

FOR BUSINESS.  
FOR LIFE.  
FOR VACATION.

*jewel of Budva*  
**MONTE NEGRIN**  
RESIDENCE

# SEA VIEW FROM EVERY UNIT

THE BIGGEST INVESTMENT POTENTIAL IN BUDVA





# MONTENEGRINA RESIDENCE

MONTENEGRINA REPRESENTS A UNIQUE, MODERN AND EXCLUSIVE COMPLEX – THE NEW FACE OF BUDVA AND THE JEWEL OF THE MONTENEGRIN COASTLINE.

LOCATED JUST A 7-MINUTE WALK FROM THE CITY CENTER AND A 10-MINUTE WALK FROM THE MOST ATTRACTIVE BEACHES.

BE PREPARED TO EMBRACE YOUR NEW LIFESTYLE – WAKING UP WITH A CUP OF COFFEE AND A PANORAMIC VIEW OF THE CITY AND THE SEA.

THE BUILDING IS SURROUNDED BY 3.300 SQ. M OF GREEN AREA.

THE BIGGEST INVESTMENT POTENTIAL IN BUDVA!







LUXURY FIVE-STAR APARTMENTS



MANAGEMENT COMPANY



SWIMMING POOL



POOL BAR





HEATED INFINITY POOL



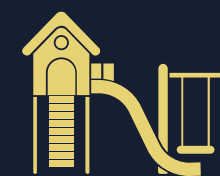
SPA CENTER



EXCLUSIVE RESTAURANT



GYM



PLAYGROUND





SPA CENTER  
GYM  
FIRST FLOOR

 Montenegrina Residence | Budva | Montenegro





 Montenegrina Residence | Budva | Montenegro







 Montenegrina Residence | Budva | Montenegro













Montenegrina Residence | Pool Bar





Montenegrina Residence | Infinity Pool





Montenegrina Residence | Infinity Pool





# TOP INVESTMENT!

Apartment structures ideal for future rental!

Take advantage of this opportunity – prices are lowest at the start of construction!

By the time the project is completed, apartment values are expected to increase by 40–70%.

Return on investment from rental is 10–15% per year!





The project is being developed in the Dubovica Lux neighborhood in Budva, in the immediate vicinity of the bus station, the faculty and the new Mega Mall on the Bypass.

The building is just a 7-minute walk from the main bus station, a 7-minute walk to the Old Town and a 5-minute walk to the beach.

It features 39 apartments, 40 parking spaces, a reception area, 24/7 security, a spa center with a gym, jacuzzi, and sauna, an outdoor heated pool available year-round, a pool bar, an exclusive restaurant and a children's playground. Additional amenities include a shuttle service to the beach and an adventure park located above the complex.







Montenegrina Residence is situated just a 2-minute walk from Mega Mall, Budva's largest and newest shopping center. This prime location offers ultimate convenience for everyday life, featuring a major supermarket, a children's entertainment center, a beauty salon, a post office, electronics and sports stores, alongside a wide variety of budget-friendly boutiques.

The surrounding area boasts excellent educational infrastructure, including a public high school, two primary schools, and a private Russian school. Two kindergartens and after-school care facilities are also within easy walking distance.

Rozino and Dubovica are established year-round residential neighborhoods. As home to the majority of Budva's local population, this area enjoys consistent, non-seasonal demand, making properties here highly resilient and sought after for both long-term rentals and resale.

In contrast, the seafront is predominantly a tourist zone. During the off-season, rental activity drops significantly due to premium pricing and low occupancy. This makes inland areas like Rozino and Dubovica a much more stable and profitable choice for real estate investment.

We offer studio apartments, one-bedroom, two-bedroom and three-bedroom apartments, as well as underground garages.

**All apartments have a sea view!**

The building is built in a classic style, oriented to the south and has large glass openings. First-class European ecological materials are used for construction. The apartments are sold with a designer overhaul included in the price. You can see examples of the design in our completed projects.

Fine works included in the price: suspended ceilings, lighting, paint, decorative stone, granite or parquet floors, fully equipped bathrooms, Italian sanitary ware, underfloor heating, a smart system in each apartment, aluminium joinery and the facade is made of natural stone.

**Planned completion: June 1, 2028.**



# For Vacation. Life. Business.

Our company offers furnishing, maintenance and rental services for apartments throughout the year!

The catalogue shows prices with discounts for advance payment and prices for deferred payment. When paying for deferred payment, it is necessary to pay 50% according to the contract, while the remaining 50% can be paid in monthly or quarterly instalments until the end of the construction period.

You buy real estate directly from the investor, without agency costs, without real estate sales tax in the amount of 3-5%. The prices of the apartments include VAT.

We provide all clients with turnkey apartment and furnishing services, including furniture and appliances for an additional price, as well as year-round apartment maintenance and rental.

We also provide full legal support, court interpreter services for English, notary services, as well as complete legal assistance until the apartment is registered in your name.



**II-T1 (358.06 m²)**

118.06 m² + 240 m² green roof terrace

**II-G2 (54.38 m²)**

**I-G2 (87.34 m²)**

47.34 m² + 40 m² green terrace

**PR-T1 (118.19 m²)**

**PR-JP1 (115.76 m²)**

64.76 m² + 51 m² green terrace

**SU6-D1 (102.46 m²)**

**SU5-J2 (69.27 m²)**

**SU6-T1 (174.91 m²)**

118.08 m² + 56.83 m² green terrace

**SU4-J1 (189.16 m²)**

112.16 m² + 77 m² green terrace

**SU2-JP1 (82.91 m²)**

**SU2-J1/2 (39.39 m²)**

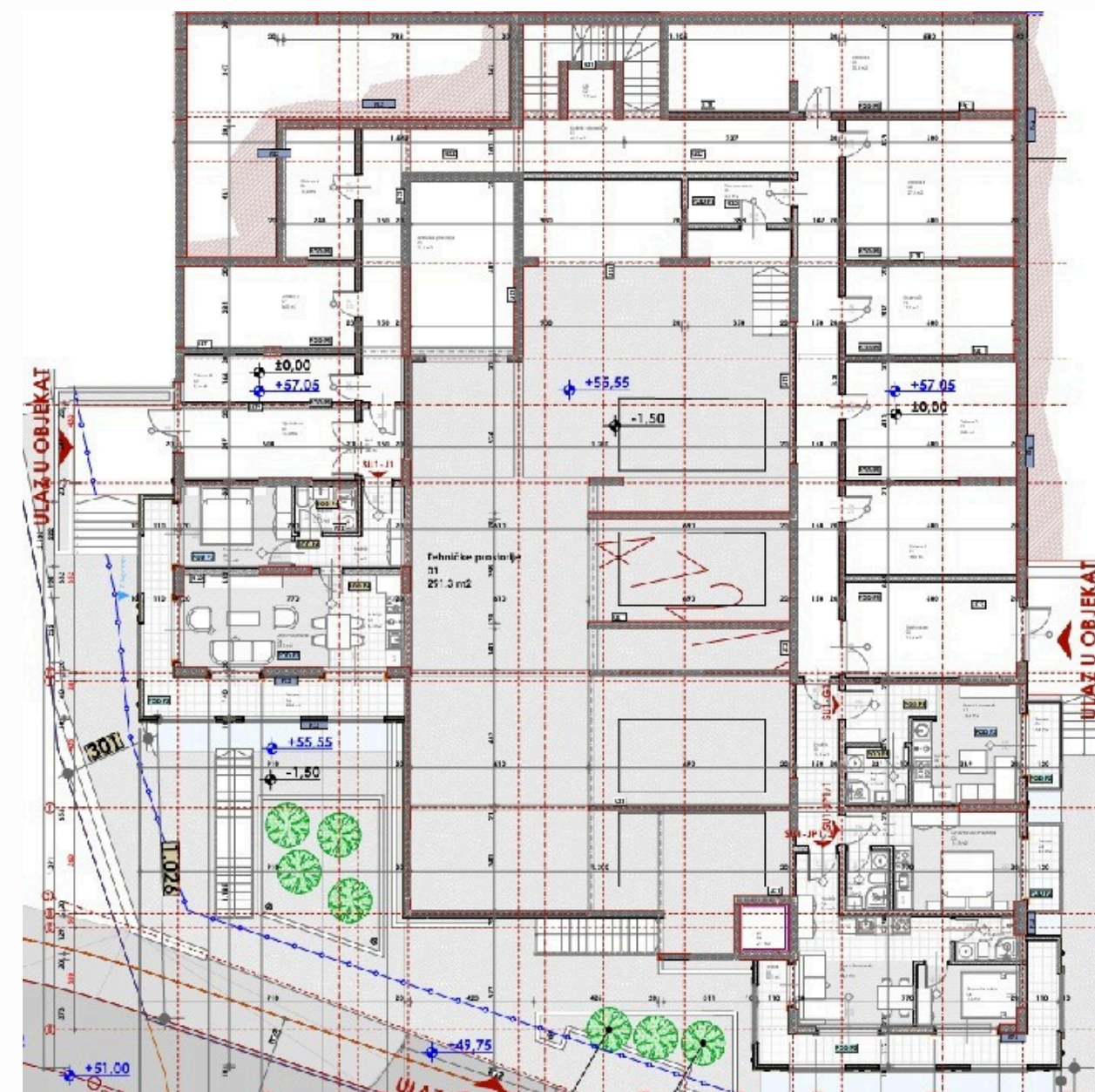
**SU1-JP1/2 (49.14 m²)**

# Welcome MONTENEGRINA RESIDENCE





# GROUND FLOOR PLAN | SU1 |



| 003.Legende površina prizemlje segment I |                     |                  |        |
|------------------------------------------|---------------------|------------------|--------|
| Br.                                      | Prostorija          | Površina         | Obim   |
| <b>Tehničke prostorije 2</b>             |                     |                  |        |
| 01                                       | Tehničke prostorije | 291.27           | 142.80 |
| 02                                       | Lift                | 2.73             | 6.62   |
| 03                                       | Tehnička prostorija | 21.27            | 19.08  |
|                                          |                     | <b>315.27 m²</b> |        |
| <b>SU1-JP1/2</b>                         |                     |                  |        |
| 01                                       | Hodnik              | 3.15             | 7.31   |
| 02                                       | Dnevni boravak      | 16.67            | 17.93  |
| 03                                       | Kupatilo            | 3.12             | 7.34   |
| 04                                       | Spavaća soba        | 7.27             | 11.23  |
| 05                                       | Terasa              | 18.93            | 36.09  |
|                                          |                     | <b>49.14 m²</b>  |        |
| <b>SU1-JP1/1</b>                         |                     |                  |        |
| 01                                       | Hodnik              | 1.94             | 5.67   |
| 02                                       | Kupatilo            | 2.97             | 6.98   |
| 03                                       | Dnevna soba         | 14.28            | 15.30  |
| 04                                       | Terasa              | 3.82             | 8.67   |
|                                          |                     | <b>23.01 m²</b>  |        |
| <b>SU1-J1</b>                            |                     |                  |        |
| 01                                       | Hodnik              | 6.50             | 13.09  |
| 02                                       | Kupatilo            | 3.27             | 7.32   |
| 03                                       | Spavaća soba        | 10.40            | 13.07  |
| 04                                       | Dnevni boravak      | 18.13            | 18.05  |
| 05                                       | Kuhinja             | 6.31             | 10.40  |
| 06                                       | Terasa              | 17.37            | 35.41  |
|                                          |                     | <b>61.98 m²</b>  |        |
| <b>SU1-G1</b>                            |                     |                  |        |
| 01                                       | Dnevni boravak      | 15.50            | 21.93  |
| 02                                       | Kuhinja             | 3.69             | 8.28   |
| 03                                       | Terasa              | 3.39             | 8.43   |
| 04                                       | Kupatilo            | 4.14             | 8.15   |
|                                          |                     | <b>26.72 m²</b>  |        |
| <b>Ostave</b>                            |                     |                  |        |
| 01                                       | Ostava 1            | 17.98            | 17.88  |
| 02                                       | Ostava 2            | 23.82            | 19.96  |
| 03                                       | Ostava 3            | 17.72            | 17.72  |
| 04                                       | Ostava 4            | 27.83            | 21.26  |
| 05                                       | Ostava 5            | 35.42            | 31.91  |
| 06                                       | Ostava 6            | 10.58            | 13.77  |
| 07                                       | Ostava 7            | 16.45            | 17.42  |
| 08                                       | Ostava 8            | 9.53             | 15.23  |
|                                          |                     | <b>159.33 m²</b> |        |
| <b>Komunikacije</b>                      |                     |                  |        |
| 01                                       | Hodnik              | 11.83            | 19.51  |
| 01                                       | Hodnik i stepenište | 66.47            | 96.13  |
| 02                                       | Lift                | 2.72             | 6.60   |
| 03                                       | Tampon zona         | 5.13             | 9.88   |
| 04                                       | Vjetrobran          | 14.28            | 17.15  |
| 05                                       | Hol                 | 3.50             | 7.99   |
| 05                                       | Vjetrobran          | 19.33            | 18.71  |
|                                          |                     | <b>123.26 m²</b> |        |
|                                          |                     | <b>758.71 m²</b> |        |





ONE-BEDROOM APARTMENT

SU1-JP1/2

49.14 M2

GROUND FLOOR  
(HEIGHT OF THE FIRST FLOOR)



SOLD



PRICE FOR PAYING IN INSTALLMENTS: 200,880.00€

| PRICE GROWTH IN CONSTRUCTION |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|
| OCT-2026                     | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
| 239,046.00€                  | 272,414.00€ | 300,198.00€ | 322,438.00€ | 333,574.00€ |

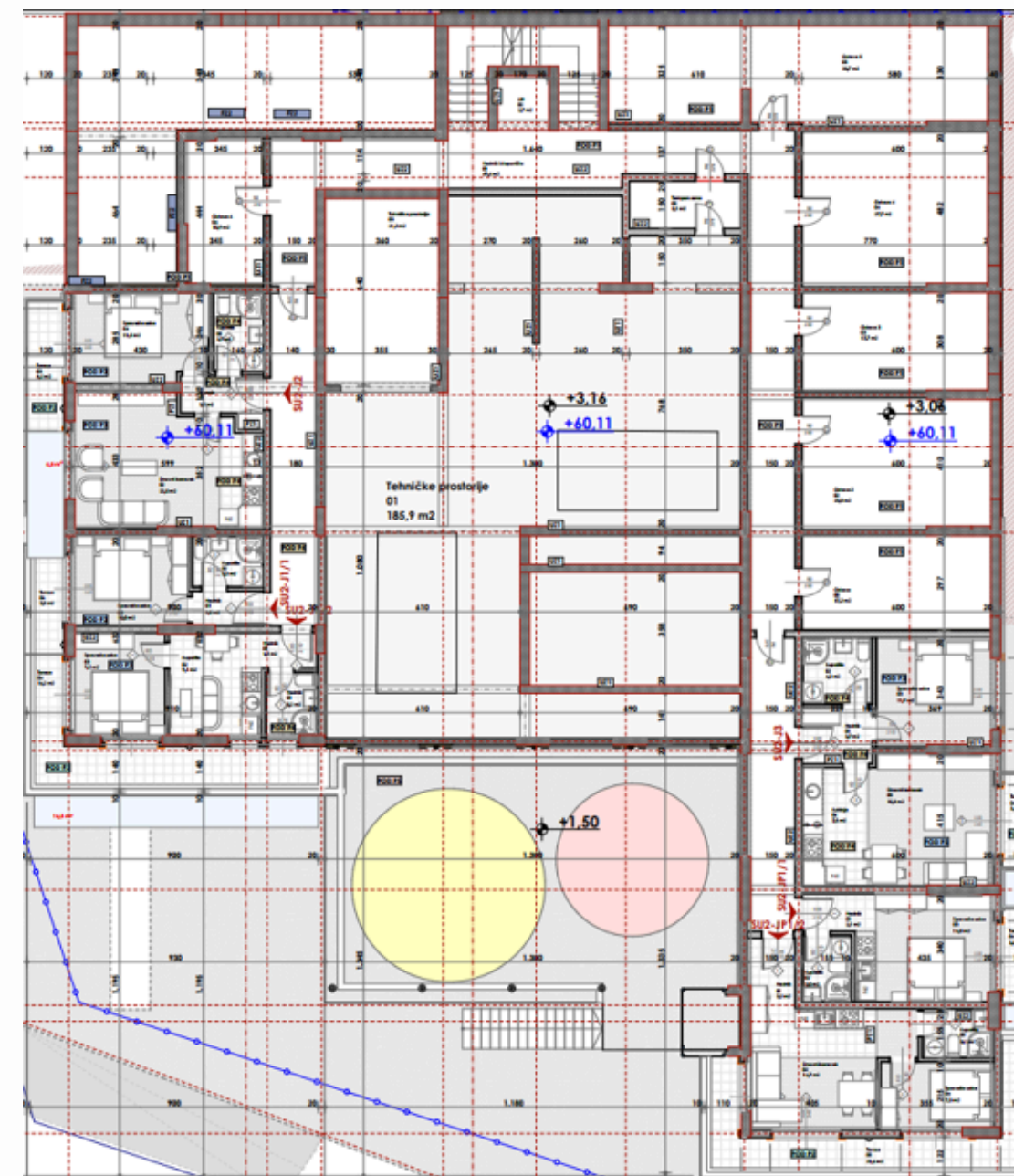
DAILY RENTAL RATE: 200€ – 250€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 1400€ NET PER MONTH

 [https://budvainvestmentmontenegro.me/en/listing/budva\\_jednosoban\\_apartmansu1-jp1-2/](https://budvainvestmentmontenegro.me/en/listing/budva_jednosoban_apartmansu1-jp1-2/)



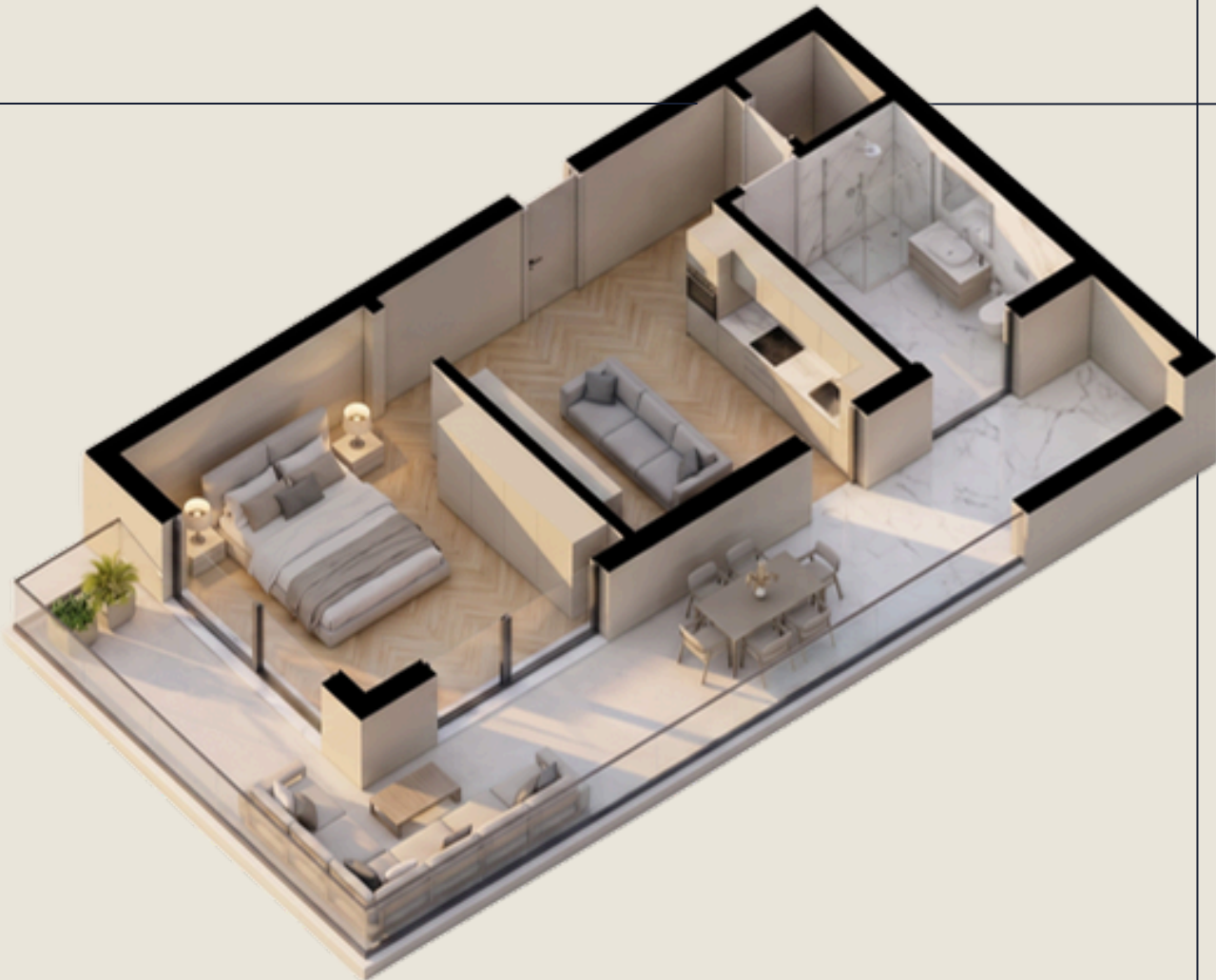


# FIRST FLOOR PLAN | SU2 |



| 004. Legende površina i sprat segment I |                     |                  |        |
|-----------------------------------------|---------------------|------------------|--------|
| Bz.                                     | Prostorija          | Površina         | Obim   |
| <b>Tehničke prostorije 2</b>            |                     |                  |        |
| 01                                      | Tehničke prostorije | 185.93           | 114.67 |
| 03                                      | Tehnička prostorija | 21.26            | 19.15  |
|                                         |                     | <b>207.19 m²</b> |        |
| <b>SU2-JP1/2</b>                        |                     |                  |        |
| 01                                      | Hodnik              | 3.15             | 7.31   |
| 02                                      | Dnevni boravak      | 16.67            | 17.93  |
| 03                                      | Kupatilo            | 3.12             | 7.34   |
| 04                                      | Spavaća soba        | 7.32             | 11.23  |
| 05                                      | Terasa              | 20.96            | 36.50  |
|                                         |                     | <b>51.22 m²</b>  |        |
| <b>SU2-JP1/1</b>                        |                     |                  |        |
| 01                                      | Hodnik              | 2.08             | 5.99   |
| 02                                      | Kupatilo            | 2.97             | 6.98   |
| 03                                      | Spavaća soba        | 14.77            | 15.74  |
| 04                                      | Terasa              | 3.82             | 8.67   |
|                                         |                     | <b>23.64 m²</b>  |        |
| <b>SU2-J3</b>                           |                     |                  |        |
| 01                                      | Hodnik              | 3.70             | 7.75   |
| 02                                      | Kupatilo            | 4.32             | 8.32   |
| 03                                      | Spavaća soba        | 11.93            | 14.09  |
| 04                                      | Kuhinja             | 7.50             | 11.42  |
| 05                                      | Dnevni boravak      | 15.83            | 16.00  |
| 06                                      | Terasa              | 3.39             | 8.20   |
|                                         |                     | <b>46.67 m²</b>  |        |
| <b>SU2-J2</b>                           |                     |                  |        |
| 01                                      | Hodnik              | 3.37             | 8.66   |
| 02                                      | Dnevni boravak      | 22.52            | 20.58  |
| 03                                      | Terasa              | 7.73             | 16.21  |
| 04                                      | Spavaća soba        | 11.53            | 14.10  |
| 05                                      | Kupatilo            | 3.70             | 7.88   |
|                                         |                     | <b>48.85 m²</b>  |        |
| <b>SU2-J1/2</b>                         |                     |                  |        |
| 01                                      | Hodnik              | 4.99             | 12.84  |
| 02                                      | Kupatilo            | 9.07             | 12.06  |
| 03                                      | Spavaća soba        | 9.10             | 12.13  |
| 04                                      | Terasa              | 16.23            | 27.00  |
|                                         |                     | <b>39.39 m²</b>  |        |
| <b>SU2-J1/1</b>                         |                     |                  |        |
| 01                                      | Hodnik              | 2.32             | 6.54   |
| 02                                      | Kupatilo            | 3.34             | 7.42   |
| 03                                      | Spavaća soba        | 9.99             | 12.77  |
| 06                                      | Terasa              | 3.77             | 8.93   |
|                                         |                     | <b>19.42 m²</b>  |        |
| <b>Ostave</b>                           |                     |                  |        |
| 00                                      | Ostava              | 17.16            | 17.60  |
| 02                                      | Ostava 2            | 23.80            | 19.96  |
| 03                                      | Ostava 3            | 17.71            | 17.72  |
| 04                                      | Ostava 4            | 27.67            | 21.20  |
| 05                                      | Ostava 5            | 35.70            | 32.05  |
| 06                                      | Ostava 6            | 10.91            | 14.10  |
|                                         |                     | <b>132.95 m²</b> |        |
| <b>Komunikacije</b>                     |                     |                  |        |
| 01                                      | Hodnik i stepenište | 69.59            | 97.11  |
| 02                                      | Lift                | 2.72             | 6.60   |
| 03                                      | Tampon zona         | 5.13             | 9.88   |
|                                         |                     | <b>77.44 m²</b>  |        |
|                                         |                     | <b>646.77 m²</b> |        |





| SU2-J1/2 |   |             |                      |
|----------|---|-------------|----------------------|
|          | 1 | Bathroom    | 3.30                 |
|          | 2 | Bedroom     | 9.24                 |
|          | 3 | Living room | 11.85                |
|          | 4 | Terrace     | 15.00                |
|          |   |             | 39.39 m <sup>2</sup> |



# ONE-BEDROOM APARTMENT

SU2-J1/2

39.39 M2

FIRST FLOOR  
(HEIGHT OF THE SECOND FLOOR)

TERRACE

PANORAMIC VIEW OF THE SEA

1 BEDROOM

1 BATHROOM

PRICE FOR 100% PAYMENT: 180,000.00 €

PRICE FOR PAYING IN INSTALLMENTS: 195,000.00€

PRICE GROWTH IN CONSTRUCTION

| OCT-2026    | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
|-------------|-------------|-------------|-------------|-------------|
| 225,792.00€ | 257,310.00€ | 283,554.00€ | 304,560.00€ | 335,072.00€ |

DAILY RENTAL RATE: 200€ – 250€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 1400€ NET PER MONTH

 <https://budvainvestmentmontenegro.me/en/listing/montenegrina-residence-apartman-sa-jednom-spavacom-sobom-39-39m2-1-sprat-centralni-pogled-su2-j1-2/>







TWO-BEDROOM APARTMENT

SU2-JP1

82.91 M2

FIRST FLOOR  
(HEIGHT OF THE SECOND FLOOR)

TERRACE + BALCONY

PANORAMIC VIEW OF THE SEA

2 BEDROOMS

1 BATHROOM

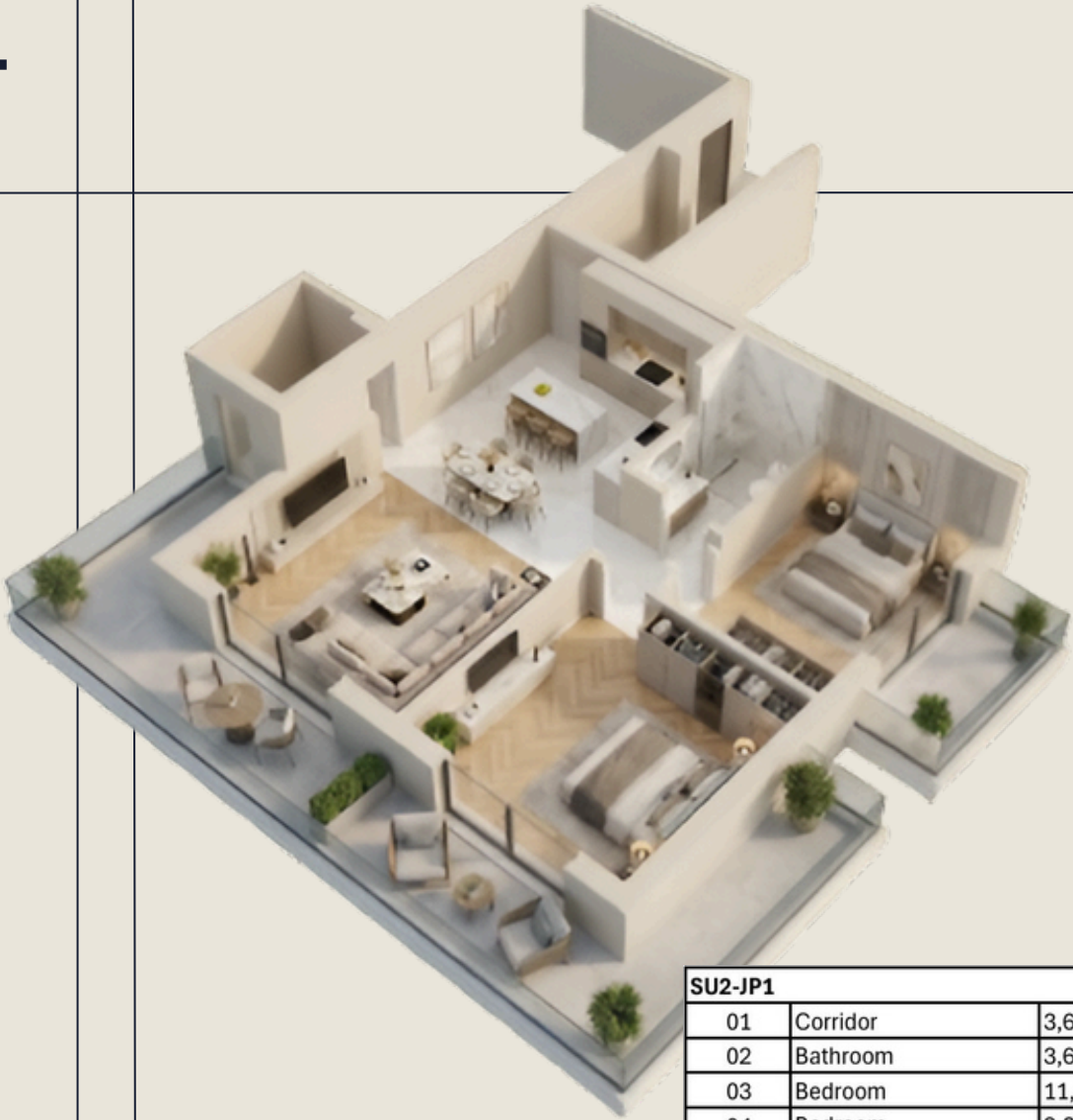
PRICE FOR 100% PAYMENT: 288,009.00€

PRICE FOR PAYING IN INSTALLMENTS: 304,463.00€

| PRICE GROWTH IN CONSTRUCTION |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|
| OCT-2026                     | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
| 364,245.00€                  | 415,061.00€ | 457,404.00€ | 491,320.00€ | 508,245.00€ |

DAILY RENTAL RATE: 350€ – 450€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 2400€ NET PER MONTH

 <https://budvainvestmentmontenegro.me/en/listing/budva-dvosoban-apartman-sa-terasomsusu2-jp1-1/>



| SU2-JP1 |             |                      |
|---------|-------------|----------------------|
| 01      | Corridor    | 3,63                 |
| 02      | Bathroom    | 3,65                 |
| 03      | Bedroom     | 11,61                |
| 04      | Bedroom     | 9,20                 |
| 05      | Living room | 27,60                |
| 06      | Kitchen     | 5,72                 |
| 07      | Hallway     | 1,38                 |
| 08      | Terrace     | 3,39                 |
| 09      | Terrace     | 16,73                |
|         |             | 82,91 m <sup>2</sup> |

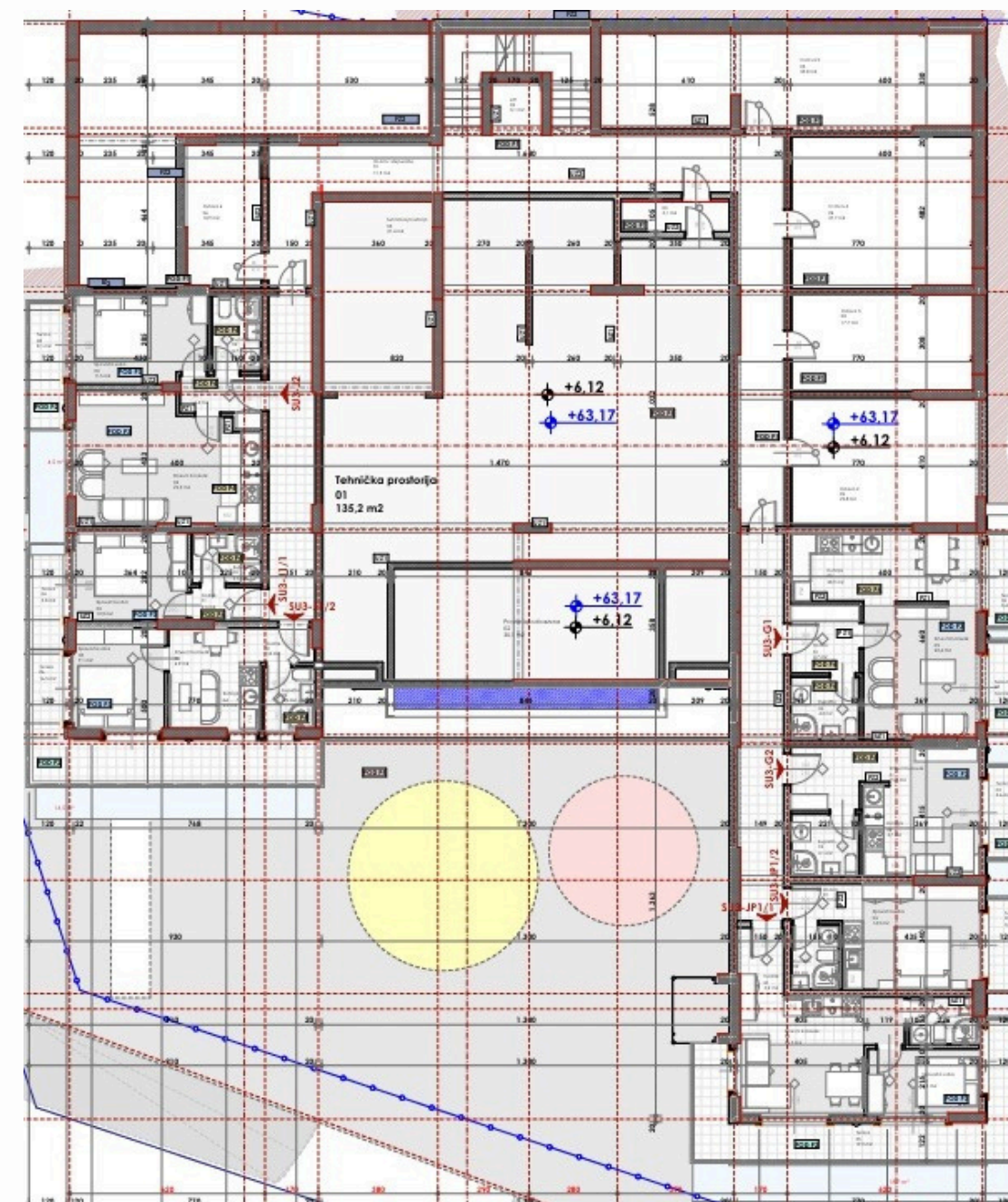




# PRICE GROWTH FOR UNITS ON THE FIRST FLOOR

|          | M2    | STARTING PRICE | INSTALLMENT PRICE | OCT-2026    | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
|----------|-------|----------------|-------------------|-------------|-------------|-------------|-------------|-------------|
| SU2-J1   | 62.85 | 213,690.00€    | 226,260.00€       | 270,255.00€ | 307,965.00€ | 339,390.00€ | 364,530.00€ | 377,100.00€ |
| SU2-J1/1 | 19.42 | 77,000.00€     | 80,000.00€        | 91,274.00€  | 102,926.00€ | 112,636.00€ | 120,404.00€ | 124,288.00€ |
| SU2-J1/2 | 39.39 | 180,000.00€    | 195,000.00€       | 225,792.00€ | 257,310.00€ | 283,554.00€ | 304,560.00€ | 335,072.00€ |
| SU2-J3   | 46.67 | 179,751.00€    | 189,085.00€       | 242,554.00€ | 280,852.00€ | 312,767.00€ | 338,299.00€ | 351,065.00€ |
| SU2-JP1  | 82.91 | 288,009.00€    | 304,463.00€       | 364,245.00€ | 415,061.00€ | 457,404.00€ | 491,320.00€ | 508,245.00€ |

# SECOND FLOOR PLAN | SU3 |



| 005. Legende površina II sprat segment I |                      |                  |       |
|------------------------------------------|----------------------|------------------|-------|
| Bz.                                      | Prostorija           | Površina         | Obim  |
| <b>Tehničke prostorije 2</b>             |                      |                  |       |
| 01                                       | Tehnička prostorija  | 135.24           | 80.74 |
| 02                                       | Prostor ispod bazena | 30.06            | 23.96 |
| 03                                       | Tehnička prostorija  | 21.39            | 19.15 |
|                                          |                      | <b>186.69 m²</b> |       |
| <b>SU3-JP1/2</b>                         |                      |                  |       |
| 01                                       | Hodnik               | 1.94             | 5.67  |
| 02                                       | Kupatilo             | 2.97             | 6.98  |
| 03                                       | Spavaća soba         | 14.28            | 15.30 |
| 07                                       | Terasa               | 3.39             | 8.19  |
|                                          |                      | <b>22.58 m²</b>  |       |
| <b>SU3-JP1/1</b>                         |                      |                  |       |
| 01                                       | Hodnik               | 3.15             | 7.31  |
| 02                                       | Dnevni boravak       | 14.67            | 17.93 |
| 03                                       | Kupatilo             | 3.12             | 7.34  |
| 04                                       | Spavaća soba         | 7.32             | 11.23 |
| 05                                       | Terasa               | 18.40            | 36.26 |
|                                          |                      | <b>46.66 m²</b>  |       |
| <b>SU3-J2</b>                            |                      |                  |       |
| 01                                       | Hodnik               | 3.37             | 8.46  |
| 02                                       | Kupatilo             | 3.70             | 7.88  |
| 03                                       | Spavaća soba         | 11.51            | 14.10 |
| 04                                       | Dnevni boravak       | 22.52            | 20.58 |
| 05                                       | Terasa               | 7.60             | 16.01 |
|                                          |                      | <b>48.70 m²</b>  |       |
| <b>SU3-J1/2</b>                          |                      |                  |       |
| 01                                       | Hodnik               | 1.83             | 5.63  |
| 02                                       | Kupatilo             | 3.16             | 7.21  |
| 03                                       | Dnevni boravak       | 6.92             | 12.12 |
| 04                                       | Kuhinja              | 2.19             | 6.29  |
| 05                                       | Spavaća soba         | 9.10             | 12.13 |
| 06                                       | Terasa               | 14.46            | 27.08 |
|                                          |                      | <b>39.66 m²</b>  |       |
| <b>SU3-J1/1</b>                          |                      |                  |       |
| 01                                       | Hodnik               | 2.32             | 6.54  |
| 02                                       | Kupatilo             | 3.34             | 7.42  |
| 03                                       | Spavaća soba         | 9.99             | 12.77 |
| 06                                       | Terasa               | 3.77             | 8.94  |
|                                          |                      | <b>19.42 m²</b>  |       |
| <b>SU3-G2</b>                            |                      |                  |       |
| 01                                       | Dnevni boravak       | 15.56            | 21.93 |
| 02                                       | Kuhinja              | 3.69             | 8.28  |
| 03                                       | Terasa               | 3.39             | 8.43  |
| 04                                       | Kupatilo             | 4.14             | 8.15  |
|                                          |                      | <b>26.78 m²</b>  |       |
| <b>SU3-G1</b>                            |                      |                  |       |
| 01                                       | Hodnik               | 4.63             | 8.80  |
| 02                                       | Kupatilo             | 4.24             | 8.24  |
| 03                                       | Dnevni boravak       | 23.43            | 24.23 |
| 03                                       | Kuhinja              | 4.92             | 8.88  |
| 05                                       | Terasa               | 3.39             | 8.43  |
| 06                                       | Terasa               | 3.38             | 8.19  |
|                                          |                      | <b>43.99 m²</b>  |       |
| <b>Ostave</b>                            |                      |                  |       |
| 02                                       | Ostava 2             | 23.84            | 19.96 |
| 03                                       | Ostava 3             | 17.71            | 17.72 |
| 04                                       | Ostava 4             | 27.67            | 21.20 |
| 05                                       | Ostava 5             | 35.77            | 32.09 |
| 06                                       | Ostava 6             | 10.93            | 14.13 |
|                                          |                      | <b>115.92 m²</b> |       |
| <b>Komunikacije</b>                      |                      |                  |       |
| 01                                       | Hodnik i stepenište  | 71.48            | 96.09 |
| 02                                       | Lift                 | 3.10             | 7.05  |
| 03                                       | Tampon zona          | 5.13             | 9.88  |
|                                          |                      | <b>79.71 m²</b>  |       |
|                                          |                      | <b>632.11 m²</b> |       |



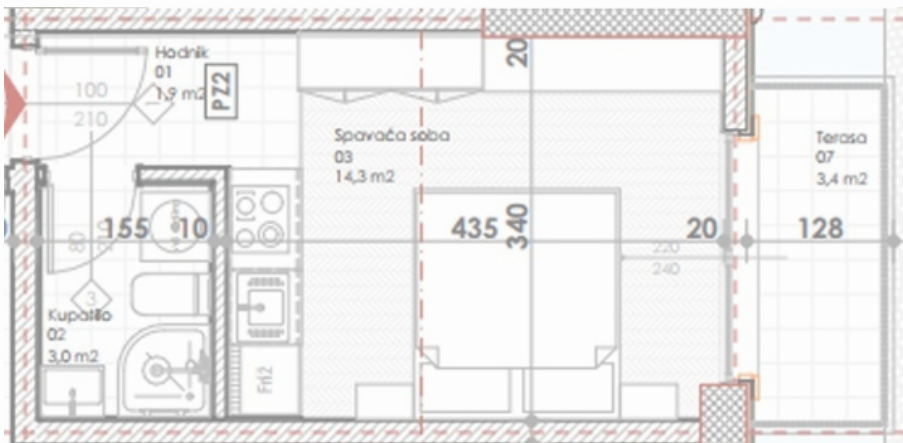


STUDIO APARTMENT

SU3-JP1/2

22.58 M2

SECOND FLOOR  
(HEIGHT OF THE THIRD FLOOR)



| SU3-JP1/2 |          |       |
|-----------|----------|-------|
| 01        | Corridor | 1,94  |
| 02        | Bathroom | 2,97  |
| 03        | Bedroom  | 14,28 |
| 04        | Terrace  | 3,39  |



RESERVED



PRICE FOR 100% PAYMENT: 97,014.00€

PRICE FOR PAYING IN INSTALLMENTS: 102,120.00€

| PRICE GROWTH IN CONSTRUCTION |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|
| OCT-2026                     | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
| 117,438.00€                  | 132,756.00€ | 145,521.00€ | 155,733.00€ | 160,839.00€ |







STUDIO

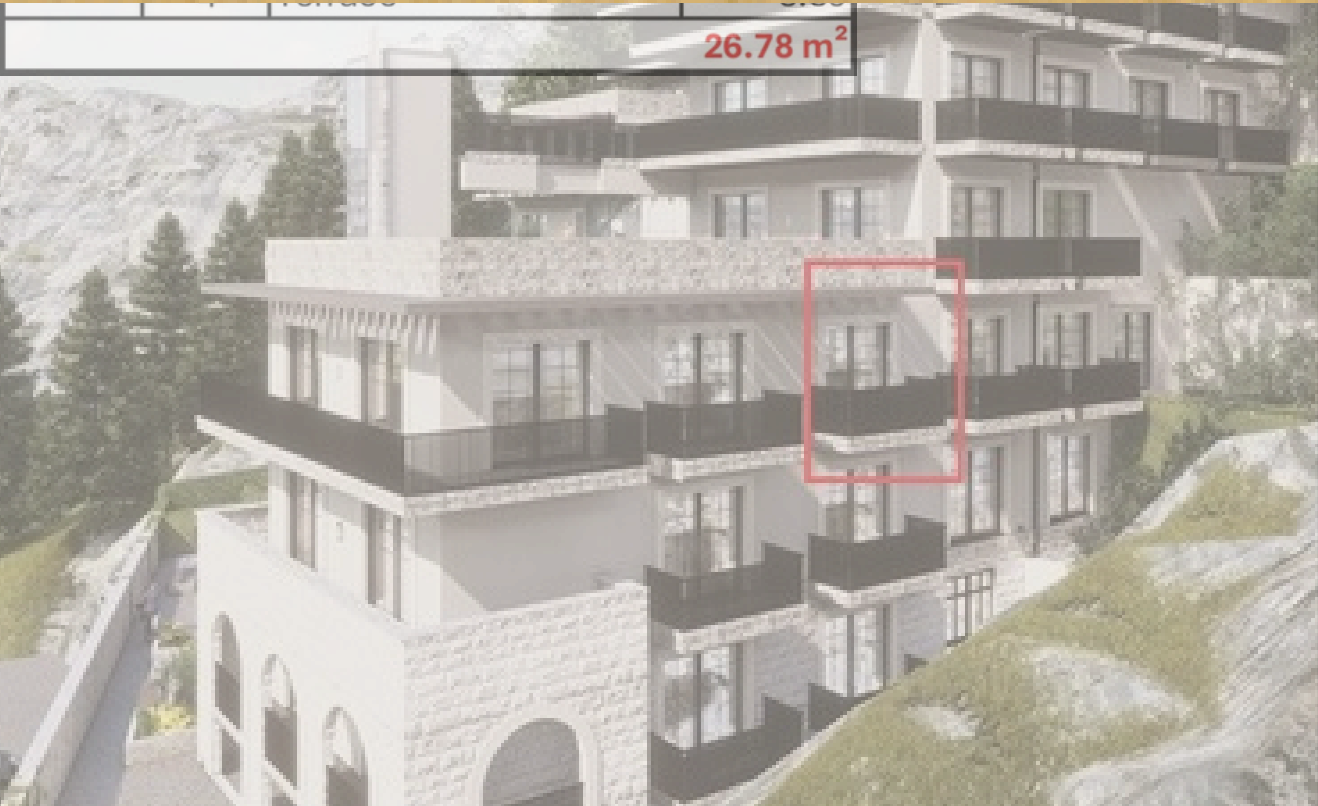
SU3-G2

26.78 M2

SECOND FLOOR  
(HEIGHT OF THE THIRD FLOOR)



SOLD



PRICE FOR PAYING IN INSTALLMENTS: 116,078.00€

| PRICE GROWTH IN CONSTRUCTION |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|
| OCT-2026                     | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
| 132,503.00€                  | 149,525.00€ | 163,970.00€ | 175,247.00€ | 180,373.00€ |

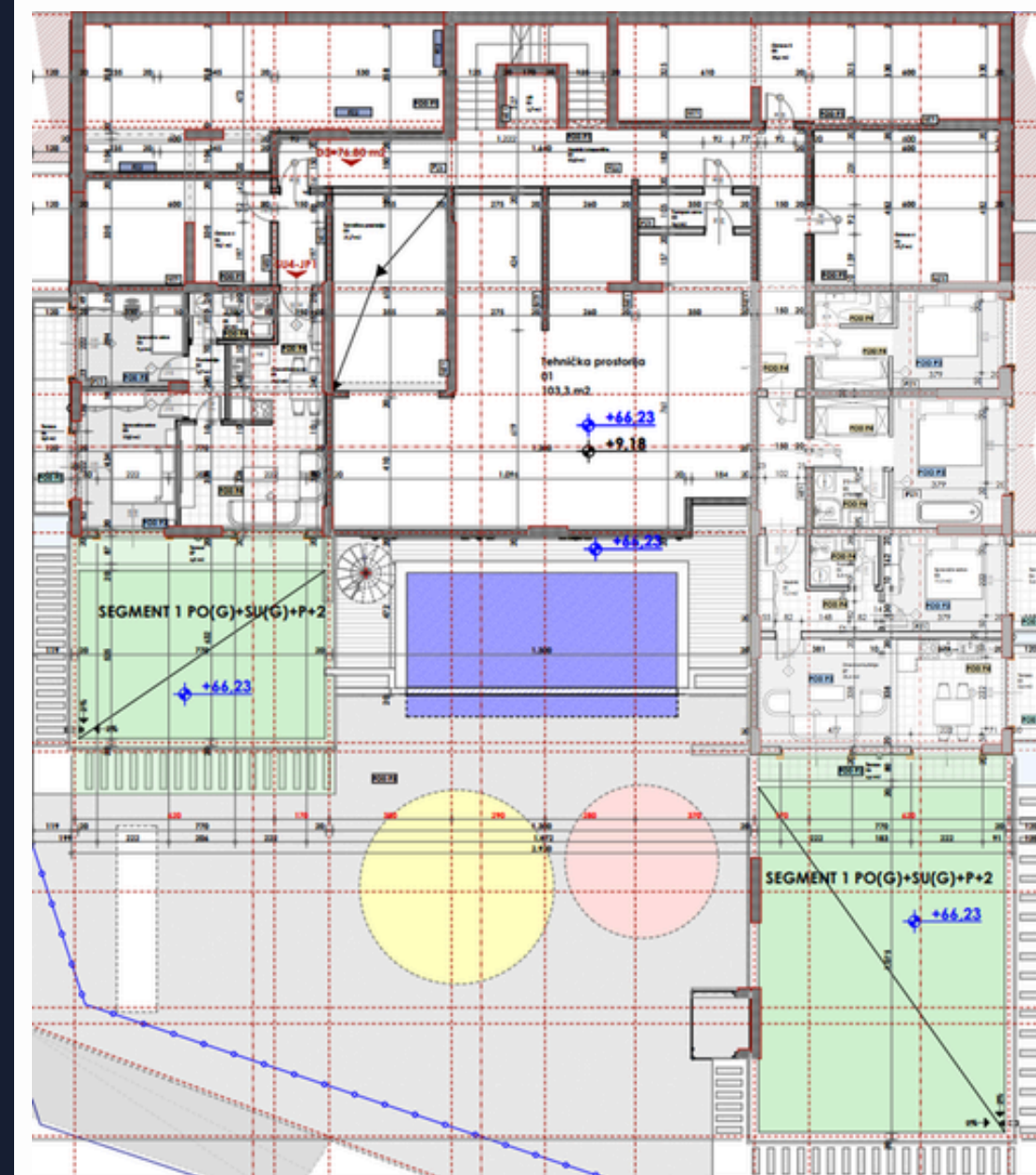
DAILY RENTAL RATE: 120€ – 150€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 1000€ NET PER MONTH

<https://budvainvestmentmontenegro.me/en/listing/montenegrina-residence-studio-apartman-26-78m2-2-sprat-pogled-na-more-su3-g2/>





# THIRD FLOOR PLAN | SU4 |



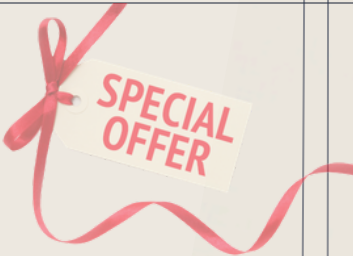
| 006.Legende površina prizemlje segment II |                     |                  |       |
|-------------------------------------------|---------------------|------------------|-------|
| Br.                                       | Prostorija          | Površina         | Obim  |
| <b>Tehničke prostorije 2</b>              |                     |                  |       |
| 01                                        | Tehnička prostorija | 103,25           | 61,16 |
| 03                                        | Tehnička prostorija | 21,69            | 19,31 |
|                                           |                     | <b>124,94 m²</b> |       |
| <b>SU4-JP1</b>                            |                     |                  |       |
| 01                                        | Dnevni boravak      | 24,06            | 26,41 |
| 02                                        | Predsooblje         | 2,73             | 7,03  |
| 03                                        | Kupatilo            | 3,77             | 8,12  |
| 04                                        | Spavaća soba        | 9,38             | 12,32 |
| 05                                        | Spavaća soba        | 13,00            | 15,12 |
| 06                                        | Terasa              | 7,52             | 15,89 |
| 07                                        | Terasa              | 6,28             | 17,42 |
|                                           |                     | <b>66,74 m²</b>  |       |
| <b>SU4-J1</b>                             |                     |                  |       |
| 01                                        | Hodnik              | 7,24             | 13,50 |
| 02                                        | Kupatilo            | 3,32             | 7,37  |
| 03                                        | Spavaća soba        | 11,13            | 13,46 |
| 04                                        | Terasa              | 3,39             | 8,43  |
| 05                                        | Terasa              | 3,39             | 8,43  |
| 06                                        | Terasa              | 5,90             | 17,76 |
| 07                                        | Dnevna+kuhinja      | 25,29            | 22,25 |
|                                           |                     | <b>59,66 m²</b>  |       |
| <b>Ostave</b>                             |                     |                  |       |
| 02                                        | Ostava 2            | 24,06            | 20,12 |
| 03                                        | Ostava 3            | 18,16            | 18,08 |
| 04                                        | Ostava 4            | 27,67            | 21,20 |
| 05                                        | Ostava 5            | 35,65            | 32,03 |
| 06                                        | Ostava 6            | 18,12            | 21,88 |
|                                           |                     | <b>123,66 m²</b> |       |
| <b>Komunikacije</b>                       |                     |                  |       |
| 01                                        | Hodnik i stepenište | 52,96            | 70,01 |
| 02                                        | Lift                | 2,72             | 6,60  |
| 03                                        | Tampon zona         | 3,55             | 8,97  |
|                                           |                     | <b>59,23 m²</b>  |       |
|                                           |                     | <b>434,23 m²</b> |       |





THREE-BEDROOM APARTMENT

SU4-J1  
189.16 M2



112.16 m2 + 77 m2 green terrace

THIRD FLOOR  
(HEIGHT OF THE FOURTH FLOOR)



RESERVED

|       |
|-------|
| 70    |
| 25,29 |
| 11,30 |
| 13,16 |
| 0,01  |



PRICE FOR 100% PAYMENT: 381,766.00€

PRICE FOR PAYING IN INSTALLMENTS: 401,398.00€

PRICE GROWTH IN CONSTRUCTION

| OCT-2026    | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
|-------------|-------------|-------------|-------------|-------------|
| 498,232.00€ | 594,664.00€ | 675,024.00€ | 739,312.00€ | 771,456.00€ |



|    |         |      |
|----|---------|------|
| 14 | Terrace | 3,39 |
| 15 | Terrace | 3,39 |
| 16 | Terrace | 5,90 |

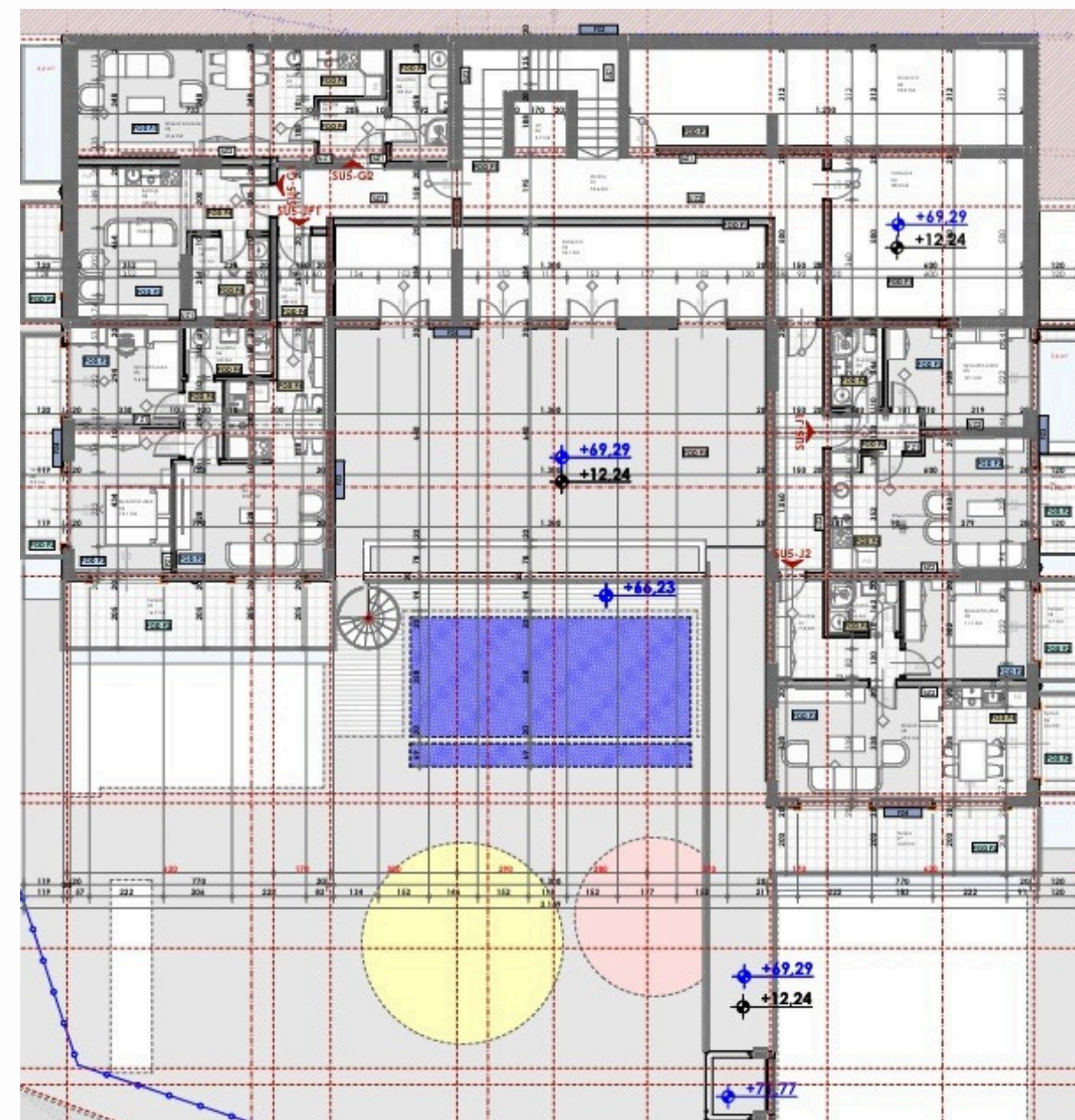
112,16 m<sup>2</sup>



PRICE GROWTH FOR UNITS ON THE SECOND AND THIRD FLOOR

|           | M2     | STARTING PRICE | INSTALLMENT PRICE | OCT-2026    | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
|-----------|--------|----------------|-------------------|-------------|-------------|-------------|-------------|-------------|
| SU3-G2    | 26.78  | 110,678.00€    | 116,078.00€       | 132,503.00€ | 149,525.00€ | 163,970.00€ | 175,247.00€ | 180,373.00€ |
| SU3-JP1/2 | 22.58  | 97,014.00€     | 102,120.00€       | 117,438.00€ | 132,756.00€ | 145,521.00€ | 155,733.00€ | 160,839.00€ |
| SU4-J1    | 189.16 | 381,766.00€    | 401,398.00€       | 498,232.00€ | 594,664.00€ | 675,024.00€ | 739,312.00€ | 771,456.00€ |

# FOURTH FLOOR PLAN | SU5 |



| 007. Legende površina i sprat segment II |                |                  |       |
|------------------------------------------|----------------|------------------|-------|
| Br.                                      | Prostorija     | Površina         | Obim  |
| <b>SU5-JP1</b>                           |                |                  |       |
| 01                                       | Hodnik         | 3,80             | 8,14  |
| 02                                       | Dnevni boravak | 23,76            | 26,26 |
| 03                                       | Predсобље      | 2,73             | 7,03  |
| 04                                       | Spavaća soba   | 13,06            | 15,16 |
| 05                                       | Spavaća soba   | 9,38             | 12,32 |
| 06                                       | Kupatilo       | 3,77             | 8,12  |
| 07                                       | Terasa         | 16,20            | 20,66 |
| 08                                       | Terasa         | 7,54             | 15,89 |
|                                          |                | <b>80,24 m²</b>  |       |
| <b>SU5-J2</b>                            |                |                  |       |
| 01                                       | Hodnik         | 7,26             | 13,75 |
| 02                                       | Kupatilo       | 3,28             | 7,34  |
| 03                                       | Spavaća soba   | 11,13            | 13,46 |
| 04                                       | Terasa         | 3,42             | 8,47  |
| 05                                       | Dnevni boravak | 25,29            | 22,25 |
| 06                                       | Terasa         | 3,39             | 8,43  |
| 07                                       | Terasa         | 15,50            | 20,26 |
|                                          |                | <b>69,27 m²</b>  |       |
| <b>SU5-J1</b>                            |                |                  |       |
| 01                                       | Hodnik         | 3,49             | 8,86  |
| 02                                       | Kupatilo       | 3,62             | 7,80  |
| 03                                       | Spavaća soba   | 12,11            | 14,60 |
| 04                                       | Terasa         | 3,33             | 8,32  |
| 05                                       | Dnevni boravak | 22,01            | 20,01 |
| 06                                       | Terasa         | 3,45             | 8,53  |
|                                          |                | <b>48,01 m²</b>  |       |
| <b>SU5-G2</b>                            |                |                  |       |
| 01                                       | Hodnik         | 3,75             | 7,75  |
| 02                                       | Kupatilo       | 5,80             | 10,17 |
| 03                                       | Kuhinja        | 4,28             | 9,35  |
| 04                                       | Dnevni boravak | 21,59            | 20,93 |
| 05                                       | Terasa         | 4,66             | 10,64 |
|                                          |                | <b>40,08 m²</b>  |       |
| <b>SU5-G1</b>                            |                |                  |       |
| 01                                       | Dnevni boravak | 19,66            | 21,23 |
| 02                                       | Kuhinja        | 3,82             | 8,69  |
| 03                                       | Kupatilo       | 5,70             | 9,60  |
| 04                                       | Terasa         | 4,02             | 9,52  |
|                                          |                | <b>33,20 m²</b>  |       |
| <b>Ostave</b>                            |                |                  |       |
| 04                                       | Ostava 3       | 36,08            | 35,85 |
| 04                                       | Ostava 4       | 28,27            | 21,46 |
| 05                                       | Ostava 5       | 34,19            | 34,94 |
|                                          |                | <b>98,54 m²</b>  |       |
| <b>Komunikacije</b>                      |                |                  |       |
| 01                                       | Hodnik         | 54,57            | 77,46 |
| 02                                       | Lift           | 2,72             | 6,60  |
|                                          |                | <b>57,29 m²</b>  |       |
|                                          |                | <b>426,63 m²</b> |       |





ONE-BEDROOM APARTMENT

SU5-G2

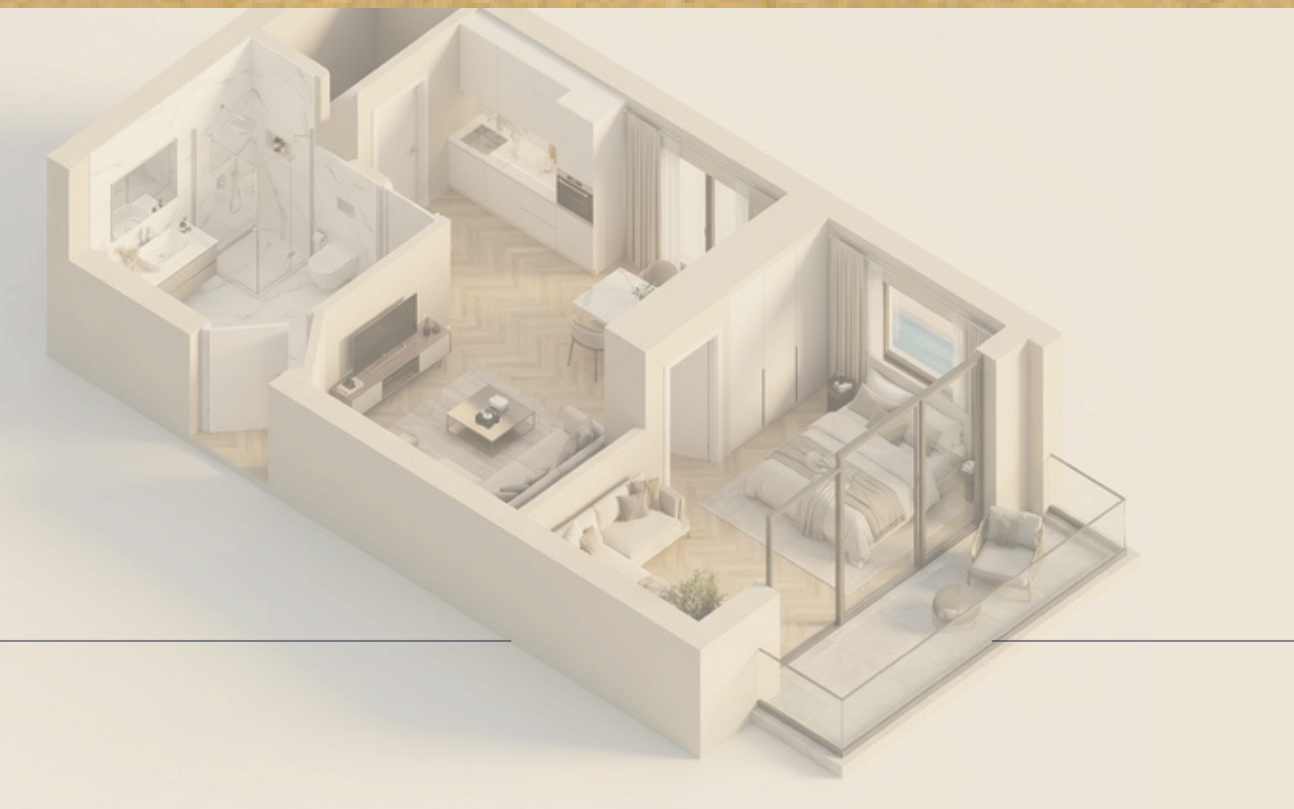
40.08 M2

FOURTH FLOOR  
(HEIGHT OF THE FIFTH FLOOR)

TERRACE



RESERVED



PRICE FOR PAYING IN INSTALLMENTS: 152,277.00€

| PRICE GROWTH IN CONSTRUCTION |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|
| OCT-2026                     | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
| 177,266.00€                  | 202,003.00€ | 222,605.00€ | 239,103.00€ | 247,351.00€ |

DAILY RENTAL RATE: 170€ - 200€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 1200€ NET PER MONTH

 <https://budvainvestmentmontenegro.me/en/listing/budva-stanovi-na-prodaju-sa-terasom-su5-g2/>







## ONE-BEDROOM APARTMENT

**SU5-J2**  
**69.27 M2**

FOURTH FLOOR  
(HEIGHT OF THE FIFTH FLOOR)



# RESERVED



**PRICE FOR PAYING IN INSTALLMENTS: 277,080.00€**

### PRICE GROWTH IN CONSTRUCTION

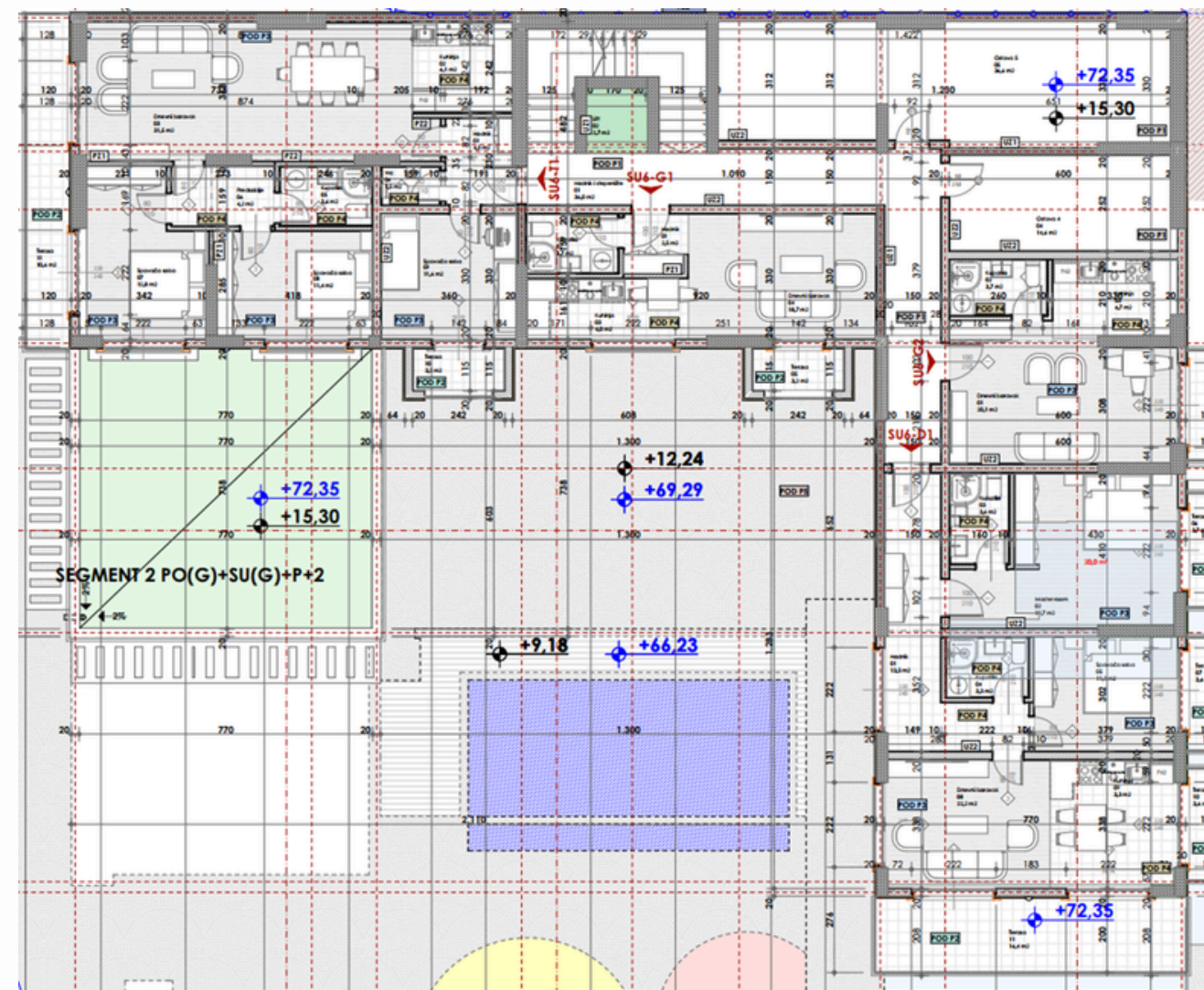
| OCT-2026    | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
|-------------|-------------|-------------|-------------|-------------|
| 313,028.00€ | 355,727.00€ | 391,280.00€ | 419,737.00€ | 433,949.00€ |

DAILY RENTAL RATE: 300€ – 350€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 2300€ NET PER MONTH





# FIFTH FLOOR PLAN | SU6 |



| 006.Legende površina II sprat segment II |                     |           |       |
|------------------------------------------|---------------------|-----------|-------|
| Br.                                      | Prostorija          | Površina  | Obim  |
| SU6-T1                                   |                     |           |       |
| 01                                       | Hodnik              | 4,07      | 9,05  |
| 02                                       | Kuhinja             | 6,12      | 9,91  |
| 03                                       | Dnevni boravak      | 31,51     | 27,25 |
| 04                                       | Wc                  | 1,49      | 4,99  |
| 05                                       | Kupaćilo            | 3,61      | 7,83  |
| 06                                       | Predsočlje          | 4,17      | 8,49  |
| 07                                       | Spavaća soba        | 12,84     | 15,77 |
| 08                                       | Spavaća soba        | 11,42     | 13,90 |
| 09                                       | Spavaća soba        | 11,61     | 13,64 |
| 10                                       | Terasa              | 2,57      | 7,69  |
| 11                                       | Terasa              | 10,06     | 20,26 |
|                                          |                     | 99,47 m²  |       |
| SU6-G2                                   |                     |           |       |
| 01                                       | Dnevni boravak      | 20,01     | 19,60 |
| 02                                       | Kupaćilo            | 3,66      | 7,96  |
| 03                                       | Kuhinja             | 6,64      | 11,37 |
| 04                                       | Terasa              | 3,33      | 8,09  |
|                                          |                     | 33,64 m²  |       |
| SU6-G1                                   |                     |           |       |
| 01                                       | Hodnik              | 2,41      | 6,41  |
| 02                                       | Kupaćilo            | 3,68      | 7,87  |
| 03                                       | Kuhinja             | 3,96      | 8,21  |
| 04                                       | Dnevni boravak      | 18,74     | 19,93 |
| 05                                       | Terasa              | 2,57      | 7,69  |
|                                          |                     | 31,36 m²  |       |
| SU6-D1                                   |                     |           |       |
| 01                                       | Hodnik              | 13,44     | 22,51 |
| 02                                       | Master room         | 19,56     | 21,52 |
| 03                                       | Kupaćilo            | 3,57      | 7,74  |
| 04                                       | Kupaćilo            | 3,29      | 7,36  |
| 05                                       | Spavaća soba        | 11,13     | 13,46 |
| 06                                       | Terasa              | 3,45      | 8,53  |
| 07                                       | Terasa              | 3,39      | 8,43  |
| 08                                       | Dnevni boravak      | 22,11     | 23,11 |
| 09                                       | Kuhinja             | 3,27      | 8,61  |
| 10                                       | Terasa              | 3,39      | 8,43  |
| 11                                       | Terasa              | 15,86     | 20,66 |
|                                          |                     | 102,46 m² |       |
| Ostave                                   |                     |           |       |
| 04                                       | Ostava 4            | 14,55     | 16,92 |
| 05                                       | Ostava 5            | 36,55     | 32,53 |
|                                          |                     | 51,10 m²  |       |
| Komunikacije                             |                     |           |       |
| 01                                       | Hodnik i stepenište | 35,97     | 53,48 |
| 02                                       | Lift                | 2,72      | 6,60  |
|                                          |                     | 38,69 m²  |       |
|                                          |                     | 356,72 m² |       |





TWO-BEDROOM APARTMENT

SU6-D1  
102.46 M2

FIFTH FLOOR  
(HEIGHT OF THE SIXTH FLOOR)

TERRACE + 3 BALCONIES

PANORAMIC VIEW OF THE SEA

2 BEDROOMS

2 BATHROOMS

PRICE FOR 100% PAYMENT: 399,594.00€

PRICE FOR PAYING IN INSTALLMENTS: 420,086.00€

| PRICE GROWTH IN CONSTRUCTION |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|
| OCT-2026                     | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
| 473,196.00€                  | 536,285.00€ | 588,881.00€ | 630,949.00€ | 651,972.00€ |

DAILY RENTAL RATE: 400€ – 450€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 2600€ NET PER MONTH

<https://budvainvestmentmontenegro.me/en/listing/budva-dvosoban-apartman-panoramski-pogled-na-more-su6-d1/>



| SU6-D1 |             |       |          |
|--------|-------------|-------|----------|
| 01     | Corridor    | 13,44 |          |
| 02     | Bathroom    | 3,57  |          |
| 03     | Bathroom    | 3,29  |          |
| 04     | Kitchen     | 3,27  |          |
| 05     | Living room | 22,11 |          |
| 06     | Master room | 19,56 |          |
| 07     | Bedroom     | 11,13 |          |
| 08     | Terrace     | 3,45  |          |
| 09     | Terrace     | 3,39  |          |
| 10     | Terrace     | 3,39  |          |
| 11     | Terrace     | 15,86 |          |
|        |             |       | 102,46m² |





## THREE-BEDROOM APARTMENT

# SU6-T1

## 174.91 M2

118.08 m2 + 56.83 m2 green terrace

FIFTH FLOOR  
(HEIGHT OF THE SIXTH FLOOR)

TERRACE + 2 BALCONIES

PANORAMIC VIEW OF THE SEA

3 BEDROOMS

2 BATHROOMS

PRICE FOR 100% PAYMENT: 501,916.00€

PRICE FOR PAYING IN INSTALLMENTS: 521,810.00€

### PRICE GROWTH IN CONSTRUCTION

| OCT-2026    | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
|-------------|-------------|-------------|-------------|-------------|
| 613,693.00€ | 710,612.00€ | 791,370.00€ | 855,965.00€ | 888,252.00€ |

DAILY RENTAL RATE: 800€ - 1200€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 4000€ NET PER MONTH



<https://budvainvestmentmontenegro.me/en/listing/trosoban-penthouse-su6-t1/>



| SU6-T1 |             |  |                       |
|--------|-------------|--|-----------------------|
| 1      | Corridor    |  | 4.07                  |
| 2      | Kitchen     |  | 6.12                  |
| 3      | Living room |  | 40.51                 |
| 4      | Toilet      |  | 1.49                  |
| 5      | Bathroom    |  | 3.61                  |
| 6      | Hallway     |  | 4.17                  |
| 7      | Bedroom     |  | 17.84                 |
| 8      | Bedroom     |  | 13.75                 |
| 9      | Bedroom     |  | 13.89                 |
| 10     | Terrace     |  | 2.57                  |
| 11     | Terrace     |  | 10.06                 |
|        |             |  | 118.08 m <sup>2</sup> |







## TWO-BEDROOM APARTMENT

# SU6-T1

## 174.91 M2

118.08 m2 + 56.83 m2 green terrace

FIFTH FLOOR  
(HEIGHT OF THE SIXTH FLOOR)

TERRACE + 2 BALCONIES

PANORAMIC VIEW OF THE SEA

2 BEDROOMS

2 BATHROOMS

PRICE FOR 100% PAYMENT: 501,916.00€

PRICE FOR PAYING IN INSTALLMENTS: 521,810.00€

### PRICE GROWTH IN CONSTRUCTION

| OCT-2026    | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
|-------------|-------------|-------------|-------------|-------------|
| 613,693.00€ | 710,612.00€ | 791,370.00€ | 855,965.00€ | 888,252.00€ |

DAILY RENTAL RATE: 800€ - 1200€ NET (100 DAYS PEAK SEASON)

ANNUAL RENTAL RATE: 4000€ NET PER MONTH



<https://budvainvestmentmontenegro.me/en/listing/trosoban-penthouse-su6-t1/>



| SU6-T1 |                |  |                       |
|--------|----------------|--|-----------------------|
| 1      | Corridor       |  | 7.50                  |
| 2      | Kitchen        |  | 12.10                 |
| 3      | Living room    |  | 39.40                 |
| 4      | Bathroom       |  | 4.50                  |
| 5      | Bathroom       |  | 4.50                  |
| 6      | Walk-in closet |  | 5.11                  |
| 7      | Bedroom        |  | 17.94                 |
| 8      | Bedroom        |  | 14.40                 |
| 9      | Terrace        |  | 2.57                  |
| 10     | Terrace        |  | 10.06                 |
|        |                |  | 118.08 m <sup>2</sup> |







# ONE-BEDROOM APARTMENT

## SU6-J1 123 M2

66.17 m2 + 56.83 m2 green terrace

FIFTH FLOOR  
(HEIGHT OF THE SIXTH FLOOR)

TERRACE + 2 BALCONIES

PANORAMIC VIEW OF THE SEA

1 BEDROOM

1 BATHROOM

PRICE FOR 100% PAYMENT: 357,000.00€

PRICE FOR PAYING IN INSTALLMENTS: 371,150.00€

| PRICE GROWTH IN CONSTRUCTION |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|
| OCT-2026                     | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
| 436,500.00€                  | 505,500.00€ | 563,000.00€ | 609,000.00€ | 632,000.00€ |

DAILY RENTAL RATE: 500€ – 600€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 2600€ NET PER MONTH

 <https://budvainvestmentmontenegro.me/en/listing/trosoban-penthouse-su6-t1/>



| SU6-J1 |             |                      |
|--------|-------------|----------------------|
| 1      | Corridor    | 2.55                 |
| 2      | Kitchen     | 5.46                 |
| 3      | Living room | 23.48                |
| 4      | Bathroom    | 4.32                 |
| 5      | Bedroom     | 11.40                |
| 6      | Terrace     | 6.14                 |
| 7      | Terrace     | 9.72                 |
| 8      | Terrace     | 3.10                 |
|        |             | 66.17 m <sup>2</sup> |







ONE-BEDROOM APARTMENT

SU6-J2

39.23 M2

FIFTH FLOOR  
(HEIGHT OF THE SIXTH FLOOR)

TERRACE

SEA VIEW

1 BEDROOM

1 BATHROOM

PRICE FOR 100% PAYMENT: 185,000.00€

PRICE FOR PAYING IN INSTALLMENTS: 192,300.00€

| PRICE GROWTH IN CONSTRUCTION |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|
| OCT-2026                     | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
| 226,000.00€                  | 262,000.00€ | 292,000.00€ | 315,500.00€ | 327,500.00€ |

DAILY RENTAL RATE: 170€ – 200€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 1200€ NET PER MONTH

 <https://budvainvestmentmontenegro.me/en/listing/trosoban-penthouse-su6-t1/>



| SU6-J2 |   |             |                      |
|--------|---|-------------|----------------------|
|        | 1 | Living room | 16.75                |
|        | 2 | Bedroom     | 9.60                 |
|        | 3 | Kitchen     | 3.80                 |
|        | 4 | Bathroom    | 4.83                 |
|        | 5 | Terrace     | 4.25                 |
|        |   |             | 39.23 m <sup>2</sup> |



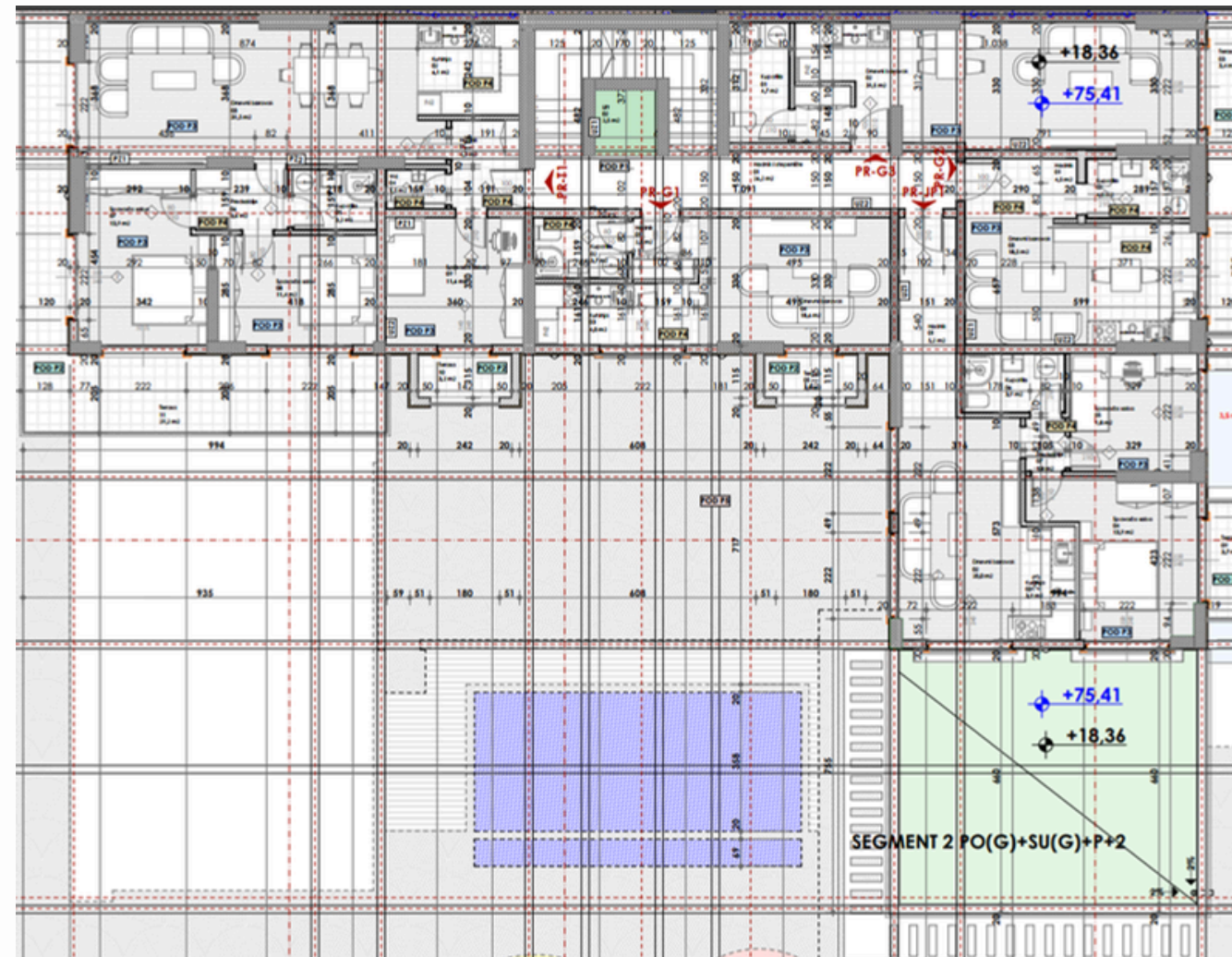


# PRICE GROWTH FOR UNITS ON THE FOURTH AND FIFTH FLOOR

|        | M2     | STARTING PRICE | INSTALLMENT PRICE | OCT-2026    | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
|--------|--------|----------------|-------------------|-------------|-------------|-------------|-------------|-------------|
| SU5-G2 | 40.08  | 144,288.00€    | 152,277.00€       | 177,266.00€ | 202,003.00€ | 222,605.00€ | 239,103.00€ | 247,351.00€ |
| SU5-J2 | 69.27  | 263,226.00€    | 277,080.00€       | 313,028.00€ | 355,727.00€ | 391,280.00€ | 419,737.00€ | 433,949.00€ |
| SU6-D1 | 102.46 | 399,594.00€    | 420,086.00€       | 473,196.00€ | 536,285.00€ | 588,881.00€ | 630,949.00€ | 651,972.00€ |
| SU6-T1 | 174.91 | 501,916.00€    | 521,810.00€       | 613,693.00€ | 710,612.00€ | 791,370.00€ | 855,965.00€ | 888,252.00€ |
| SU6-J1 | 123    | 357,000.00€    | 371,150.00€       | 436,500.00€ | 505,500.00€ | 563,000.00€ | 609,000.00€ | 632,000.00€ |
| SU6-J2 | 39.23  | 185,000.00€    | 192,300.00€       | 226,000.00€ | 262,000.00€ | 292,000.00€ | 315,500.00€ | 327,500.00€ |

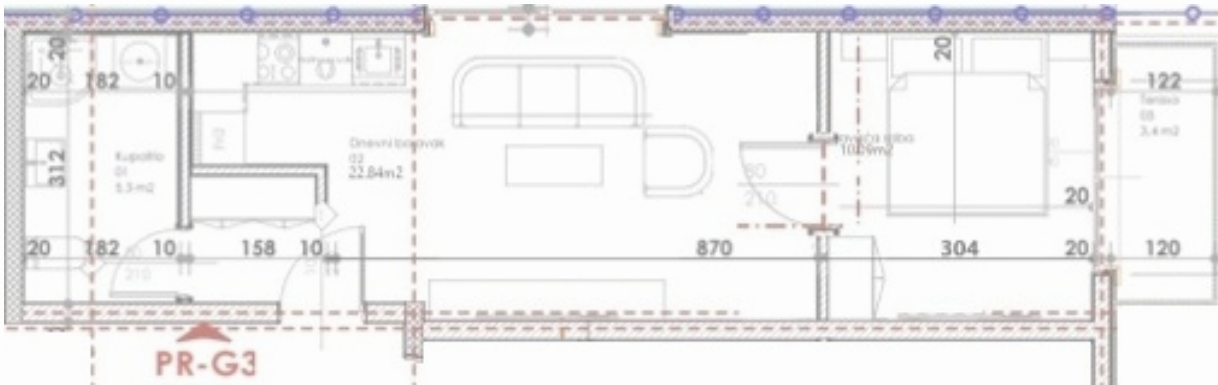


# SIXTH FLOOR PLAN | PR |



| 009.Legende površina prizemlje segment III |                     |                  |       |
|--------------------------------------------|---------------------|------------------|-------|
| Br.                                        | Prostorija          | Površina         | Obim  |
| <b>PR-T1</b>                               |                     |                  |       |
| 01                                         | Hodnik              | 4.07             | 9.05  |
| 02                                         | Kuhinja             | 6.12             | 9.91  |
| 03                                         | Dnevni boravak      | 31.54            | 27.28 |
| 04                                         | Wc                  | 1.49             | 4.99  |
| 05                                         | Kupatilo            | 3.20             | 7.28  |
| 06                                         | Pred soblje         | 3.64             | 7.80  |
| 07                                         | Spavaća soba        | 13.88            | 15.77 |
| 08                                         | Spavaća soba        | 11.42            | 13.90 |
| 09                                         | Spavaća soba        | 11.61            | 13.64 |
| 10                                         | Terasa              | 2.57             | 7.69  |
| 11                                         | Terasa              | 28.65            | 40.56 |
|                                            |                     | <b>118.19 m²</b> |       |
| <b>PR-JP1</b>                              |                     |                  |       |
| 01                                         | Hodnik              | 5.11             | 10.14 |
| 02                                         | Dnevni boravak      | 19.98            | 20.90 |
| 03                                         | Kuhinja             | 3.93             | 8.46  |
| 04                                         | Spavaća soba        | 13.89            | 17.19 |
| 05                                         | Spavaća soba        | 9.80             | 12.53 |
| 06                                         | Kupatilo            | 3.90             | 8.22  |
| 07                                         | Pred soblje         | 1.37             | 4.74  |
| 08                                         | Terasa              | 3.33             | 8.32  |
| 09                                         | Terasa              | 3.45             | 8.53  |
|                                            |                     | <b>64.76 m²</b>  |       |
| <b>PR-G3</b>                               |                     |                  |       |
| 01                                         | Kupatilo            | 4.66             | 9.15  |
| 02                                         | Dnevni boravak      | 31.42            | 34.37 |
| 03                                         | Terasa              | 3.40             | 8.21  |
|                                            |                     | <b>39.48 m²</b>  |       |
| <b>PR-G2</b>                               |                     |                  |       |
| 01                                         | Hodnik              | 4.38             | 8.98  |
| 02                                         | Kupatilo            | 3.95             | 8.29  |
| 03                                         | Dnevni boravak      | 18.50            | 18.41 |
| 04                                         | Terasa              | 3.45             | 8.53  |
|                                            |                     | <b>30.28 m²</b>  |       |
| <b>PR-G1</b>                               |                     |                  |       |
| 01                                         | Hodnik              | 2.41             | 6.41  |
| 02                                         | Kupatilo            | 3.68             | 7.87  |
| 03                                         | Kuhinja             | 3.96             | 8.21  |
| 04                                         | Dnevni boravak      | 18.61            | 20.09 |
| 05                                         | Terasa              | 2.57             | 7.69  |
|                                            |                     | <b>31.23 m²</b>  |       |
| <b>Komunikacije</b>                        |                     |                  |       |
| 01                                         | Hodnik i stepenište | 26.20            | 39.32 |
| 02                                         | Lift                | 2.51             | 6.34  |
|                                            |                     | <b>28.71 m²</b>  |       |
|                                            |                     | <b>312.65 m²</b> |       |





ONE-BEDROOM APARTMENT

PR-G3



39.48 M2

SIXTH FLOOR

(HEIGHT OF THE SEVENTH FLOOR)



| PR-G3 |             |       |
|-------|-------------|-------|
| 01    | Bathroom    | 4,66  |
| 02    | Bedroom     | 10,09 |
| 03    | Living room | 21,33 |
| 04    | Terrace     | 3,40  |



RESERVED



PRICE FOR 100% PAYMENT: 133,496.00€

PRICE FOR PAYING IN INSTALLMENTS: 140,712.00€

| PRICE GROWTH IN CONSTRUCTION |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|
| OCT-2026                     | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
| 155,144.00€                  | 169,576.00€ | 187,616.00€ | 202,048.00€ | 209,264.00€ |







TWO-BEDROOM APARTMENT

PR-JP1

115.76 M2

64.76 m2 + 51 m2 green terrace

SIXTH FLOOR  
(HEIGHT OF THE SEVENTH FLOOR)



RESERVED



PRICE FOR 100% PAYMENT: 363,590.00€

PRICE FOR PAYING IN INSTALLMENTS: 376,542.00€

PRICE GROWTH IN CONSTRUCTION

| OCT-2026    | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
|-------------|-------------|-------------|-------------|-------------|
| 466,254.00€ | 514,149.00€ | 573,887.00€ | 621,739.00€ | 645,662.00€ |

DAILY RENTAL RATE: 350€ – 450€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 2400€ NET PER MONTH

|    |         |                     |
|----|---------|---------------------|
| 06 | Bedroom | 9,80                |
| 07 | Hallway | 1,37                |
| 08 | Terrace | 3,33                |
| 09 | Terrace | 3,45                |
|    |         | 64,76m <sup>2</sup> |







| PR-T1 |             |       |                       |
|-------|-------------|-------|-----------------------|
| 01    | Corridor    | 4,07  |                       |
| 02    | Bathroom    | 3,20  |                       |
| 03    | Toilet      | 1,49  |                       |
| 04    | Kitchen     | 6,12  |                       |
| 05    | Living room | 31,54 |                       |
| 06    | Hallway     | 3,64  |                       |
| 07    | Bedroom     | 13,88 |                       |
| 08    | Bedroom     | 11,42 |                       |
| 09    | Bedroom     | 11,61 |                       |
| 10    | Terrace     | 2,57  |                       |
| 11    | Terrace     | 28,65 |                       |
|       |             |       | 118,19 m <sup>2</sup> |



THREE-BEDROOM APARTMENT

PR-T1  
118.19 M2

SIXTH FLOOR  
(HEIGHT OF THE SEVENTH FLOOR)

TERRACE + BALCONY

PANORAMIC VIEW OF THE SEA

3 BEDROOMS

2 BATHROOMS

PRICE FOR 100% PAYMENT: 472,799.00€

PRICE FOR PAYING IN INSTALLMENTS: 498,439.00€

| PRICE GROWTH IN CONSTRUCTION |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|
| OCT-2026                     | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
| 545,532.00€                  | 594,001.00€ | 654,629.00€ | 703,124.00€ | 727,351.00€ |

DAILY RENTAL RATE: 580€ – 680€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 2600€ NET PER MONTH

 <https://budvainvestmentmontenegro.me/en/listing/trosoban-penthouse-pr6-t1/>







| PR-T1 |                |  |                       |
|-------|----------------|--|-----------------------|
| 1     | Corridor       |  | 7.50                  |
| 2     | Kitchen        |  | 10.10                 |
| 3     | Living room    |  | 29.30                 |
| 4     | Bathroom       |  | 4.50                  |
| 5     | Bathroom       |  | 4.50                  |
| 6     | Walk-in closet |  | 4.73                  |
| 7     | Bedroom        |  | 14.94                 |
| 8     | Bedroom        |  | 11.40                 |
| 9     | Terrace        |  | 2.57                  |
| 10    | Terrace        |  | 28.65                 |
|       |                |  | 118.19 m <sup>2</sup> |



TWO-BEDROOM APARTMENT

PR-T1  
118.19 M2

SIXTH FLOOR  
(HEIGHT OF THE SEVENTH FLOOR)

TERRACE + BALCONY

PANORAMIC VIEW OF THE SEA

2 BEDROOMS

2 BATHROOMS

PRICE FOR 100% PAYMENT: 472,799.00€

PRICE FOR PAYING IN INSTALLMENTS: 498,439.00€

| PRICE GROWTH IN CONSTRUCTION |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|
| OCT-2026                     | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
| 545,532.00€                  | 594,001.00€ | 654,629.00€ | 703,124.00€ | 727,351.00€ |

DAILY RENTAL RATE: 580€ – 680€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 2600€ NET PER MONTH

 <https://budvainvestmentmontenegro.me/en/listing/trosoban-penthouse-pr6-t1/>



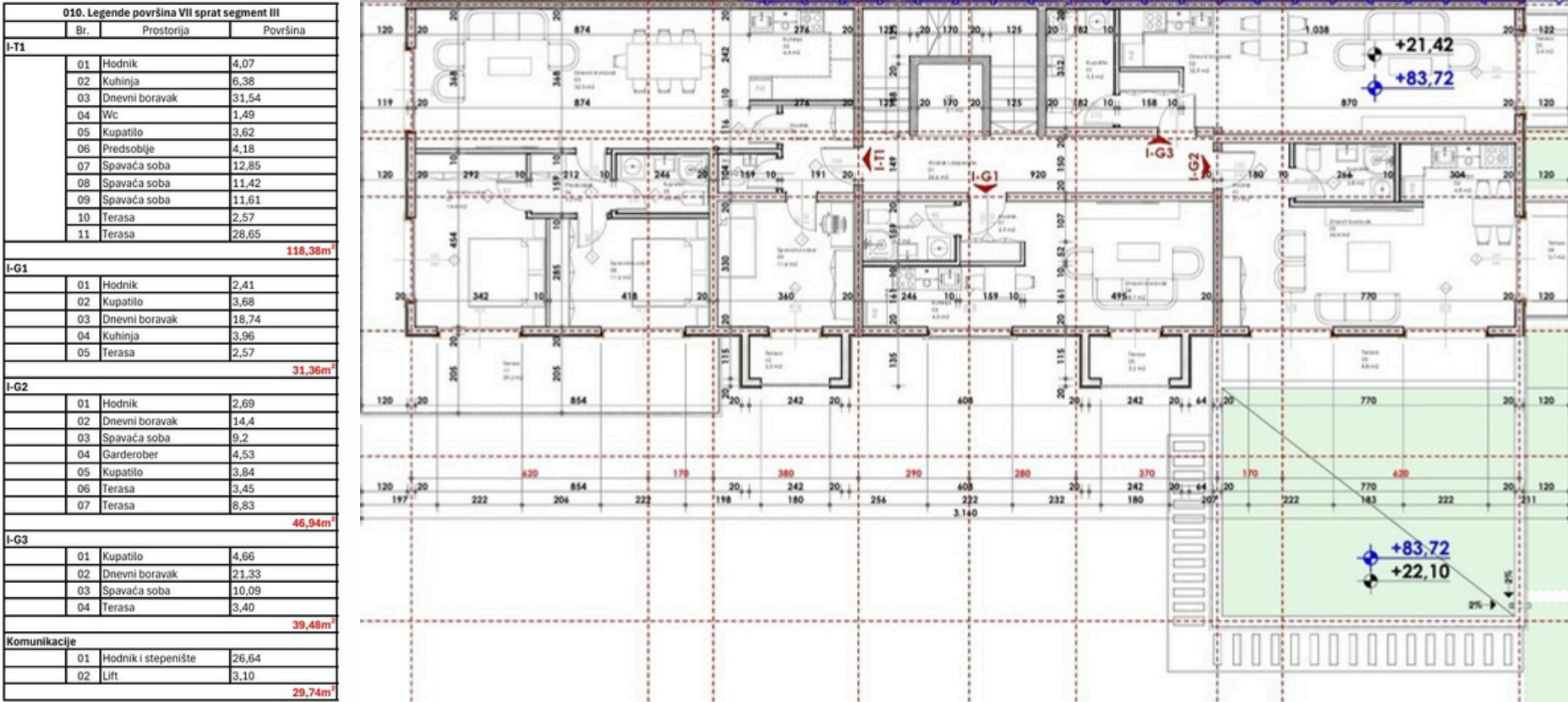


# PRICE GROWTH FOR UNITS ON THE SIXTH FLOOR

|        | M2     | STARTING PRICE | INSTALLMENT PRICE | OCT-2026    | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
|--------|--------|----------------|-------------------|-------------|-------------|-------------|-------------|-------------|
| PR-G3  | 39.48  | 133,496.00€    | 140,712.00€       | 155,144.00€ | 169,576.00€ | 187,616.00€ | 202,048.00€ | 209,264.00€ |
| PR-JP1 | 115.76 | 363,590.00€    | 376,542.00€       | 466,254.00€ | 514,149.00€ | 573,887.00€ | 621,739.00€ | 645,662.00€ |
| PR-T1  | 118.19 | 472,799.00€    | 498,439.00€       | 545,532.00€ | 594,001.00€ | 654,629.00€ | 703,124.00€ | 727,351.00€ |



SEVENTH  
FLOOR  
PLAN  
III







ONE-BEDROOM APARTMENT

I-G2

87.34 M2



47.34 m2 + 40 m2 green terrace

SEVENTH FLOOR  
(HEIGHT OF THE EIGHTH FLOOR)

TERRACE + BALCONY

PANORAMIC VIEW OF THE SEA

0/1 BEDROOMS

1 BATHROOM

PRICE FOR 100% PAYMENT: 278,094.00€

PRICE FOR PAYING IN INSTALLMENTS: 287,562.00€

PRICE GROWTH IN CONSTRUCTION

| OCT-2026    | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
|-------------|-------------|-------------|-------------|-------------|
| 333,643.00€ | 369,704.00€ | 414,777.00€ | 450,836.00€ | 468,880.00€ |

DAILY RENTAL RATE: 350€ – 500€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 2400€ NET PER MONTH

 <https://budvainvestmentmontenegro.me/en/listing/studio-apartman-na-prodaju-sa-terasom-i-g2/>

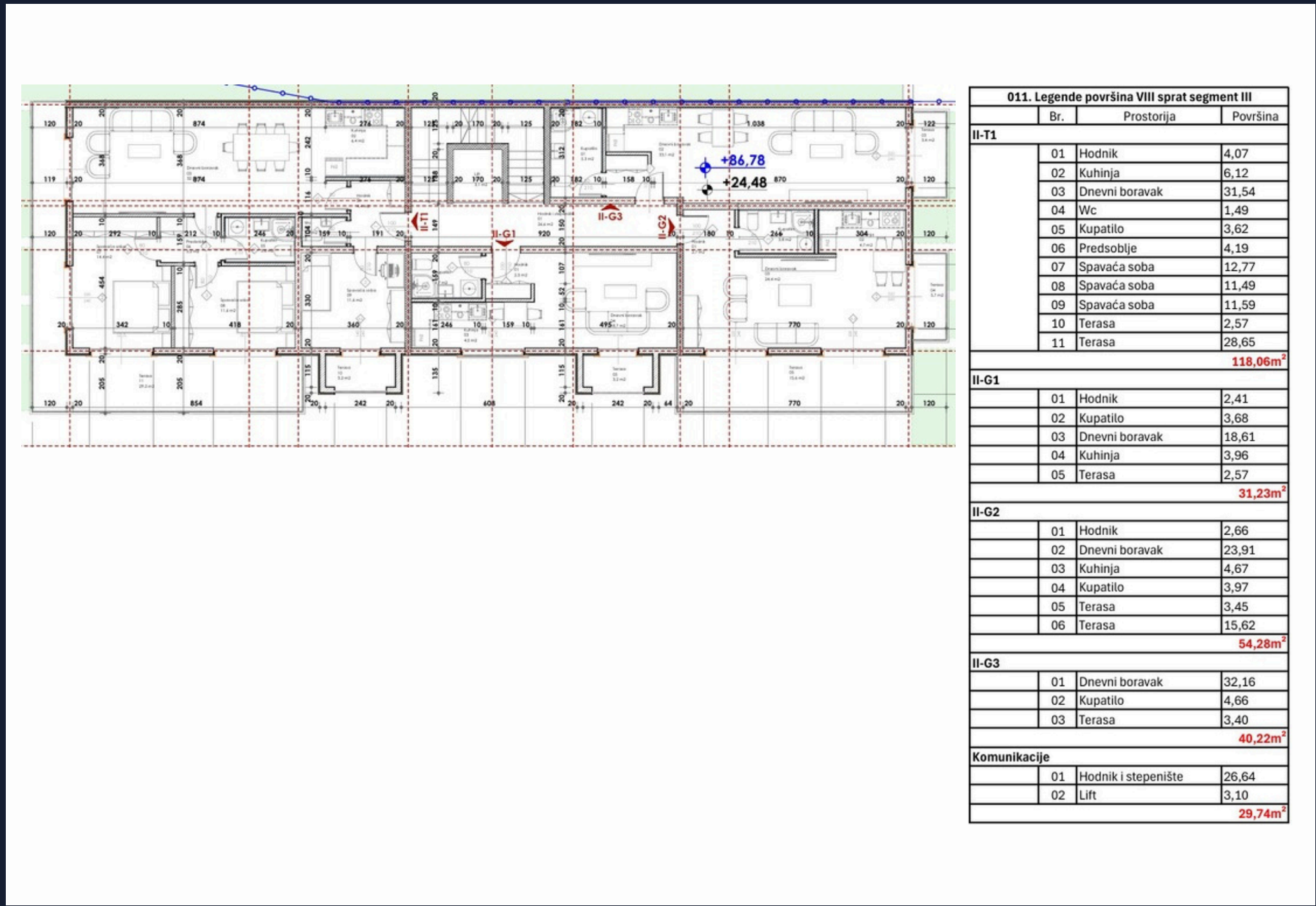


| I-G2 |                |  |                      |
|------|----------------|--|----------------------|
| 1    | Coridor        |  | 2.69                 |
| 2    | Living room    |  | 12.39                |
| 3    | Bedroom        |  | 9.20                 |
| 4    | Kitchen        |  | 4.53                 |
| 5    | Bathroom       |  | 3.84                 |
| 5    | Walk-in closet |  | 2.41                 |
| 6    | Terrace        |  | 3.45                 |
| 7    | Terrace        |  | 8.83                 |
|      |                |  | 47.34 m <sup>2</sup> |





# EIGHTH FLOOR PLAN | || |







ONE-BEDROOM APARTMENT

II-G2

54.28 M2

EIGHTH FLOOR  
(HEIGHT OF THE NINTH FLOOR)



RESERVED



PRICE FOR 100% PAYMENT: 222,548.00€

PRICE FOR PAYING IN INSTALLMENTS: 233,404.00€

| PRICE GROWTH IN CONSTRUCTION |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|
| OCT-2026                     | DEC-2026    | JUN-2027    | DEC-2027    | JUN-2028    |
| 260,544.00€                  | 282,256.00€ | 309,396.00€ | 331,108.00€ | 341,964.00€ |







| II-T1 |             |       |                      |
|-------|-------------|-------|----------------------|
| 01    | Corridor    | 4,07  |                      |
| 02    | Kitchen     | 6,12  |                      |
| 03    | Living room | 31,54 |                      |
| 04    | Toilet      | 1,49  |                      |
| 05    | Bathroom    | 3,62  |                      |
| 06    | Hallway     | 4,19  |                      |
| 07    | Bedroom     | 12,77 |                      |
| 08    | Bedroom     | 11,49 |                      |
| 09    | Bedroom     | 11,59 |                      |
| 10    | Terrace     | 2,57  |                      |
| 11    | Terrace     | 28,65 |                      |
|       |             |       | 118,06m <sup>2</sup> |

## THREE-BEDROOM APARTMENT

II-T1

358.06 M2

118.06 m2 + 240 m2 green roof terrace

EIGHTH FLOOR  
(HEIGHT OF THE NINTH FLOOR)

TERRACE + BALCONY

PANORAMIC VIEW OF THE SEA

3 BEDROOMS

2 BATHROOMS

PRICE FOR 100% PAYMENT: 1,011,852.00€

PRICE FOR PAYING IN INSTALLMENTS: 1,035,852.00€

### PRICE GROWTH IN CONSTRUCTION

| OCT-2026      | DEC-2026      | JUN-2027      | DEC-2027      | JUN-2028      |
|---------------|---------------|---------------|---------------|---------------|
| 1,184,453.00€ | 1,283,210.00€ | 1,406,532.00€ | 1,505,302.00€ | 1,554,660.00€ |

DAILY RENTAL RATE: 1500€ - 2000€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 6000€ NET PER MONTH



<https://budvainvestmentmontenegro.me/en/listing/trosoban-penthouse-ii6-t1/>







| II-T1 |                |  |                       |
|-------|----------------|--|-----------------------|
| 1     | Corridor       |  | 7.50                  |
| 2     | Kitchen        |  | 10.10                 |
| 3     | Living room    |  | 29.17                 |
| 4     | Bathroom       |  | 4.50                  |
| 5     | Bathroom       |  | 4.50                  |
| 6     | Walk-in closet |  | 4.73                  |
| 7     | Bedroom        |  | 14.94                 |
| 8     | Bedroom        |  | 11.40                 |
| 9     | Terrace        |  | 2.57                  |
| 10    | Terrace        |  | 28.65                 |
|       |                |  | 118.06 m <sup>2</sup> |



TWO-BEDROOM APARTMENT

II-T1  
358.06 M2

118.06 m2 + 240 m2 green roof terrace

EIGHTH FLOOR  
(HEIGHT OF THE NINTH FLOOR)

TERRACE + BALCONY

PANORAMIC VIEW OF THE SEA

2 BEDROOMS

2 BATHROOMS

PRICE FOR 100% PAYMENT: 1,011,852.00€

PRICE FOR PAYING IN INSTALLMENTS: 1,035,852.00€

| PRICE GROWTH IN CONSTRUCTION |               |               |               |               |
|------------------------------|---------------|---------------|---------------|---------------|
| OCT-2026                     | DEC-2026      | JUN-2027      | DEC-2027      | JUN-2028      |
| 1,184,453.00€                | 1,283,210.00€ | 1,406,532.00€ | 1,505,302.00€ | 1,554,660.00€ |

DAILY RENTAL RATE: 1500€ – 2000€ NET (100 DAYS PEAK SEASON)  
ANNUAL RENTAL RATE: 6000€ NET PER MONTH

 <https://budvainvestmentmontenegro.me/en/listing/trosoban-penthouse-ii6-t1/>



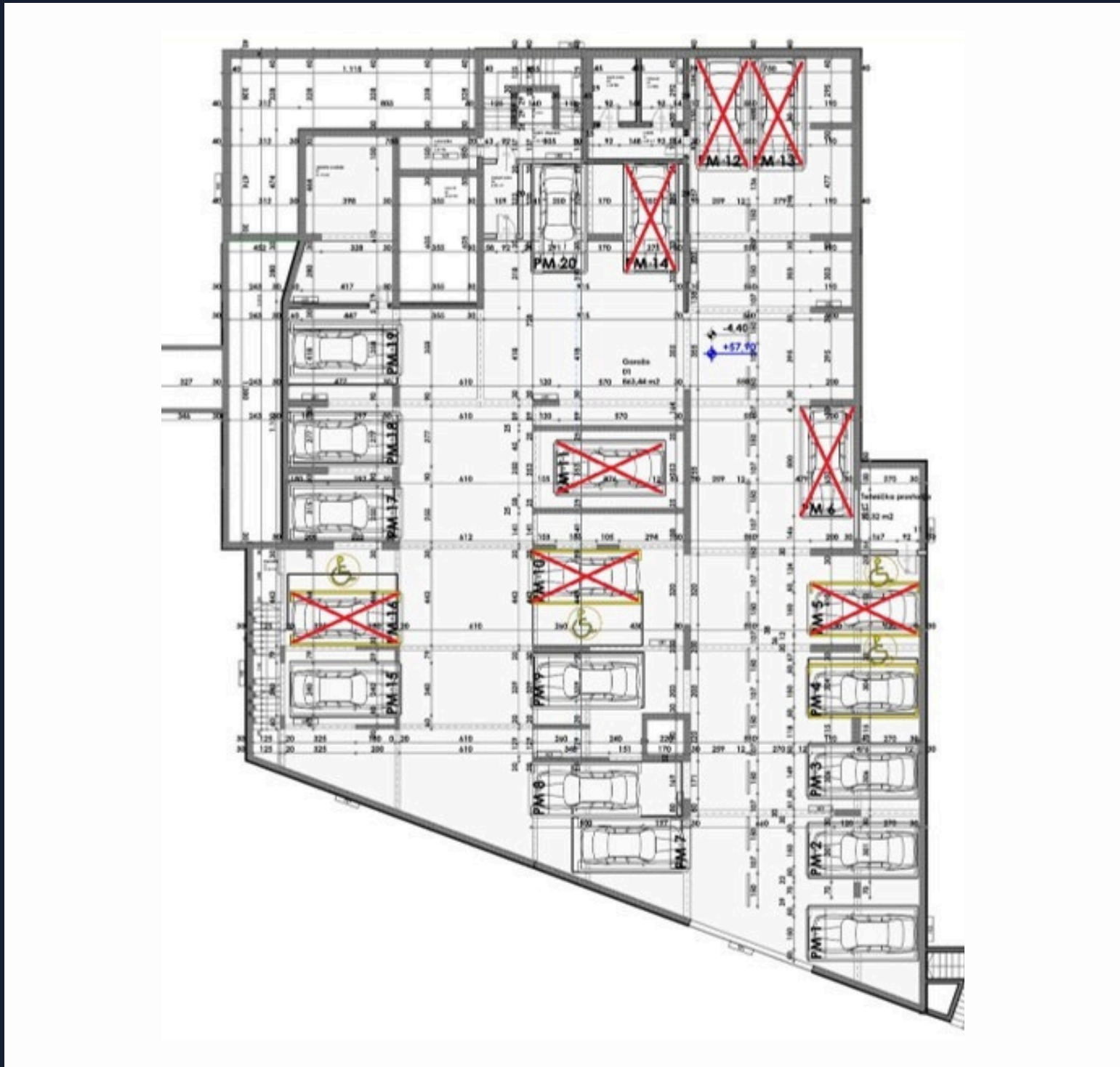


PRICE GROWTH FOR UNITS ON THE SEVENTH AND EIGHTH FLOOR

|       | M2     | STARTING PRICE | INSTALLMENT PRICE | OCT-2026      | DEC-2026      | JUN-2027      | DEC-2027      | JUN-2028      |
|-------|--------|----------------|-------------------|---------------|---------------|---------------|---------------|---------------|
| I-G2  | 86.94  | 269,360.00€    | 278,828.00€       | 333,643.00€   | 369,704.00€   | 414,777.00€   | 450,836.00€   | 468,880.00€   |
| I-G3  | 39.48  | 150,024.00€    | 157,920.00€       | 177,660.00€   | 193,452.00€   | 213,192.00€   | 228,984.00€   | 236,880.00€   |
| II-G2 | 54.28  | 278,094.00€    | 287,562.00€       | 260,544.00€   | 282,256.00€   | 309,396.00€   | 331,108.00€   | 341,964.00€   |
| II-T1 | 358.06 | 1,011,852.00€  | 1,035,852.00€     | 1,184,453.00€ | 1,283,210.00€ | 1,406,532.00€ | 1,505,302.00€ | 1,554,660.00€ |



AVAILABLE PARKING SPACES ON THE -1 FLOOR



| PARKING SPACES | PRICE      | AVAILABILITY |
|----------------|------------|--------------|
| PM1            | 35,000.00€ | AVAILABLE    |
| PM2            | 35,000.00€ | AVAILABLE    |
| PM3            | 35,000.00€ | SOLD         |
| PM4            | 35,000.00€ | SOLD         |
| PM5            | 35,000.00€ | SOLD         |
| PM6            | 35,000.00€ | SOLD         |
| PM7            | 35,000.00€ | AVAILABLE    |
| PM8            | 35,000.00€ | AVAILABLE    |
| PM9            | 35,000.00€ | SOLD         |
| PM10           | 35,000.00€ | SOLD         |
| PM11           | 35,000.00€ | SOLD         |
| PM12           | 35,000.00€ | SOLD         |
| PM13           | 35,000.00€ | SOLD         |
| PM14           | 35,000.00€ | SOLD         |
| PM15           | 35,000.00€ | SOLD         |
| PM16           | 35,000.00€ | SOLD         |
| PM17           | 35,000.00€ | SOLD         |
| PM18           | 35,000.00€ | SOLD         |
| PM19           | 35,000.00€ | SOLD         |
| PM20           | 35,000.00€ | SOLD         |



AVAILABLE PARKING SPACES ON THE -2 FLOOR



| PARKING SPACES | PRICE      | AVAILABILITY |
|----------------|------------|--------------|
| PM1            | 35,000.00€ | AVAILABLE    |
| PM2            | 35,000.00€ | AVAILABLE    |
| PM3            | 35,000.00€ | AVAILABLE    |
| PM4            | 35,000.00€ | AVAILABLE    |
| PM5            | 35,000.00€ | SOLD         |
| PM6            | 35,000.00€ | AVAILABLE    |
| PM7            | 35,000.00€ | RESERVED     |
| PM8            | 35,000.00€ | RESERVED     |
| PM9            | 35,000.00€ | SOLD         |
| PM10           | 35,000.00€ | SOLD         |
| PM11           | 35,000.00€ | SOLD         |
| PM12           | 35,000.00€ | SOLD         |
| PM13           | 35,000.00€ | SOLD         |
| PM14           | 35,000.00€ | SOLD         |
| PM15           | 35,000.00€ | SOLD         |
| PM16           | 35,000.00€ | SOLD         |
| PM17           | 35,000.00€ | AVAILABLE    |
| PM18           | 35,000.00€ | SOLD         |
| PM19           | 35,000.00€ | SOLD         |
| PM20           | 35,000.00€ | SOLD         |

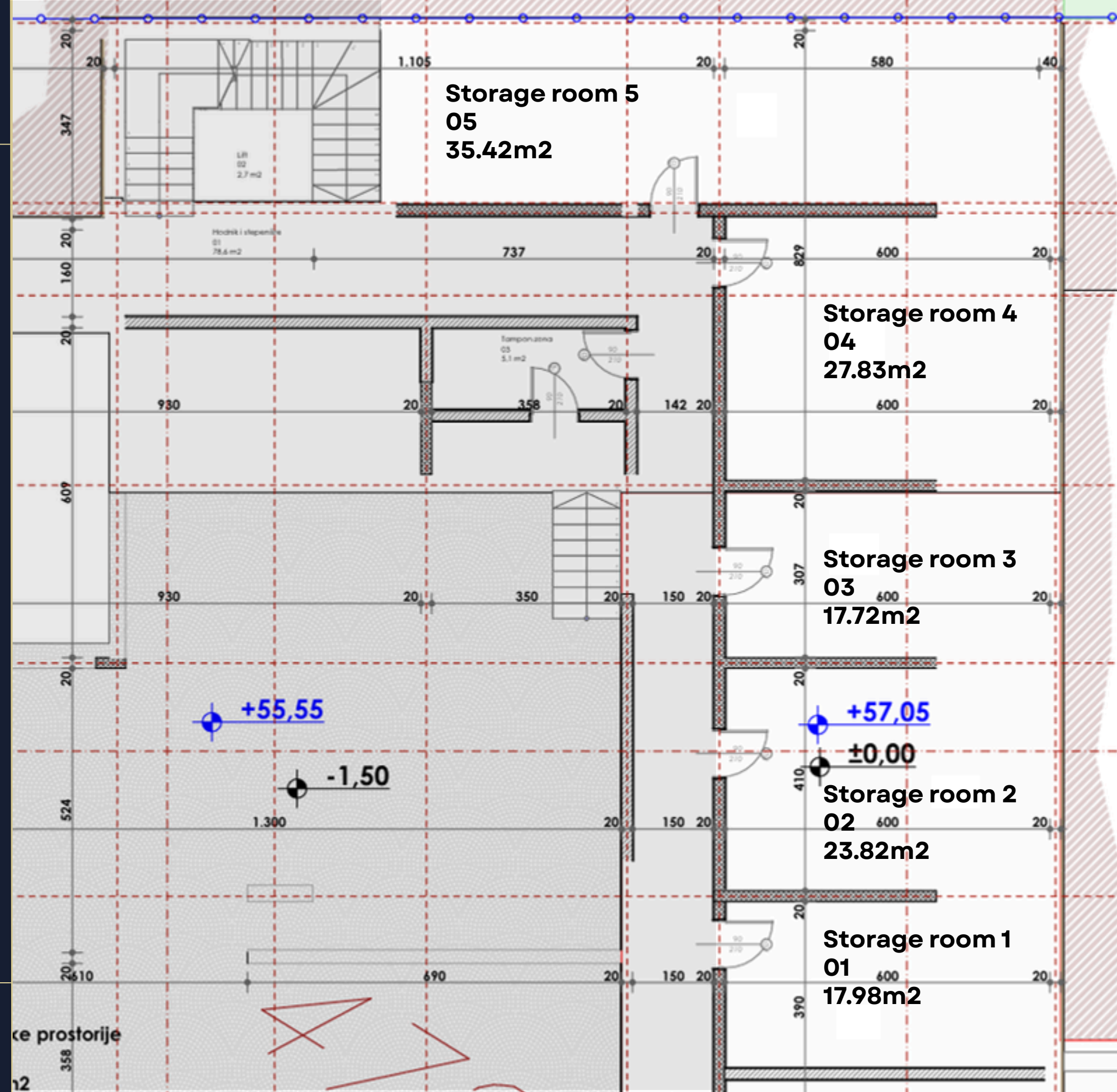


# OFFERS FOR STORAGE ROOMS: CONVERSION INTO APARTMENTS

| STORAGE NO. | FLOOR        | m <sup>2</sup> | PRICE FOR 100% PAYMENT | PRICE FOR PAYING IN<br>INSTALLMENTS | APARTMENT ON THE FLOOR  |
|-------------|--------------|----------------|------------------------|-------------------------------------|-------------------------|
| 1           | Ground Floor | 17,98          | € 64,728.00            | € 68,324.00                         | SU1-JP1                 |
| 2           | Ground Floor | 23,82          | € 80,988.00            | € 85,752.00                         | SU1-JP1                 |
| 3           | Ground Floor | 17,72          | € 63,792.00            | € 67,336.00                         | SU1-JP1                 |
| 4           | Ground Floor | 27,83          | € 94,622.00            | € 100,188.00                        | SU1-JP1                 |
| 5           | Ground Floor | 35,42          | € 120,428.00           | € 127,512.00                        | SU1-JP1                 |
| 2           | Floor 1      | 23,80          | € 80,920.00            | € 85,680.00                         | SU2-J1, SU2-JP1         |
| 4           | Floor 1      | 27,67          | € 94,078.00            | € 99,612.00                         | SU2-J1, SU2-JP1         |
| 5           | Floor 1      | 35,70          | € 121,380.00           | € 128,520.00                        | SU2-J1, SU2-JP1         |
| 3           | Floor 2      | 17,71          | € 65,527.00            | € 69,069.00                         | SU3-J2, SU3-J1, SU3-JP1 |
| 4           | Floor 2      | 27,67          | € 96,845.00            | € 102,379.00                        | SU3-J2, SU3-J1, SU3-JP1 |
| 5           | Floor 2      | 35,77          | € 125,195.00           | € 132,349.00                        | SU3-J2, SU3-J1, SU3-JP1 |
| 5           | Floor 3      | 35,65          | € 128,340.00           | € 135,470.00                        |                         |
| 5           | Floor 5      | 36,55          | € 135,235.00           | € 142,545.00                        | SU6-D1, SU6-T1          |

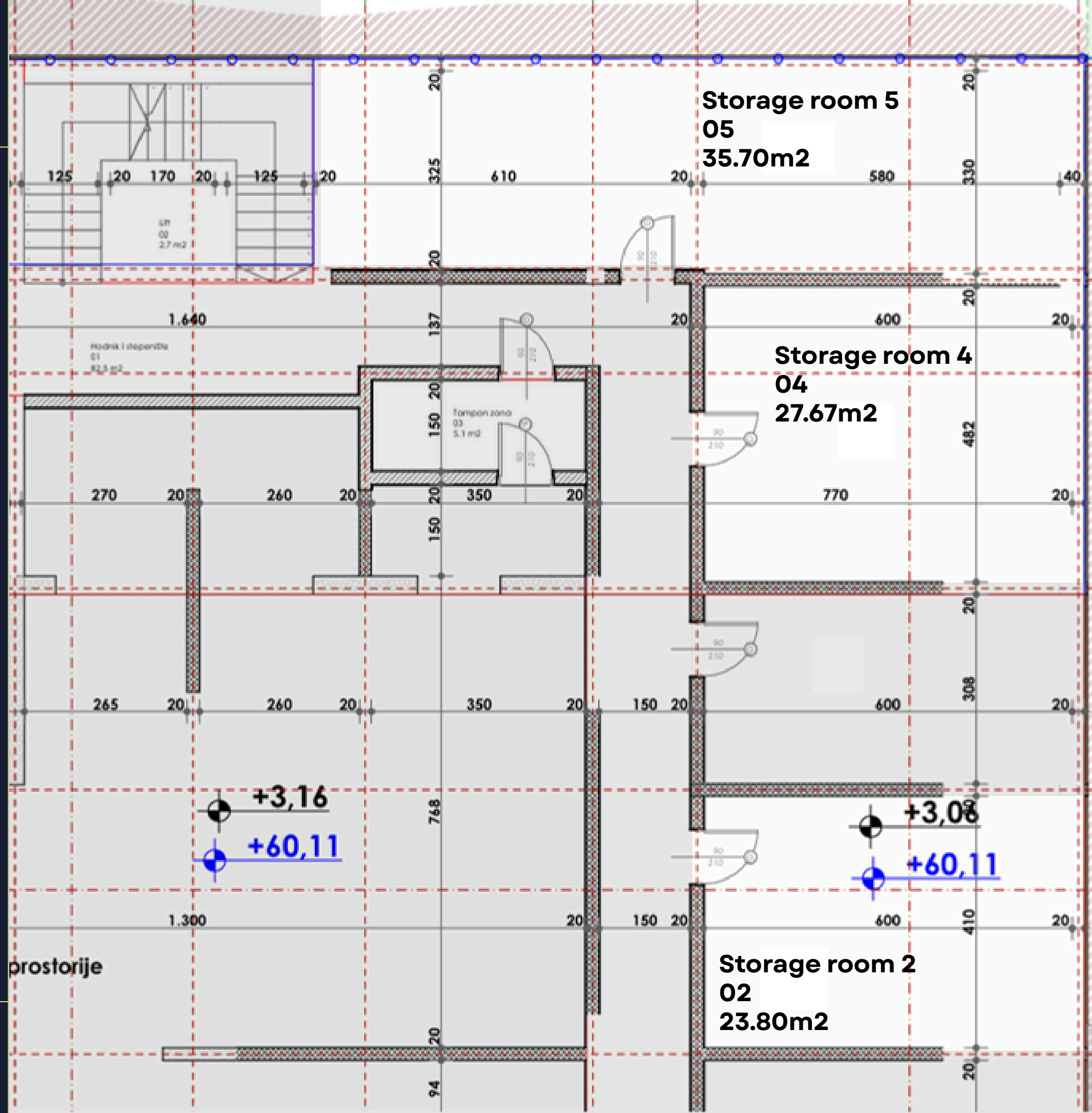


# OFFERS FOR STORAGE ROOMS





# OFFERS FOR STORAGE ROOMS

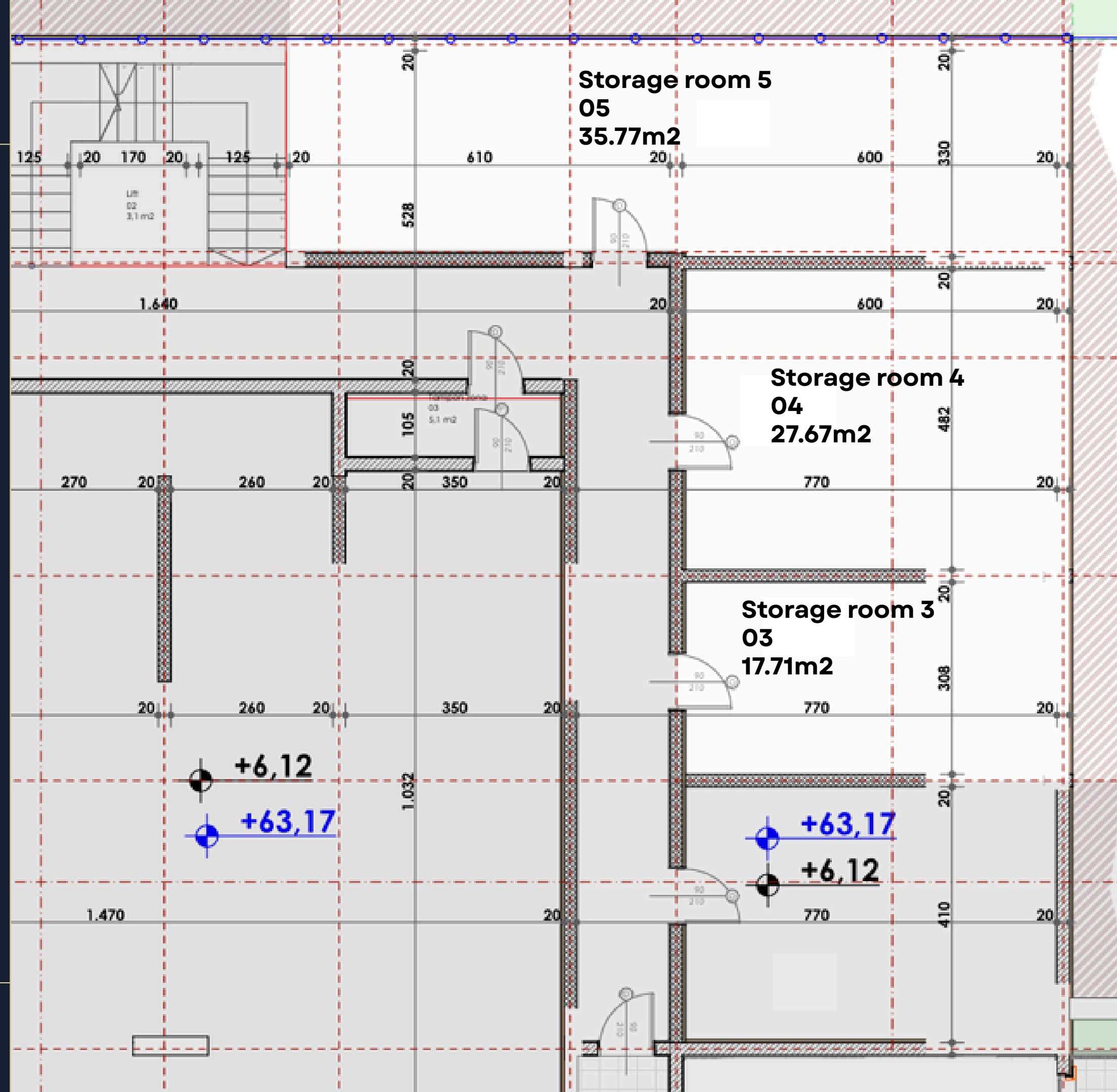




# OFFERS FOR STORAGE ROOMS

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## SECOND FLOOR



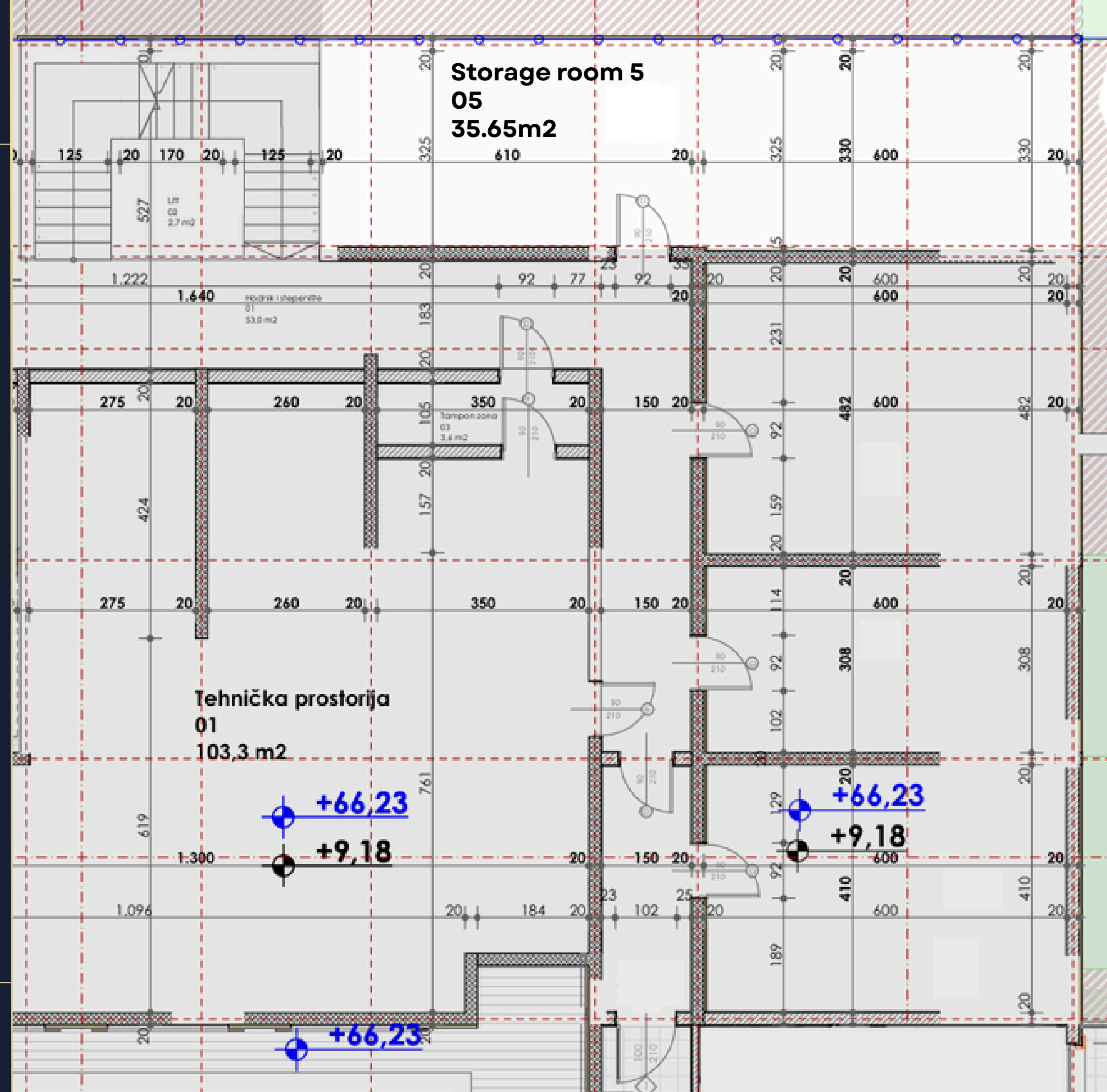




# OFFERS FOR STORAGE ROOMS

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## THIRD FLOOR





# OFFERS FOR STORAGE ROOMS FIFTH FLOOR

