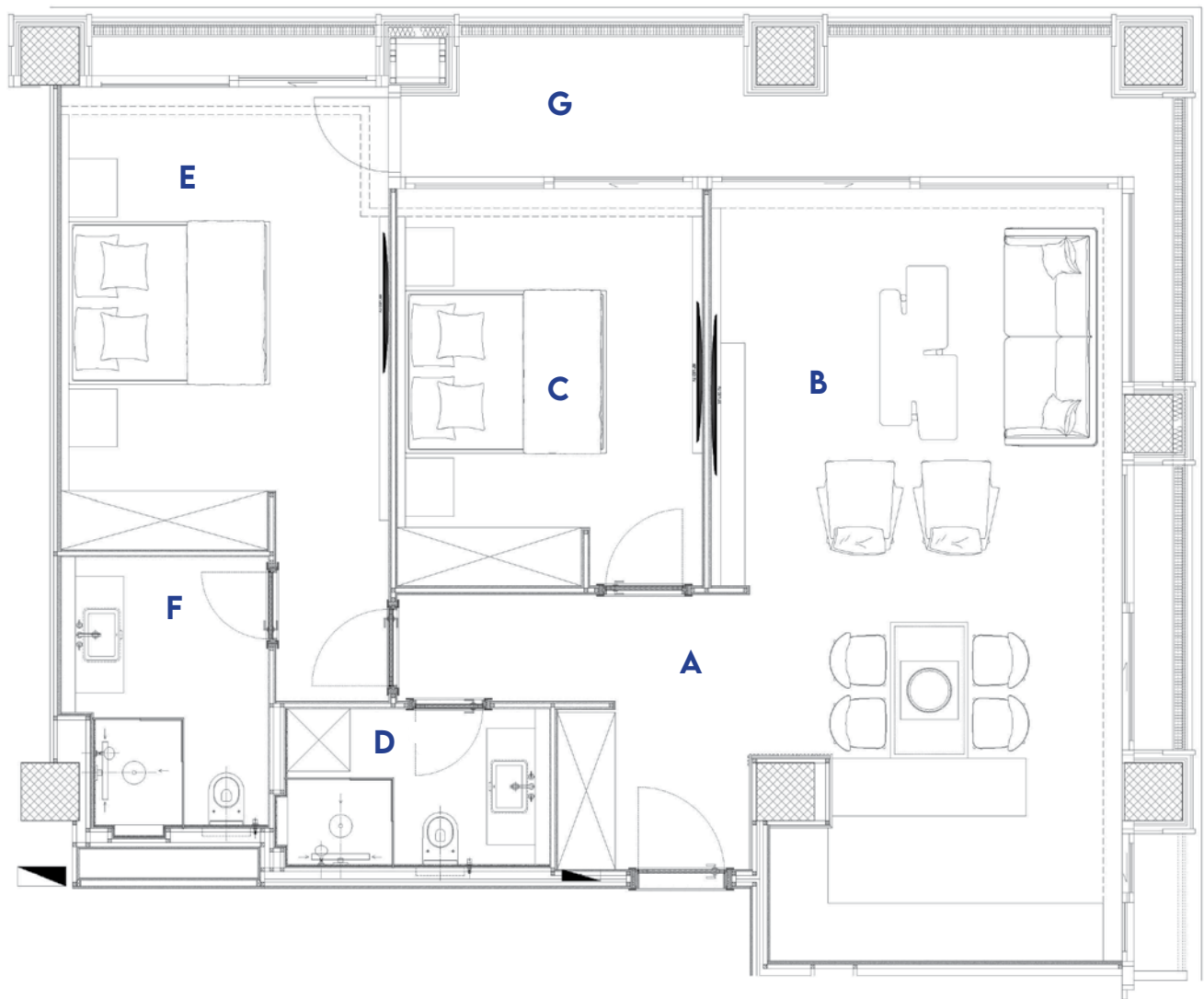
TOTAL NET AREA 67.30 m<sup>2</sup>

- Free Parking Area
- Free Access to Private Beach
- Cleaning Service
- Room and Butler Service

PRE-SALE LEVEL AND APARTMENT PLANS

APARTMENT

4



Type of Apartment: 2+1  
Net Area: 110.85 m<sup>2</sup>

A) Entrance:	7,92 m <sup>2</sup>
B) Living room & Kitchen:	39,73 m <sup>2</sup>
C) Bedroom:	14,01 m <sup>2</sup>
D) Bathroom:	5,20 m <sup>2</sup>
E) Bedroom:	22,92 m <sup>2</sup>
F) Bathroom:	5,97 m <sup>2</sup>
G) Balcony:	15,1 m <sup>2</sup>
TOTAL NET AREA	110,85 m <sup>2</sup>

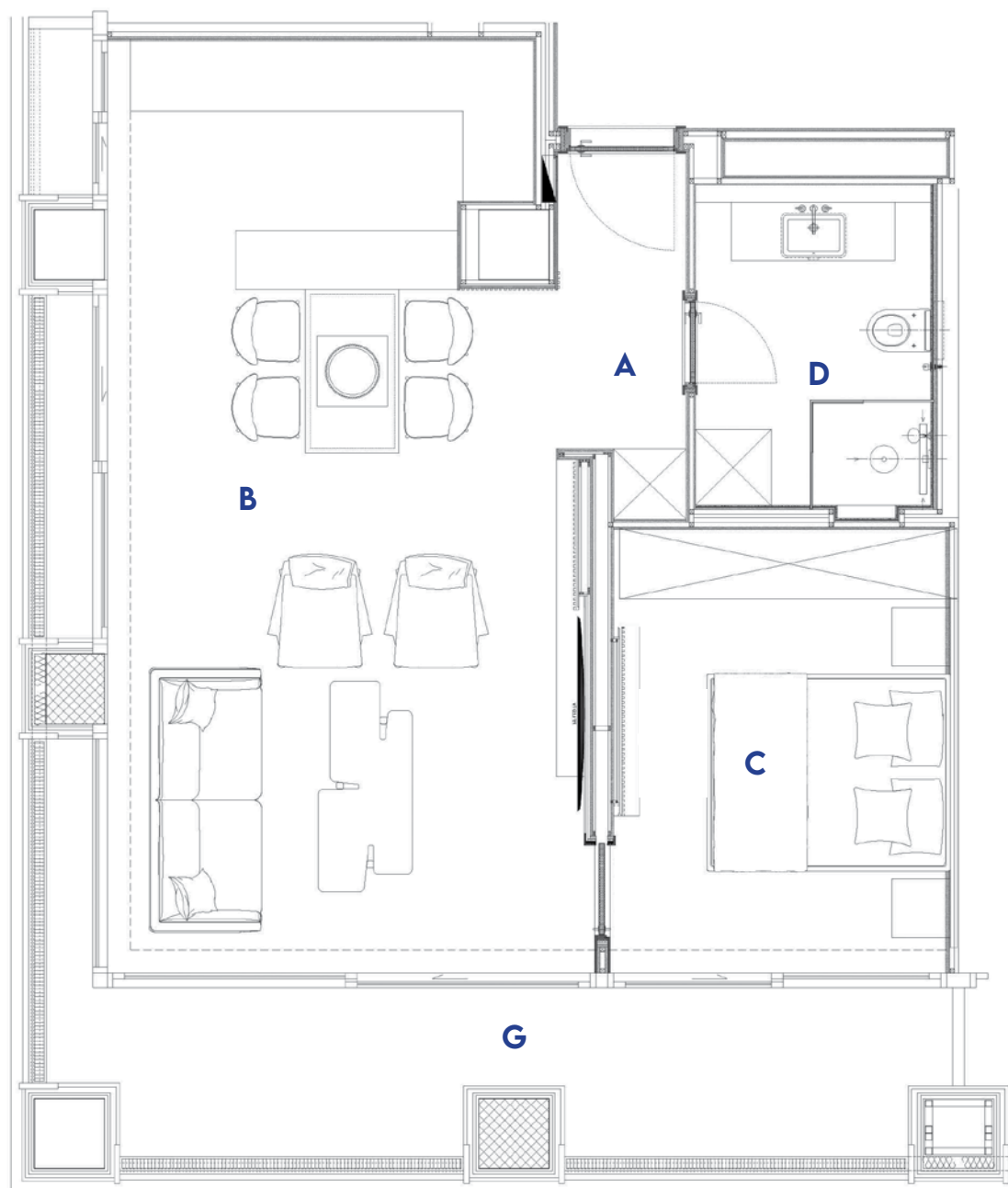
- Free Parking Area
- Free Access to Private Beach
- Cleaning Service
- Room and Butler Service



PRE-SALE LEVEL AND APARTMENT PLANS

APARTMENT

5



Type of Apartment: 1+1  
Net Area: 76.71 m<sup>2</sup>

- A) Entrance: 4,23 m<sup>2</sup>
- B) Living room & Kitchen: 39,45 m<sup>2</sup>
- C) Bedroom: 12,83 m<sup>2</sup>
- D) Bathroom: 5,54 m<sup>2</sup>
- G) Balcony: 14,66 m<sup>2</sup>

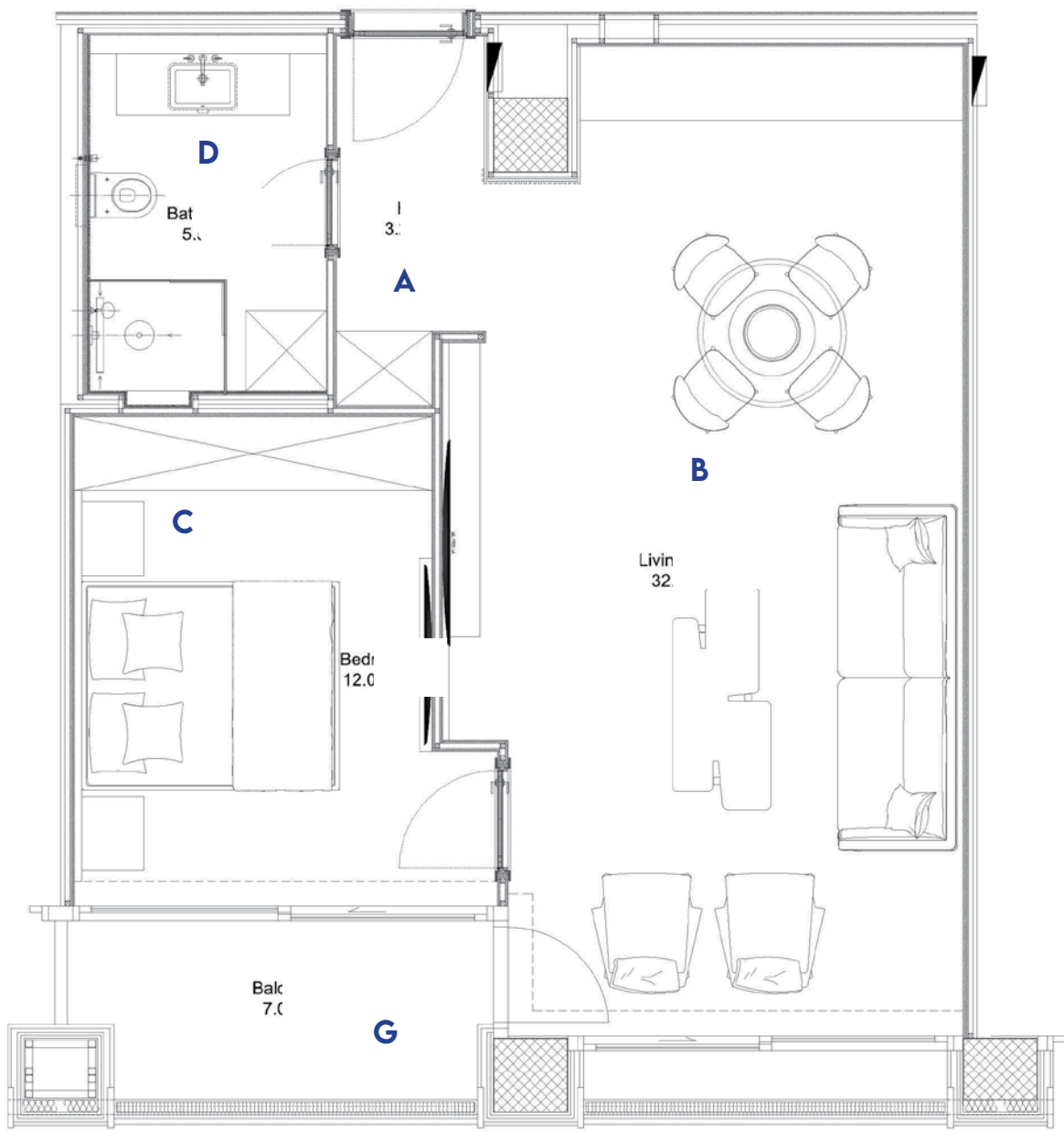
TOTAL NET AREA 76,71 m<sup>2</sup>

- Free Parking Area
- Free Access to Private Beach
- Cleaning Service
- Room and Butler Service

PRE-SALE LEVEL AND APARTMENT PLANS

APARTMENT

6



Type of Apartment: 1+1  
Net Area: 68.41 m<sup>2</sup>

- A) Entrance: 4,88 m<sup>2</sup>
- B) Living room & Kitchen: 37,41 m<sup>2</sup>
- C) Bedroom: 13,41 m<sup>2</sup>
- D) Bathroom: 6,27 m<sup>2</sup>
- G) Balcony: 6,44 m<sup>2</sup>

TOTAL NET AREA 68,41 m<sup>2</sup>

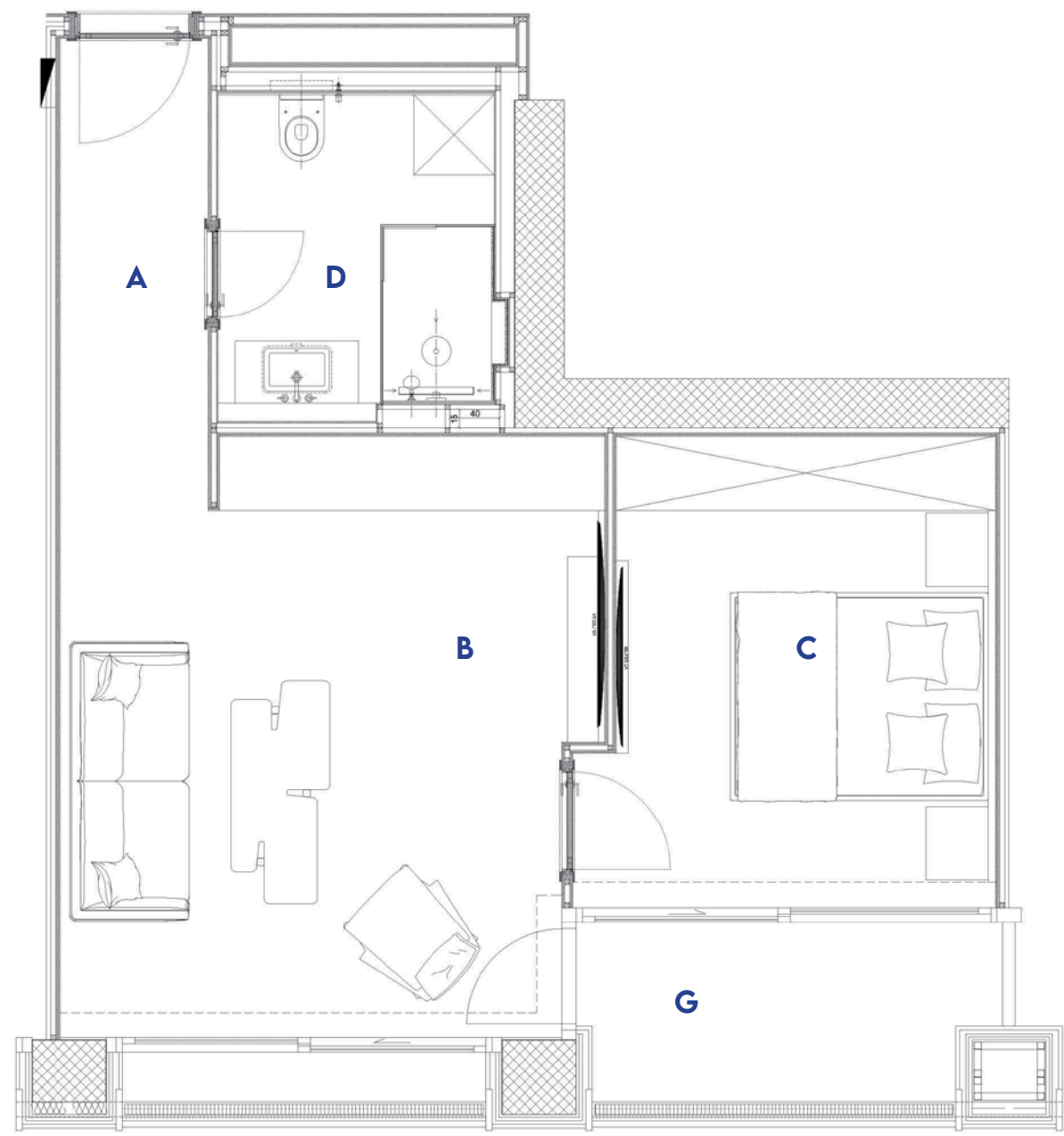
- Free Parking Area
- Free Access to Private Beach
- Cleaning Service
- Room and Butler Service



PRE-SALE LEVEL AND APARTMENT PLANS

APARTMENT

7



Type of Apartment: 1+1  
Net Area: 55.83 m<sup>2</sup>

- A) Entrance: 3,33 m<sup>2</sup>
- B) Living room & Kitchen: 26,52 m<sup>2</sup>
- C) Bedroom: 13,73 m<sup>2</sup>
- D) Bathroom: 5,81 m<sup>2</sup>
- G) Balcony: 6,44 m<sup>2</sup>

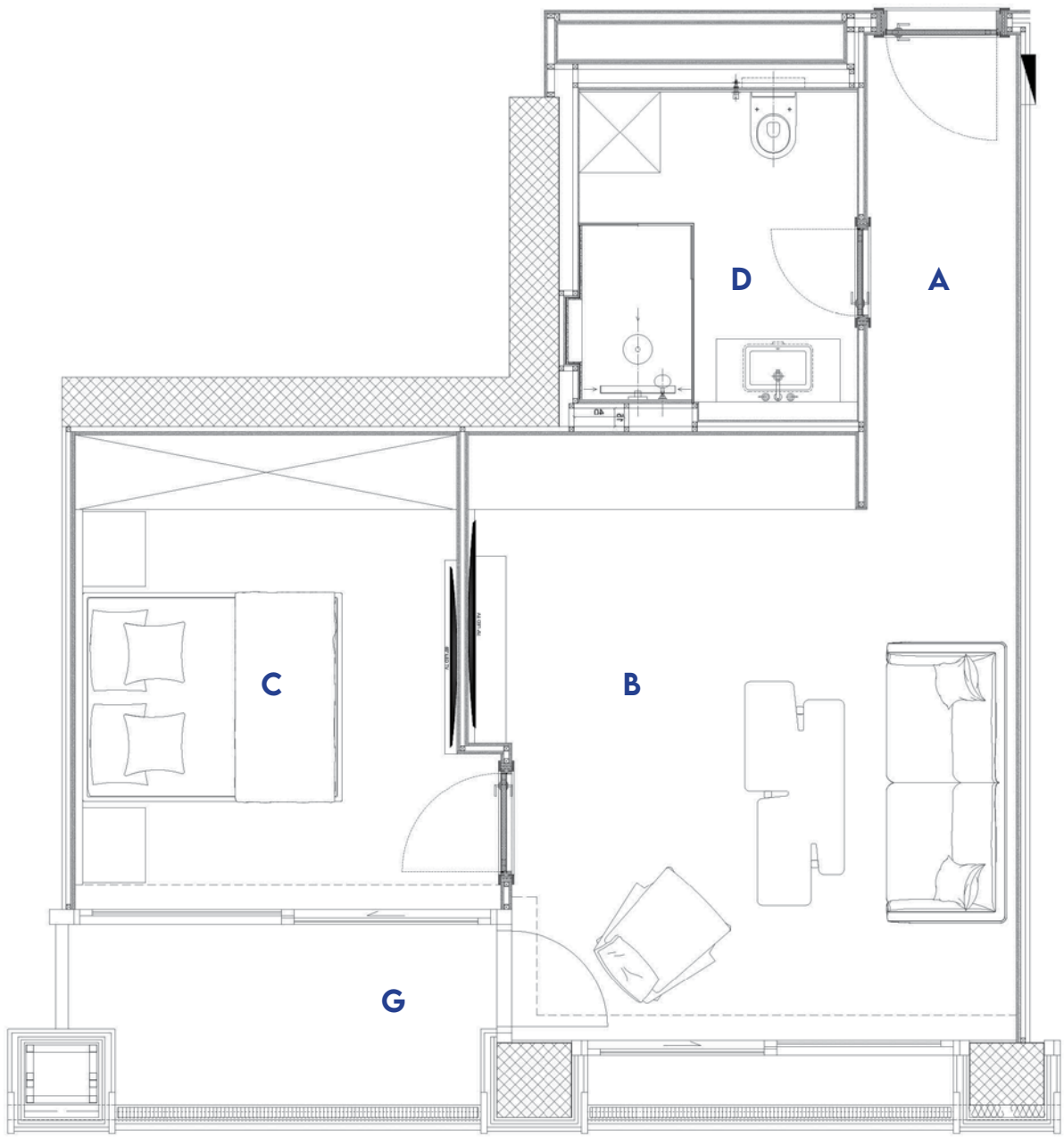
TOTAL NET AREA 55,83 m<sup>2</sup>

- Free Parking Area
- Free Access to Private Beach
- Cleaning Service
- Room and Butler Service

PRE-SALE LEVEL AND APARTMENT PLANS

APARTMENT

8



Type of Apartment: 1+1  
Net Area: 55.51 m<sup>2</sup>

- A) Entrance: 3,30 m<sup>2</sup>
- B) Living room & Kitchen: 26,45 m<sup>2</sup>
- C) Bedroom: 13,73 m<sup>2</sup>
- D) Bathroom: 5,57 m<sup>2</sup>
- G) Balcony: 6,46 m<sup>2</sup>

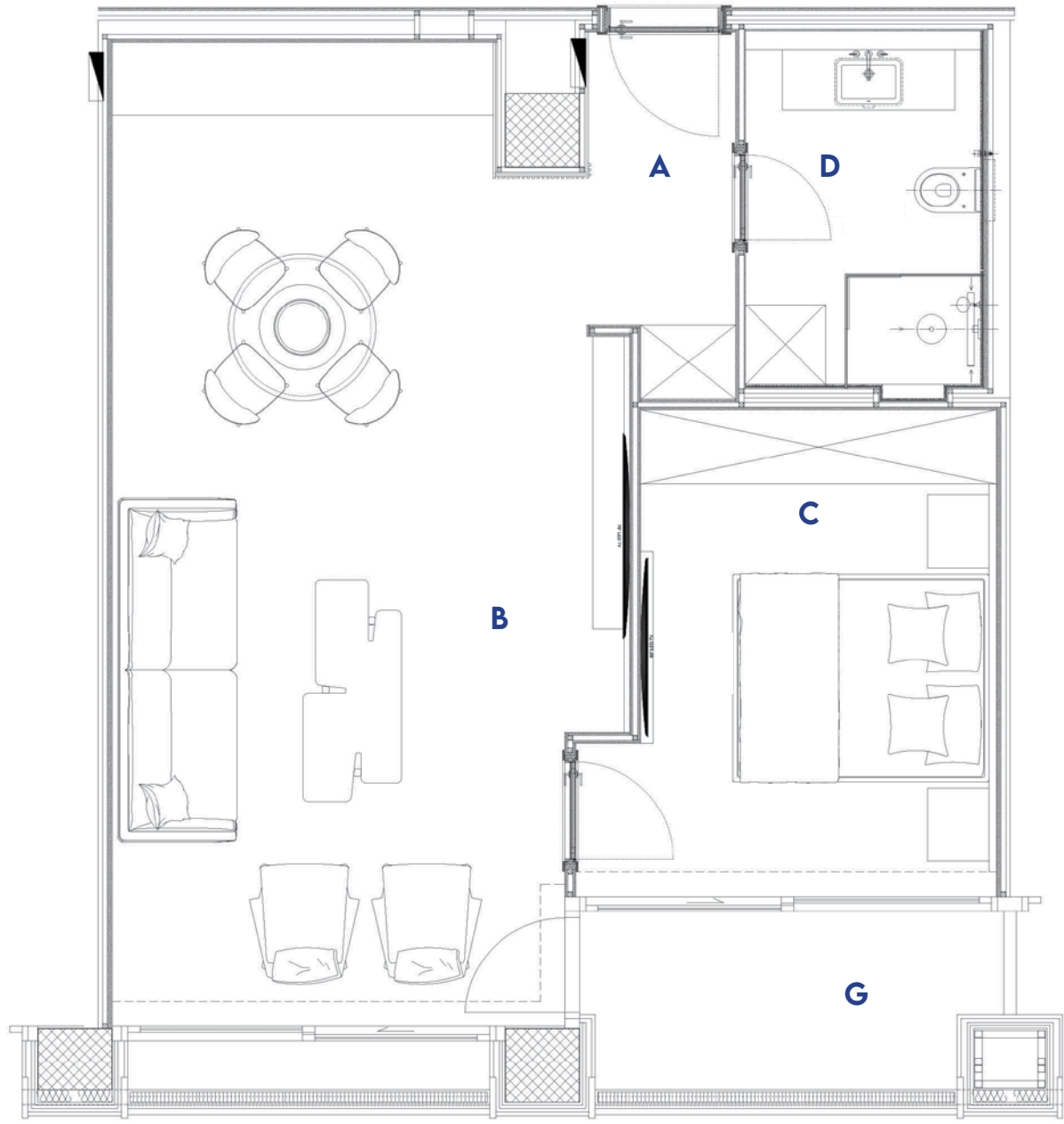
TOTAL NET AREA 55,51 m<sup>2</sup>

- Free Parking Area
- Free Access to Private Beach
- Cleaning Service
- Room and Butler Service



PRE-SALE LEVEL AND APARTMENT PLANS

APARTMENT  
9



Type of Apartment: 1+1  
Net Area: 68.6 m<sup>2</sup>

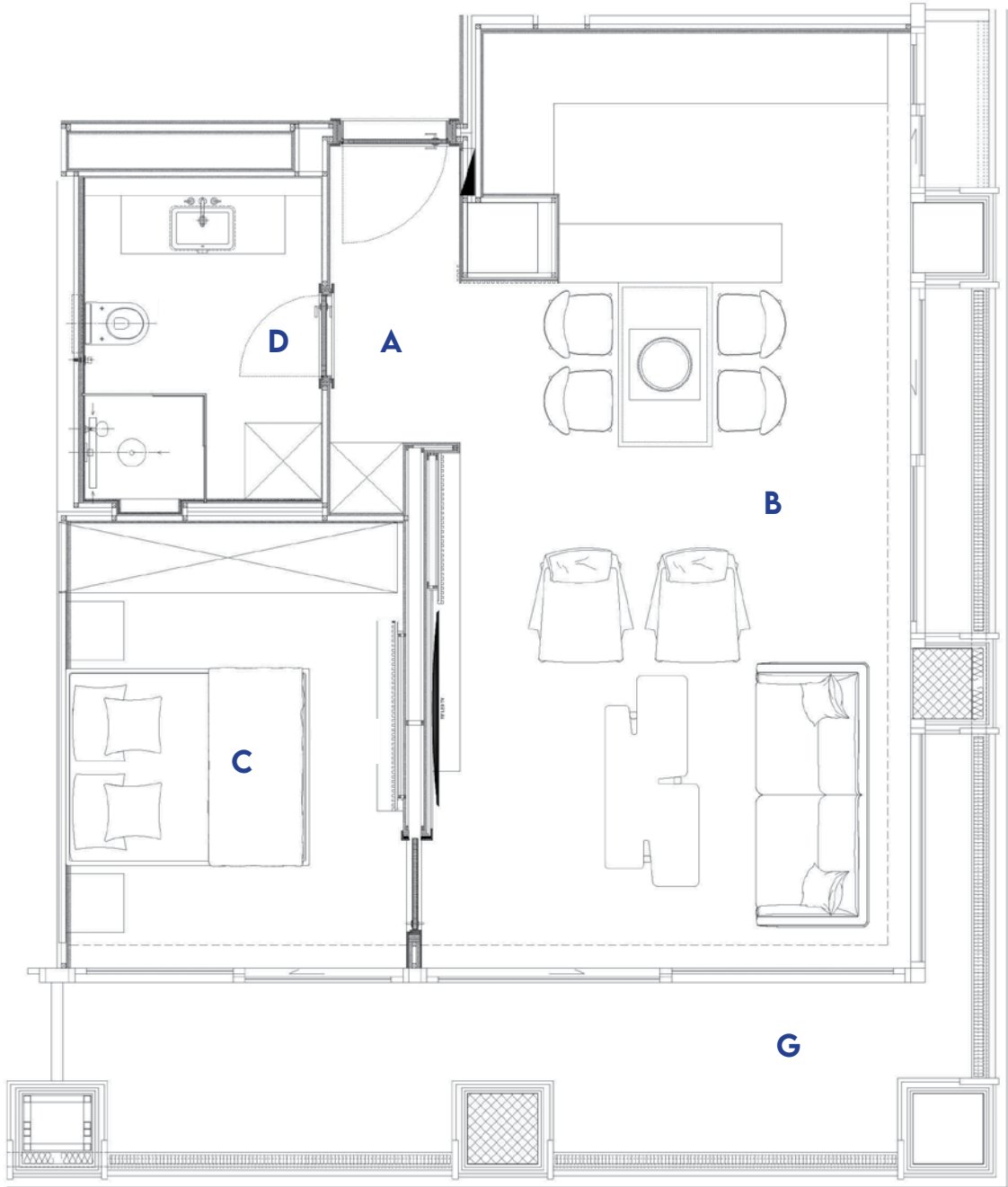
- A) Entrance: 4,83 m<sup>2</sup>
- B) Living room & Kitchen: 37,42 m<sup>2</sup>
- C) Bedroom: 13,64 m<sup>2</sup>
- D) Bathroom: 6,27 m<sup>2</sup>
- G) Balcony: 6,44 m<sup>2</sup>

TOTAL NET AREA 68,6 m<sup>2</sup>

- Free Parking Area
- Free Access to Private Beach
- Cleaning Service
- Room and Butler Service

PRE-SALE LEVEL AND APARTMENT PLANS

APARTMENT  
10



Type of Apartment: 1+1  
Net Area: 76.61 m<sup>2</sup>

- A) Entrance: 4,23 m<sup>2</sup>
- B) Living room & Kitchen: 39,45 m<sup>2</sup>
- C) Bedroom: 12,83 m<sup>2</sup>
- D) Bathroom: 5,44 m<sup>2</sup>
- G) Balcony: 14,66 m<sup>2</sup>

TOTAL NET AREA 76,61 m<sup>2</sup>

- Free Parking Area
- Free Access to Private Beach
- Cleaning Service
- Room and Butler Service





# THE WORLD OF MERIT INTERNATIONAL

## CROATIA

- *Casino Libertas, Dubrovnik*

## MONTENEGRO

- *Casino Royal Splendid, Budva*
- *Starlit Casino & Hotel & Residence, Budva*
- *Casino Montenegro, Podgorica*

## ALBANIA

- *Casino, Tirana (Coming Soon)*

## BULGARIA

- *Hotel & Casino Grand Mosta, Svilengrad*

## CYPRUS

- *Merit Royal & Premium Hotel & Casino, Kyrenia*
- *Merit Crystal Cove Hotel & Casino, Kyrenia*
- *Merit Park Hotel & Casino, Kyrenia*
- *Merit Lefkoşa Hotel & Casino, Nicosia*
- *Merit Cyprus Garden Hotel & Casino, Famagusta*
- *Liman Hotel & Casino by Merit, Kyrenia*

The visuals and texts in the catalog are designs. Any feature related to the project is optional stated in the technical specifications. Merit Starlit reserves the right to make changes on the project without notice.





+382 69 007770 [www.meritstarlit.com](http://www.meritstarlit.com) [infostarlit@meritnet.com](mailto:infostarlit@meritnet.com)



/meritstarlit

