FOR BUSINESS.
FOR LIFE.
FOR VACATION.
jewel of Budva
MONTENEGRINA
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

Montenegrina Residence | Budva | Montenegro

HEATED INFINITY POOL

SPA CENTER

EXCLUSIVE RESTAURANT

GYM

PLAYGROUND

SPA CENTER
GYM
FIRST FLOOR

SPA CENTER
SECOND FLOOR

SPA CENTER
RESTAURANT
POOL BAR
THIRD FLOOR

Montenegrina Residence | Spa Center

Montenegrina Residence | Gym

Montenegrina Residence | Restaurant

Montenegrina Residence | Pool Bar

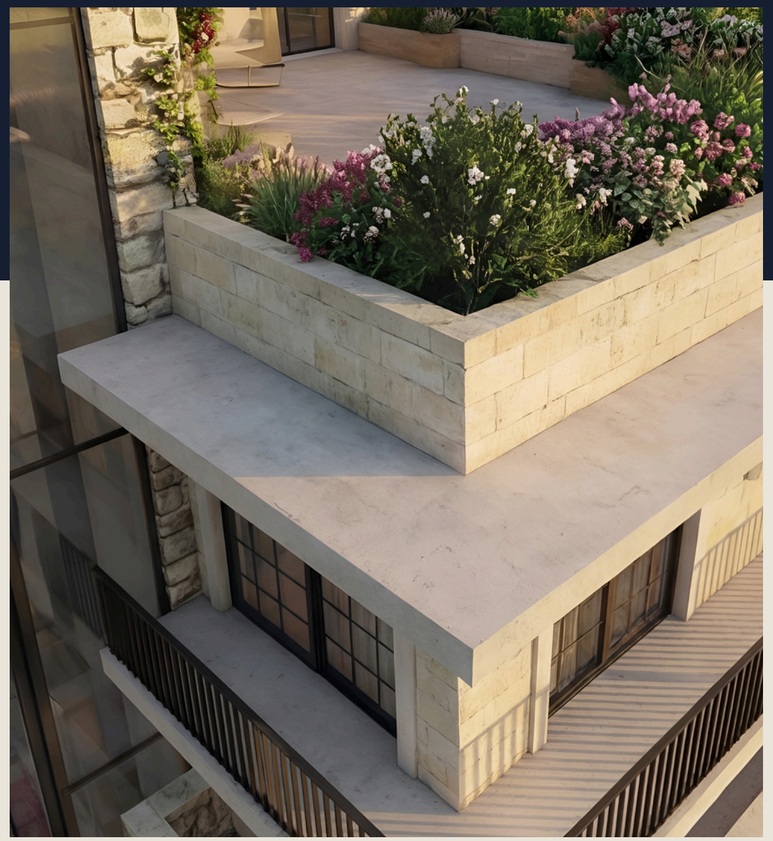
Montenegrina Residence | Swimming Pool

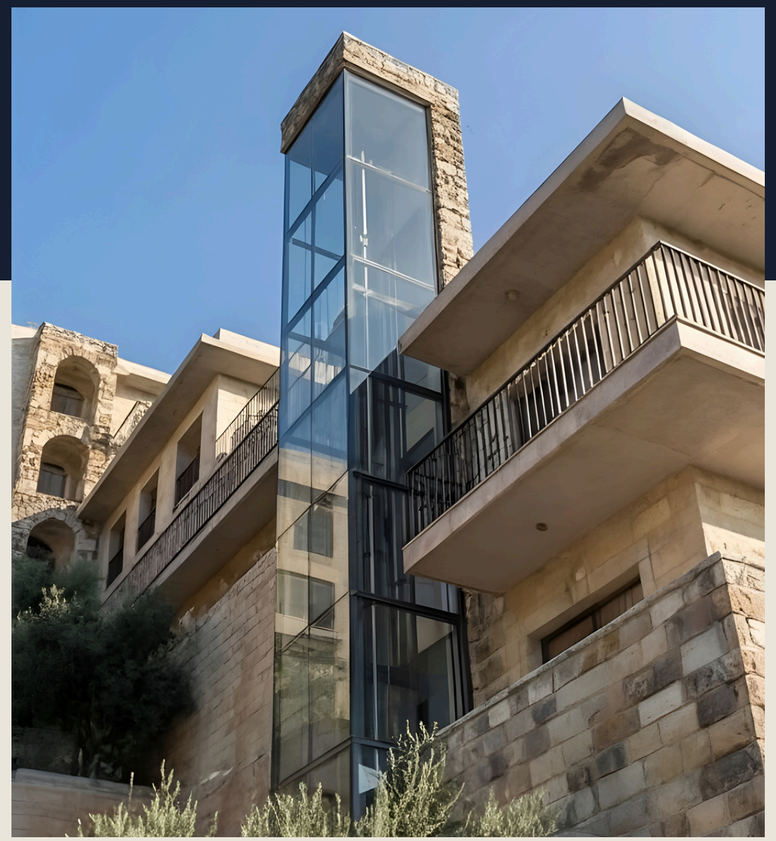
Montenegrina Residence | Infinity Pool

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.

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	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 +kuhinja	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

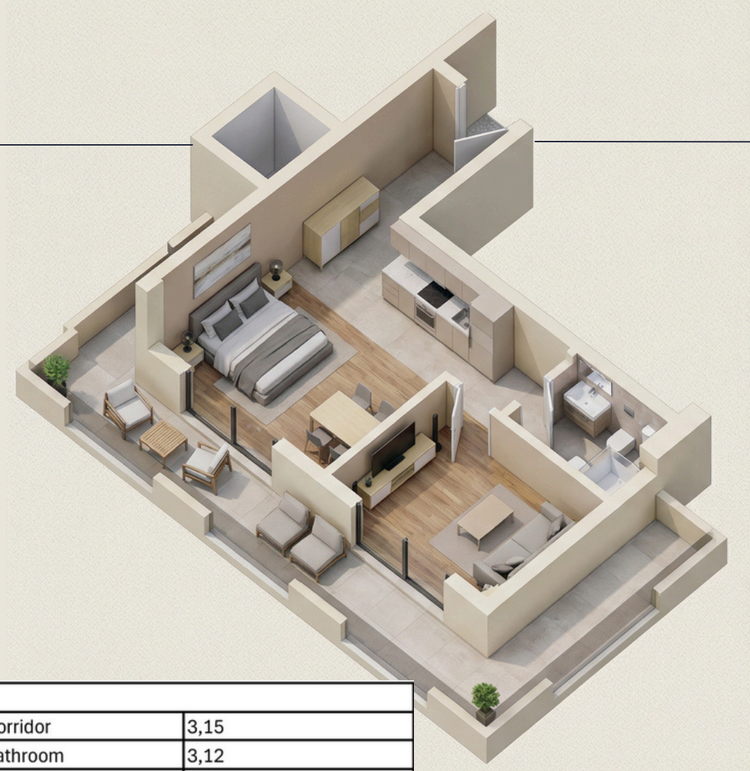
PRICE FOR 100% PAYMENT: 190,566.00€

PRICE FOR PAYING IN INSTALLMENTS: 200,880.00€

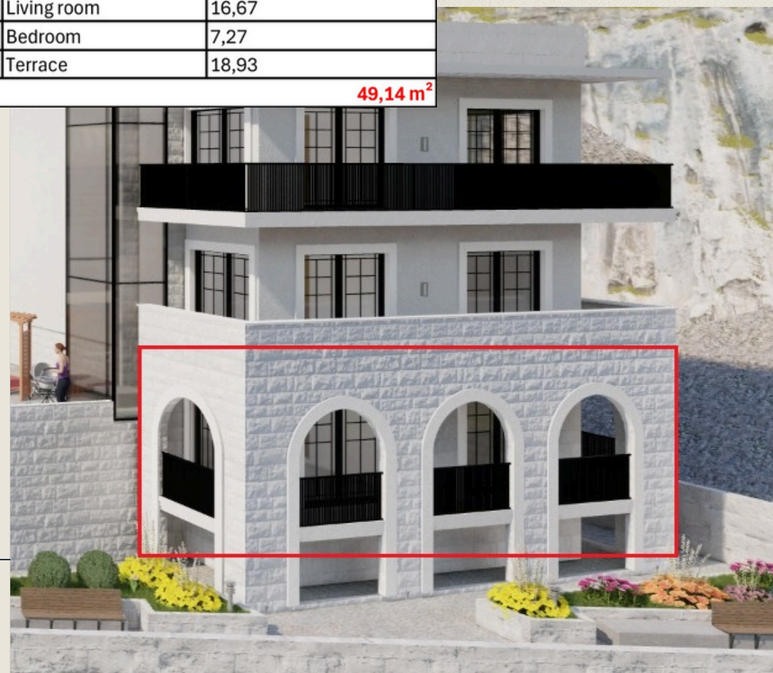
PRICE GROWTH IN CONSTRUCTION				
OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
239,046.00€	272,414.00€	300,198.00€	322,438.00€	333,574.00€

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

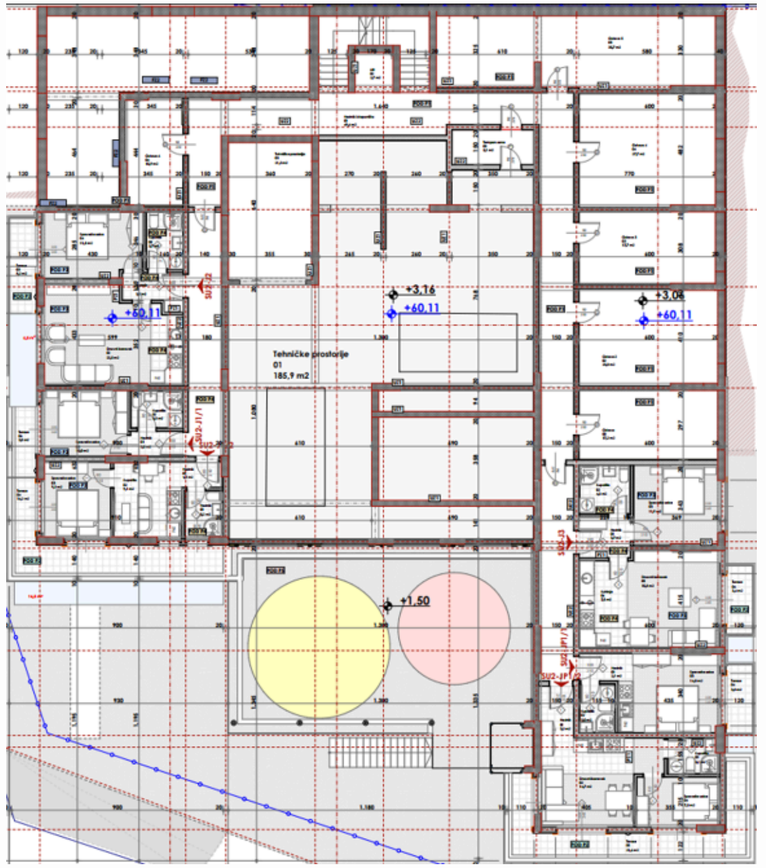
https://budvainvestmentmontenegro.me/en/listing/budva_jednosoban_apartmansu1-jp1-2/



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

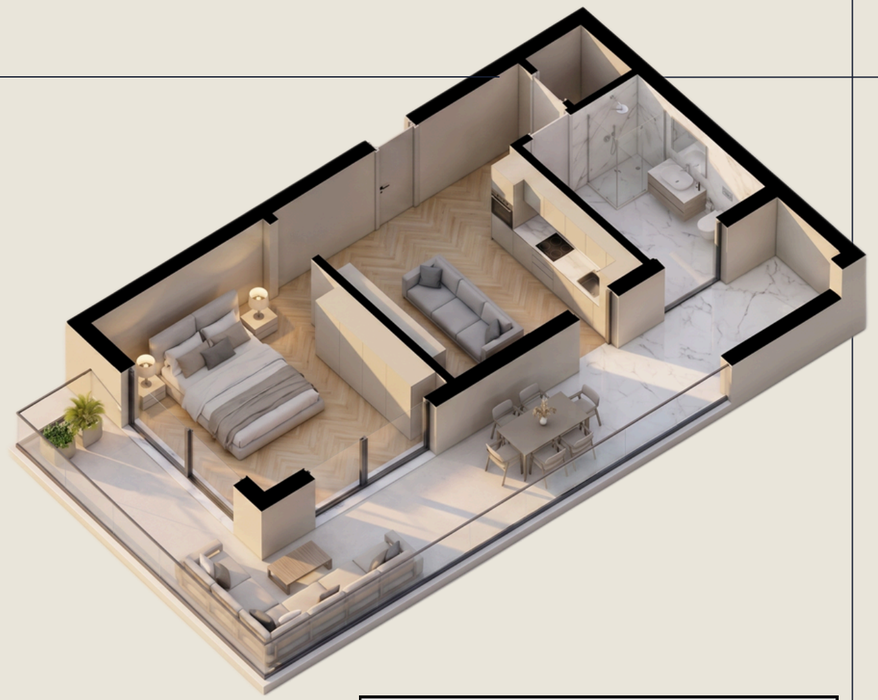


FIRST FLOOR PLAN | SU2 |



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	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	

ONE-BEDROOM APARTMENT



SU2-J1/2

39.39 M2

FIRST FLOOR
(HEIGHT OF THE SECOND FLOOR)

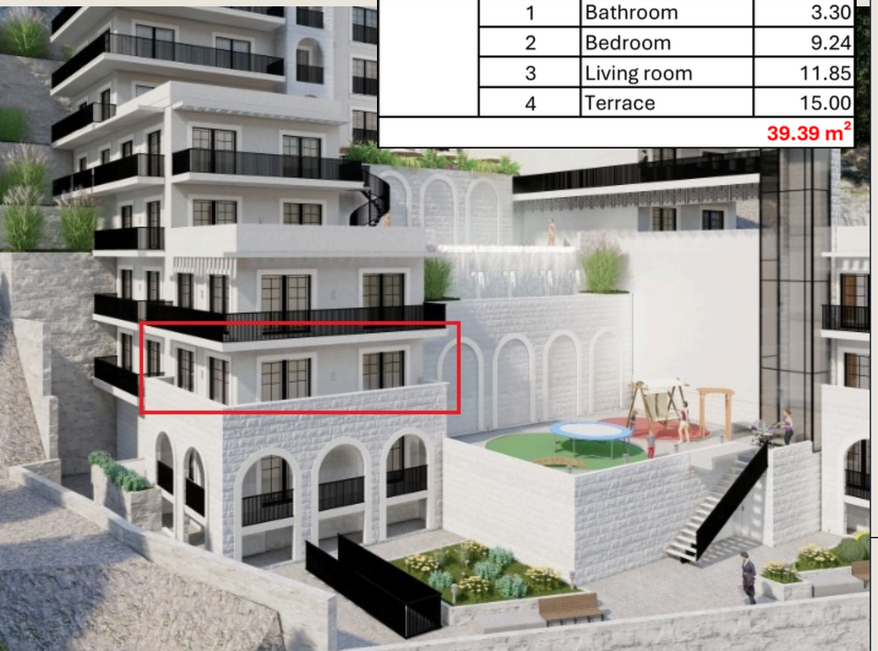
TERRACE

PANORAMIC VIEW OF THE SEA

1 BEDROOM

1 BATHROOM

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



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

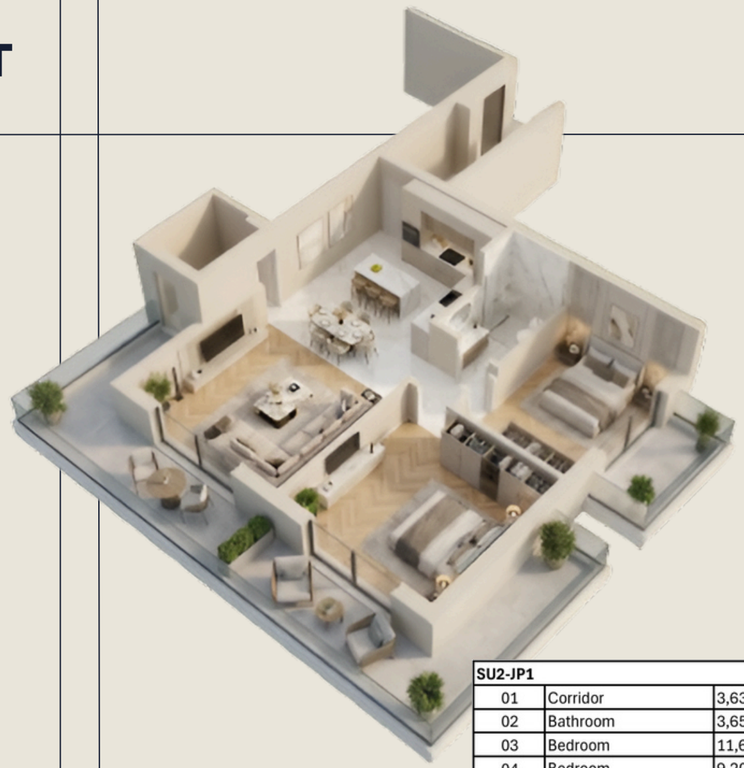
PRICE FOR 100% PAYMENT: 288,009.00€

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/

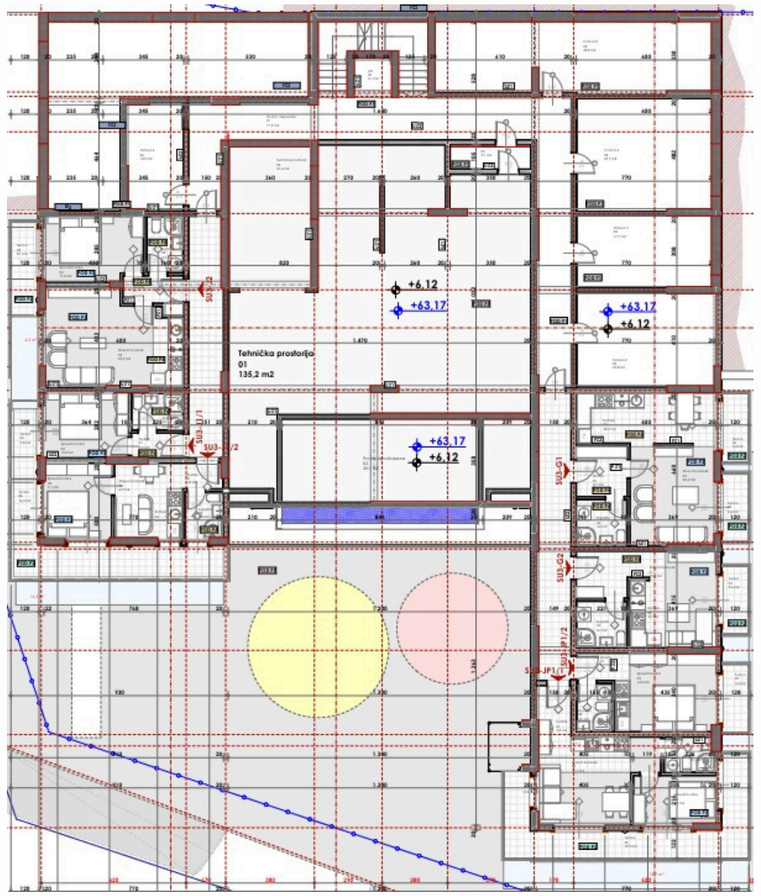


SU2-JP1		
01	Corridor	3,63
02	Bathroom	3,65
03	Bedroom	11,61
04	Bedroom	9,20
05	Living room	27,60
06	Kitchen	5,72
07	Hallway	1,38
08	Terrace	3,39
09	Terrace	16,73
		82,91 m²

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

Br.	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	Kupatilo	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 boravak	16.67	17.93
03	Kupatilo	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	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
		48.70 m²	
SU3-J1/2			
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	16.46	27.08
		39.66 m²	
SU3-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	8.94
		19.42 m²	
SU3-G2			
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
		26.78 m²	
SU3-G1			
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
		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	
		652.11 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

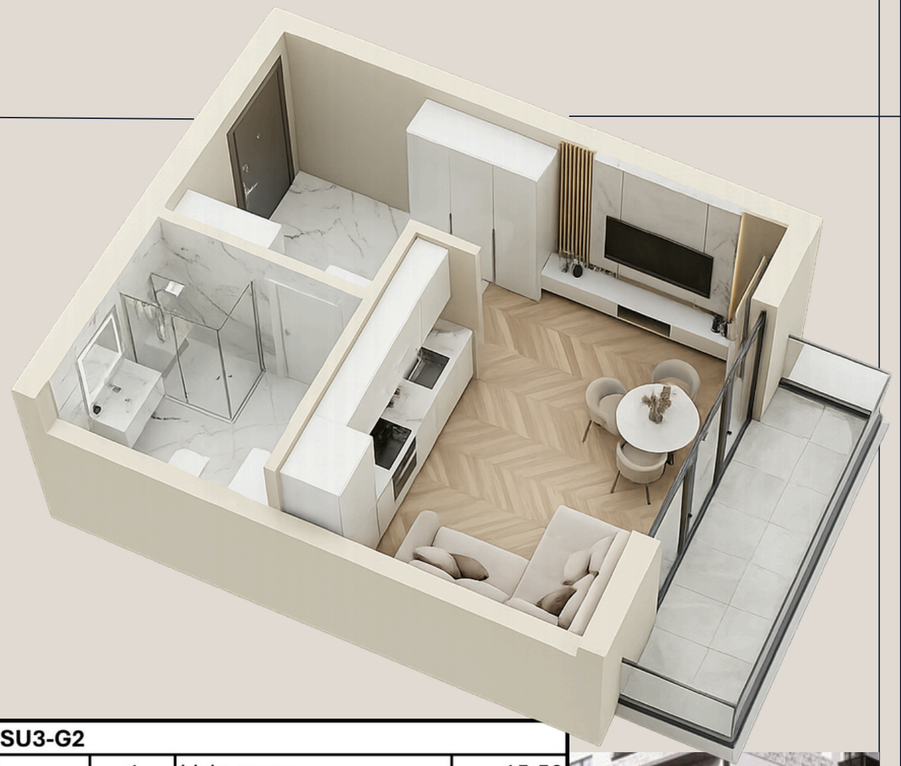
RESERVED

PRICE FOR 100% PAYMENT: 97,014.00€

PRICE FOR PAYING IN INSTALLMENTS: 102,120.00€

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

STUDIO



SU3-G2

SPECIAL OFFER

26.78 M2

SECOND FLOOR
(HEIGHT OF THE THIRD FLOOR)

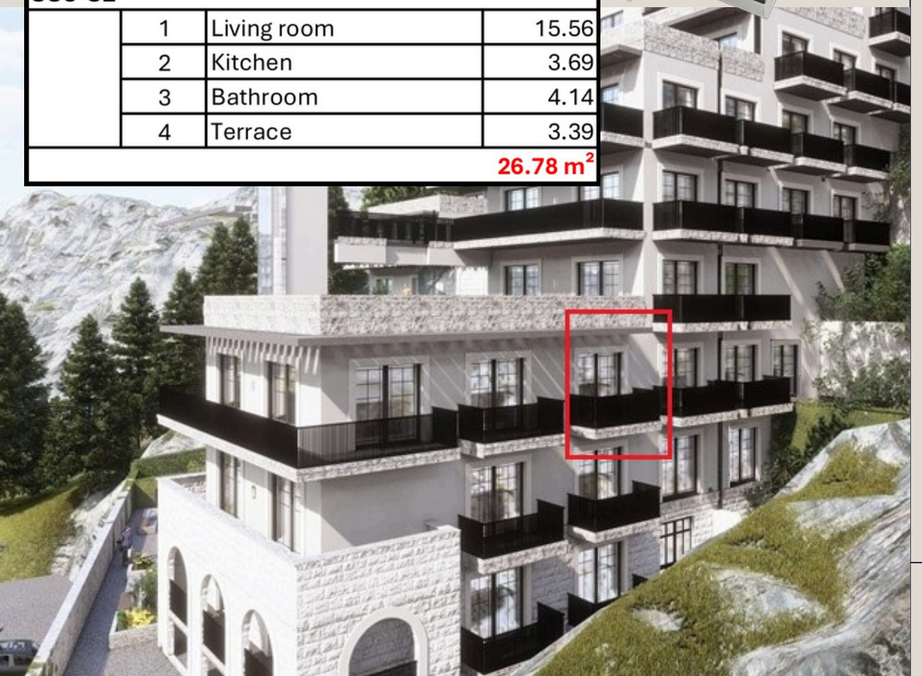
TERRACE

SEA VIEW

0 BEDROOMS

1 BATHROOM

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



PRICE FOR 100% PAYMENT: 110,678.00€

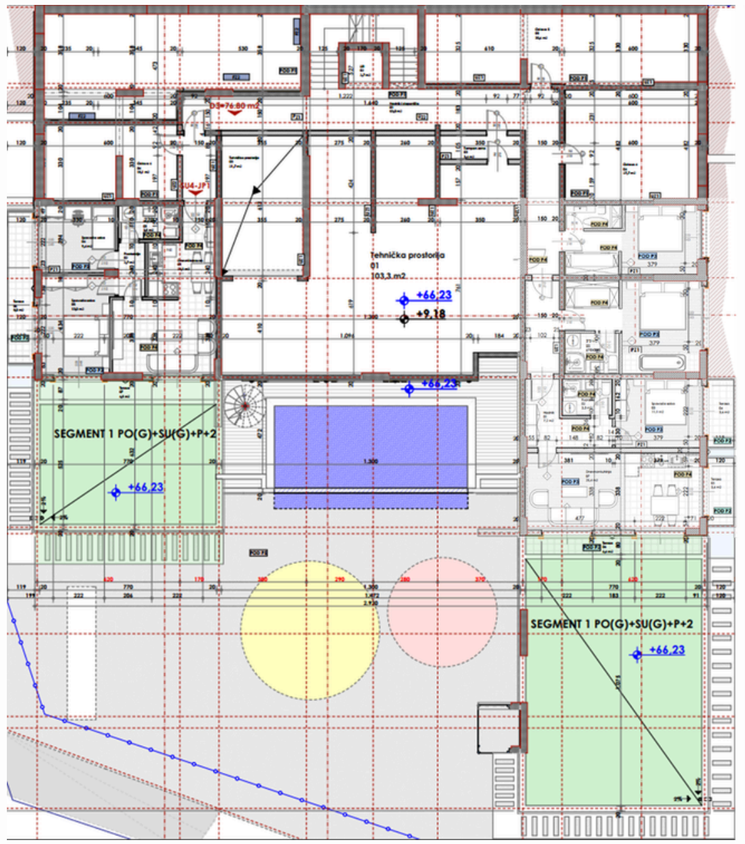
PRICE FOR PAYING IN INSTALLMENTS: 116,078.00€

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
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	Predsoblje	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

SPECIAL OFFER

SU4-J1

189.16 M2

112.16 m2 + 77 m2 green terrace

THIRD FLOOR
(HEIGHT OF THE FOURTH FLOOR)

RESERVED

PRICE FOR 100% PAYMENT: 381,766.00€

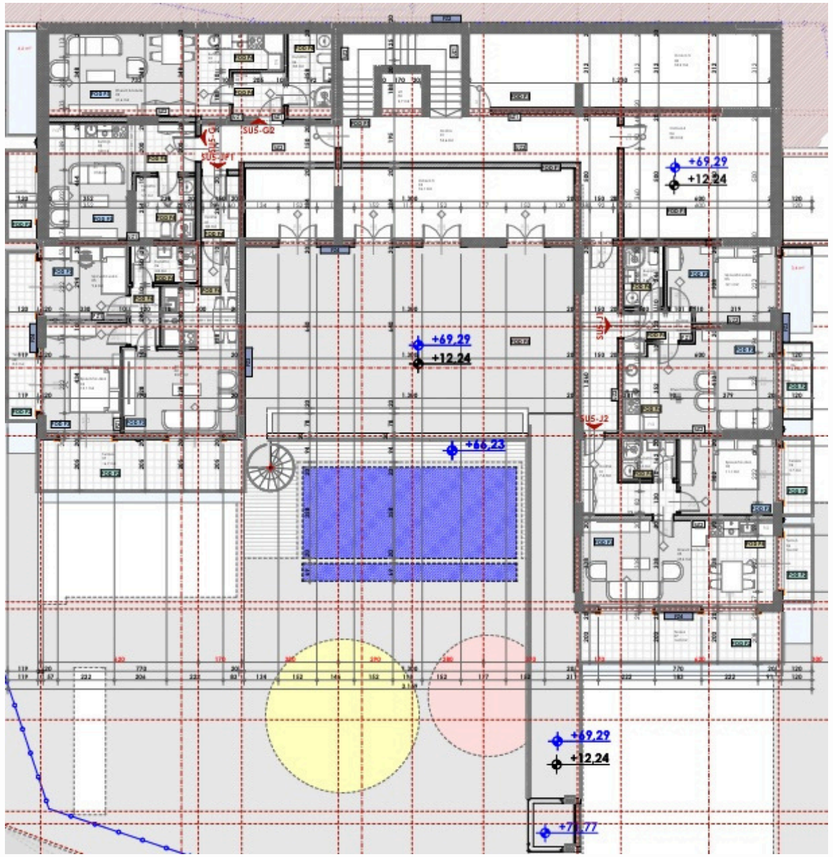
PRICE FOR PAYING IN INSTALLMENTS: 401,398.00€

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€

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
SU5-JP1				
	01	Hodnik	3,80	8,14
	02	Dnevni boravak	23,76	26,26
	03	Predsoblje	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	

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)

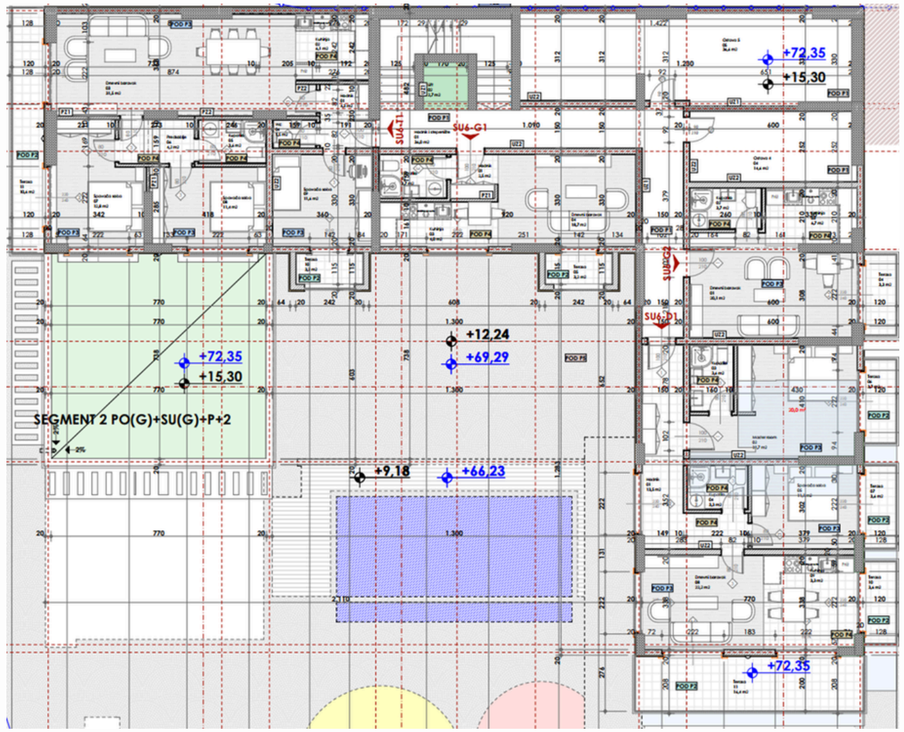
RESERVED

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€

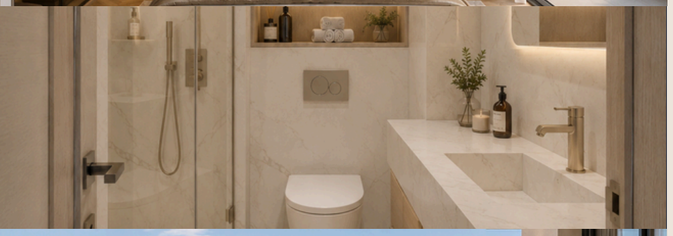
DAILY RENTAL RATE: 300€ – 350€ NET (100 DAYS PEAK SEASON)
ANNUAL RENTAL RATE: 2300€ NET PER MONTH

FIFTH FLOOR PLAN | SU6 |



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	Kupatilo	3,61	7,83
06	Predsoblje	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	Kupatilo	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	Kupatilo	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	Kupatilo	3,57	7,74
04	Kupatilo	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_moresu6-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

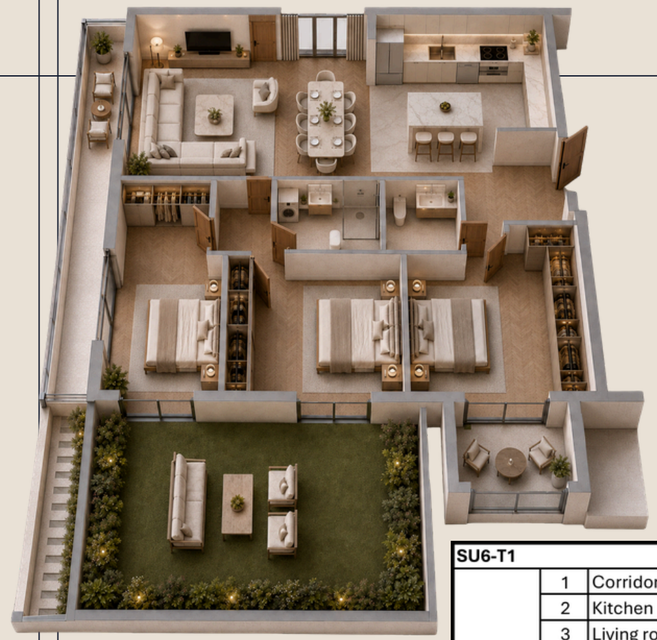
PRICE FOR 100% PAYMENT: 501,916.00€

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 m²

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

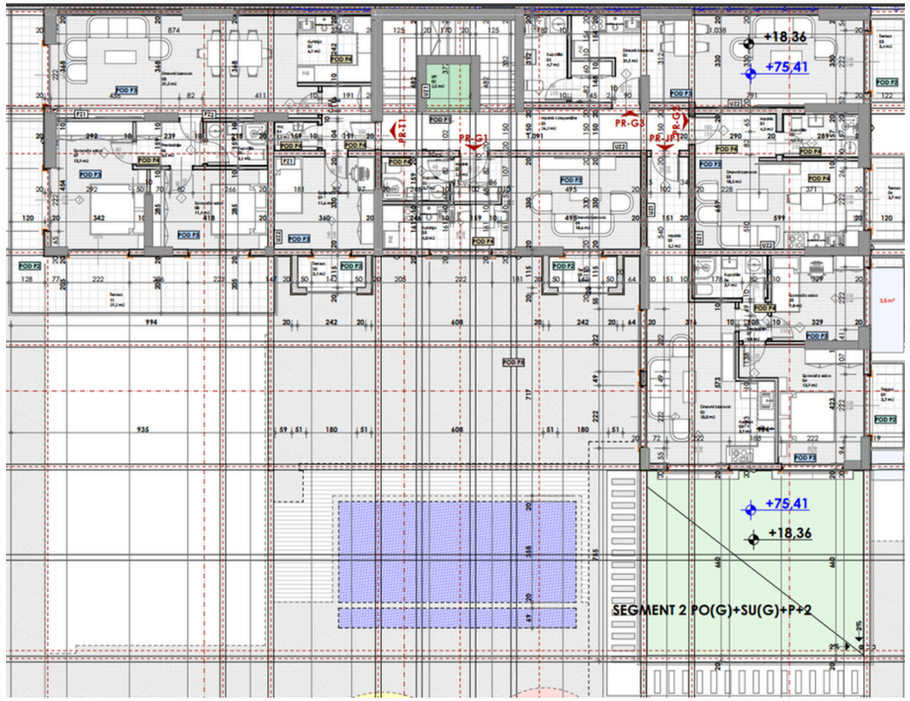
https://budvainvestmentmontenegro.me/en/listing/trosoban-penthouse-su6-t1/

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^2

PRICE GROWTH FOR UNITS ON THE FOURTH AND FIFTH FLOOR

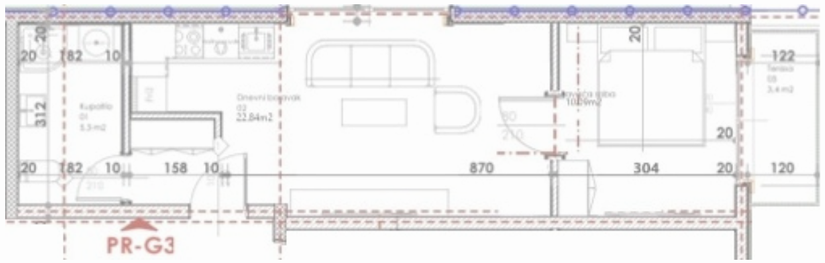
	M2	STARTING PRICE	INSTALLMENT PRICE	OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
SU5-G2	40.08	144,288.00€	152,277.00€	177,266.00€	202,003.00€	222,605.00€	239,103.00€	247,351.00€
SU5-J2	69.27	263,226.00€	277,080.00€	313,028.00€	355,727.00€	391,280.00€	419,737.00€	433,949.00€
SU6-D1	102.46	399,594.00€	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€

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	



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

ONE-BEDROOM APARTMENT

PR-G3

SPECIAL OFFER

39.48 M2

SIXTH FLOOR

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

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

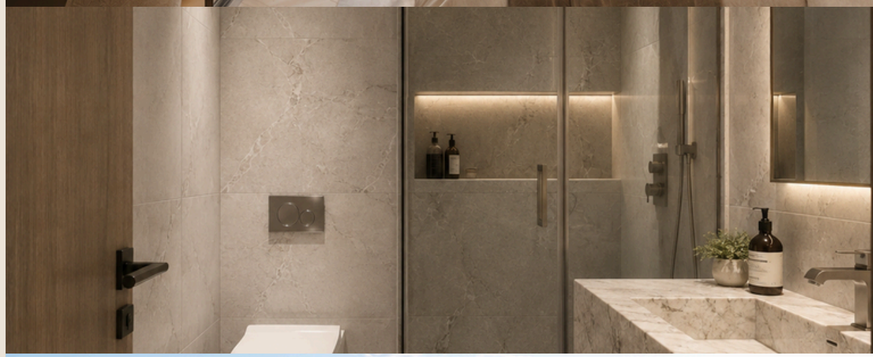
PRICE FOR 100% PAYMENT: 472,799.00€

PRICE FOR PAYING IN INSTALLMENTS: 498,439.00€

PRICE GROWTH IN CONSTRUCTION				
OCT-2026	DEC-2026	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^2

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

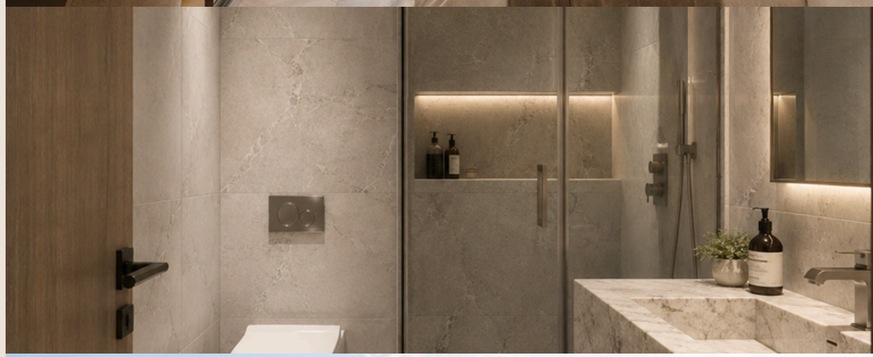
PRICE FOR 100% PAYMENT: 472,799.00€

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/

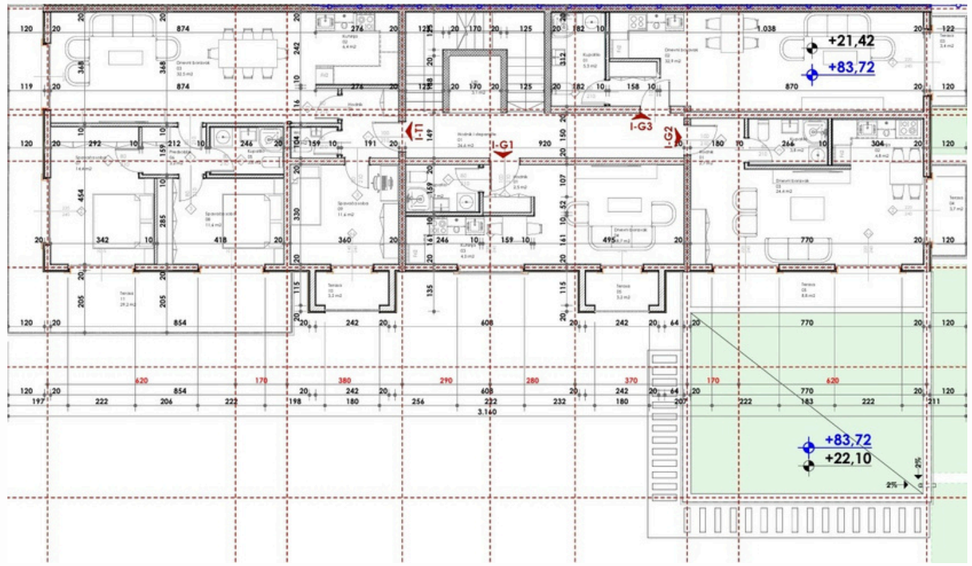


PRICE GROWTH FOR UNITS ON THE SIXTH FLOOR

	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

010. Legende površina VII sprat segment III			
	Br.	Prostorija	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	Predsoblje	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

SPECIAL OFFER

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€

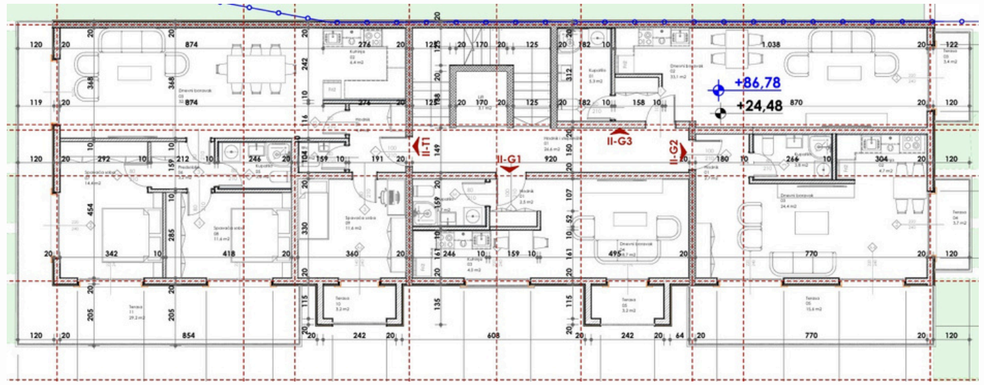
PRICE GROWTH IN CONSTRUCTION				
OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
333,643.00€	369,704.00€	414,777.00€	450,836.00€	468,880.00€

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^2

EIGHTH FLOOR PLAN | II |



011. Legende površina VIII sprat segment III			
	Br.	Prostorija	Površina
II-T1			
	01	Hodnik	4,07
	02	Kuhinja	6,12
	03	Dnevni boravak	31,54
	04	Wc	1,49
	05	Kupatilo	3,62
	06	Predsoblje	4,19
	07	Spavaća soba	12,77
	08	Spavaća soba	11,49
	09	Spavaća soba	11,59
	10	Terasa	2,57
	11	Terasa	28,65
			118,06m²
II-G1			
	01	Hodnik	2,41
	02	Kupatilo	3,68
	03	Dnevni boravak	18,61
	04	Kuhinja	3,96
	05	Terasa	2,57
			31,23m²
II-G2			
	01	Hodnik	2,66
	02	Dnevni boravak	23,91
	03	Kuhinja	4,67
	04	Kupatilo	3,97
	05	Terasa	3,45
	06	Terasa	15,62
			54,28m²
II-G3			
	01	Dnevni boravak	32,16
	02	Kupatilo	4,66
	03	Terasa	3,40
			40,22m²
Komunikacije			
	01	Hodnik i stepenište	26,64
	02	Lift	3,10
			29,74m²

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€

THREE-BEDROOM APARTMENT

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

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/

TWO-BEDROOM APARTMENT

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^2

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€

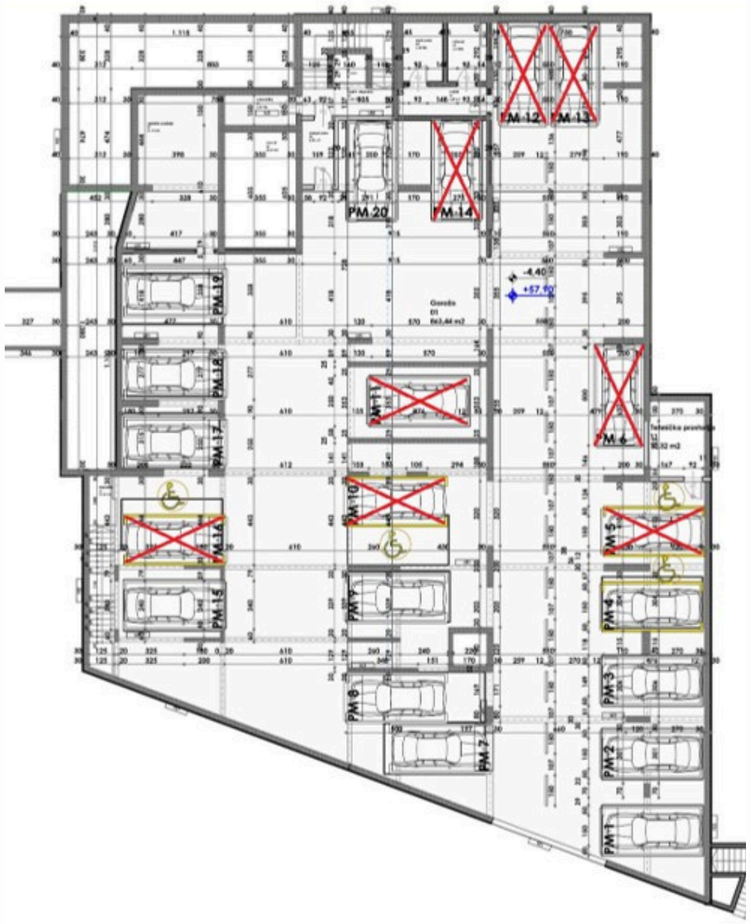
DAILY RENTAL RATE: 1500€ – 2000€ NET (100 DAYS PEAK SEASON)
ANNUAL RENTAL RATE: 6000€ NET PER MONTH

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

PRICE GROWTH FOR UNITS ON THE SEVENTH AND EIGHTH FLOOR

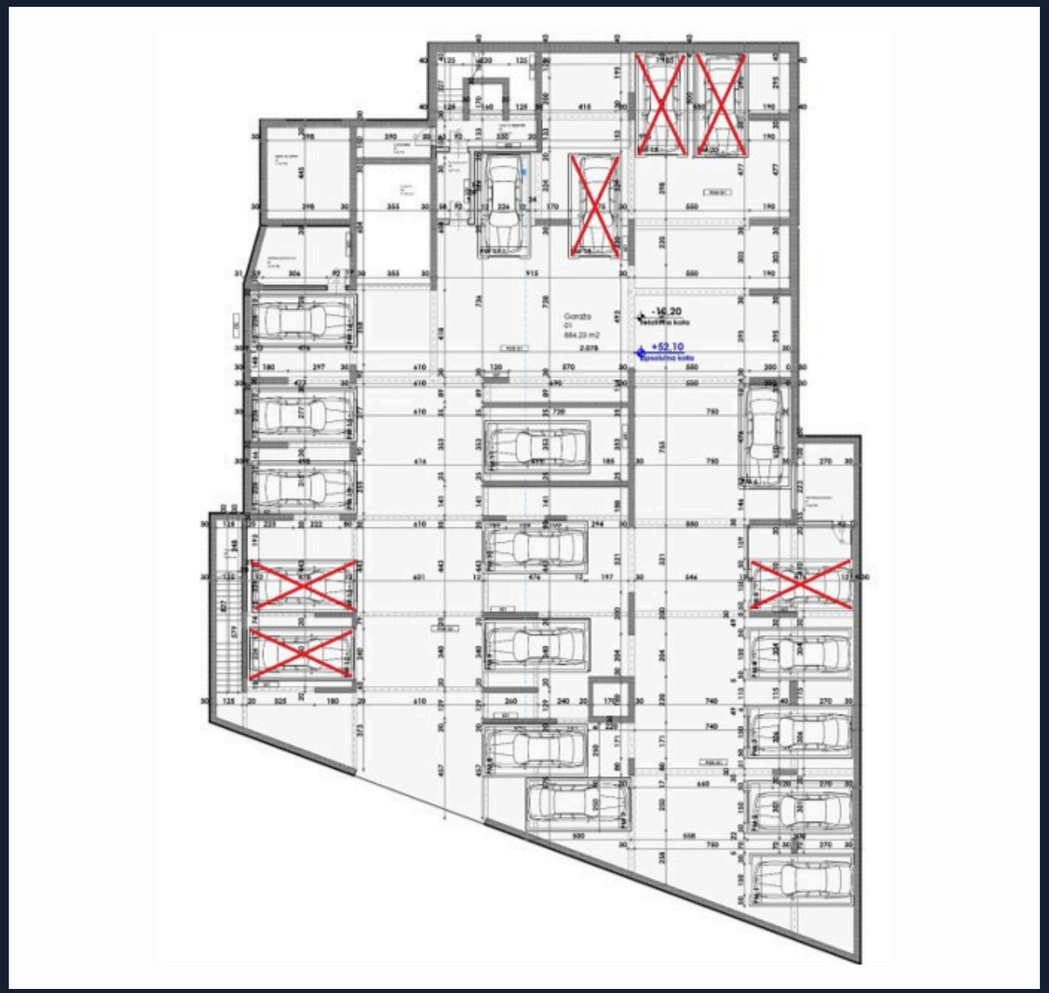
	M2	STARTING PRICE	INSTALLMENT PRICE	OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
I-G2	86.94	269,360.00€	278,828.00€	333,643.00€	369,704.00€	414,777.00€	450,836.00€	468,880.00€
I-G3	39.48	150,024.00€	157,920.00€	177,660.00€	193,452.00€	213,192.00€	228,984.00€	236,880.00€
II-G2	54.28	278,094.00€	287,562.00€	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€	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



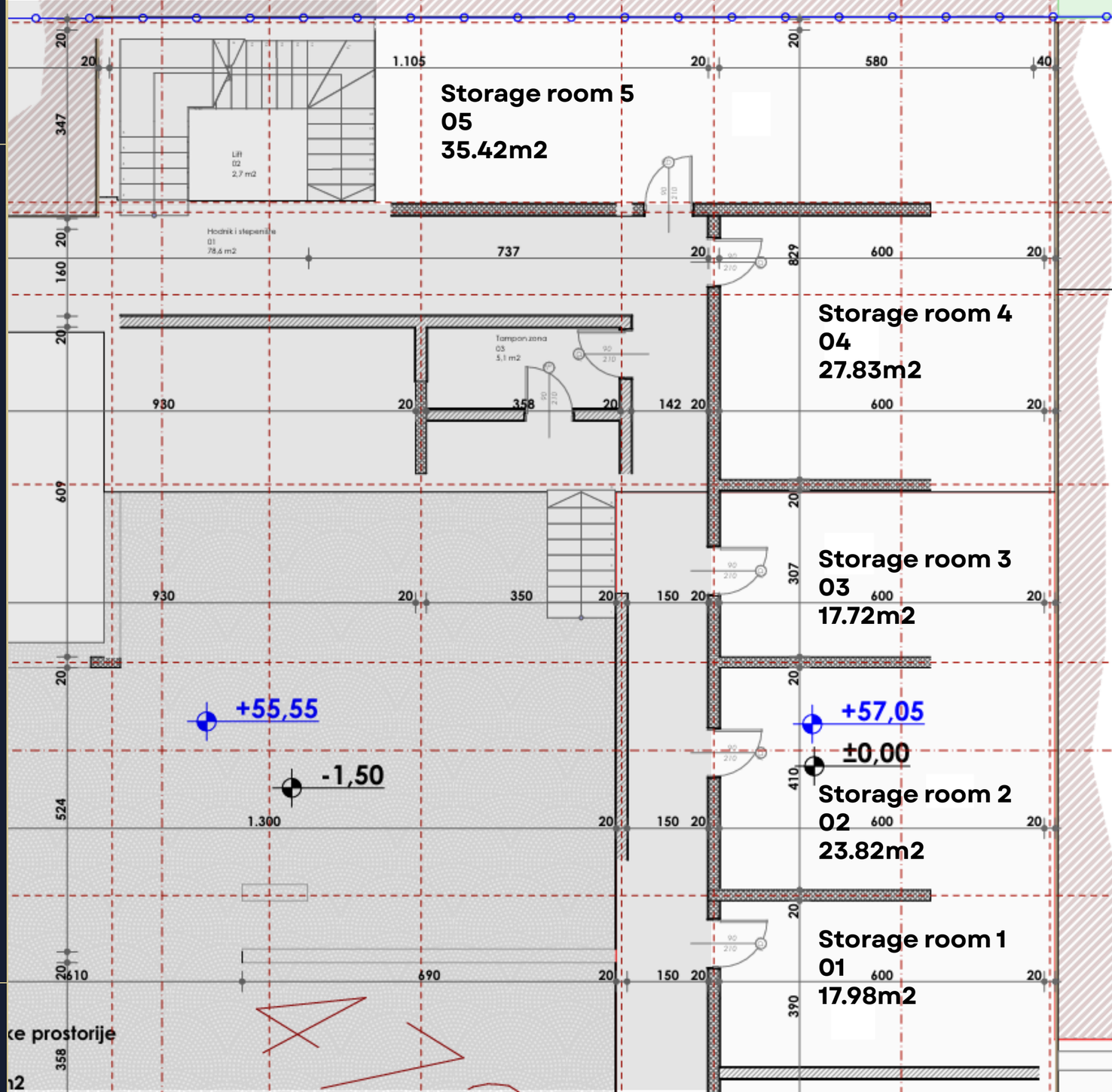
PARKING SPACES	PRICE	AVAILABILITY
PM1	35,000.00€	AVAILABLE
PM2	35,000.00€	AVAILABLE
PM3	35,000.00€	AVAILABLE
PM4	35,000.00€	AVAILABLE
PM5	35,000.00€	SOLD
PM6	35,000.00€	AVAILABLE
PM7	35,000.00€	RESERVED
PM8	35,000.00€	RESERVED
PM9	35,000.00€	SOLD
PM10	35,000.00€	SOLD
PM11	35,000.00€	SOLD
PM12	35,000.00€	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: 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	€ 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

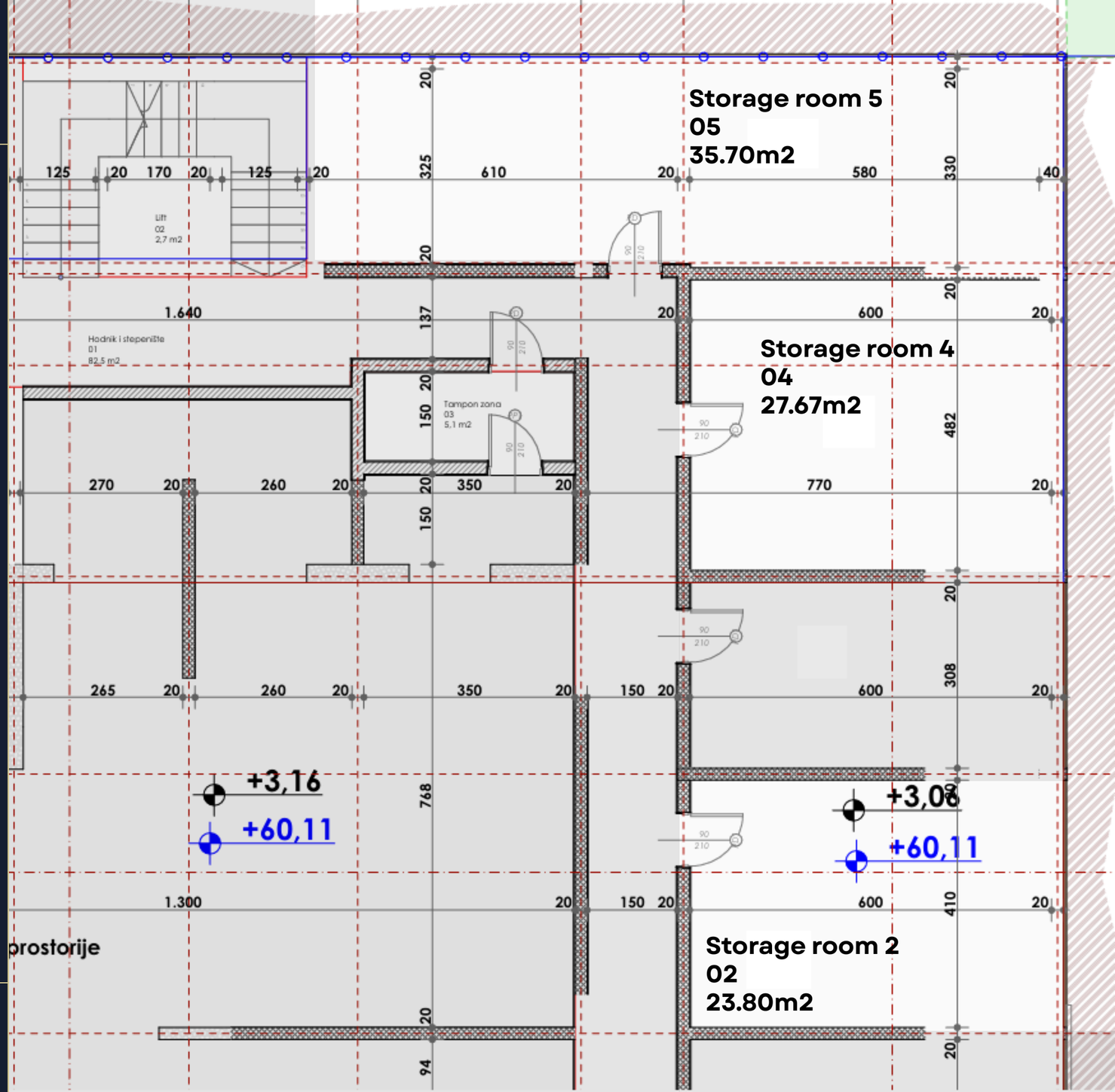
OFFERS FOR STORAGE ROOMS

GROUND FLOOR



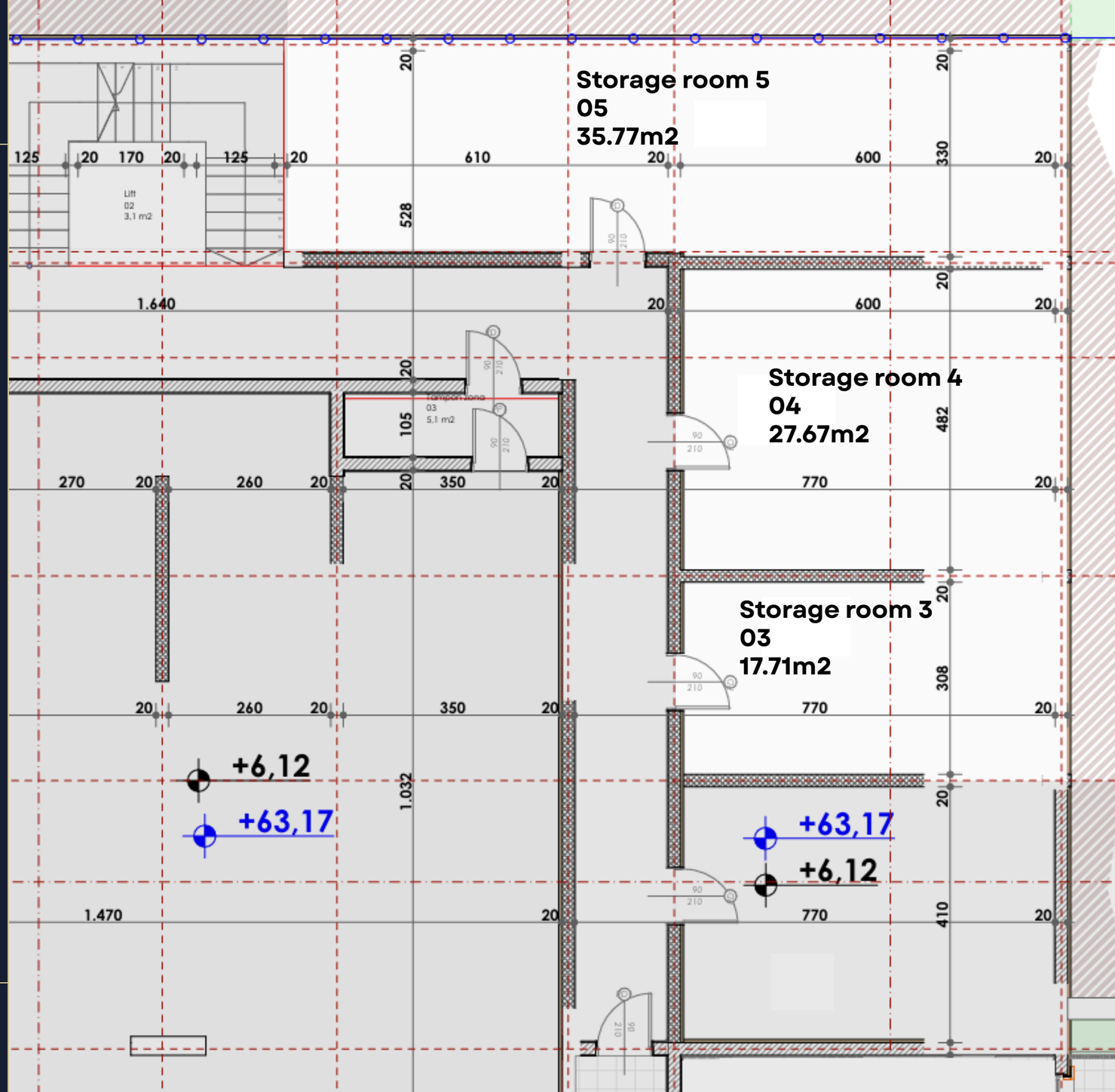
OFFERS FOR STORAGE ROOMS

FIRST FLOOR



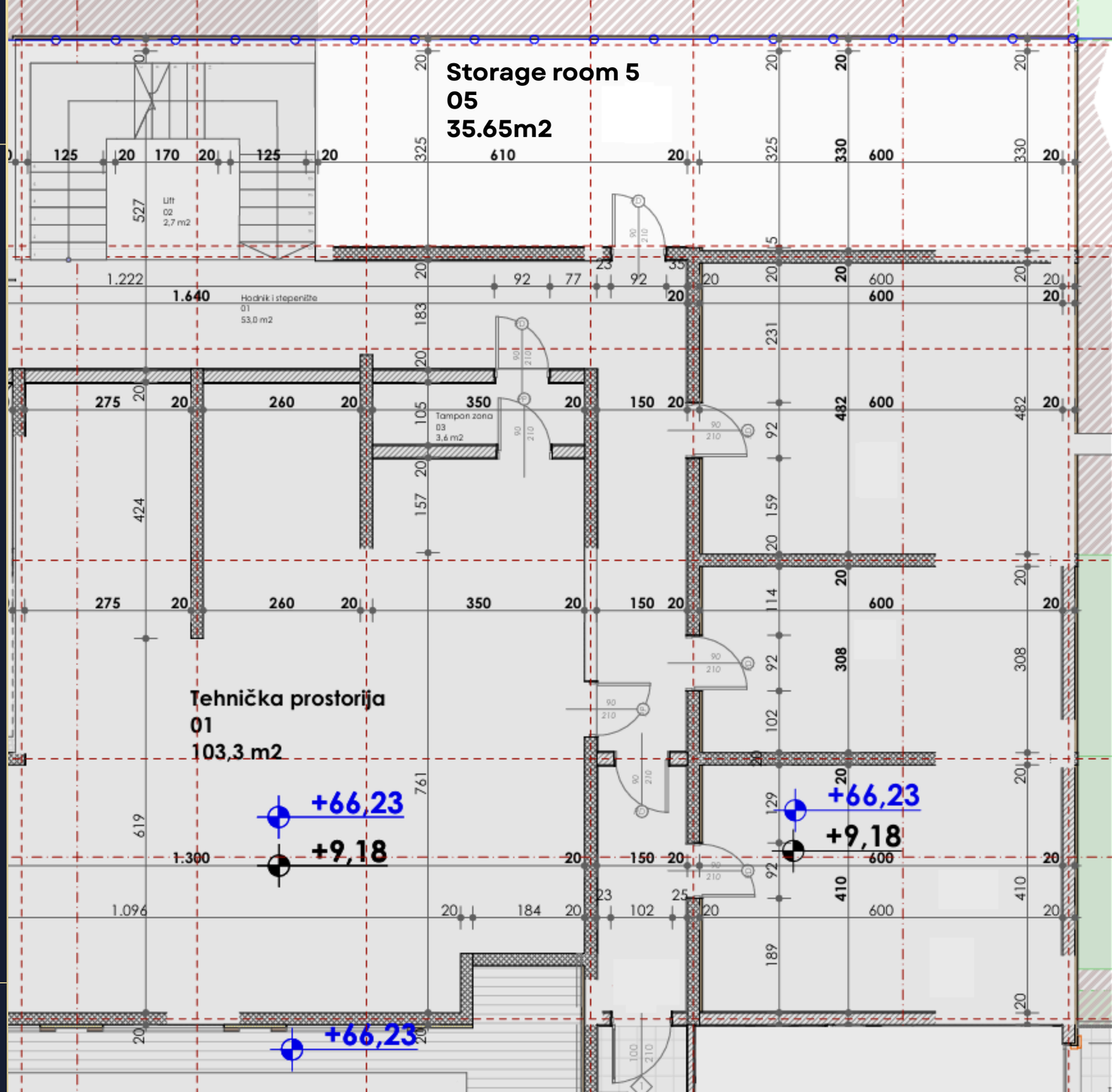
OFFERS FOR STORAGE ROOMS

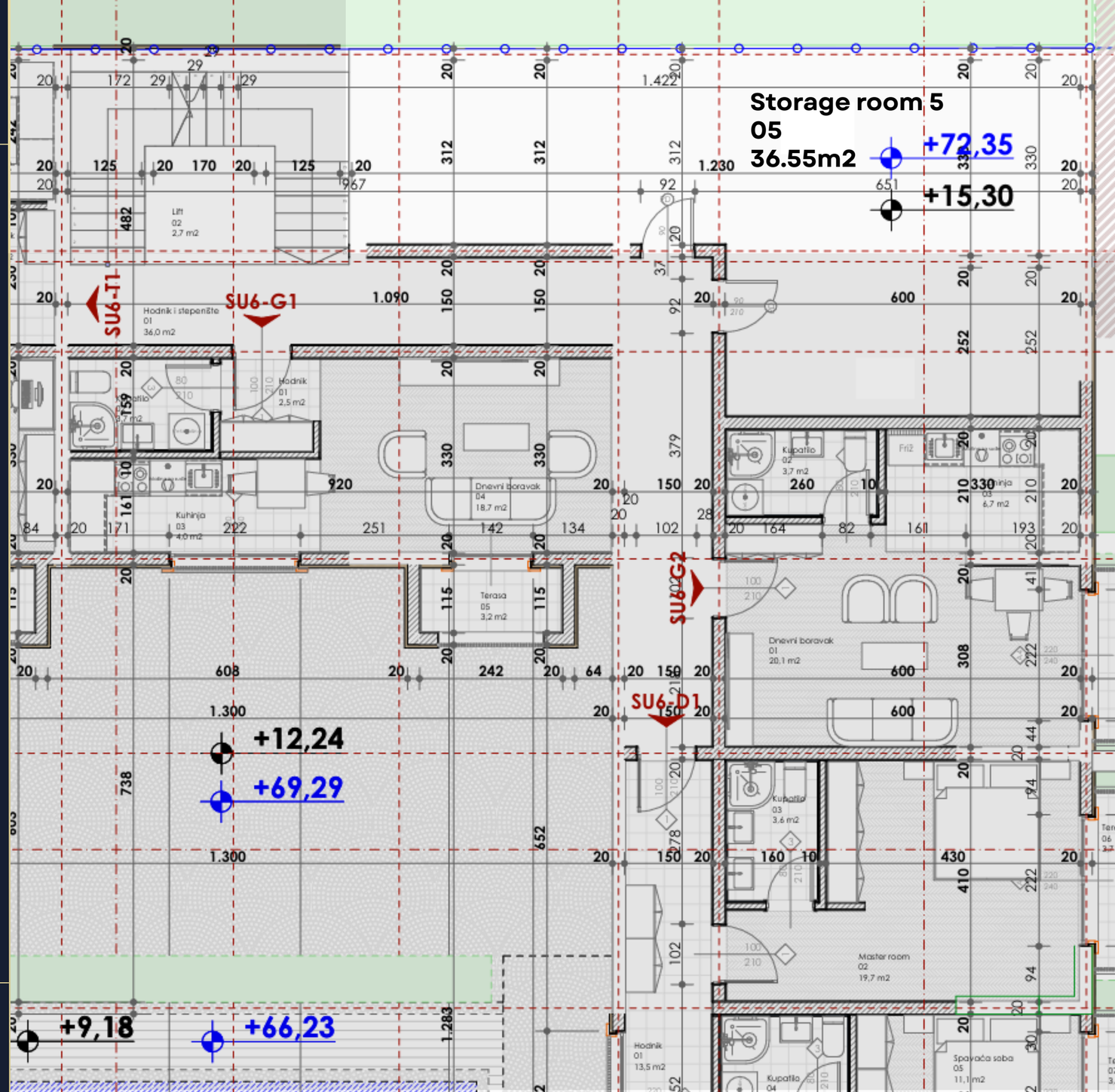
SECOND FLOOR



OFFERS FOR STORAGE ROOMS

THIRD FLOOR



OFFERS FOR STORAGE ROOMS

FIFTH FLOOR