

FOR BUSINESS.
FOR LIFE.
FOR VACATION.

Jewel of Budva
MONTENEGRO
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




 Montenegrina Residence | Budva | Montenegro






SPA CENTER
SECOND FLOOR

 Montenegrina Residence | Budva | Montenegro





**SPA CENTER
RESTAURANT
POOL BAR**
THIRD FLOOR

 Montenegrina Residence | Budva | Montenegro







Montenegrina Residence | Restaurant



Montenegrina Residence | Pool Bar



Montenegrina Residence | Swimming Pool



Montenegrina Residence | Infinity Pool



Montenegrina Residence | Infinity Pool

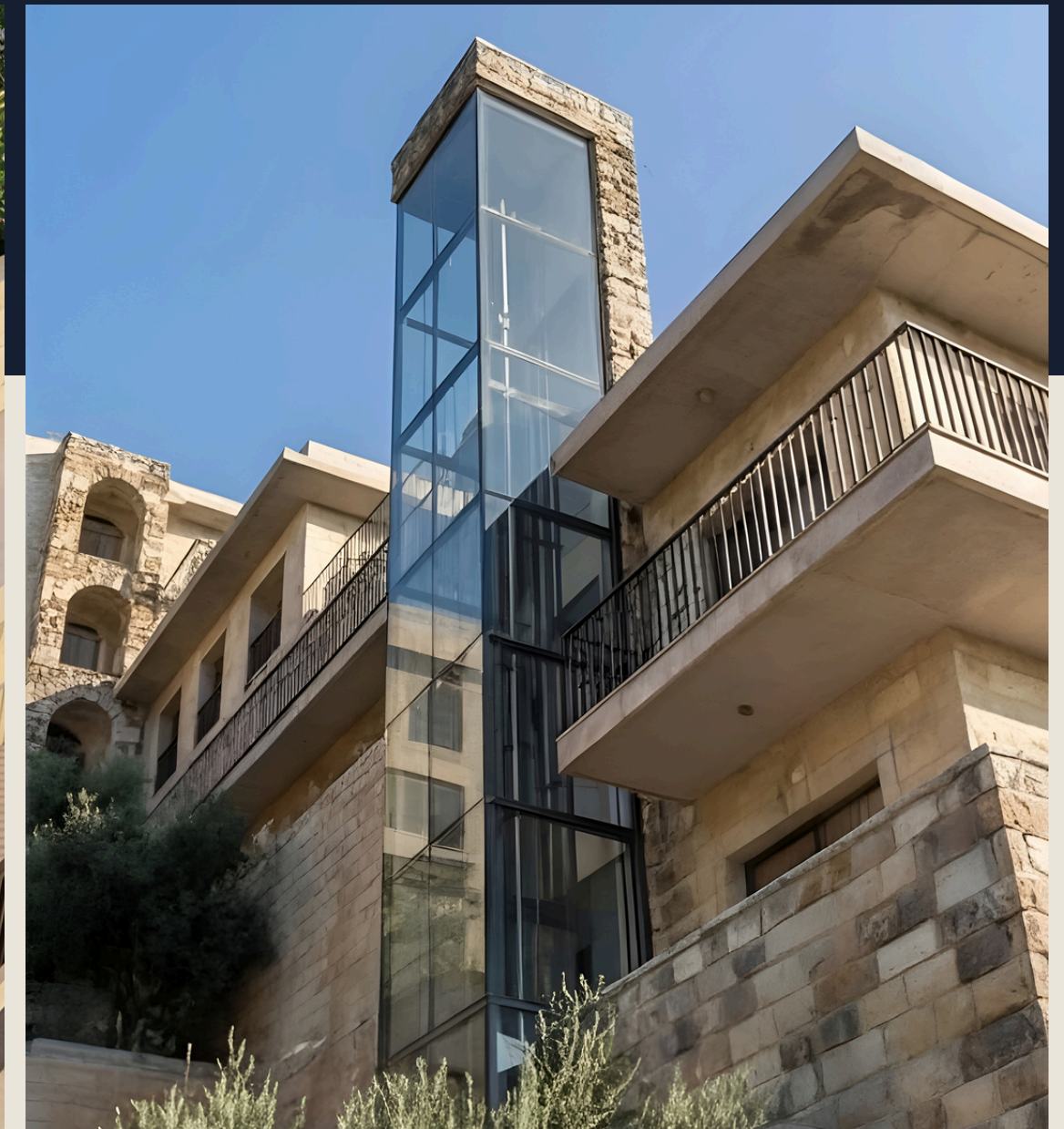


TOP INVESTMENT!

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 (156.30 m²)

99.47 m² + 56.83 m² green terrace

SU4-J1 (189.16 m²)

112.16 m² + 77 m² green terrace

SU2-JP1 (82.91 m²)

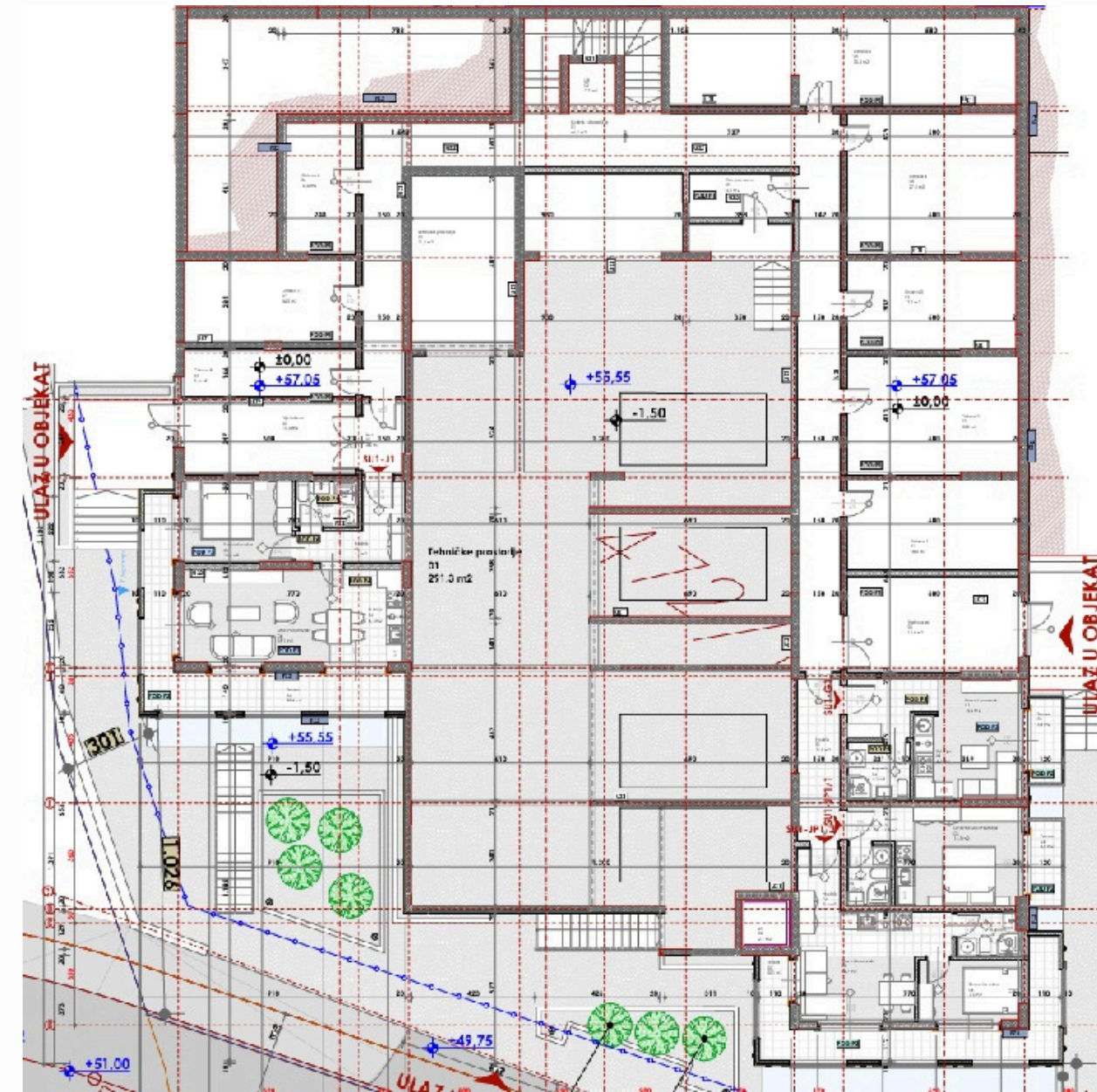
SU2-J1/2 (39.39 m²)

SU1-JP1/2 (49.14 m²)

Welcome
MONTENEGRINA
RESIDENCE



GROUND FLOOR PLAN | SU1 |



003.Legende površina prizemlje segment I			
Br.	Prostorija	Površina	Obim
Tehničke prostorije 2			
01	Tehničke prostorije	291,27	142,80
02	Lift	2,73	6,62
03	Tehnička prostorija	21,27	19,08
		315,27 m²	
SU1-JP1/2			
01	Hodnik	3,15	7,31
02	Dnevni boravak	16,67	17,93
03	Kupaćilo	3,12	7,34
04	Spavaća soba	7,27	11,23
05	Terasa	18,93	36,09
		49,14 m²	
SU1-JP1/1			
01	Hodnik	1,94	5,67
02	Kupaćilo	2,97	6,98
03	Dnevna soba	14,28	15,30
04	Terasa	3,82	8,67
		23,01 m²	
SU1-J1			
01	Hodnik	6,50	13,09
02	Kupaćilo	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
		61,98 m²	
SU1-G1			
01	Dnevni boravak	15,50	21,93
02	Kuhinja	3,69	8,28
03	Terasa	3,39	8,43
04	Kupaćilo	4,14	8,15
		26,72 m²	
Ostave			
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
		159,33 m²	
Komunikacije			
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
		123,26 m²	
		758,71 m²	



ONE-BEDROOM APARTMENT

SU1-JP1/2

49.14 M2

GROUND FLOOR
(HEIGHT OF THE FIRST FLOOR)

TERRACE

PANORAMIC VIEW OF THE SEA

1 BEDROOM

1 BATHROOM

PRICE FOR 100% PAYMENT: 190,566.00€

PRICE FOR PAYING IN INSTALLMENTS: 200,880.00€

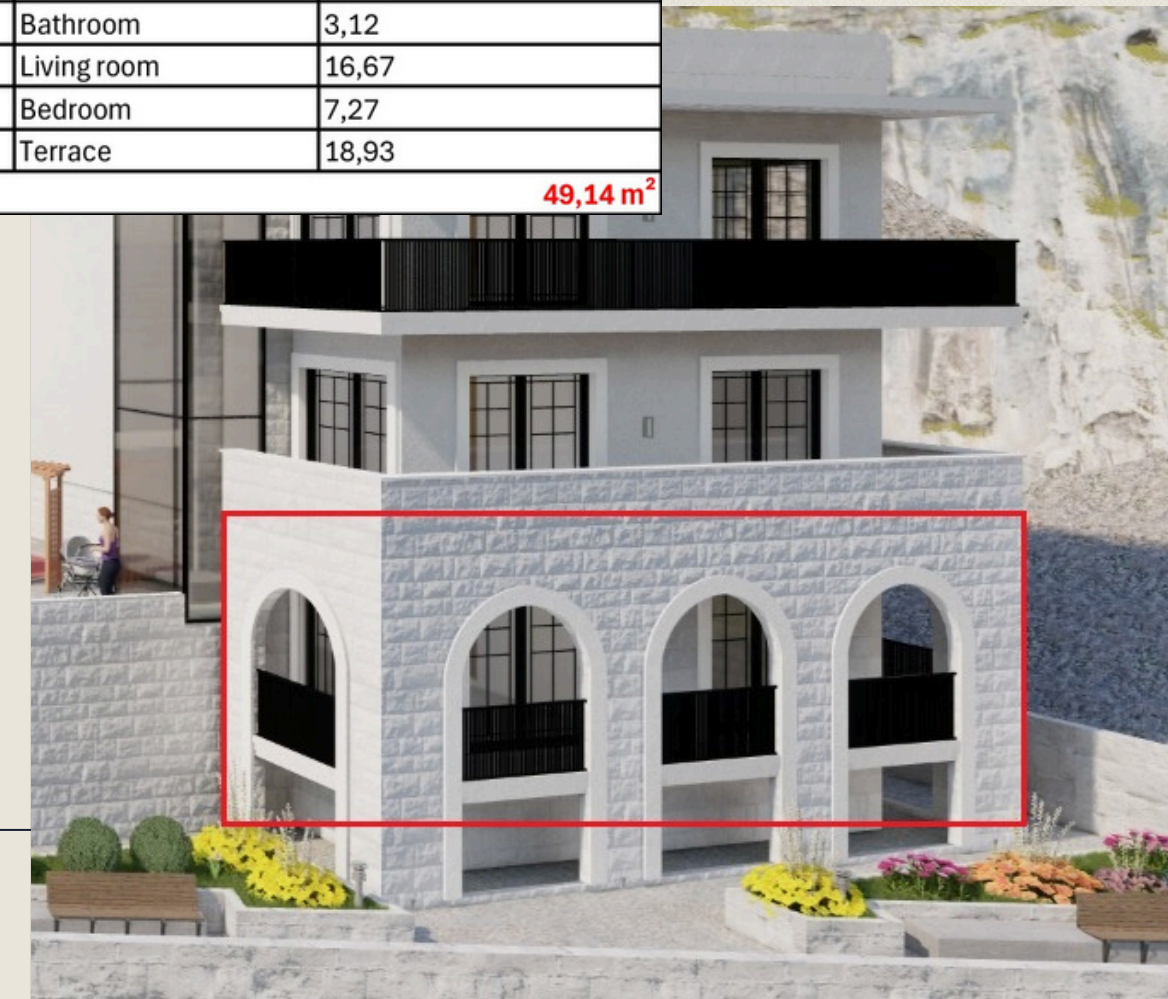
PRICE GROWTH IN CONSTRUCTION

OCT 2026	DEC 2026	MAR 2027	OCT 2027	DEC 2027
239,046.00€	272,414.00€	300,198.00€	322,438.00€	333,574.00€

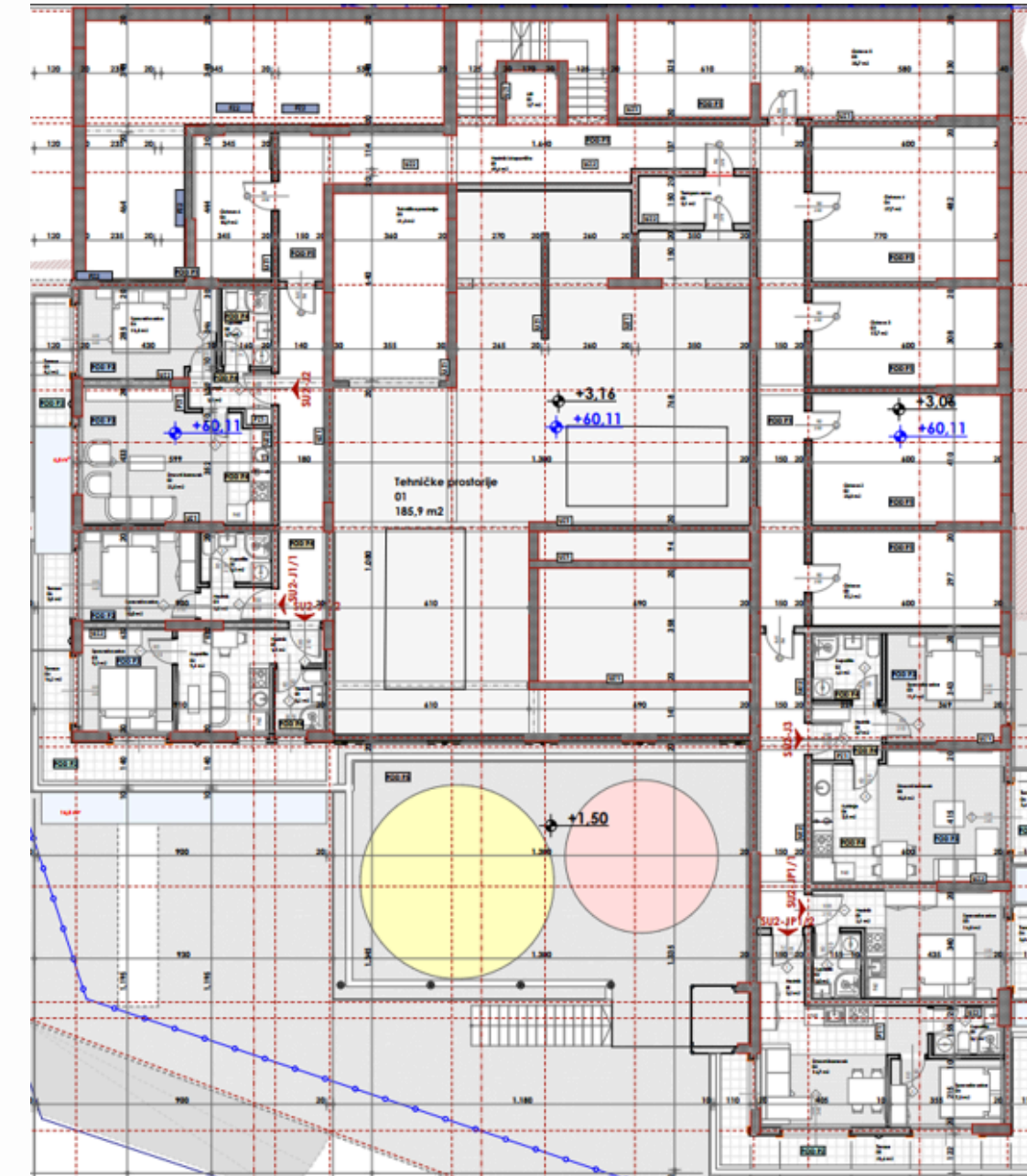
DAILY RENTAL RATE: 200€ - 250€ NET (100 DAYS PEAK SEASON)
ANNUAL RENTAL RATE: 1400€ NET PER MONTH



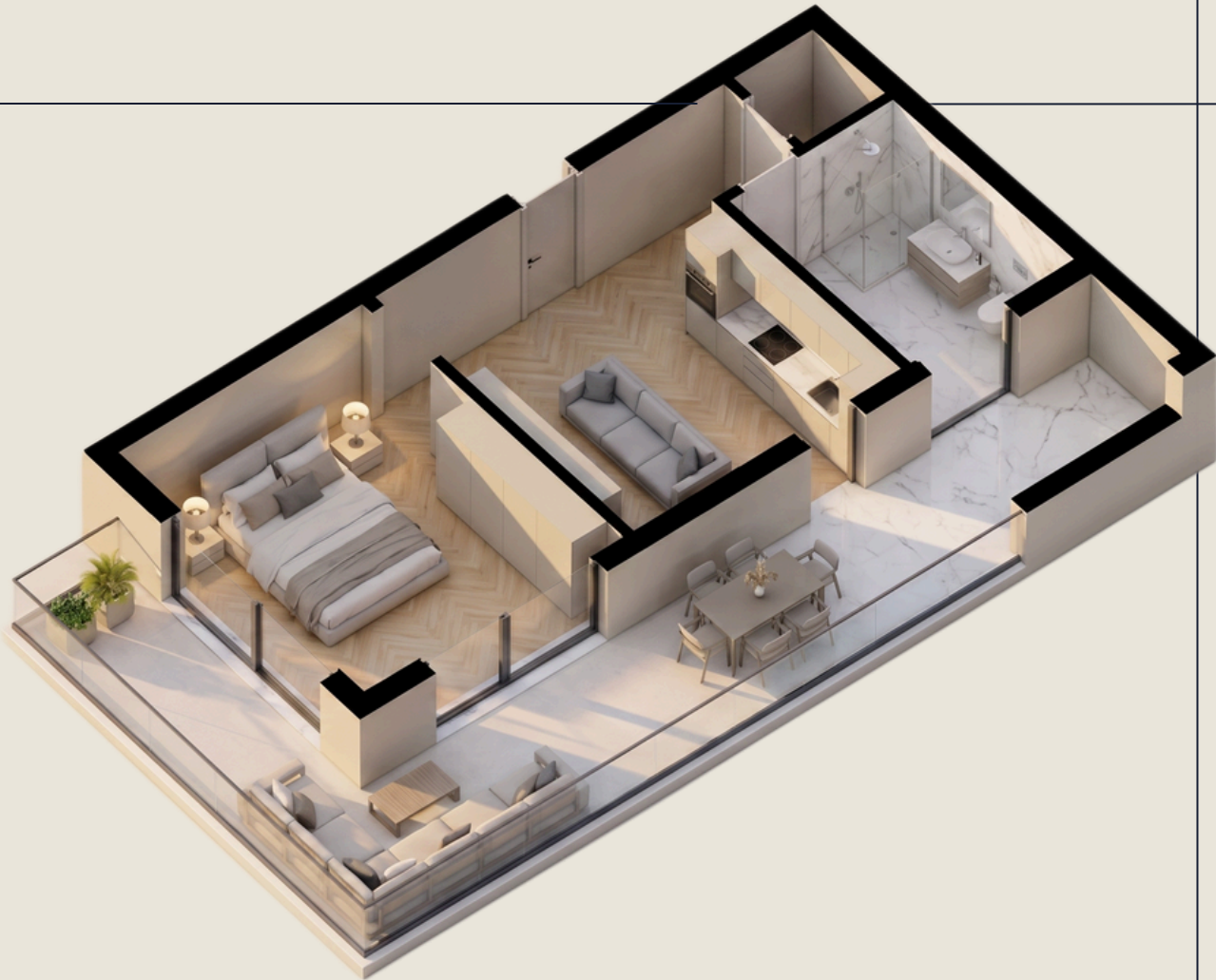
SU1-JP1/2		
01	Corridor	3,15
02	Bathroom	3,12
03	Living room	16,67
04	Bedroom	7,27
05	Terrace	18,93
		49,14 m²



FIRST FLOOR PLAN | SU2 |



004. Legende površina i sprat segment I			
Br.	Prostorija	Površina	Obim
Tehničke prostorije 2			
01	Tehničke prostorije	185.93	114.67
03	Tehnička prostorija	21.26	19.15
		207.19 m²	
SU2-JP1/2			
01	Hodnik	3.15	7.31
02	Dnevni boravak	16.67	17.93
03	Kupaćilo	3.12	7.34
04	Spavaća soba	7.32	11.23
05	Terasa	20.96	36.50
		51.22 m²	
SU2-JP1/1			
01	Hodnik	2.08	5.99
02	Kupaćilo	2.97	6.98
03	Spavaća soba	14.77	15.74
04	Terasa	3.82	8.67
		23.64 m²	
SU2-J3			
01	Hodnik	3.70	7.75
02	Kupaćilo	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
		46.67 m²	
SU2-J2			
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	Kupaćilo	3.70	7.88
		48.85 m²	
SU2-J1/2			
01	Hodnik	4.99	12.84
02	Kupaćilo	9.07	12.06
03	Spavaća soba	9.10	12.13
04	Terasa	16.23	27.00
		39.39 m²	
SU2-J1/1			
01	Hodnik	2.32	6.54
02	Kupaćilo	3.34	7.42
03	Spavaća soba	9.99	12.77
06	Terasa	3.77	8.93
		19.42 m²	
Ostave			
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
		132.95 m²	
Komunikacije			
01	Hodnik i stepenište	69.59	97.11
02	Lift	2.72	6.60
03	Tampon zona	5.13	9.88
		77.44 m²	
		646.77 m²	



SU2-J1/2			
1	Bathroom		3.30
2	Bedroom		9.24
3	Living room		11.85
4	Terrace		15.00
			39.39 m²



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	MAR 2027	OCT 2027	DEC 2027
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





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

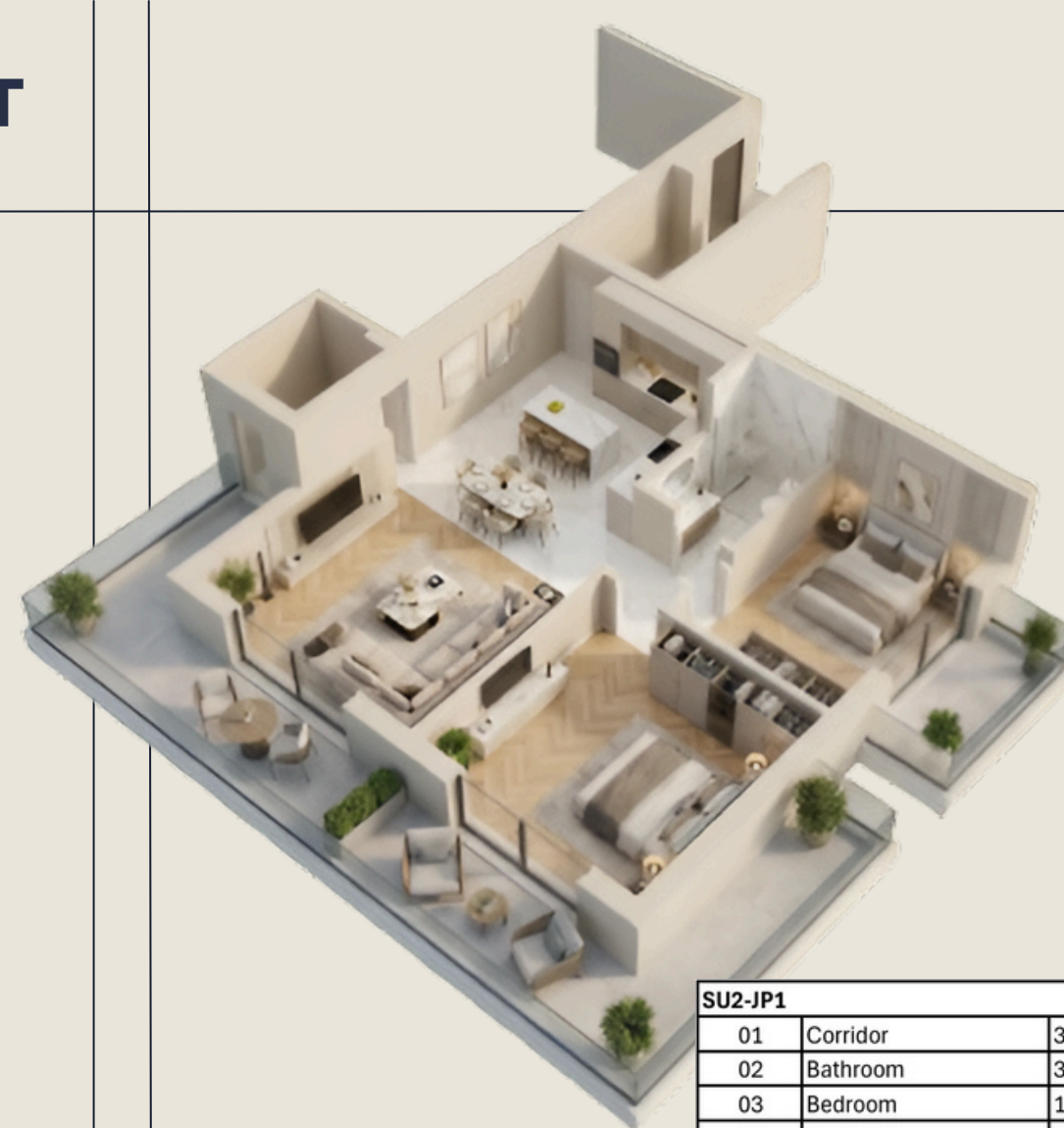
PRICE FOR 100% PAYMENT: 288,009.00€

PRICE FOR PAYING IN INSTALLMENTS: 304,463.00€

PRICE GROWTH IN CONSTRUCTION

OCT 2026	DEC 2026	MAR 2027	OCT 2027	DEC 2027
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



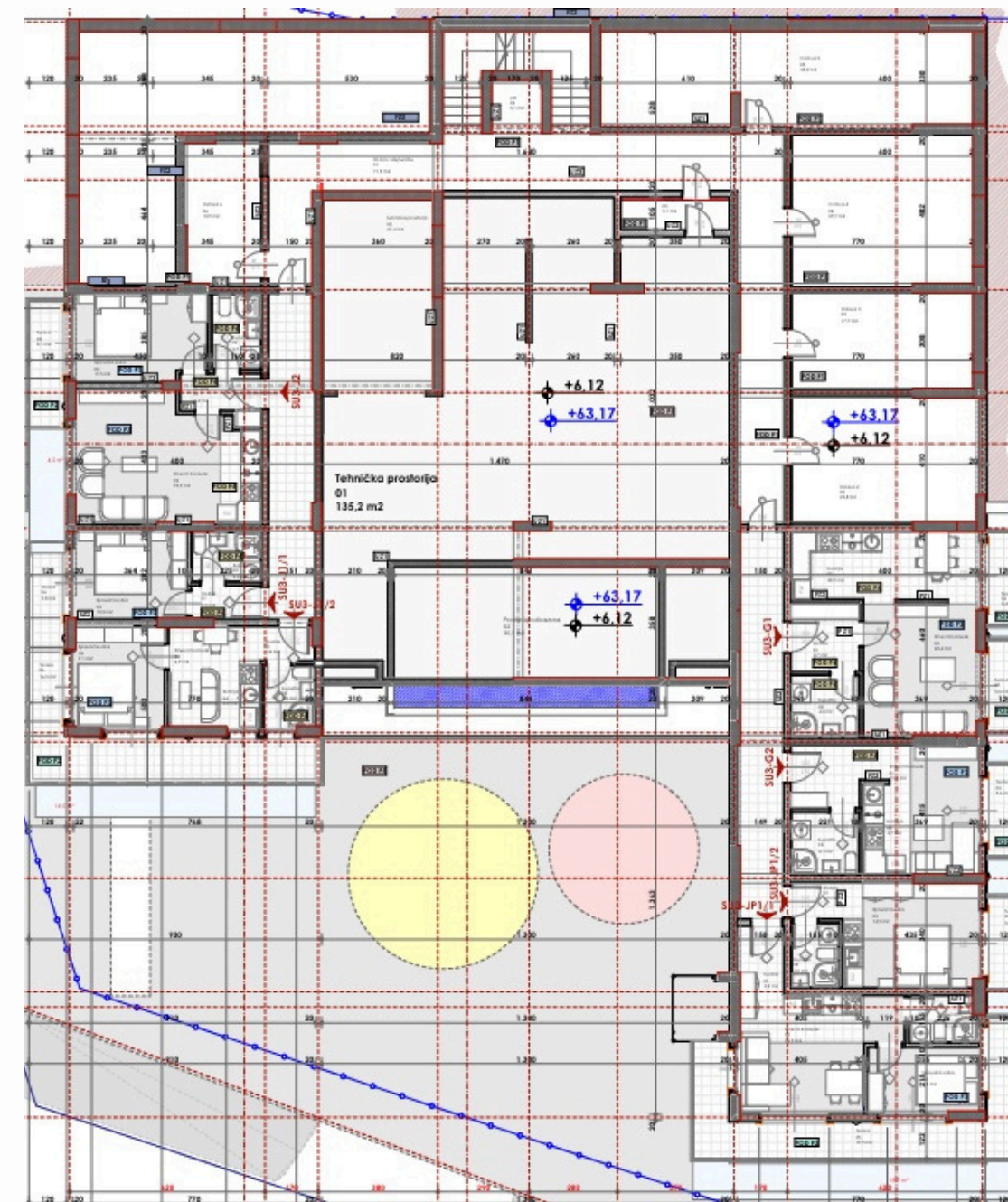
SU2-JP1		
01	Corridor	3,63
02	Bathroom	3,65
03	Bedroom	11,61
04	Bedroom	9,20
05	Living room	27,60
06	Kitchen	5,72
07	Hallway	1,38
08	Terrace	3,39
09	Terrace	16,73
		82,91 m²



PRICE GROWTH FOR UNITS ON THE FIRST FLOOR

	M2	STARTING PRICE	INSTALLMENT PRICE	OCT 2026	DEC 2026	MAR 2027	OCT 2027	DEC 2027
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			
Bř.	Prostorija	Površina	Obim
Tehničke prostorije 2			
01	Tehnička prostorija	135.24	80.74
02	Prostor ispod bazena	30.06	23.96
03	Tehnička prostorija	21.39	19.15
		186.69 m²	
SU3-JP1/2			
01	Hodnik	1.94	5.67
02	Kupařilo	2.97	6.98
03	Spavaća soba	14.28	15.30
07	Terasa	3.39	8.19
		22.58 m²	
SU3-JP1/1			
01	Hodnik	3.15	7.31
02	Dnevni baravak	14.67	17.93
03	Kupařilo	3.12	7.34
04	Spavaća soba	7.32	11.23
05	Terasa	18.40	36.26
		48.66 m²	
SU3-J2			
01	Hodnik	3.37	8.46
02	Kupařilo	3.70	7.88
03	Spavaća soba	11.51	14.10
04	Dnevni baravak	22.52	20.58
05	Terasa	7.60	16.01
		48.70 m²	
SU3-J1/2			
01	Hodnik	1.83	5.63
02	Kupařilo	3.16	7.21
03	Dnevni baravak	6.92	12.12
04	Kuhinja	2.19	6.29
05	Spavaća soba	9.10	12.13
06	Terasa	14.46	27.08
		39.66 m²	
SU3-J1/1			
01	Hodnik	2.32	6.54
02	Kupařilo	3.34	7.42
03	Spavaća soba	9.99	12.77
06	Terasa	3.77	8.94
		19.42 m²	
SU3-G2			
01	Dnevni baravak	15.56	21.93
02	Kuhinja	3.69	8.28
03	Terasa	3.39	8.43
04	Kupařilo	4.14	8.15
		26.78 m²	
SU3-G1			
01	Hodnik	4.63	8.80
02	Kupařilo	4.24	8.24
03	Dnevni baravak	23.43	24.23
03	Kuhinja	4.92	8.88
05	Terasa	3.39	8.43
06	Terasa	3.38	8.19
		43.99 m²	
Ostave			
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
		115.92 m²	
Komunikacije			
01	Hodnik i stepenište	71.48	96.09
02	Lift	3.10	7.05
03	Tampon zona	5.13	9.88
		79.71 m²	
		632.11 m²	



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



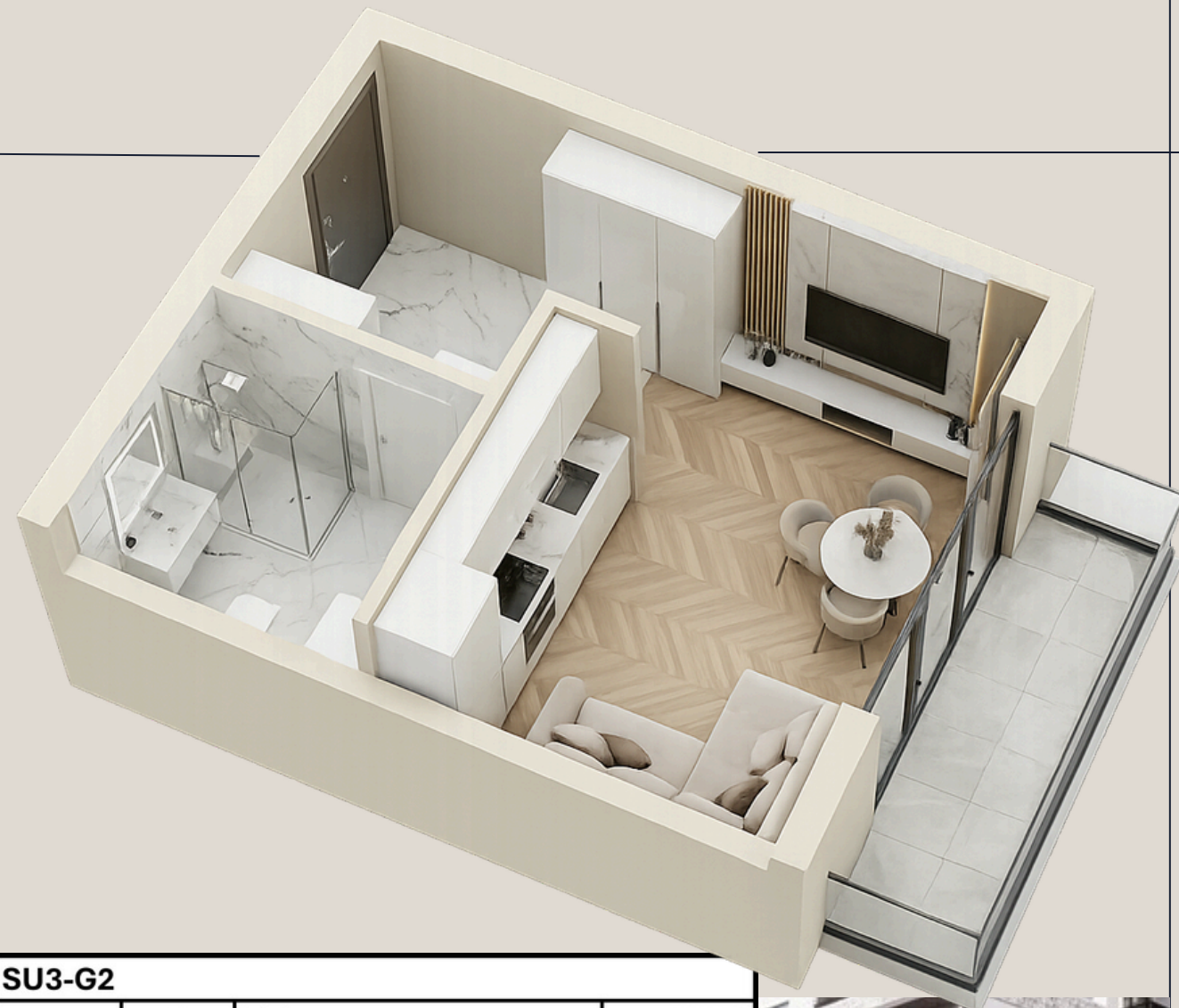
PRICE FOR 100% PAYMENT: 97,014.00€

PRICE FOR PAYING IN INSTALLMENTS: 102,120.00€

PRICE GROWTH IN CONSTRUCTION

OCT 2026	DEC 2026	MAR 2027	OCT 2027	DEC 2027
117,438.00€	132,756.00€	145,521.00€	155,733.00€	160,839.00€





STUDIO

SU3-G2



26.78M2

SECOND FLOOR
(HEIGHT OF THE THIRD FLOOR)

TERRACE

SEA VIEW

0 BEDROOMS

1 BATHROOM

PRICE FOR 100% PAYMENT: 110,678.00€

PRICE FOR PAYING IN INSTALLMENTS: 116,078.00€

PRICE GROWTH IN CONSTRUCTION

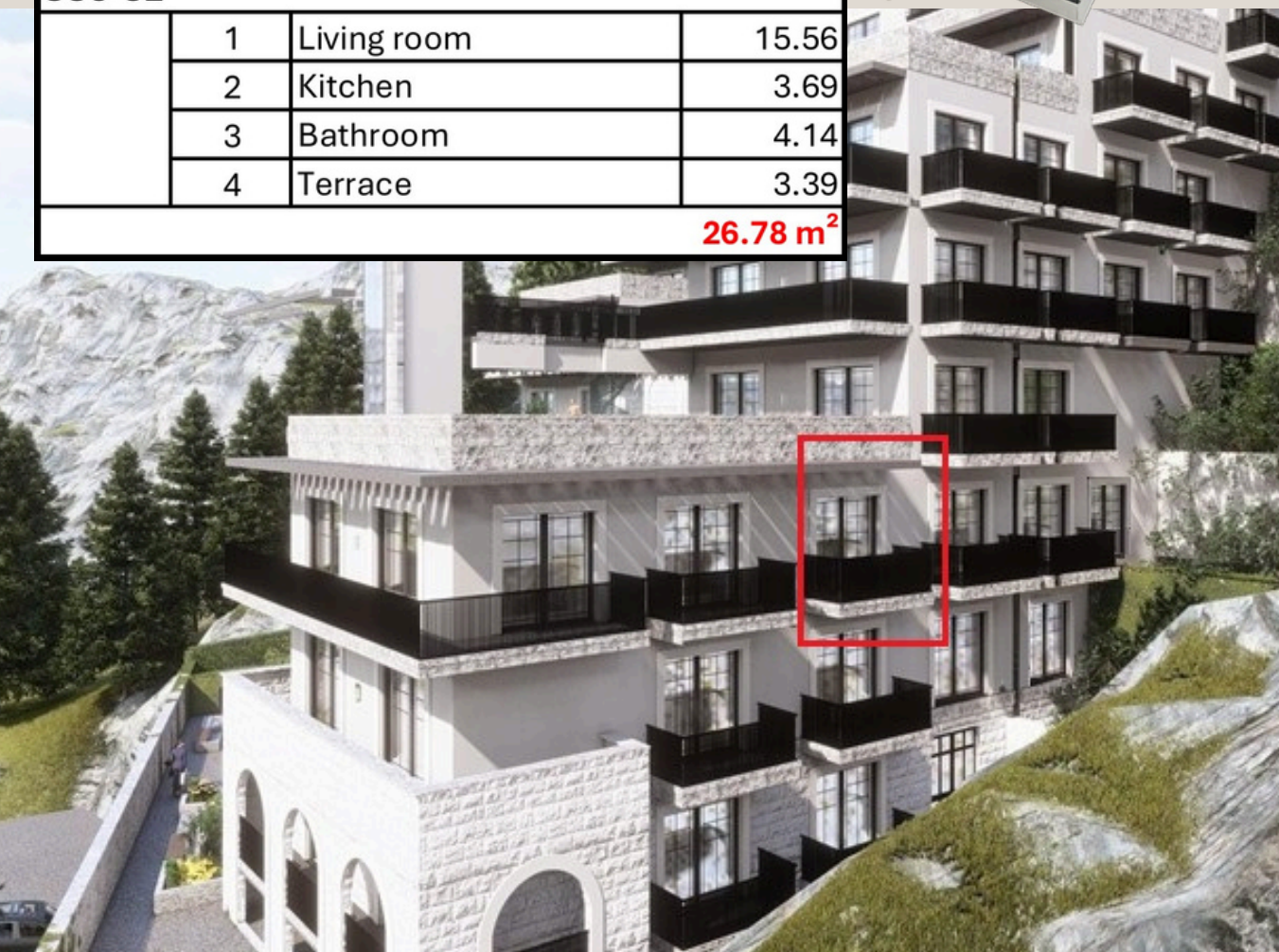
OCT 2026	DEC 2026	MAR 2027	OCT 2027	DEC 2027
132,503.00€	149,525.00€	163,970.00€	175,247.00€	180,373.00€

DAILY RENTAL RATE: 120€ - 150€ NET (100 DAYS PEAK SEASON)

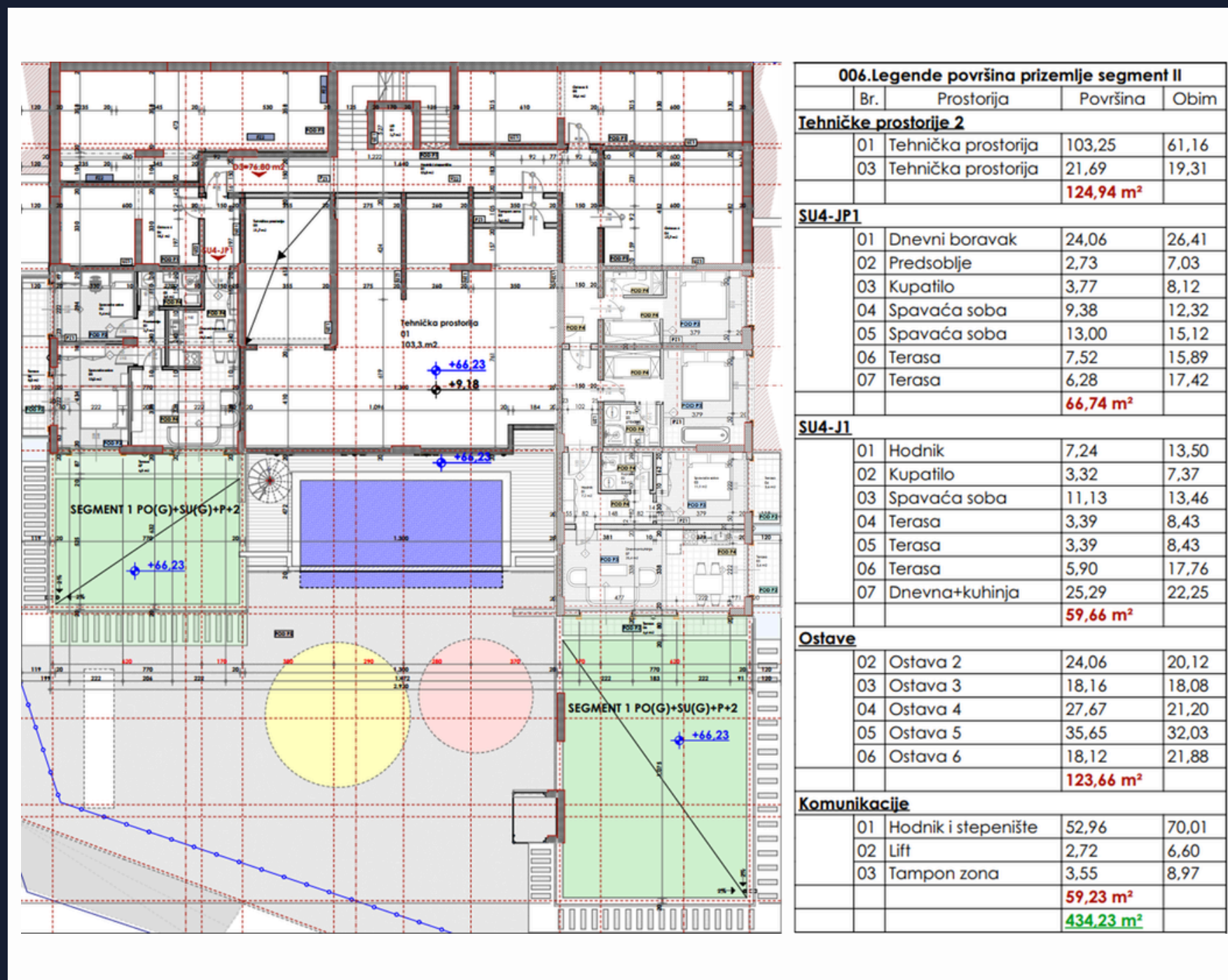
ANNUAL RENTAL RATE: 1000€ NET PER MONTH



SU3-G2			
1	Living room		15.56
2	Kitchen		3.69
3	Bathroom		4.14
4	Terrace		3.39
			26.78 m²



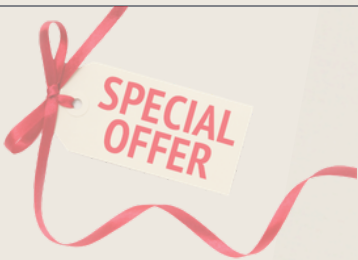
THIRD FLOOR PLAN | SU4 |





THREE-BEDROOM APARTMENT

SU4-J1



189.16M2

112.16m2 + 77m2 green terrace

THIRD FLOOR

(HEIGHT OF THE FOURTH FLOOR)



RESERVED

7,70
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	MAR 2027	OCT 2027	DEC 2027
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

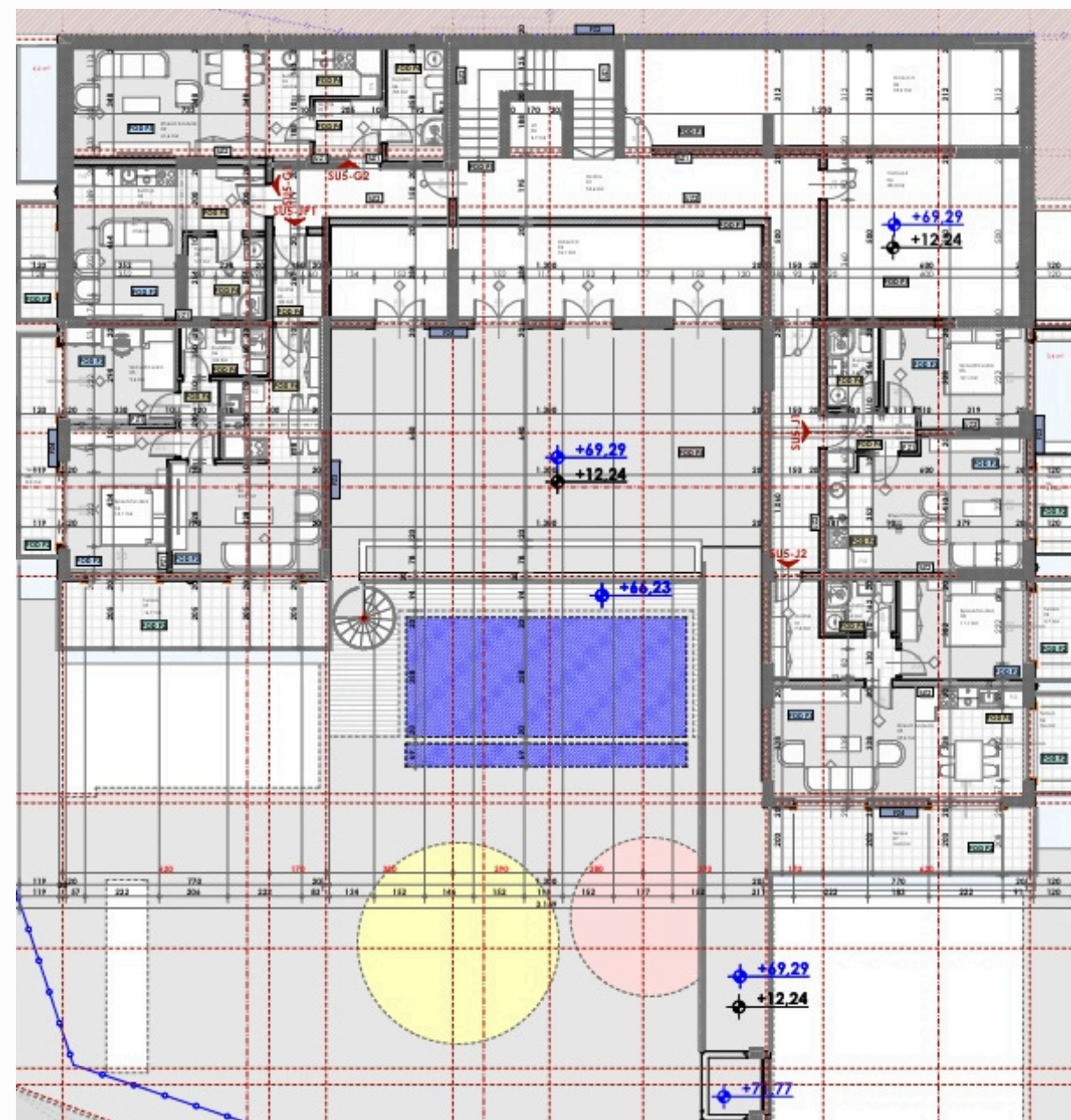
112,16 m²



PRICE GROWTH FOR UNITS ON THE SECOND AND THIRD FLOOR

	M2	STARTING PRICE	INSTALLMENT PRICE	OCT 2026	DEC 2026	MAR 2027	OCT 2027	DEC 2027
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
SU5-JP1			
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
		80,24 m²	
SU5-J2			
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
		69,27 m²	
SU5-J1			
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
		48,01 m²	
SU5-G2			
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
		40,08 m²	
SU5-G1			
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
		33,20 m²	
Ostave			
04	Ostava 3	36,08	35,85
04	Ostava 4	28,27	21,46
05	Ostava 5	34,19	34,94
		98,54 m²	
Komunikacije			
01	Hodnik	54,57	77,46
02	Lift	2,72	6,60
		57,29 m²	
		426,63 m²	



SU5-G2		
01	Corridor	3,75
02	Bathroom	5,80
03	Bedroom	10,09
04	Living room	11,50
05	Kitchen	4,28
06	Terrace	4,66
		40,08 m²



ONE-BEDROOM APARTMENT

SU5-G2

40.08 M2

FOURTH FLOOR
(HEIGHT OF THE FIFTH FLOOR)

TERRACE

VIEW OF THE SEA

1 BEDROOM

1 BATHROOM

PRICE FOR 100% PAYMENT: 144,288.00€

PRICE FOR PAYING IN INSTALLMENTS: 152,277.00€

PRICE GROWTH IN CONSTRUCTION

OCT 2026	DEC 2026	MAR 2027	OCT 2027	DEC 2027
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





SU5-J2		
01	Corridor	7,26
02	Bathroom	3,28
03	Bedroom	11,13
04	Living room	25,29
05	Terrace	3,42
06	Terrace	3,39
07	Terrace	15,50

69,27 m²



ONE-BEDROOM APARTMENT

SU5-J2

69.27 M2

FOURTH FLOOR
(HEIGHT OF THE FIFTH FLOOR)

TERRACE + 2 BALCONIES

PANORAMIC VIEW OF THE SEA

1 BEDROOM

1 BATHROOM

PRICE FOR 100% PAYMENT: 263,226.00€

PRICE FOR PAYING IN INSTALLMENTS: 277,080.00€

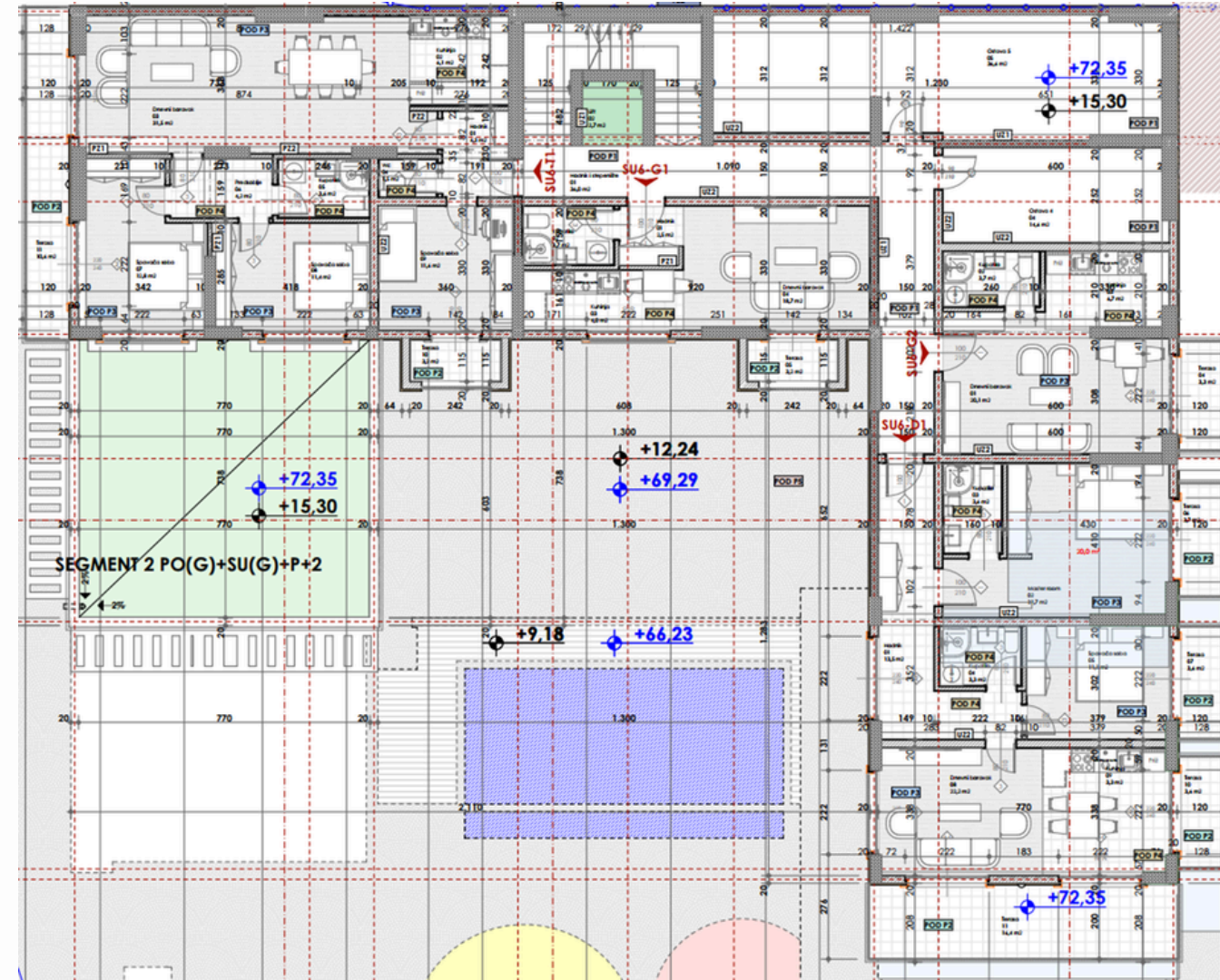
PRICE GROWTH IN CONSTRUCTION

OCT 2026	DEC 2026	MAR 2027	OCT 2027	DEC 2027
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 |



008.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	Kupaonica	3,61	7,83
06	Predspolje	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	Kupaonica	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	Kupaonica	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	Kupaonica	3,57	7,74
04	Kupaonica	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	
		354,72 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	MAR 2027	OCT 2027	DEC 2027
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



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

156.30 M2

99.47m2 + 56.83m2 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	MAR 2027	OCT 2027	DEC 2027
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



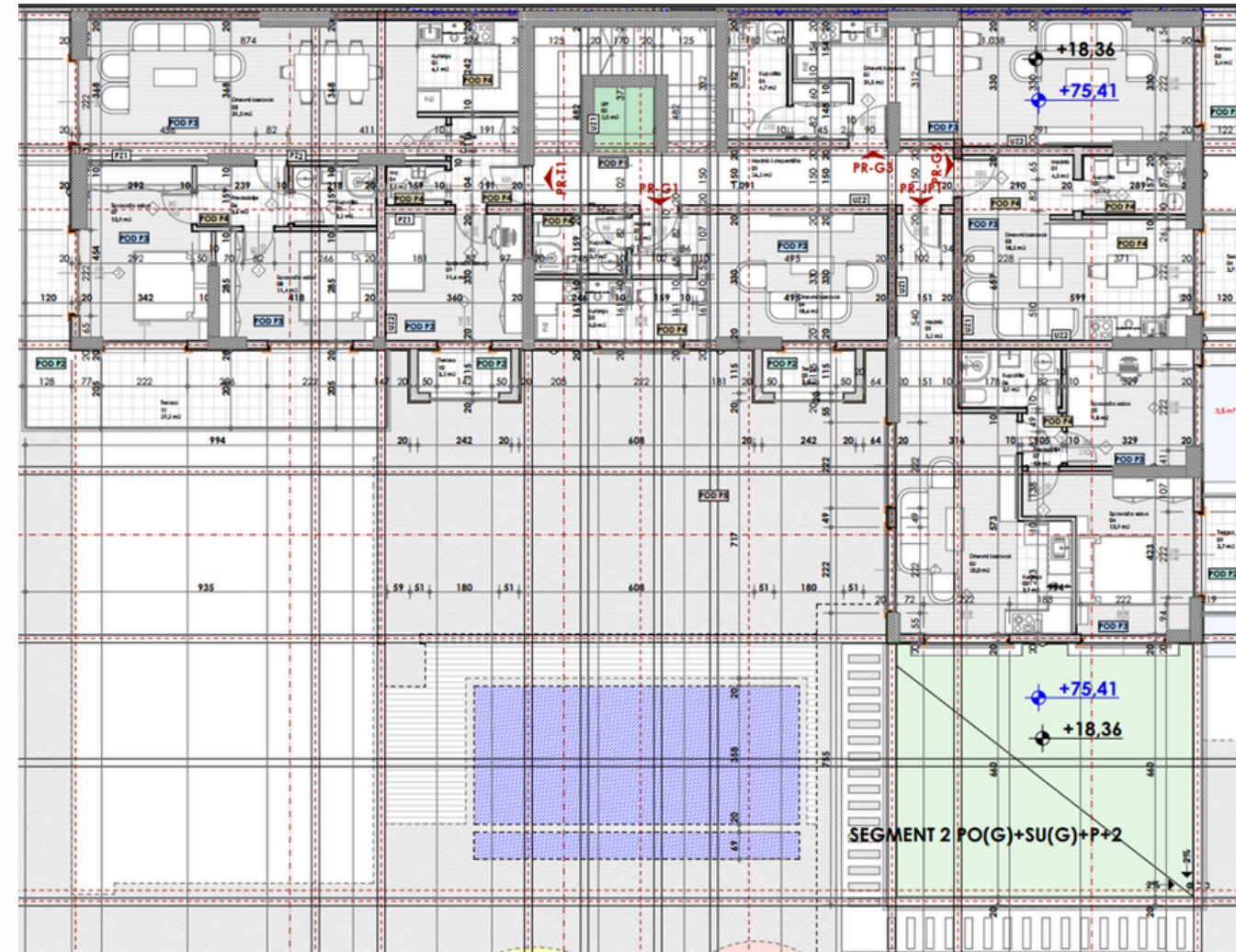
SU6-T1			
01	Corridor	4,07	
02	Bathroom	3,61	
03	Toilet	1,49	
04	Kitchen	6,12	
05	Living room	31,51	
06	Hallway	4,17	
07	Bedroom	12,84	
08	Bedroom	11,42	
09	Bedroom	11,61	
10	Terrace	2,57	
11	Terrace	10,06	99,47 m ²



PRICE GROWTH FOR UNITS ON THE FOURTH AND FIFTH FLOOR

	M2	STARTING PRICE	INSTALLMENT PRICE	OCT 2026	DEC 2026	MAR 2027	OCT 2027	DEC 2027
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	150.3	501,916.00€	521,810.00€	613,693.00€	710,612.00€	791,370.00€	855,965.00€	888,252.00€

SIXTH FLOOR PLAN | PR |



009.Legende površina prizemlje segment III

Br.	Prostorija	Površina	Obim
PR-T1			
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	Predsoblje	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
		118.19 m²	
PR-JP1			
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	Predsoblje	1.37	4.74
08	Terasa	3.33	8.32
09	Terasa	3.45	8.53
		64.76 m²	
-PR-G3			
01	Kupatilo	4.66	9.15
02	Dnevni boravak	31.42	34.37
03	Terasa	3.40	8.21
		39.48 m²	
PR-G2			
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
		30.28 m²	
PR-G1			
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
		31.23 m²	
Komunikacije			
01	Hodnik i stepenište	26.20	39.32
02	Lift	2.51	6.34
		28.71 m²	
		312.65 m²	

ONE-BEDROOM APARTMENT

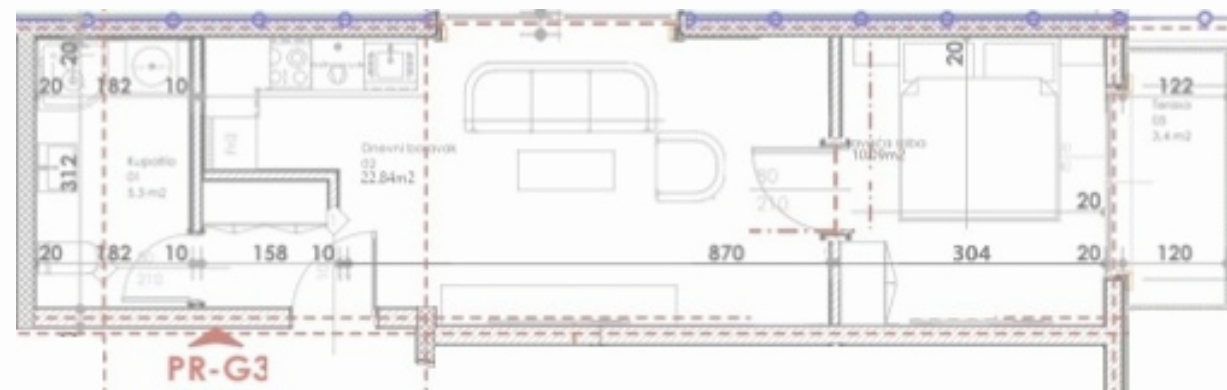
PR-G3

SPECIAL OFFER

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	MAR 2027	OCT 2027	DEC 2027
155,144.00€	169,576.00€	187,616.00€	202,048.00€	209,264.00€





TWO-BEDROOM APARTMENT

PR-JP1 115.76M2

64.76m2 + 51m2 green terrace

SIXTH FLOOR
(HEIGHT OF THE SEVENTH FLOOR)

GREEN TERRACE + 2 BALCONIES

PANORAMIC VIEW OF THE SEA

2 BEDROOMS

2 BATHROOMS

PRICE FOR 100% PAYMENT: 363,590.00€

PRICE FOR PAYING IN INSTALLMENTS: 376,542.00€

PRICE GROWTH IN CONSTRUCTION

OCT 2026	DEC 2026	MAR 2027	OCT 2027	DEC 2027
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



PR-JP1		
01	Corridor	5,11
02	Kitchen	3,93
03	Living room	19,98
04	Bathroom	3,90
05	Bedroom	13,89
06	Bedroom	9,80
07	Hallway	1,37
08	Terrace	3,33
09	Terrace	3,45

64,76m²





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 m²

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	MAR 2027	OCT 2027	DEC 2027
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

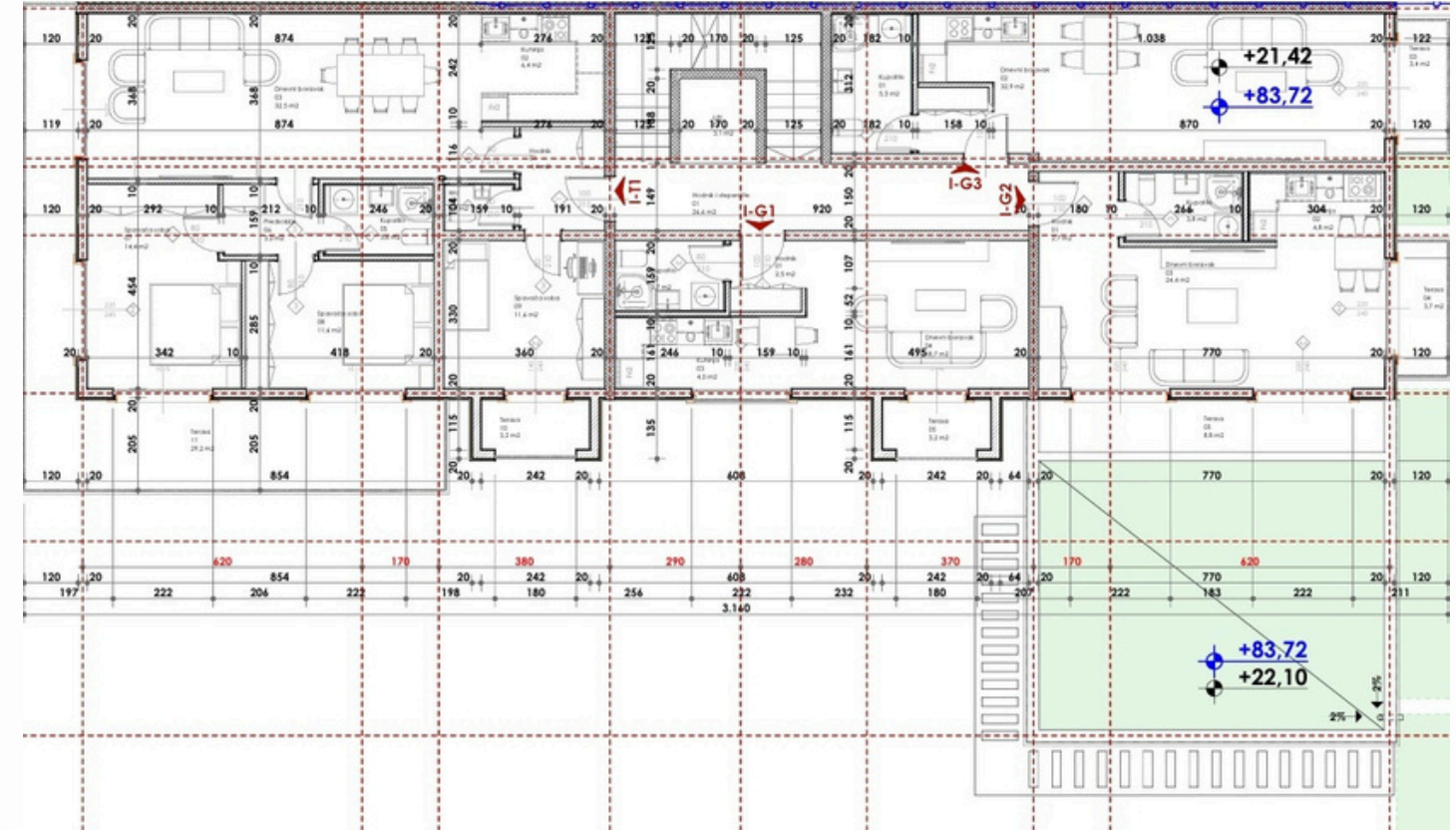


PRICE GROWTH FOR UNITS ON THE SIXTH FLOOR

	M2	STARTING PRICE	INSTALLMENT PRICE	OCT 2026	DEC 2026	MAR 2027	OCT 2027	DEC 2027
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

010. Legende površina VII sprat segment III		
Br.	Prestorija	Površina
I-T1		
01	Hodnik	4,07
02	Kuhinja	6,38
03	Dnevni boravak	31,54
04	Wc	1,49
05	Kupatilo	3,62
06	Predsobije	4,18
07	Spavaća soba	12,85
08	Spavaća soba	11,42
09	Spavaća soba	11,61
10	Terasa	2,57
11	Terasa	28,65
		118,38m²
I-G1		
01	Hodnik	2,41
02	Kupatilo	3,68
03	Dnevni boravak	18,74
04	Kuhinja	3,96
05	Terasa	2,57
		31,36m²
I-G2		
01	Hodnik	2,69
02	Dnevni boravak	14,4
03	Spavaća soba	9,2
04	Garderober	4,53
05	Kupatilo	3,84
06	Terasa	3,45
07	Terasa	8,83
		46,94m²
I-G3		
01	Kupatilo	4,66
02	Dnevni boravak	21,33
03	Spavaća soba	10,09
04	Terasa	3,40
		39,48m²
Komunikacije		
01	Hodnik i stepenište	26,64
02	Lift	3,10
		29,74m²





ONE-BEDROOM APARTMENT

I-G2



87.34 M2

47.34m2 + 40m2 green terrace

SEVENTH FLOOR
(HEIGHT OF THE EIGHT 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	MAR 2027	OCT 2027	DEC 2027
333,643.00€	369,704.00€	414,777.00€	450,836.00€	468,880.00€

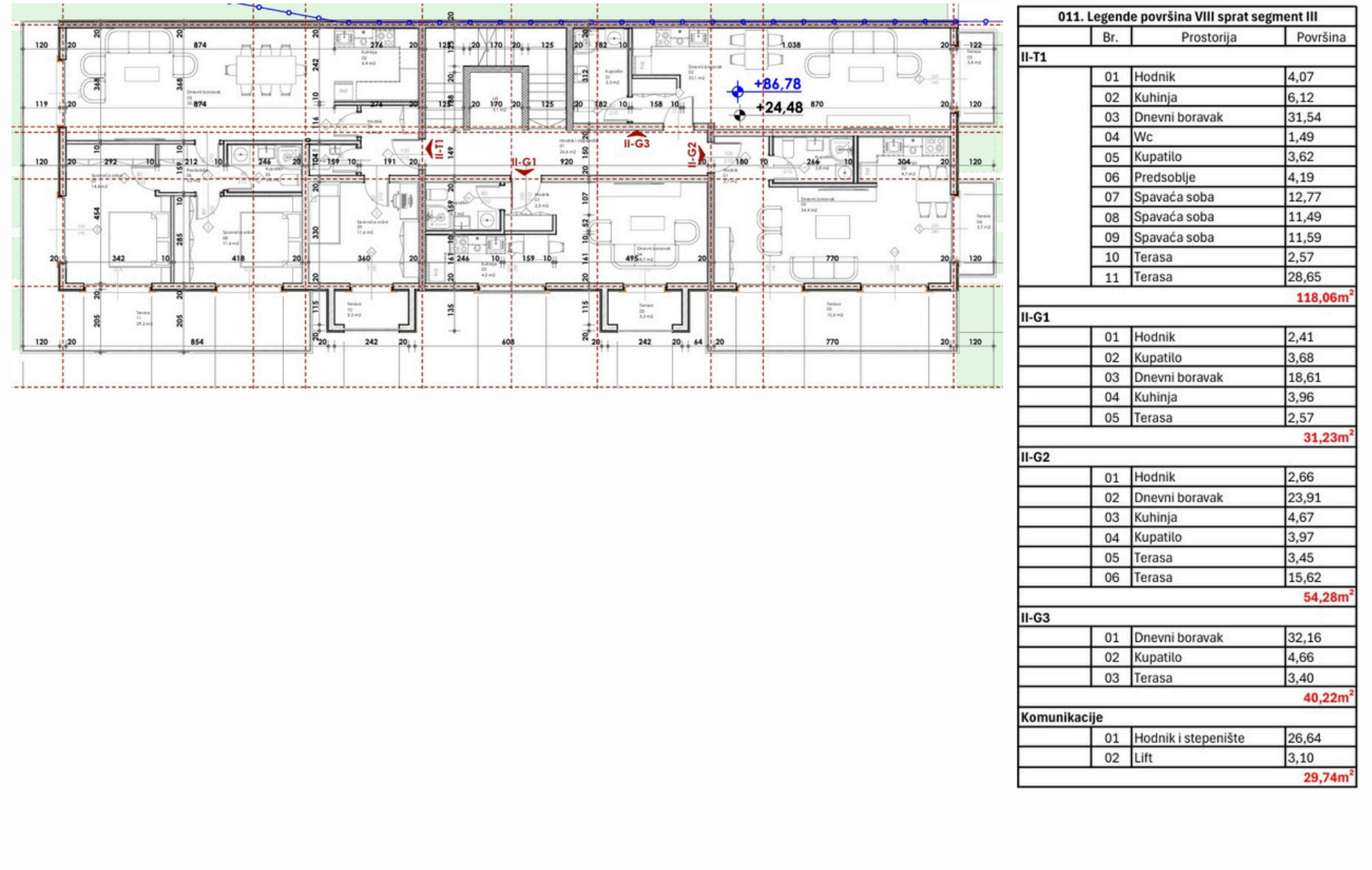
DAILY RENTAL RATE: 350€ - 500€ NET (100 DAYS PEAK SEASON)
ANNUAL RENTAL RATE: 2400€ NET PER MONTH



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 m²



EIGHTH FLOOR PLAN | III |





ONE-BEDROOM APARTMENT

II-G2

54.28 M2

EIGHT 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	MAR 2027	OCT 2027	DEC 2027
260,544.00€	282,256.00€	309,396.00€	331,108.00€	341,964.00€



THREE-BEDROOM APARTMENT

II-T1

358.06 M2

118.06m2 + 240m2 green roof terrace

EIGHT 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	MAR 2027	OCT 2027	DEC 2027
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



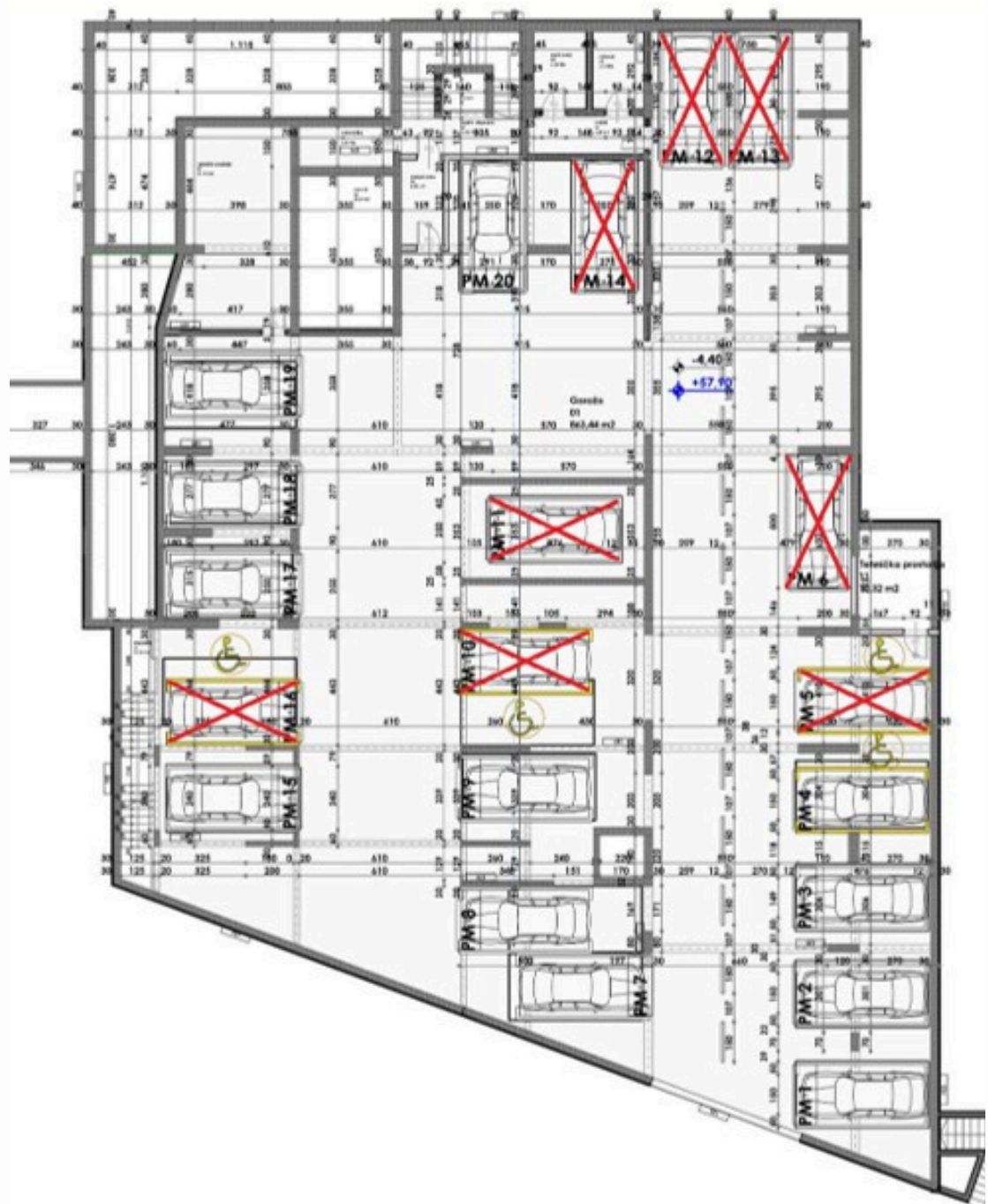
II-T1			
01	Corridor		4,07
02	Kitchen		6,12
03	Living room		31,54
04	Toilet		1,49
05	Bathroom		3,62
06	Hallway		4,19
07	Bedroom		12,77
08	Bedroom		11,49
09	Bedroom		11,59
10	Terrace		2,57
11	Terrace		28,65
			118,06m²



PRICE GROWTH FOR UNITS ON THE SEVENTH AND EIGHT FLOOR

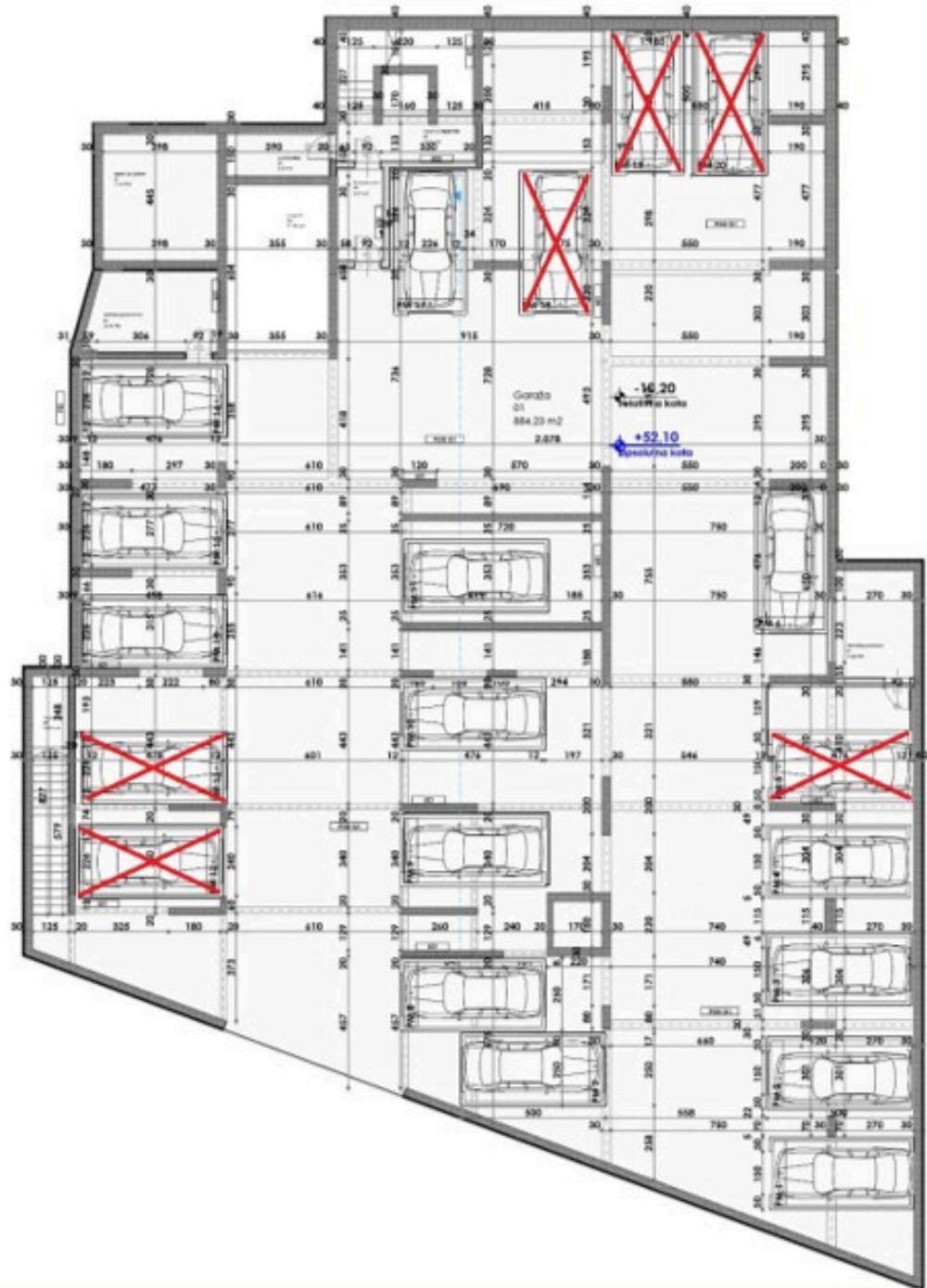
	M2	STARTING PRICE	INSTALLMENT PRICE	OCT 2026	DEC 2026	MAR 2027	OCT 2027	DEC 2027
I-G2	86.94	269,360.00€	278,828.00€	333,643.00€	369,704.00€	414,777.00€	450,836.00€	468,880.00€
I-G3	39.48	150,024.00€	157,920.00€	177,660.00€	193,452.00€	213,192.00€	228,984.00€	236,880.00€
II-G2	54.28	278,094.00€	287,562.00€	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€	AVAILABLE
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

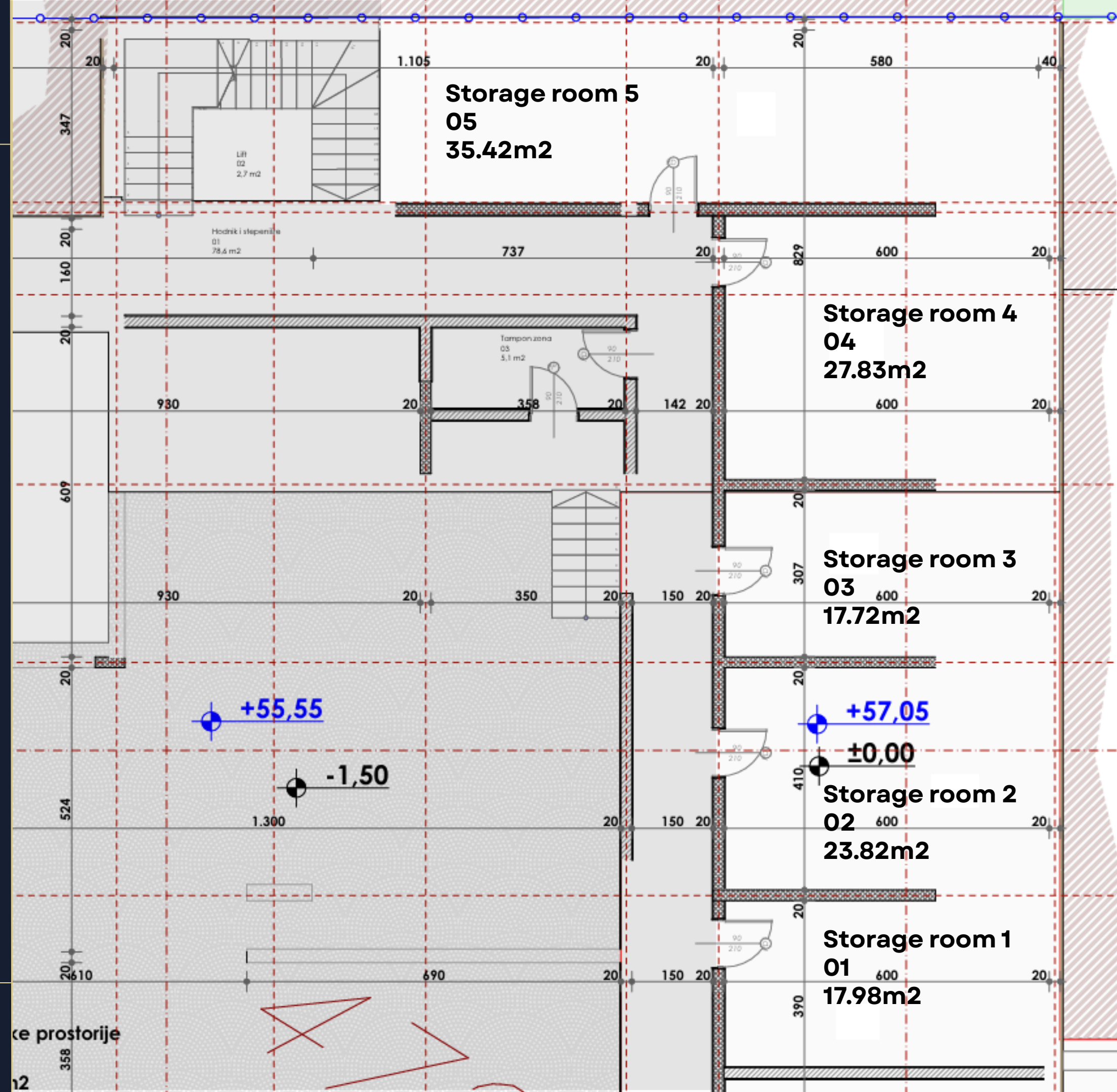
OFFERS FOR STORAGE ROOMS

STORAGE NO.	FLOOR	m ²	PRICE	APARTMENT ON THE FLOOR
1	Ground Floor	17,98	€ 26,970.00	SU1-JP1
2	Ground Floor	23,82	€ 35,730.00	SU1-JP1
3	Ground Floor	17,72	€ 26,580.00	SU1-JP1
4	Ground Floor	27,83	€ 41,745.00	SU1-JP1
5	Ground Floor	35,42	€ 53,130.00	SU1-JP1
2	Floor 1	23,80	€ 35,700.00	SU2-J1, SU2-JP1
4	Floor 1	27,67	€ 41,505.00	SU2-J1, SU2-JP1
5	Floor 1	35,70	€ 53,550.00	SU2-J1, SU2-JP1
3	Floor 2	17,71	€ 26,565.00	SU3-J2, SU3-J1, SU3-JP1
4	Floor 2	27,67	€ 41,505.00	SU3-J2, SU3-J1, SU3-JP1
5	Floor 2	35,77	€ 53,655.00	SU3-J2, SU3-J1, SU3-JP1
5	Floor 3	35,65	€ 53,475.00	
5	Floor 5	36,55	€ 54,825.00	SU6-D1, SU6-T1

OFFERS FOR STORAGE ROOMS: CONVERSION INTO APARTMENTS

STORAGE NO.	FLOOR	m ²	PRICE FOR 100% PAYMENT	PRICE FOR PAYING IN INSTALLMENTS	APARTMENT ON THE FLOOR
1	Ground Floor	17,98	€ 59,334.00	€ 62,930.00	SU1-JP1
2	Ground Floor	23,82	€ 73,842.00	€ 78,606.00	SU1-JP1
3	Ground Floor	17,72	€ 58,476.00	€ 62,020.00	SU1-JP1
4	Ground Floor	27,83	€ 86,273.00	€ 91,839.00	SU1-JP1
5	Ground Floor	35,42	€ 109,802.00	€ 116,886.00	SU1-JP1
2	Floor 1	23,80	€ 76,160.00	€ 80,920.00	SU2-J1, SU2-JP1
4	Floor 1	27,67	€ 88,544.00	€ 94,078.00	SU2-J1, SU2-JP1
5	Floor 1	35,70	€ 114,240.00	€ 121,380.00	SU2-J1, SU2-JP1
3	Floor 2	17,71	€ 61,985.00	€ 65,527.00	SU3-J2, SU3-J1, SU3-JP1
4	Floor 2	27,67	€ 91,311.00	€ 96,845.00	SU3-J2, SU3-J1, SU3-JP1
5	Floor 2	35,77	€ 118,041.00	€ 125,195.00	SU3-J2, SU3-J1, SU3-JP1
5	Floor 3	35,65	€ 121,210.00	€ 128,340.00	
5	Floor 5	36,55	€ 127,925.00	€ 135,235.00	SU6-D1, SU6-T1

OFFERS FOR STORAGE ROOMS GROUND FLOOR



OFFERS FOR STORAGE ROOMS

FIRST FLOOR

