

MINI-TRADE RESTAURANT FACILITY "LEPETANI"

DESIGN DOCUMENTATION

For the proposed location there is no detailed town planning project. The programme is included in the general town planning project of the municipality of (official gazette of the Republic of Montenegro no 21/87)

EXISTING SITUATION

Altitude is about 5m meaning that the soil is almost perfectly flat. It is free for construction and has no particular limitations. Near the location there is a connection to the power supply network. Sewerage and water supply networks are to be constructed together with the construction of the plant programme. On the location there are several high quality cypresses and pines which are to be retained also after construction of new facilities.

PLANNED PROGRAMME

The proposed programme is a mini-trade restaurant facility intended to offer services to the guests and passengers on the ferryboat.

Ferryboat related services

Trade facility in the form of mini-market and boutique. Surface 650 sq.

Gas station

80 sq for gas station, services for minor repairs, 30 sq, and landscaping of the beach with parking lot and vegetation planting, surface 1.875sq.

Construction of berth point and forming of a beach



CATEGORY

Construction of a new Nautical-tourist center with various facilities, ***.

PROPRIETARY STATUS

The location is state ownership managed by the Coastal Zone Management Agency of Montenegro.

The location of the proposed programme is a small peninsula next to the landing point for ferryboat connecting Lepetane with Kamenari. The location is north-south oriented while the most protruded part is west oriented. The access to the location is by the main road Herceg Novi-Tivat by turning left from the direction of Tivat - Herceg Novi. In front of the location there is a parking lot for ferryboat users and behind it a large complex belonging to the Yugoslav Army. The beach is situated in the southern part of the location and there is planned to construct a small berth point. Surface of the location is 3000sq but it is possible to extend it by embanking of the coast.

Mode of investment:

Joint venture
B.O.T.

Investment:

600.000 €