

An aerial photograph of a mountain valley. In the center, a vibrant turquoise lake is held back by a dam. The surrounding mountains are covered in dense green forests, with some rocky peaks visible. The sky is filled with soft, white clouds, creating a serene and majestic atmosphere.

MM

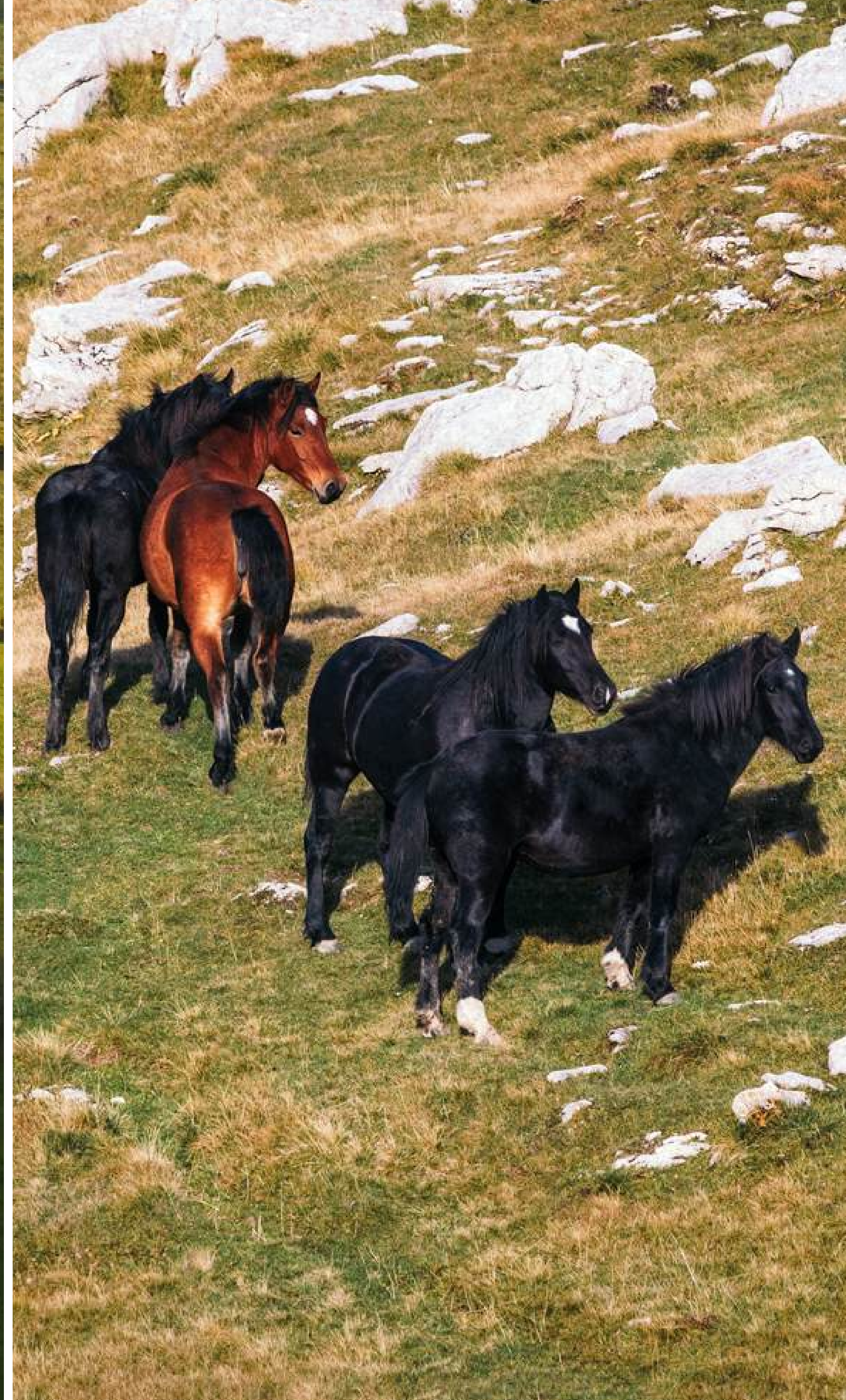
RESIDENTIAL WELLNESS DESTINATION

MONTENEGRO
MOUNTAINS
LUXURIOUS
CHALETS &
RESIDENCES

WHAT DO YOU *really*
HAVE AFTER YOU'VE
HAD EVERYTHING?



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Clean
The true values **AIR**



Pure The true values
WATER



Peace The true values
OF MIND

Your Luxury ESCAPE

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Situated at an altitude of 1,400 m in Montenegro's undulating landscapes, this private wellness sanctuary is a year-round resort that emphasizes eco-luxury and refinement.

Designed by the renowned architects UPP – and brought to life by Italian elite home builders Pagano – the resort features a residential collection from a globally renowned luxury hotel group and an array of era-defining facilities and amenities.



**25 PRIVATE TIMBER CHALETS,
5 EXPANSIVE TAILOR-MADE
GRAND-CHALETS, AND A SELECTION
OF APARTMENTS AND PENTHOUSES**



5* HOTEL WITH PREMIUM AMENITIES



STATE-OF-THE-ART WELLNESS CLINIC
with a focus on reverse-ageing and life
optimisation.



4 RESTAURANTS
featuring both haute cuisine and wellness
nutrition, with personal chefs available in
each chalet.



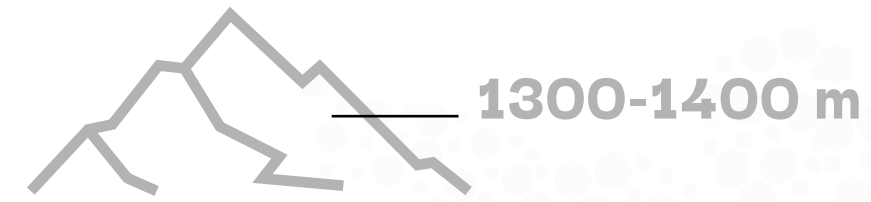
RESIDENT-ONLY CLUBHOUSE
with relaxation spaces, meeting rooms, and
an expansive outdoor terrace for social
gatherings



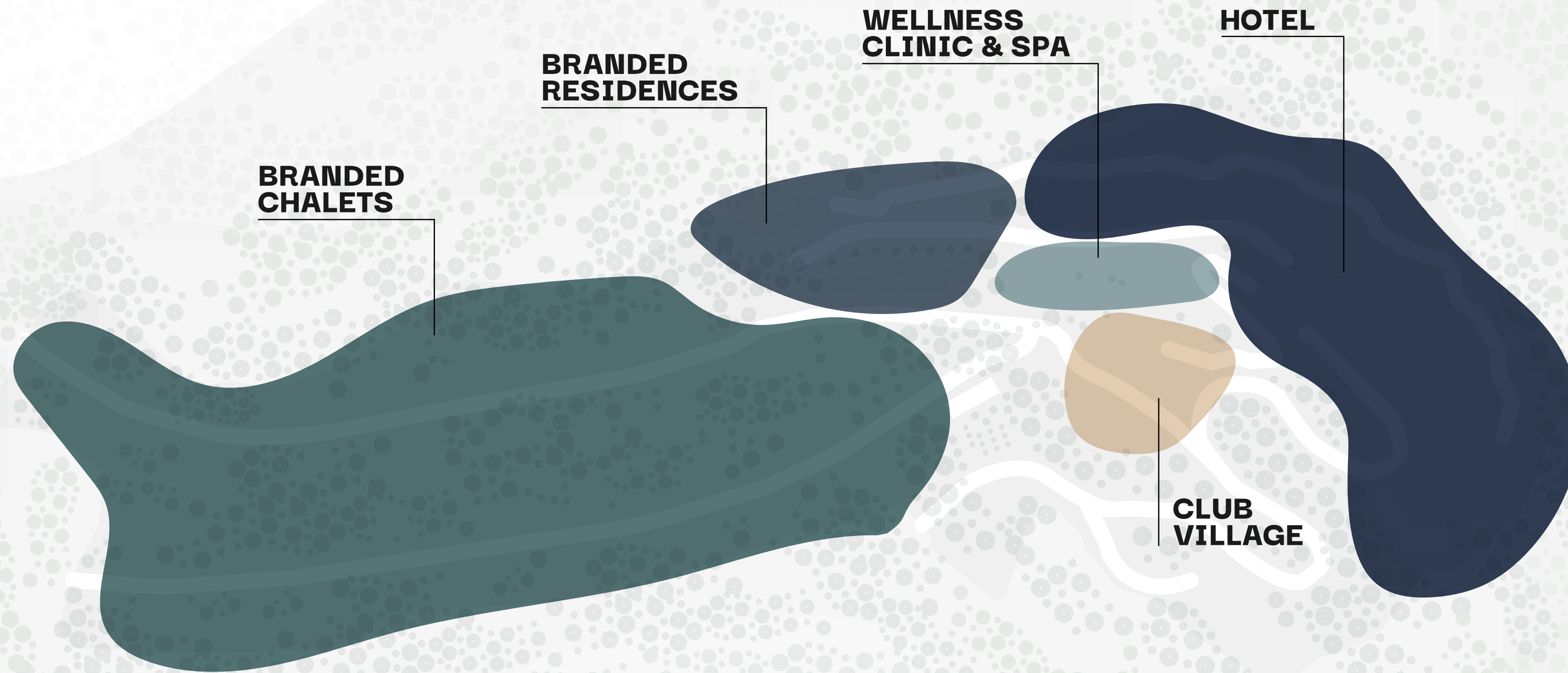
Katun Ravanjski
2 KM

Falcon

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1300-1400 m



BRANDED
CHALETs

BRANDED
RESIDENCES

WELLNESS
CLINIC & SPA

HOTEL

CLUB
VILLAGE

HELICOPTER PAD

The helicopter pad will be located
500 m from the resort to reduce
noise and disturbance for guests.



MASTERPLAN

LUXURIOUS CHALETS & RESIDENCES



An aerial photograph of a forest stream. The water is a vibrant blue, flowing through a dense forest of green trees. The stream is surrounded by rocks and fallen branches. A prominent white, dead tree branch lies on the right side of the stream. The overall scene is lush and natural.

untouched **NATURE**

Nestled in the heart of North Montenegro, Montenegro Mountains - Luxury Chalets & Residences stand at the edge of Biogradska Gora - one of the eldest preserved natural areas in the world. A vibrant tapestry of life unfolds in this pristine location, teeming with hundreds of birds, butterflies, and flowers.

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Standing at the edge of the Biogradska Gora National Park protected for 140 years.



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WELLNESS *Sanctuary*

1 GENETIC
ADVANCEMENTS

2 HOLISTIC
TREATMENTS

3 PREVENTATIVE
CARE

4 REGENERATIVE
AND ANTI-AGING
THERAPIES

5 COGNITIVE
FUNCTION
ENHANCEMENT

6 SLEEP
OPTIMIZATION
AND NUTRITION

7 PHYSICAL
STRENGTH
BUILDING

8 EMOTIONAL
RESILIENCE

9 RESTORATIVE
SPA RITUALS







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WELLNESS *is the New Luxury*

For the most discerning, this premier sanctuary heralds a new era of living. Envisioned by Falcon Holding, Montenegro Mountains - Luxury Chalets & Residences will set trailblazing standards for real estate, wellbeing, and service - fundamentally shifting how the world's leading players approach their lives and spend their days.

A home here is about more than just adding years to your life. It's about enriching those years with health, purpose, and fulfillment. In a world where wellness is the new luxury, Montenegro Mountains - Luxury Chalets & Residences offers an unparalleled lifestyle that prioritizes your holistic well-being.

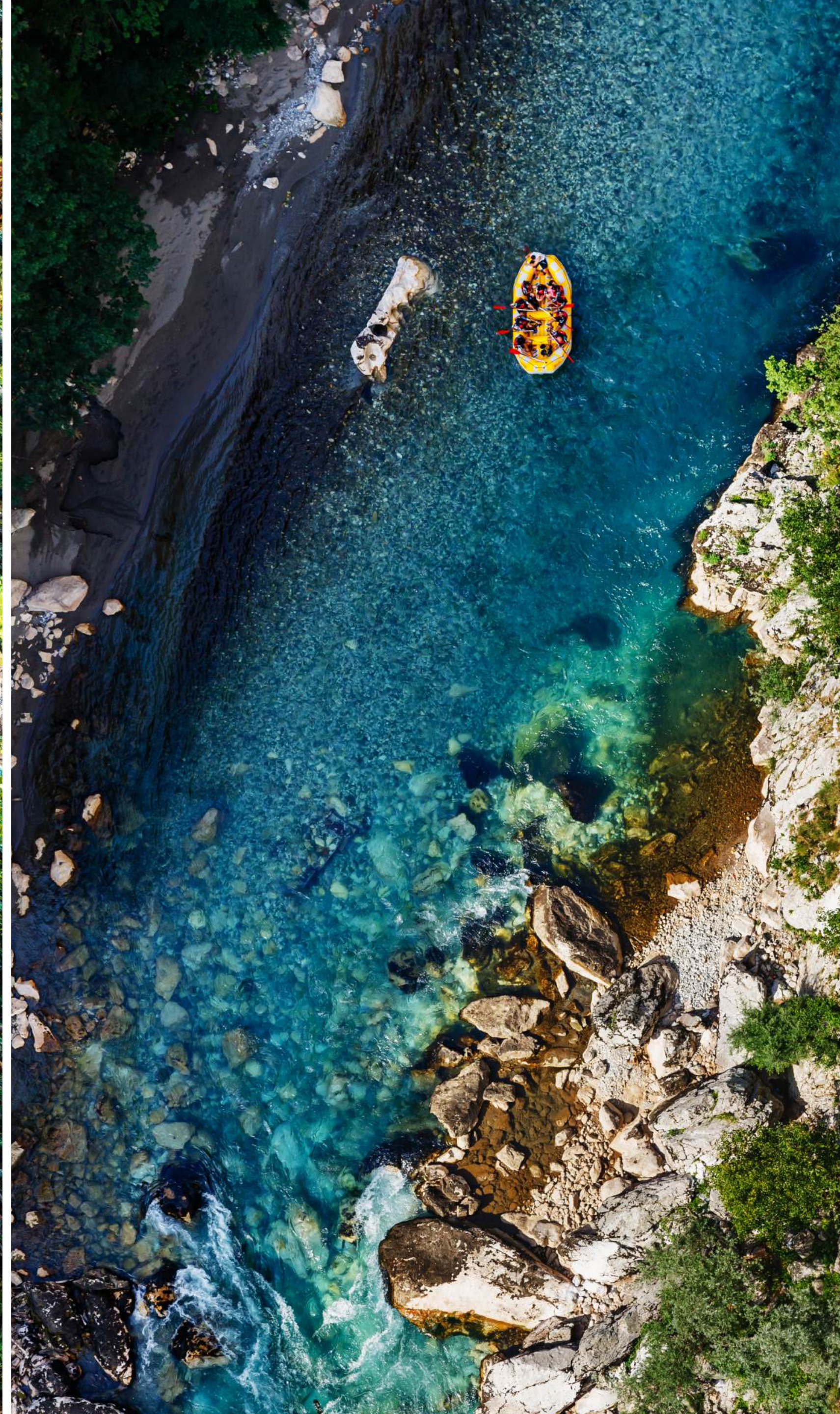




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ACTIVITIES

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BE HERE FROM THE START

"What will I do with 10 more years added to my life?"
That's the question we want our residents and guests
to have to answer.

To reserve a place in this mountain paradise, reach out
to our sales team at

sales@falcon.estate

or visit our website at

www.falcon.estate

