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**DIRECT FLIGHTS OPEN UP MONTENEGRIN PROPERTY MARKET**

New direct flights from London Stansted to Tivat are set to open up the Montenegrin property market to overseas buyers, writes Jo-ann Hodgson



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Montenegro Airlines will be offering direct flights from Stansted to Tivat starting from 4th May 2008 at a cost of approximately £220. This direct route will benefit those looking to buy Montenegrin property and is also likely to bump up the number of visitors needing rental accommodation when holidaying in the country.

"Apart from increasing the ease by which property owners can visit [the country], the new routes are expected to bolster the popularity of Montenegro as a tourist destination," says Justin Faiz, managing director at Pluto Developments. "The Travel and Tourism Council has ranked it top alongside China and India in terms of anticipated visitor number growth.

"The positive effect on rental demand from the new flights (yields of up to 7 per cent), combined with new laws to make land purchases easier and strong demand from Russia, should see the market remain buoyant even as a global slowdown takes hold."

Previously, the most common way to travel the Montenegro from the UK was via Dubrovnik airport in Croatia.

In anticipation of the new flight route, Pluto Developments recently launched their newest Montenegrin property development at Djenovic, 15 kilometres from Tivat airport.

The Acacia Hill Apartments project features four buildings, offering investors and second-home owners a total of 36 modern two, three and four-bedroom apartments.

Located on the Adriatic Coast of Montenegro, residents will benefit from easy access to the Bay of Kotor and dear views of the Lustica peninsula and soaring peak of Mount Lovcen opposite.

All apartments are designed to modern, high-quality standards and come with: open plan living spaces; environmentally friendly features including recycling of rainwater, solar powered lights and use of wood from sustainable sources; sliding doors onto private terraces and balconies; air-conditioning and parking spaces. The properties range from 130,000 to 215,000 euros.

David Stanley Redfern also opened a show-home at its Lakeside Park Montenegrin property development at Niksic, in February. Properties at Lakeside Park are available from around £63,000.

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