



Jewel of Budva
MONTENEGRINA
RESIDENCE

FOR BUSINESS.
FOR LIFE.
FOR RELAXATION.

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!



1 LUXURY FIVE-STAR APARTMENTS

2 MANAGEMENT COMPANY

3 SPA CENTER

4 POOL AND POOL BAR

5 EXCLUSIVE RESTAURANT

6 GYM

7 PLAYGROUND



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.





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: October 2027.

For Vacation. Life. Business.

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

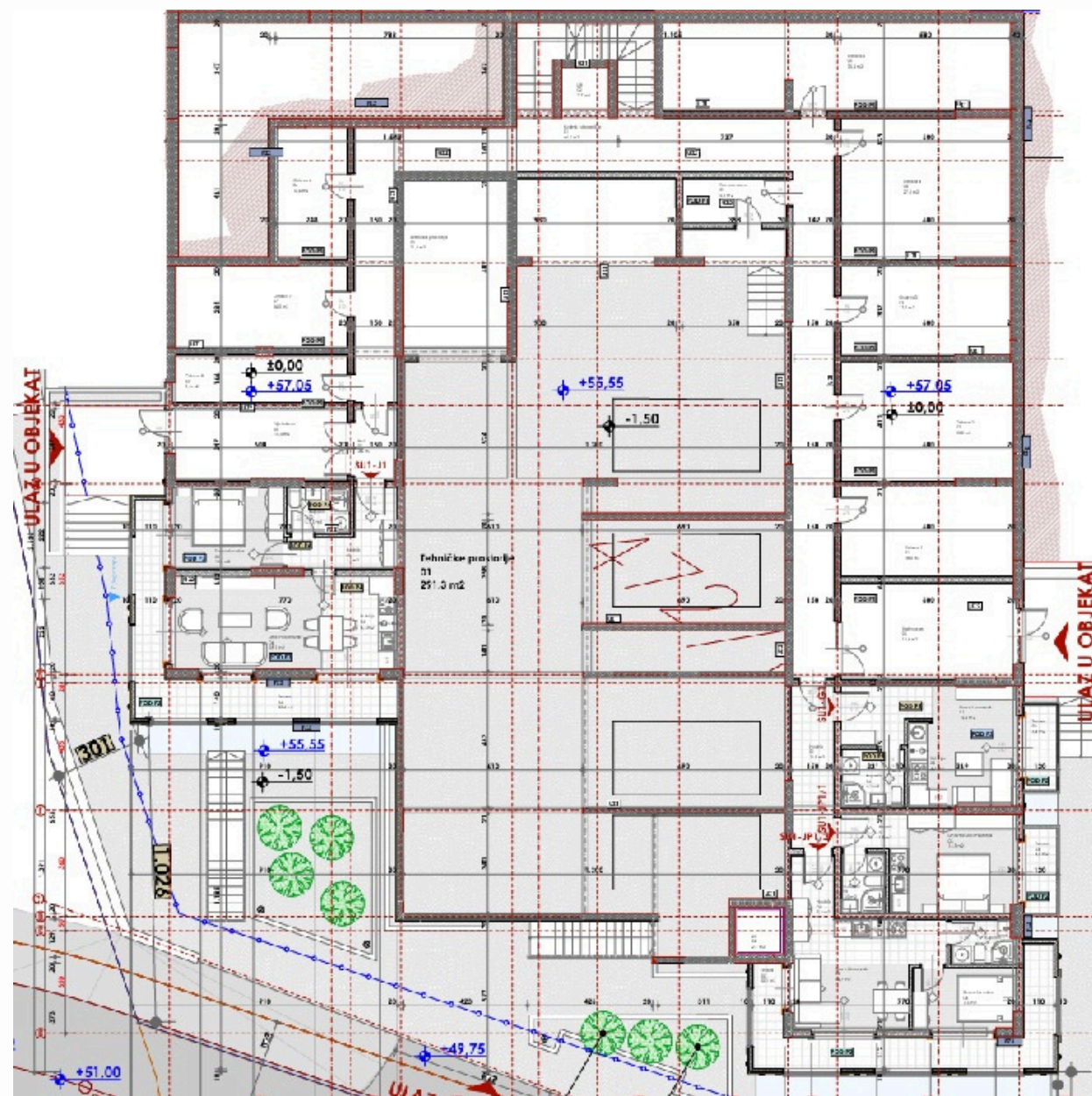
The catalogue shows prices with discounts for advance payment and prices for deferred payment. When paying for deferred payment, it is necessary to pay 50% according to the contract, while the remaining 50% can be paid in monthly or quarterly instalments until the end of the construction period.

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.

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	Kupatilo	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	Kupatilo	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	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
		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	Kupatilo	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

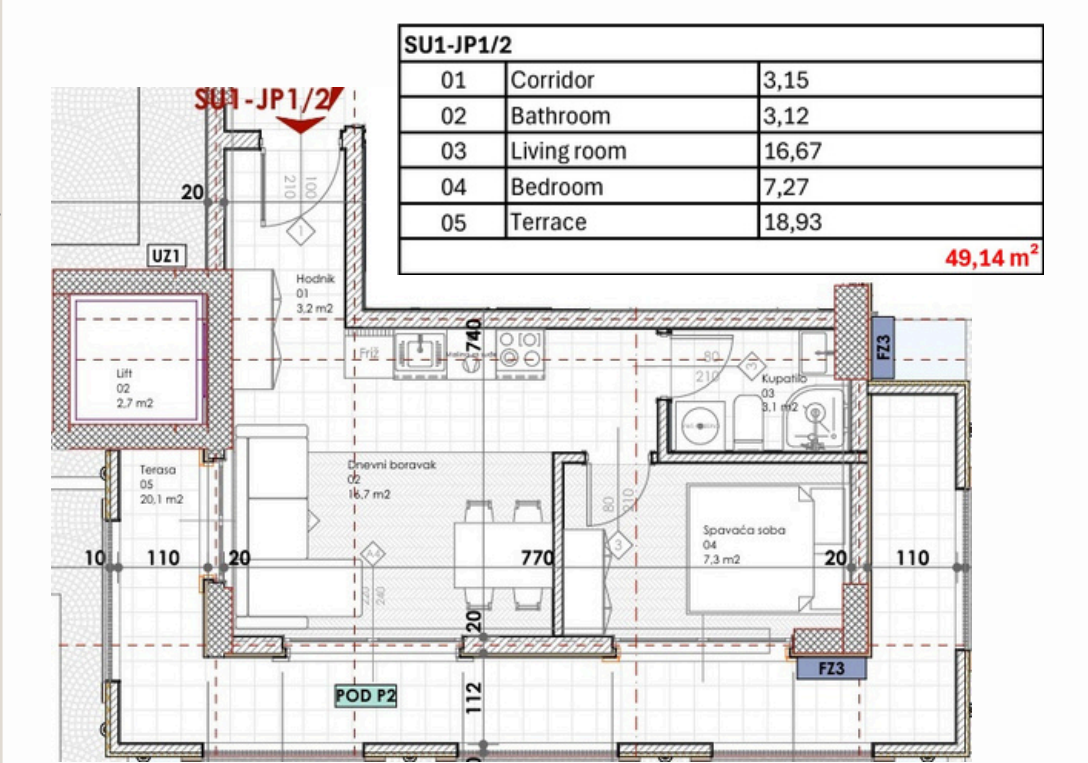
1 BEDROOM

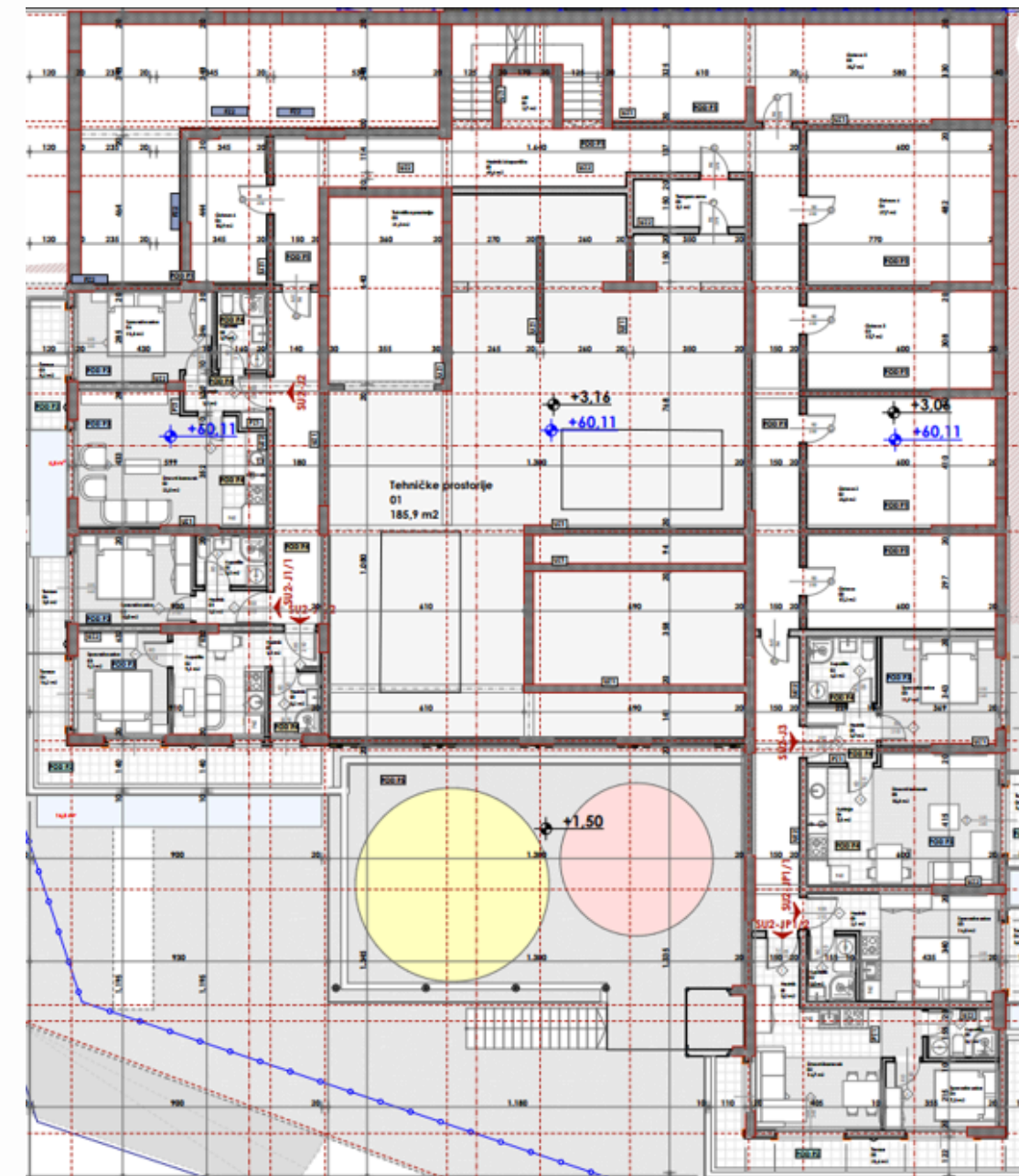
1 BATHROOM

PRICE FOR 100% PAYMENT: 185,652.00 €

PRICE FOR PAYING IN INSTALLMENTS: 195,966.00€

PRICE GROWTH IN CONSTRUCTION				
JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
232,888.00€	265,384.00€	292,464.00€	314,128.00€	324,960.00€





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	Kupatilo	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	Kupatilo	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	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
		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	Kupatilo	3,70	7,88
		48,85 m²	
SU2-J1/2			
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
		39,39 m²	
SU2-J1/1			
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
		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	



STUDIO APARTMENT

SU2-J1/1

19.42 M2

FIRST FLOOR
(HEIGHT OF THE SECOND FLOOR)

TERRACE

PANORAMIC VIEW OF THE SEA

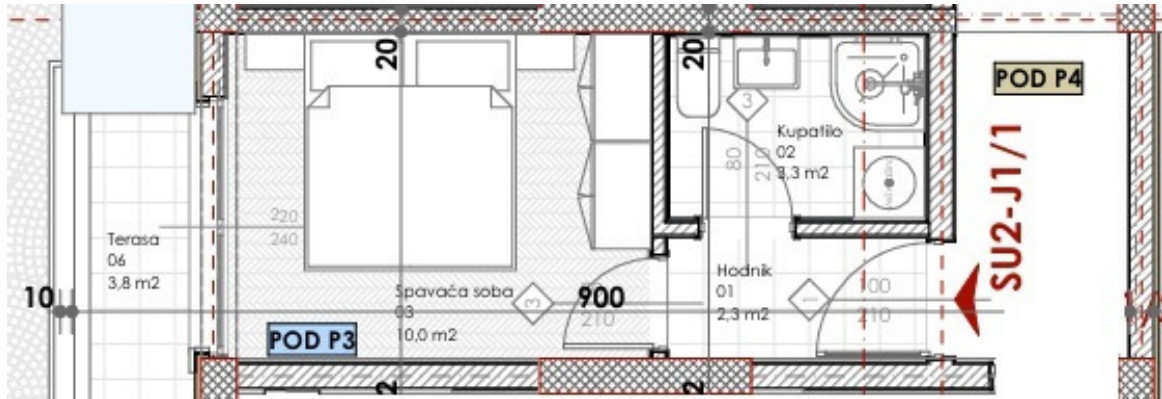
0 BEDROOMS

1 BATHROOM

PRICE FOR 100% PAYMENT: 77,000.00€

PRICE FOR PAYING IN INSTALLMENTS: 80,000.00€

PRICE GROWTH IN CONSTRUCTION				
JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
91,274.00€	102,926.00€	112,636.00€	120,404.00€	124,288.00€



SU2-J1/1		
01	Corridor	2,32
02	Bathroom	3,34
03	Bedroom	9,99
04	Terrace	3,77
		19,42 m ²





TWO-BEDROOM APARTMENT

SU2-J3



63.83 M2

FIRST FLOOR
(HEIGHT OF THE SECOND FLOOR)

TERRACE

PANORAMIC VIEW OF THE SEA

2 BEDROOMS

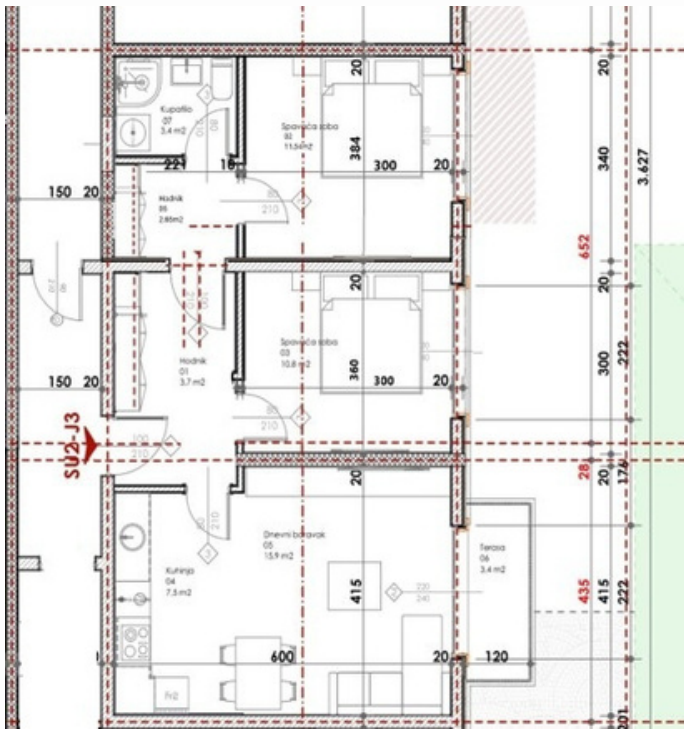
1 BATHROOM

PRICE FOR 100% PAYMENT: 179,751.00€

PRICE FOR PAYING IN INSTALLMENTS: 189,085.00€

PRICE GROWTH IN CONSTRUCTION

JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
242,554.00€	280,852.00€	312,767.00€	338,299.00€	351,065.00€



SU2-J3		
01	Corridor	3,70
02	Bathroom	4,32
03	Bedroom	11,93
04	Bedroom	17,16
05	Living room	15,83
06	Kitchen	7,50
07	Terrace	3,39
		63,83m 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: 279,718.00€

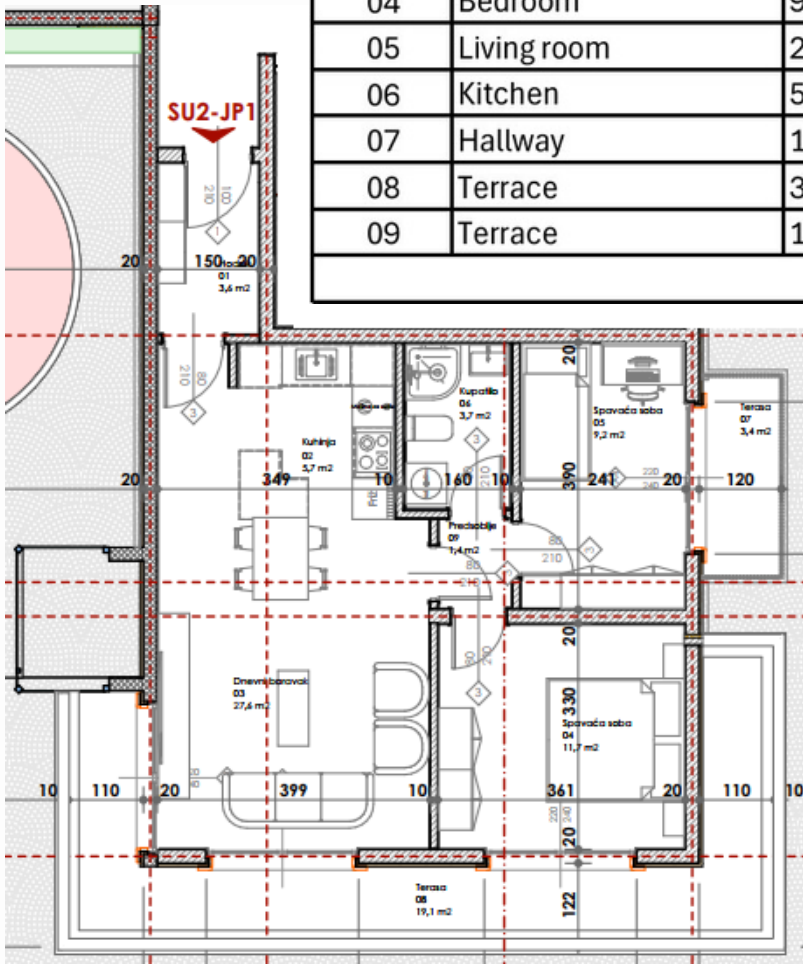
PRICE FOR PAYING IN INSTALLMENTS: 296,172.00€

PRICE GROWTH IN CONSTRUCTION

JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
353,761.00€	403,123.00€	444,256.00€	477,166.00€	493,620.00€



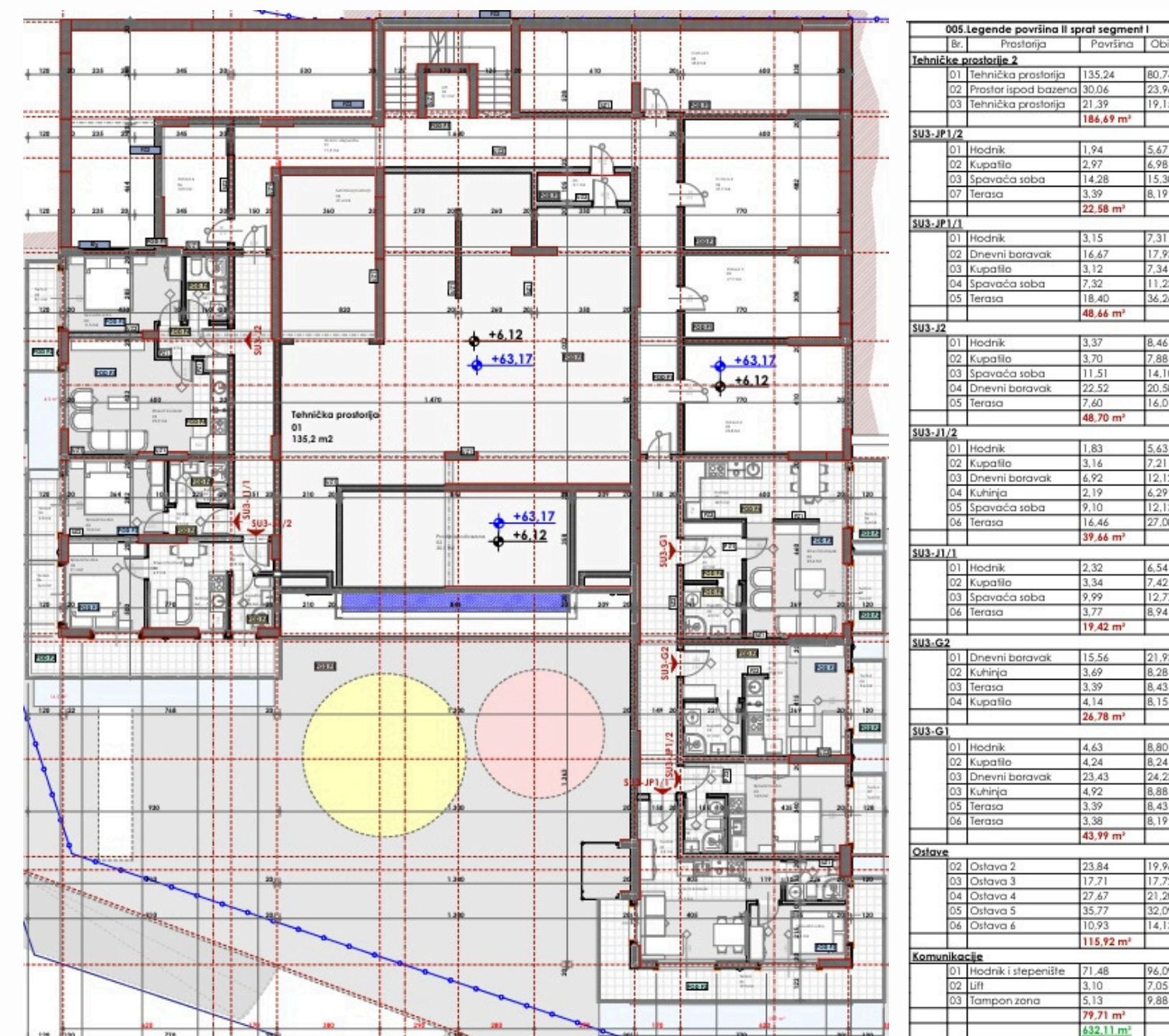
SU2-JP1		
01	Corridor	3,63
02	Bathroom	3,65
03	Bedroom	11,61
04	Bedroom	9,20
05	Living room	27,60
06	Kitchen	5,72
07	Hallway	1,38
08	Terrace	3,39
09	Terrace	16,73
		82,91 m ²

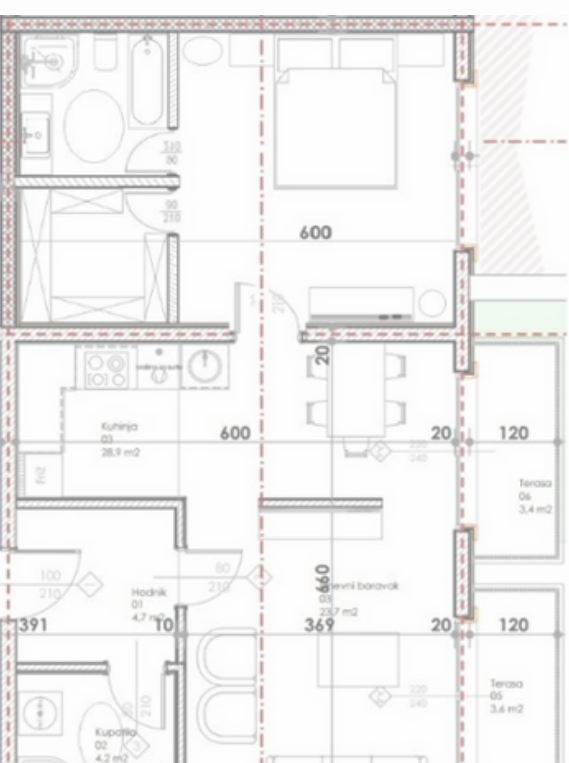


PRICE GROWTH FOR UNITS ON THE FIRST FLOOR

	M2	STARTING PRICE	INSTALLMENT PRICE	OCT-2025	JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
SU2-J1	62.85	213,690.00€	226,260.00€	238,830.00€	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€	81,564.00€	91,274.00€	102,926.00€	112,636.00€	120,404.00€	124,288.00€
SU2-J1/2	39.39	137,865.00€	145,743.00€	149,682.00€	169,377.00€	193,011.00€	212,706.00€	228,462.00€	236,340.00€
SU2-J3	46.67	179,751.00€	189,085.00€	210,639.00€	242,554.00€	280,852.00€	312,767.00€	338,299.00€	351,065.00€
SU2-JP1	82.91	279,718.00€	296,172.00€	312,626.00€	353,761.00€	403,123.00€	444,258.00€	477,166.00€	493,620.00€

SECOND FLOOR PLAN | SU3 |





SU3-G1		
01	Corridor	4,63
02	Kitchen	4,24
03	Living room	20,87
04	Bathroom	8,03
05	Bedroom	16,70
06	Wardrobe	3,55
07	Bathroom	3,55
08	Terrace	3,39
09	Terrace	3,38
		67,83m ²

ONE-BEDROOM APARTMENT

SU3-G1

67.83 M2

43.99m2 + 23.84m2 storage room

SECOND FLOOR



SOLD



PRICE FOR 100% PAYMENT: 189,725.00€

PRICE FOR PAYING IN INSTALLMENTS: 198,523.00€

PRICE GROWTH IN CONSTRUCTION				
JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
230,622.00€	271,320.00€	305,235.00€	332,367.00€	345,933.00€





TWO-BEDROOM APARTMENT

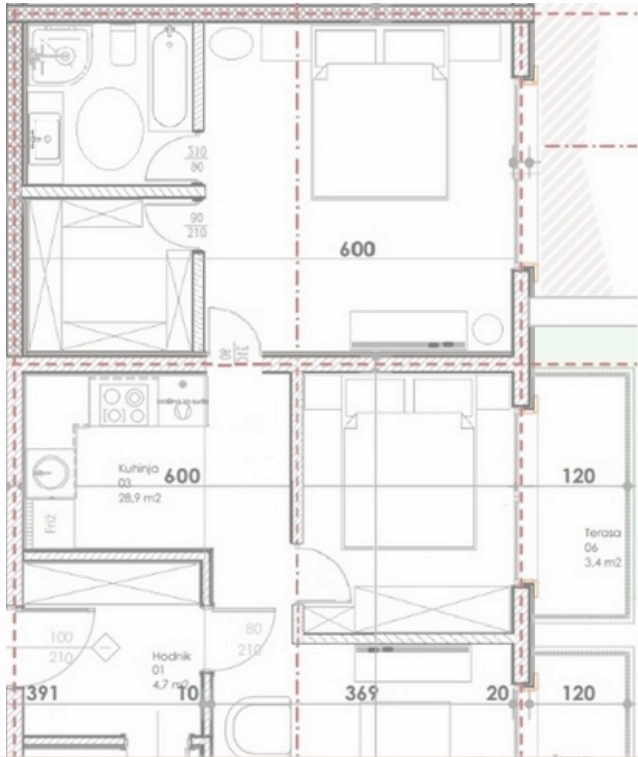
SU3-G1



67.83 M2

43.99m2 + 23.84m2 storage room

SECOND FLOOR



SU3-G1		
01	Corridor	4,63
02	Kitchen	4,24
03	Living room	20,87
04	Bathroom	8,03
05	Bedroom	16,70
06	Bedroom	3,55
07	Bathroom	3,55
08	Terrace	3,39
09	Terrace	3,38
		67,83m ²



SOLD



2 BATHROOMS

PRICE FOR 100% PAYMENT: 189,725.00€

PRICE FOR PAYING IN INSTALLMENTS: 198,523.00€

PRICE GROWTH IN CONSTRUCTION				
JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
230,622.00€	271,320.00€	305,235.00€	332,367.00€	345,933.00€





STUDIO APARTMENT

SU3-JP1/2

22.58 M2

SECOND FLOOR
(HEIGHT OF THE THIRD FLOOR)

TERRACE

VIEW OF THE SEA

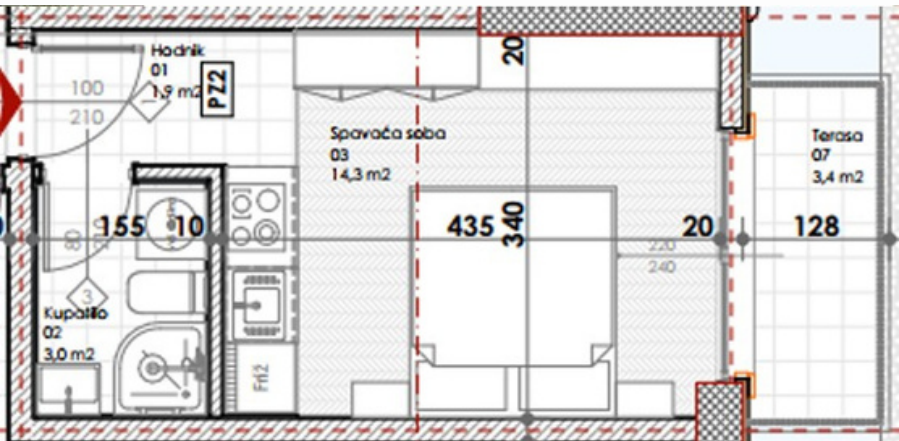
0 BEDROOMS

1 BATHROOM

PRICE FOR 100% PAYMENT: 97,014.00€

PRICE FOR PAYING IN INSTALLMENTS: 102,120.00€

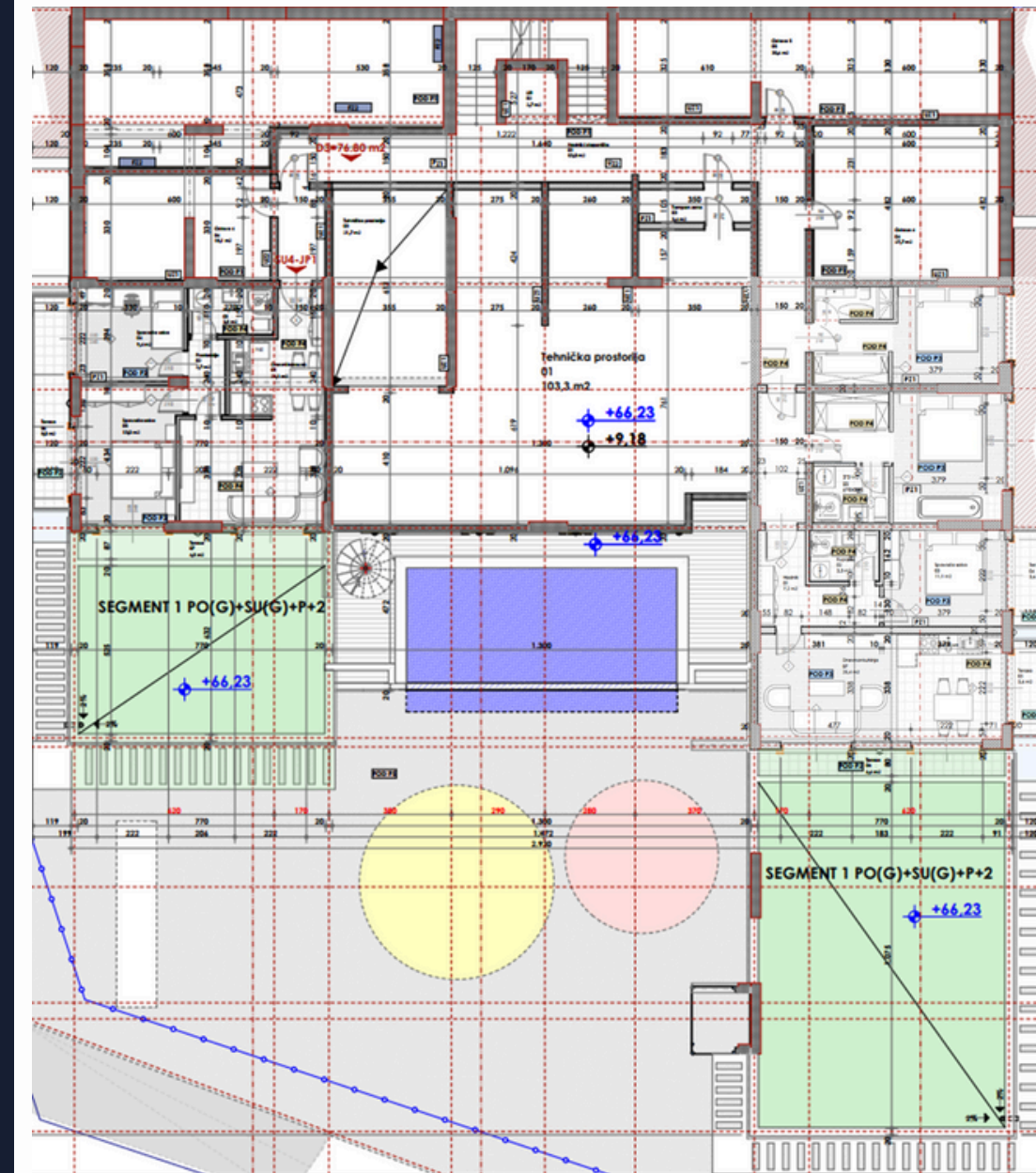
PRICE GROWTH IN CONSTRUCTION				
JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
117,438.00€	132,756.00€	145,521.00€	155,733.00€	160,839.00€



SU3-JP1/2		
01	Corridor	1,94
02	Bathroom	2,97
03	Bedroom	14,28
04	Terrace	3,39
		22,58m ²



THIRD FLOOR PLAN | SU4 |



006.Legende površina prizemlje segment II			
Br.	Prostorija	Površina	Obim
Tehničke prostorije 2			
01	Tehnička prostorija	103,25	61,16
03	Tehnička prostorija	21,69	19,31
		124,94 m²	
SU4-JP1			
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
		66,74 m²	
SU4-J1			
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
		59,66 m²	
Ostave			
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
		123,66 m²	
Komunikacije			
01	Hodnik i stepenište	52,96	70,01
02	Lift	2,72	6,60
03	Tampon zona	3,55	8,97
		59,23 m²	
		434,23 m²	



THREE-BEDROOM APARTMENT

SU4-J1



189.16M2

112.16m2 + 77m2 green terrace

THIRD FLOOR
(HEIGHT OF THE FOURTH FLOOR)

GREEN TERRACE + 2 BALCONIES

PANORAMIC VIEW OF THE SEA

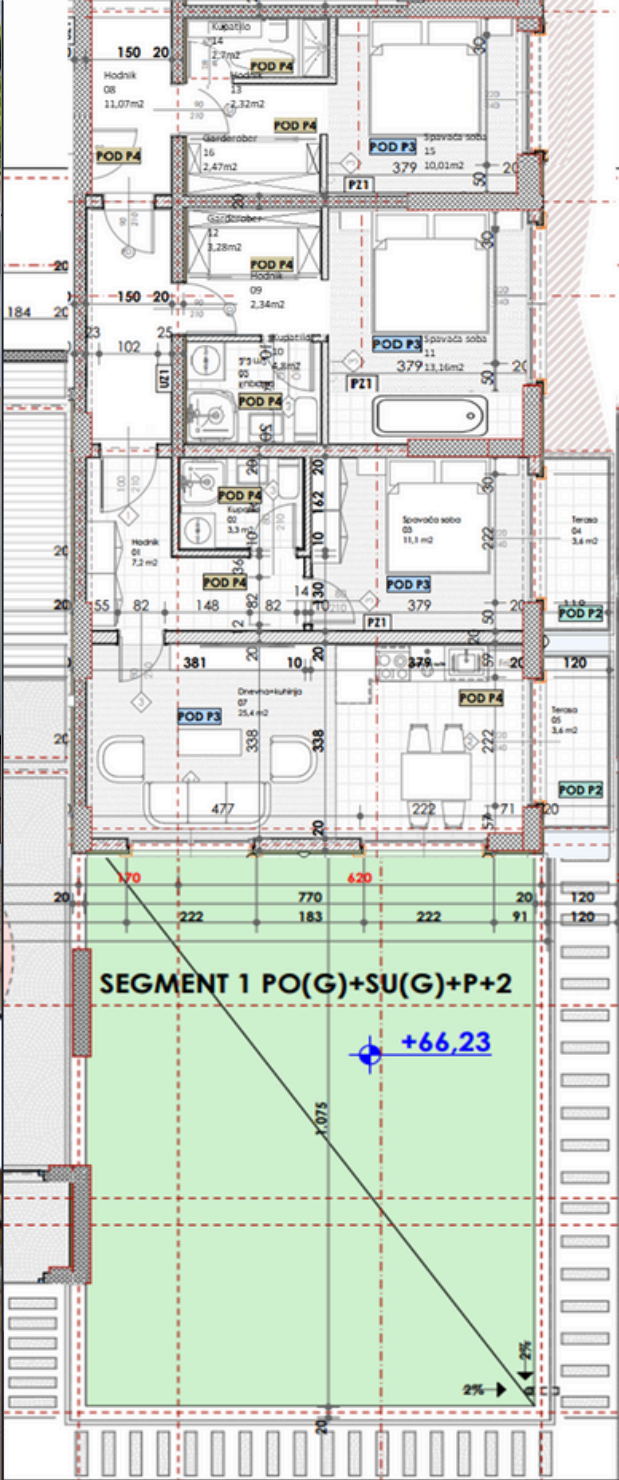
3 BEDROOMS

3 BATHROOMS

PRICE FOR 100% PAYMENT: 381,766.00€

PRICE FOR PAYING IN INSTALLMENTS: 401,398.00€

PRICE GROWTH IN CONSTRUCTION				
JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
498,232.00€	594,664.00€	675,024.00€	739,312.00€	771,456.00€

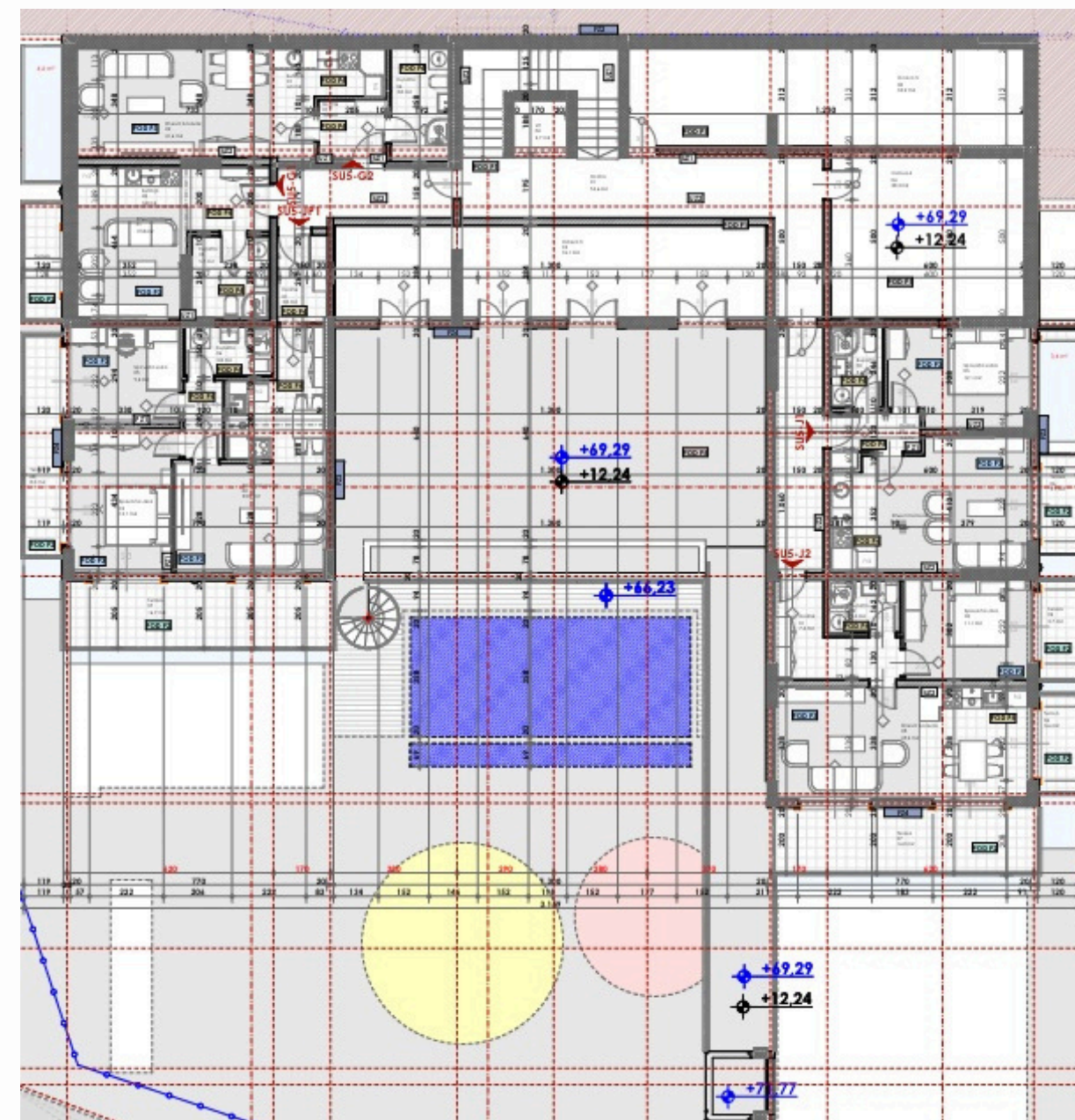


SU4-J1		
01	Corridor	7,42
02	Bathroom	3,32
03	Bathroom	4,80
04	Bathroom	2,70
05	Living room + Kitchen	25,29
06	Bedroom	11,30
07	Bedroom	13,16
08	Bedroom	10,01
09	Wardrobe	3,28
10	Wardrobe	2,47
11	Corridor	2,34
12	Corridor	11,07
13	Corridor	2,32
14	Terrace	3,39
15	Terrace	3,39
16	Terrace	5,90
		112,16 m ²

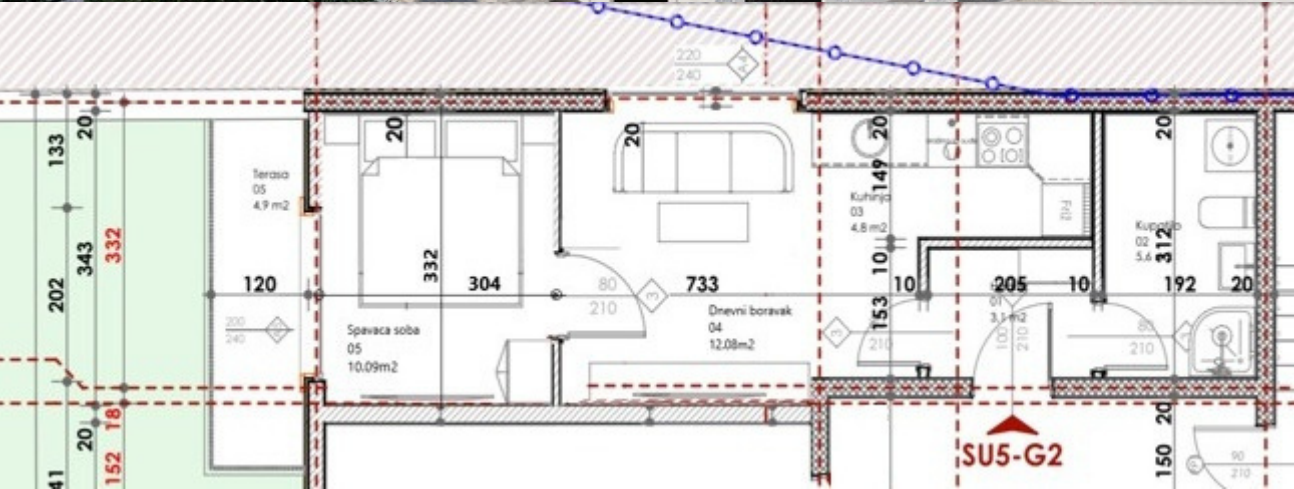
PRICE GROWTH FOR UNITS ON THE SECOND AND THIRD FLOOR

	M2	STARTING PRICE	INSTALLMENT PRICE	OCT-2025	JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
SU3-G1	67.83	189,725.00€	198,523.00€	210,273.00€	230,622.00€	271,320.00€	305,235.00€	332,367.00€	345,933.00€
SU3-JP1/2	22.58	97,014.00€	102,120.00€	109,779.00€	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€	450,016.00€	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	Pred soblje	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 m ²		

ONE-BEDROOM APARTMENT

SU5-G2

40.08 M2

FOURTH FLOOR
(HEIGHT OF THE FIFTH FLOOR)

TERRACE

VIEW OF THE SEA

1 BEDROOM

1 BATHROOM

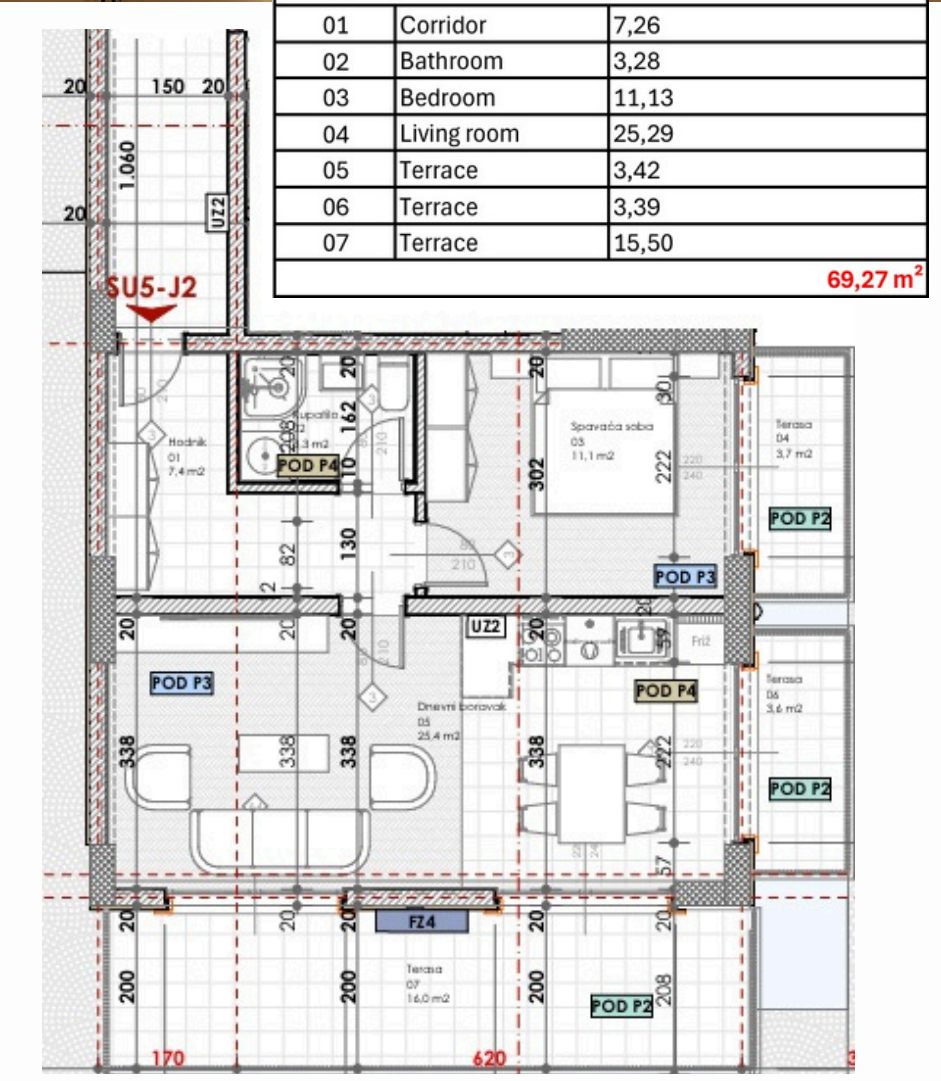
PRICE FOR 100% PAYMENT: 140,280.00€

PRICE FOR PAYING IN INSTALLMENTS: 148,269.00€

PRICE GROWTH IN CONSTRUCTION

JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
172,344.00€	196,392.00€	216,432.00€	232,464.00€	240,480.00€





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: 256,299.00€

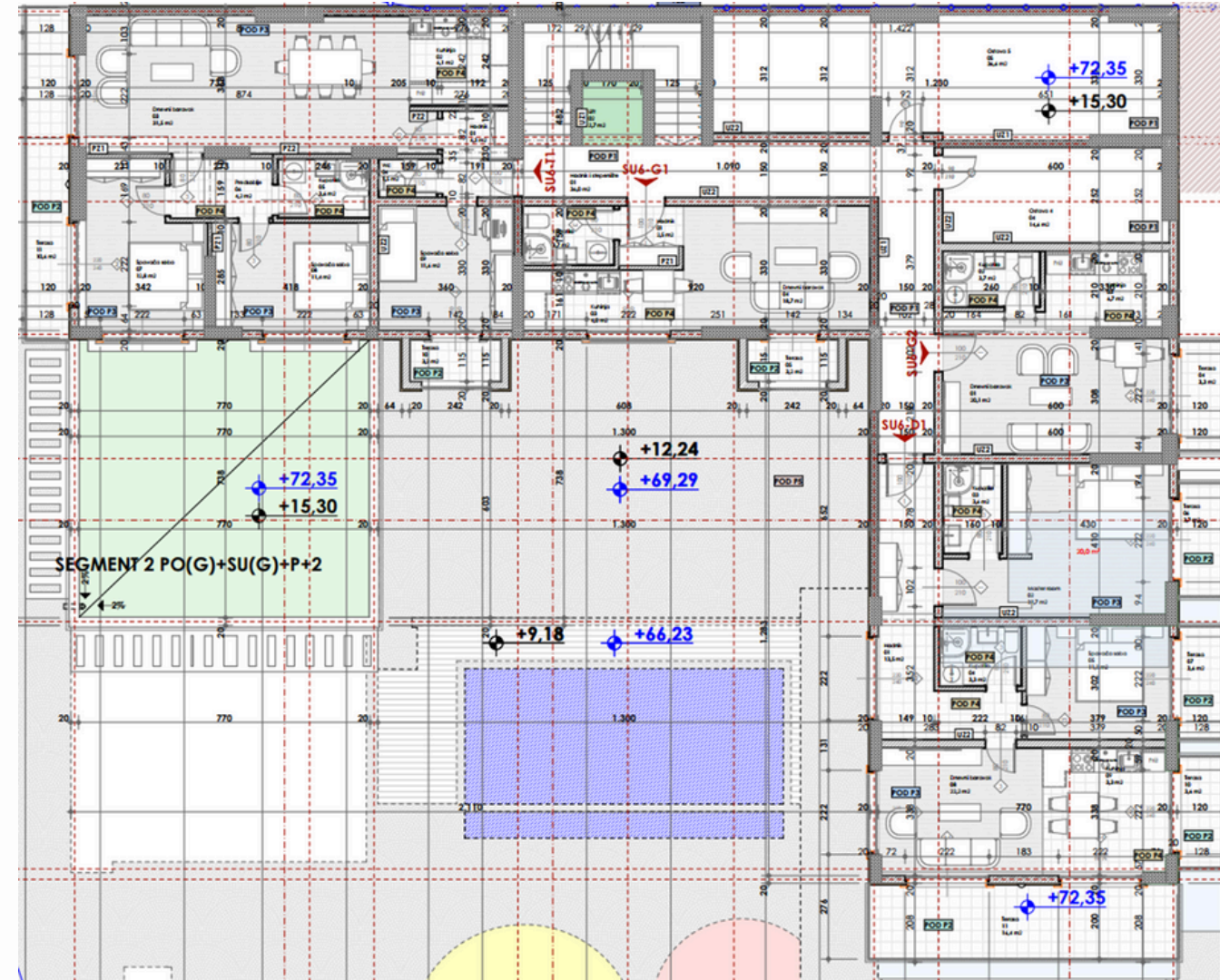
PRICE FOR PAYING IN INSTALLMENTS: 270,153.00€

PRICE GROWTH IN CONSTRUCTION

JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
304,788.00€	346,350.00€	380,985.00€	408,693.00€	422,547.00€



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	Predsoćlje	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	
		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

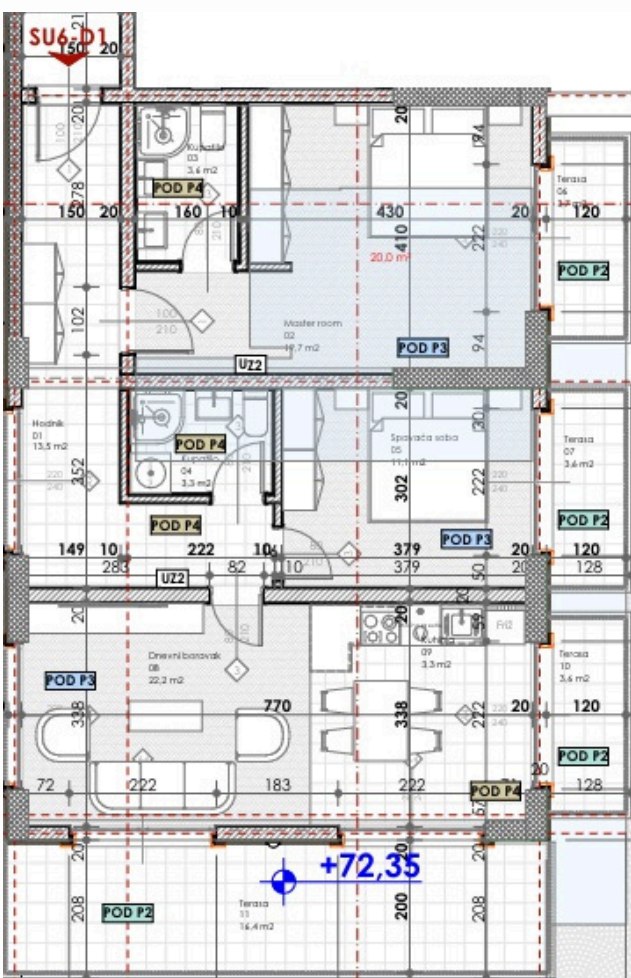
2 BEDROOMS

2 BATHROOMS

PRICE FOR 100% PAYMENT: 389,348.00€

PRICE FOR PAYING IN INSTALLMENTS: 409,840.00€

PRICE GROWTH IN CONSTRUCTION				
JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
461,070.00€	522,546.00€	573,776.00€	614,760.00€	635,252.00€



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

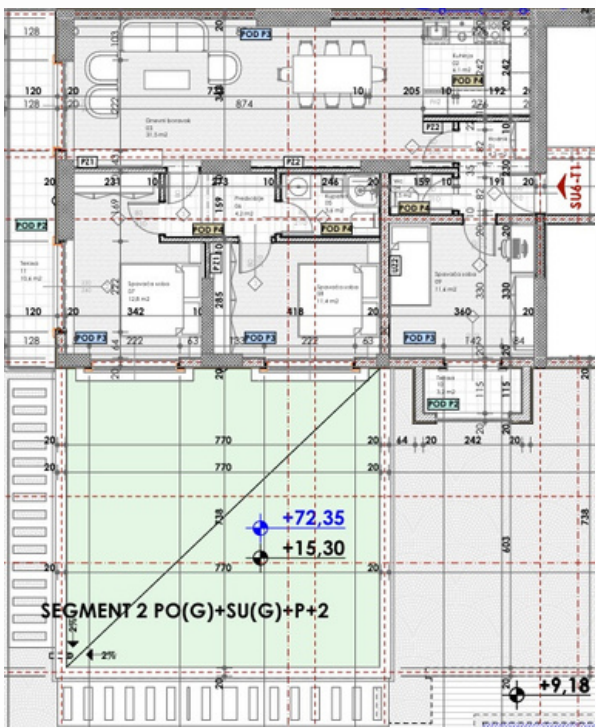
2 BATHROOMS

PRICE FOR 100% PAYMENT: 486,286.00€

PRICE FOR PAYING IN INSTALLMENTS: 506,180.00€

PRICE GROWTH IN CONSTRUCTION

JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
594,586.00€	688,468.00€	766,703.00€	829,291.00€	860,585.00€



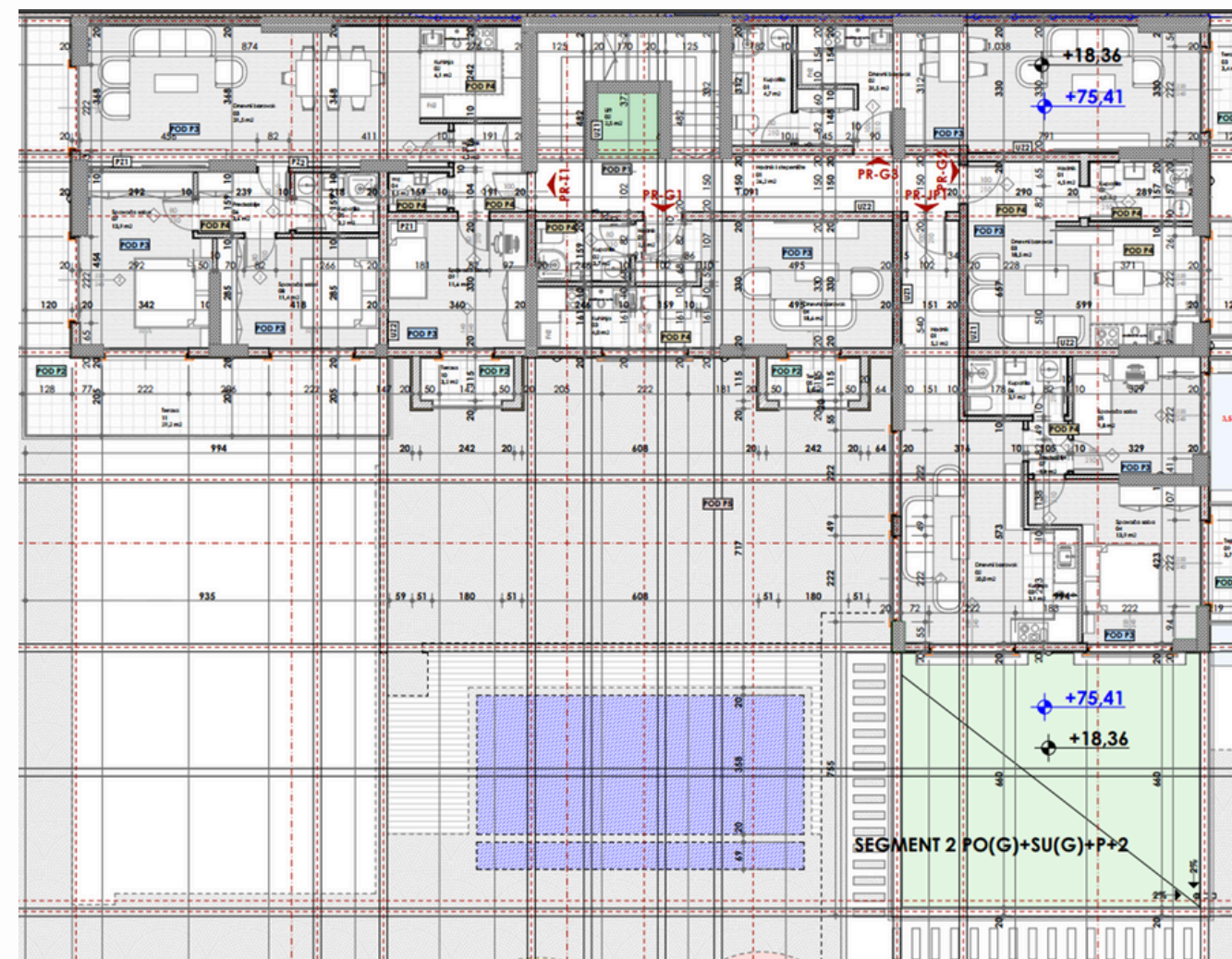
SU6-T1			
01	Corridor		4,07
02	Bathroom		3,61
03	Toilet		1,49
04	Kitchen		6,12
05	Living room		31,51
06	Hallway		4,17
07	Bedroom		12,84
08	Bedroom		11,42
09	Bedroom		11,61
10	Terrace		2,57
11	Terrace		10,06
			99,47 m²



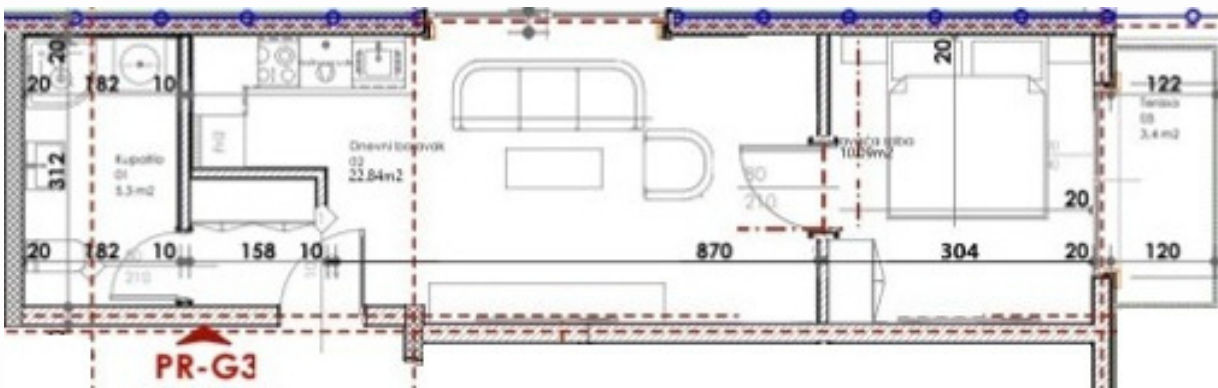
PRICE GROWTH FOR UNITS ON THE FOURTH AND FIFTH FLOOR

	M2	STARTING PRICE	INSTALLMENT PRICE	OCT-2025	JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
SU5-G2	40.08	140,280.00€	148,269.00€	160,320.00€	172,344.00€	196,392.00€	216,432.00€	232,464.00€	240,480.00€
SU5-J2	69.27	256,299.00€	270,153.00€	284,007.00€	304,788.00€	346,350.00€	380,985.00€	408,693.00€	422,547.00€
SU6-D1	102.46	389,348.00€	409,840.00€	430,332.00€	461,070.00€	522,546.00€	573,776.00€	614,760.00€	635,252.00€
SU6-T1	150.3	486,286.00€	506,180.00€	547,645.00€	594,586.00€	688,468.00€	766,703.00€	829,291.00€	860,585.00€

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	Predсобље	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	Predсобље	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	



PR-G3		
01	Bathroom	4,66
02	Bedroom	10,09
03	Living room	21,33
04	Terrace	3,40
		39,48m ²



ONE-BEDROOM APARTMENT

PR-G3



39.48 M2

SIXTH FLOOR
(HEIGHT OF THE SEVENTH FLOOR)

TERRACE

VIEW OF THE SEA

1 BEDROOM

1 BATHROOM

PRICE FOR 100% PAYMENT: 133,496.00€

PRICE FOR PAYING IN INSTALLMENTS: 140,712.00€

PRICE GROWTH IN CONSTRUCTION				
JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-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

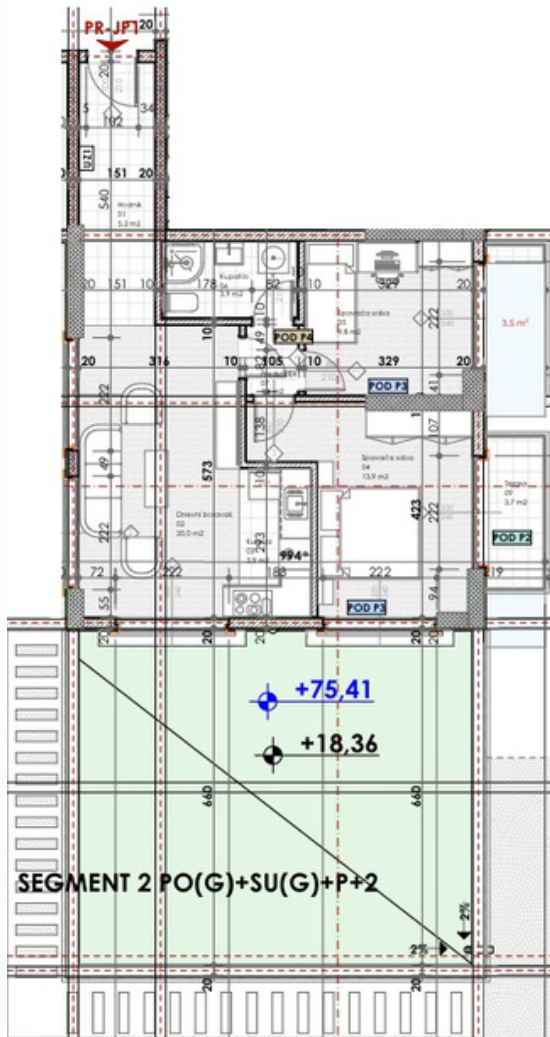
2 BATHROOMS

PRICE FOR 100% PAYMENT: 352,014.00€

PRICE FOR PAYING IN INSTALLMENTS: 364,966.00€

PRICE GROWTH IN CONSTRUCTION

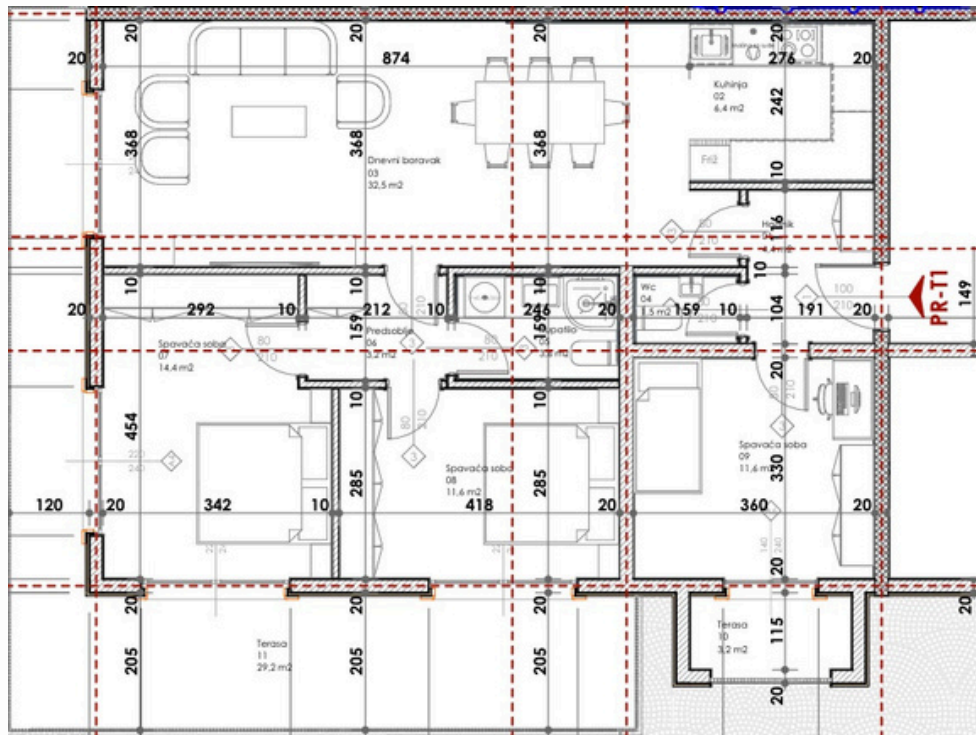
JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
451,464.00€	497,768.00€	555,648.00€	601,952.00€	625,104.00€



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
		64,76m ²



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 ²



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: 460,980.00€

PRICE FOR PAYING IN INSTALLMENTS: 486,620.00€

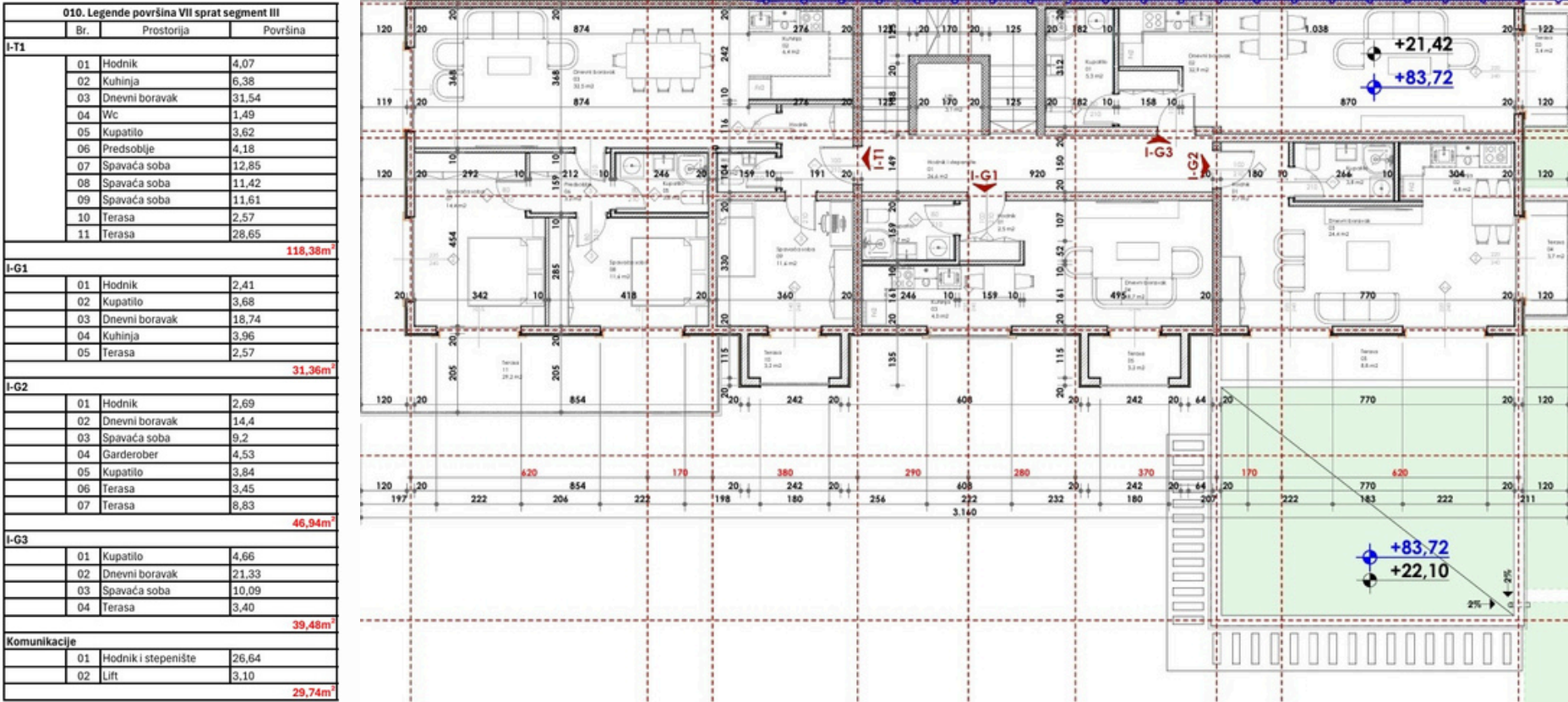
PRICE GROWTH IN CONSTRUCTION				
JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
531,900.00€	579,180.00€	638,280.00€	685,560.00€	709,200.00€



PRICE GROWTH FOR UNITS ON THE SIXTH FLOOR

	M2	STARTING PRICE	INSTALLMENT PRICE	OCT-2025	JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
PR-G3	39.48	133,496.00€	140,712.00€	144,320.00€	155,144.00€	169,576.00€	187,616.00€	202,048.00€	209,264.00€
PR-JP1	115.76	352,014.00€	364,966.00€	416,736.00€	451,464.00€	497,768.00€	555,648.00€	601,952.00€	625,104.00€
PR-T1	118.19	460,980.00€	486,620.00€	496,440.00€	531,900.00€	579,180.00€	638,280.00€	685,560.00€	709,200.00€

SEVENTH
FLOOR
PLAN
III





ONE-BEDROOM APARTMENT

I-G2



87.34 M2

47.34m2 +40m2 green terrace

SEVENTH FLOOR
(HEIGHT OF THE EIGHT FLOOR)

TERRACE

PANORAMIC VIEW OF THE SEA

0/1 BEDROOMS

1 BATHROOM

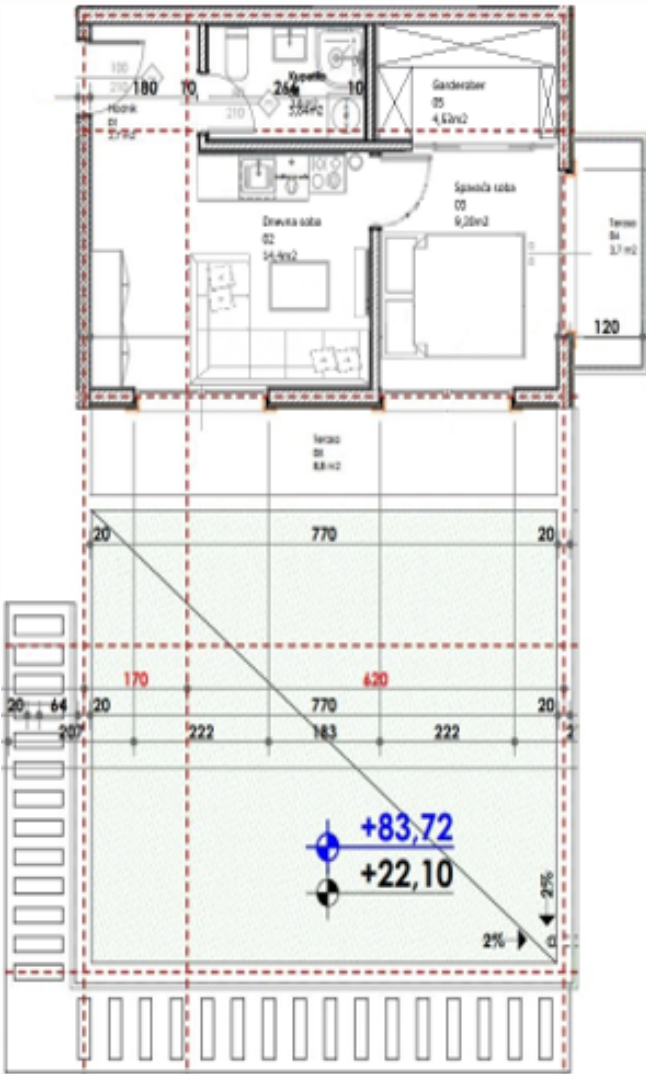
PRICE FOR 100% PAYMENT: 269,360.00€

PRICE FOR PAYING IN INSTALLMENTS: 278,828.00€

PRICE GROWTH IN CONSTRUCTION				
JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
323,158.00€	358,094.00€	401,764.00€	436,700.00€	454,168.00€



I-G2			
01	Corridor		2,69
02	Living room		14,8
03	Bedroom		9,2
04	Kitchen		4,53
05	Bathroom		3,84
06	Terrace		3,45
07	Terrace		8,83
			47,34m ²





ONE-BEDROOM APARTMENT

I-G3
39.48 M2



SEVENTH FLOOR
(HEIGHT OF THE EIGHT FLOOR)

TERRACE

VIEW OF THE SEA

0/1 BEDROOMS

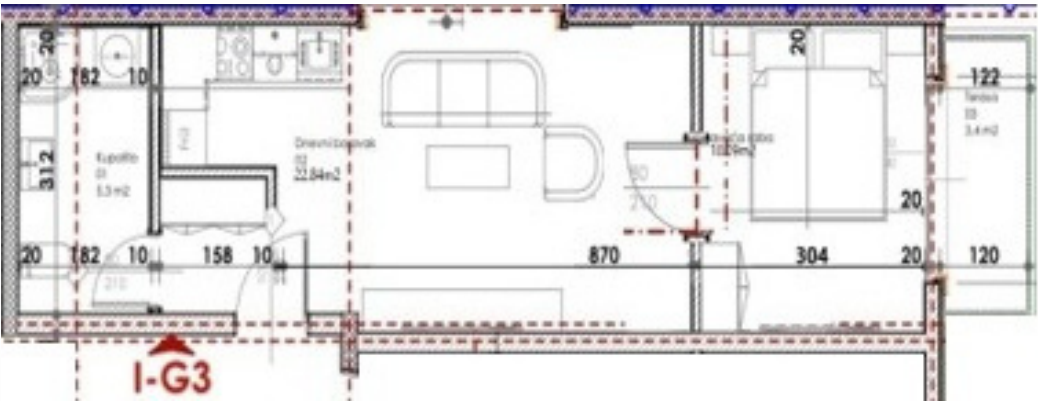
1 BATHROOM

PRICE FOR 100% PAYMENT: 150,024.00€

PRICE FOR PAYING IN INSTALLMENTS: 157,920.00€

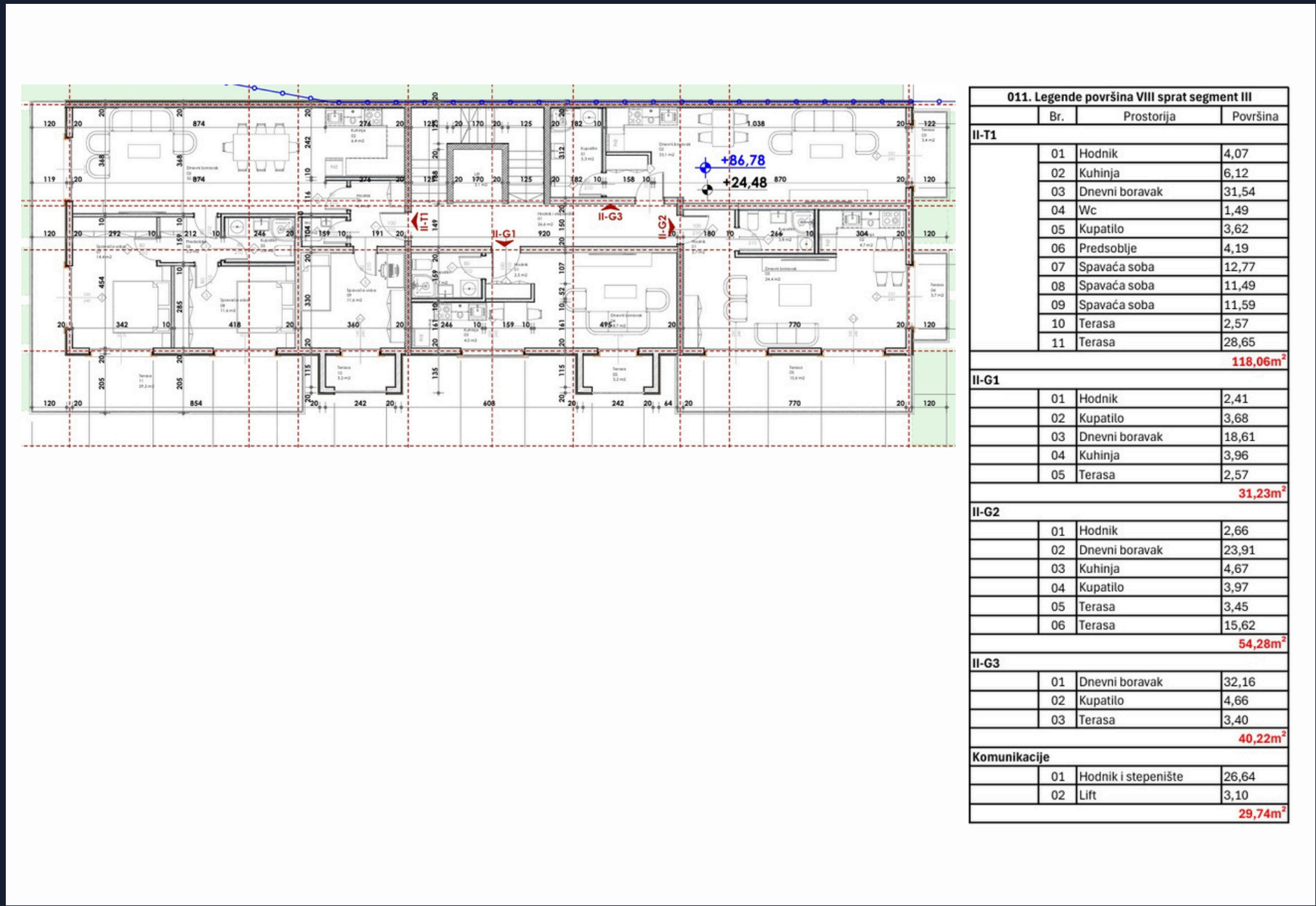
PRICE GROWTH IN CONSTRUCTION

JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
177,660.00€	193,452.00€	213,192.00€	228,984.00€	236,880.00€



I-G3			
01	Bathroom	4,66	
02	Living room	21,33	
03	Bedroom	10,09	
04	Terrace	3,40	
			39,48m ²

EIGHTH FLOOR PLAN | || |





ONE-BEDROOM APARTMENT

II-G2

54.28 M2

EIGHT FLOOR
(HEIGHT OF THE NINTH FLOOR)

TERRACE

PANORAMIC VIEW OF THE SEA

0/1 BEDROOMS

1 BATHROOM

PRICE FOR 100% PAYMENT: 222,548.00€

PRICE FOR PAYING IN INSTALLMENTS: 233,404.00€

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

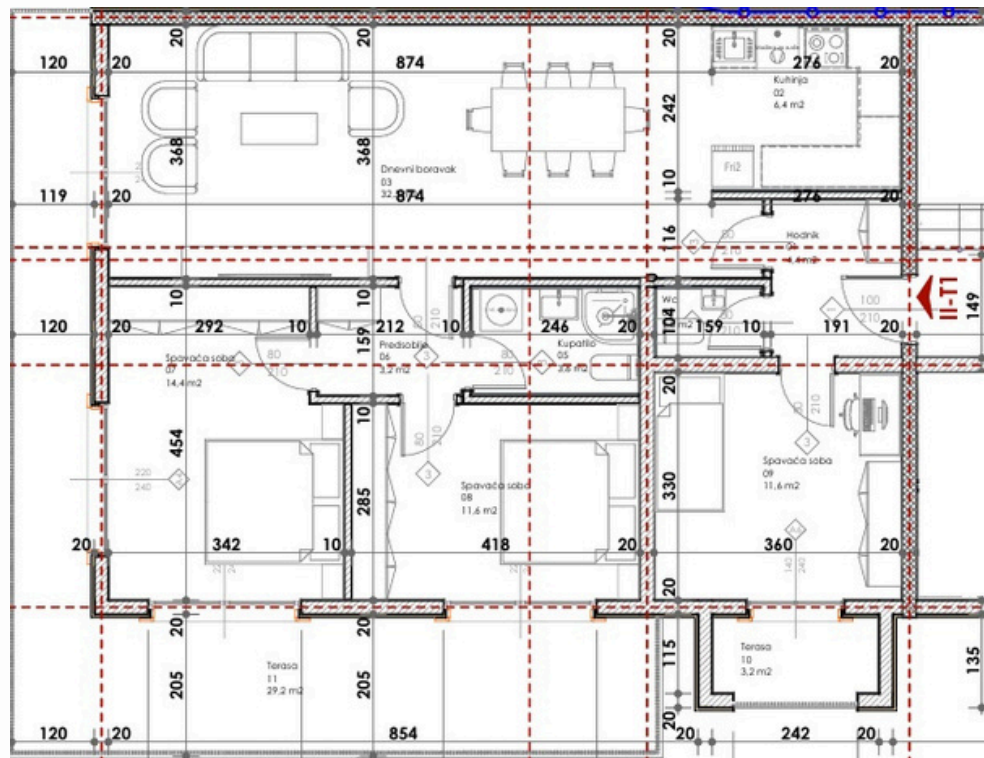


II-G2			
01	Corridor		2,66
02	Living room		23,91
03	Kitchen		4,67
04	Bathroom		3,97
05	Terrace		3,45
06	Terrace		15,62
			54,28m ²





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 ²



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

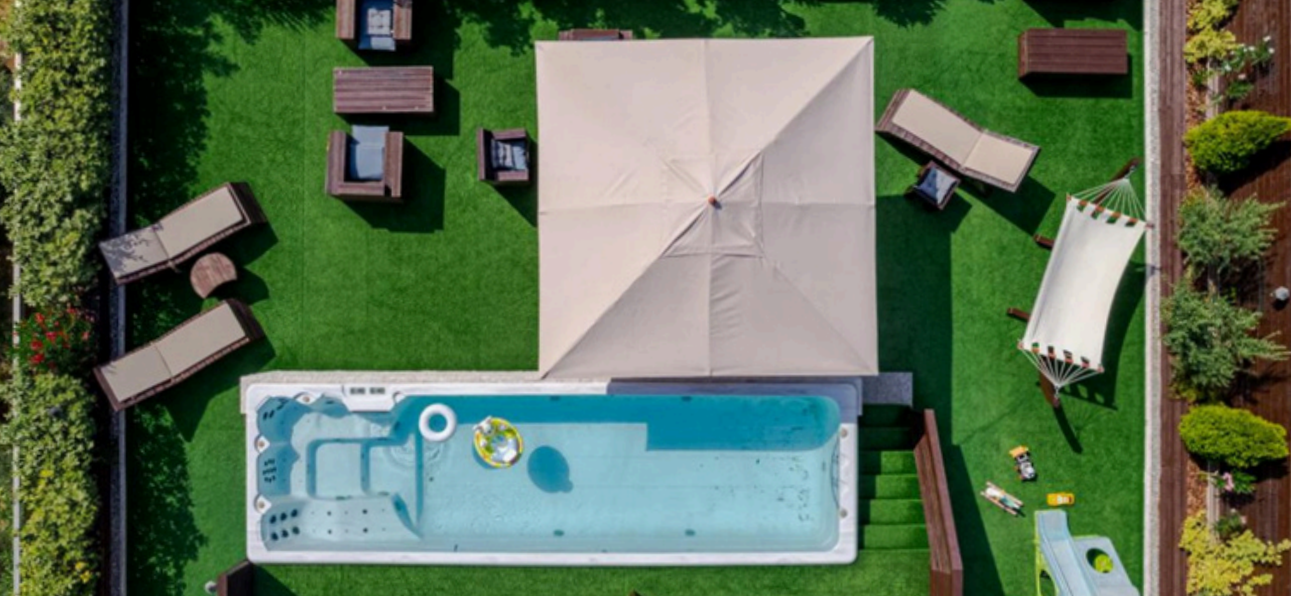
2 BATHROOMS

PRICE FOR 100% PAYMENT: 976,046.00€

PRICE FOR PAYING IN INSTALLMENTS: 1,000,046.00€

PRICE GROWTH IN CONSTRUCTION

JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
1,142,592.00€	1,237,808.00€	1,356,828.00€	1,452,044.00€	1,499,652.00€



PRICE GROWTH FOR UNITS ON THE SEVENTH AND EIGHT FLOOR

	M2	STARTING PRICE	INSTALLMENT PRICE	OCT-2025	JAN-2026	JUN-2026	OCT-2026	JAN-2027	JUN-2027
I-G2	86.94	269,360.00€	278,828.00€	296,956.00€	323,158.00€	358,094.00€	401,764.00€	436,700.00€	454,168.00€
I-G3	39.48	150,024.00€	157,920.00€	165,816.00€	177,660.00€	193,452.00€	213,192.00€	228,984.00€	236,880.00€
II-G2	54.28	222,548.00€	233,404.00€	244,260.00€	260,544.00€	282,256.00€	309,396.00€	331,108.00€	341,964.00€
II-T1	358.06	976,046.00€	1,000,046.00€	1,071,180.00€	1,142,592.00€	1,237,808.00€	1,356,828.00€	1,452,044.00€	1,499,652.00€

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€	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€	Available
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€	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€	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
6	Ground Floor	10,58	€ 15,870.00	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
3	Floor 3	18,16	€ 27,240.00	
5	Floor 3	35,65	€ 53,475.00	
5	Floor 5	36,55	€ 54,825.00	SU6-D1, SU6-T1