



MONTENEGRINA
RESIDENCE



BUDVA / DUBOVICA

EXCLUSIVE OFFER

AVAILABLE STUDIO & ONE-BEDROOM APARTMENTS AND COMMERCIAL SPACES

FOR BUSINESS. FOR LIVING. FOR VACATION.





MONTENEGRINA
RESIDENCE



BUDVA / DUBOVICA

GROUND FLOOR

THE RIGHT ADDRESS FOR YOUR BUSINESS.

Discover our current selection of commercial spaces and find the one that best suits your business needs, reflects your brand identity, and supports your plans for future growth.





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BUDVA / DUBOVICA

GROUND FLOOR

FLOOR PLAN

SU1-O1	17.95 m ²
SU1-O2	23.82 m ²
SU1-O3	17.95 m ²
SU1-O4	28.15 m ²
SU1-O5	38.58 m ²





SU1-O1

AREA17.95 m²

PRICE€ 61,030.00

PRICE FOR
PAYING IN
INSTALLMENTS€ 66,415.00

FLOORGROUND FLOOR
(HEIGHT OF THE FIRST FLOOR)

- SEPARATE ENTRANCE
- PRIVATE RESTROOM
- EXPANSIVE GLASS STOREFRONTS
- FLEXIBLE LAYOUT SUITABLE FOR A VARIETY OF USES

CONCEPT DESIGN

The layout, furniture, and equipment shown are presented for illustrative purposes only and represent a conceptual design. The space may be arranged and adapted to suit the specific needs of the user.



PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
75,813.00€	85,552.00€	93,817.00€	100,269.00€	103,202.00€



SU1-O2

AREA23.82 m²

PRICE€ 80,988.00

PRICE FOR
PAYING IN
INSTALLMENTS€ 88,134.00

FLOORGROUND FLOOR
(HEIGHT OF THE FIRST FLOOR)

- SEPARATE ENTRANCE
- PRIVATE RESTROOM
- EXPANSIVE GLASS STOREFRONTS
- FLEXIBLE LAYOUT SUITABLE FOR A VARIETY OF USES

CONCEPT DESIGN

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PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
100,605.00€	113,529.00€	124,497.00€	133,059.00€	136,951.00€



SU1-O3

AREA17.95 m²

PRICE€ 61,030.00

PRICE FOR
PAYING IN
INSTALLMENTS€ 66,415.00

FLOORGROUND FLOOR
(HEIGHT OF THE FIRST FLOOR)

- SEPARATE ENTRANCE
- PRIVATE RESTROOM
- EXPANSIVE GLASS STOREFRONTS
- FLEXIBLE LAYOUT SUITABLE FOR A VARIETY OF USES

CONCEPT DESIGN

The layout, furniture, and equipment shown are presented for illustrative purposes only and represent a conceptual design. The space may be arranged and adapted to suit the specific needs of the user.



PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
75,813.00€	85,552.00€	93,817.00€	100,269.00€	103,202.00€



SU1-O4

AREA28.15 m²

PRICE€ 95,710.00

PRICE FOR
PAYING IN
INSTALLMENTS€ 104,155.00

FLOORGROUND FLOOR
(HEIGHT OF THE FIRST FLOOR)

- SEPARATE ENTRANCE
- PRIVATE RESTROOM
- EXPANSIVE GLASS STOREFRONTS
- FLEXIBLE LAYOUT SUITABLE FOR A VARIETY OF USES

CONCEPT DESIGN

The layout, furniture, and equipment shown are presented for illustrative purposes only and represent a conceptual design. The space may be arranged and adapted to suit the specific needs of the user.



PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
118,893.00€	134,166.00€	147,128.00€	157,246.00€	161,846.00€



SU1-O5

AREA38.58 m²

PRICE€ 131,172.00

PRICE FOR
PAYING IN
INSTALLMENTS€ 142,746.00

FLOORGROUND FLOOR
(HEIGHT OF THE FIRST FLOOR)

- SEPARATE ENTRANCE
- PRIVATE RESTROOM
- EXPANSIVE GLASS STOREFRONTS
- FLEXIBLE LAYOUT SUITABLE FOR A VARIETY OF USES

CONCEPT DESIGN

The layout, furniture, and equipment shown are presented for illustrative purposes only and represent a conceptual design. The space may be arranged and adapted to suit the specific needs of the user.



PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
162,944.00€	183,877.00€	201,641.00€	215,508.00€	221,812.00€



MONTENEGRINA
RESIDENCE
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FIRST FLOOR

WHERE **THE SEA VIEW** BEGINS.

Montenegrina Residence is a distinctive, modern and exclusive residential complex — a new landmark for Budva and a new jewel of the Montenegrin coast.

The development is being built in Dubovica Lux, within the established Dubovica neighborhood, in close proximity to the main bus station, the university, and the new Mega Mall on the Budva bypass.

The residence is just a 7-minute walk from the main bus station, a 7-minute walk from Budva Old Town, and only 5 minutes on foot from the beach.





FIRST FLOOR

FLOOR PLAN

SU2-O2	27.40 m ²
SU2-O4	31.75 m ²
SU2-O5	38.58 m ²





SU2-O2

STUDIO APARTMENT

AREA **27.40 m²**

PRICE **€ 80,920.00**

PRICE FOR
PAYING IN
INSTALLMENTS **€ 85,680.00**

FLOOR **FIRST FLOOR**
(HEIGHT OF THE SECOND FLOOR)



SEA VIEW



TERRACE



LIVING AREA



BATHROOM

LIVING AREA	19.70 m ²
BATHROOM	4.10 m ²
TERRACE	3.60 m ²



PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
97,804.00€	110,368.00€	121,030.00€	129,354.00€	133,138.00€



SU2-O4

STUDIO APARTMENT

AREA **31.75 m²**

PRICE **€ 95,535.75**

PRICE FOR
PAYING IN
INSTALLMENTS **€ 101,155.50**

FLOOR **FIRST FLOOR**
(HEIGHT OF THE SECOND FLOOR)



SEA VIEW



TERRACE



LIVING AREA



BATHROOM

LIVING AREA	23.62 m ²
BATHROOM	4.53 m ²
TERRACE	3.60 m ²



PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
115,469.00€	130,303.00€	142,891.00€	152,718.00€	157,185.00€



SU2-O5

ONE-BEDROOM APARTMENT

AREA38.58 m²

PRICE€ 121,380.00

PRICE FOR
PAYING IN
INSTALLMENTS€ 128,520.00

FLOORFIRST FLOOR
(HEIGHT OF THE SECOND FLOOR)

SEA VIEWTERRACE

BEDROOMBATHROOM

LIVING AREA	20.55 m²
BEDROOM	9.60 m²
BATHROOM	4.83 m²
TERRACE	3.60 m²



PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
146,706.00€	165,552.00€	181,545.00€	194,031.00€	199,707.00€



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SECOND FLOOR

A SPACE THAT FITS **YOUR LIFESTYLE.**

The development comprises 39 apartments and 40 garage spaces, complemented by a reception area and 24/7 security.

Residents will enjoy access to a spa with a gym, jacuzzi and sauna, a heated outdoor swimming pool available year-round, a pool bar, restaurant, and children's playground. Additional amenities include a shuttle service to the beach and an adventure park located above the residence.



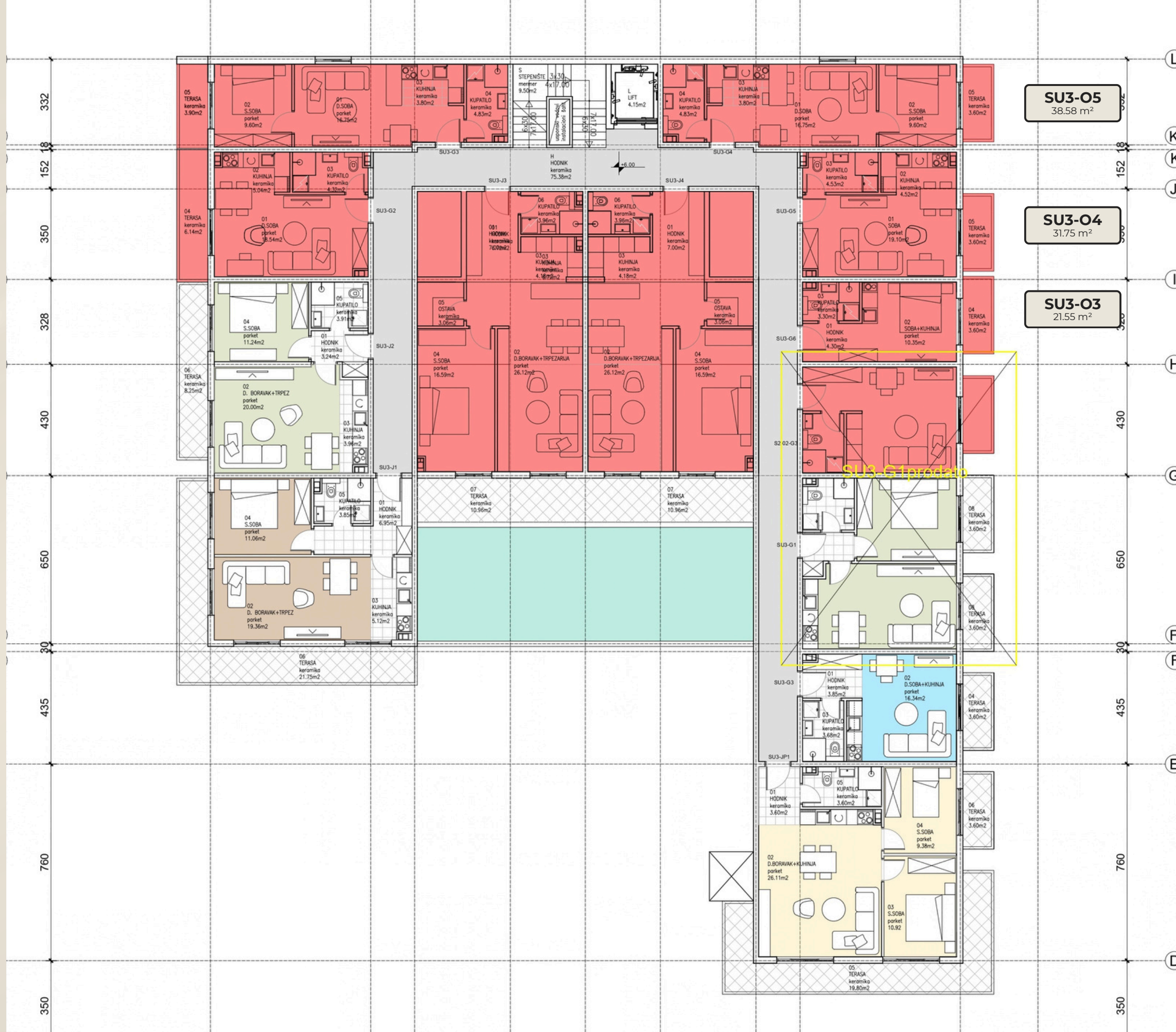


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SECOND
FLOOR

FLOOR PLAN

SU3-O3	21.55 m ²
SU3-O4	31.75 m ²
SU3-O5	38.58 m ²





SU3-O3

STUDIO APARTMENT

AREA

21.55 m²

PRICE

€ 44,244.25



RESERVED



SEA VIEW



TERRACE



LIVING AREA



BATHROOM

LIVING AREA	14.65 m ²
BATHROOM	3.30 m ²
TERRACE	3.60 m ²

PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
79,726.00€	89,968.00€	98,660.00€	105,445.00€	108,530.00€



SU3-O4

STUDIO APARTMENT

AREA 31.75 m²

PRICE € 88 320.75



RESERVED



SEA VIEW



TERRACE



LIVING AREA



BATHROOM

LIVING AREA	23.62 m ²
BATHROOM	4.53 m ²
TERRACE	3.60 m ²

PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
118,658.00€	133,902.00€	146,837.00€	156,936.00€	161,527.00€



SU3-O5

ONE-BEDROOM APARTMENT

AREA38.58 m²

PRICE€ 125,195.00

PRICE FOR
PAYING IN
INSTALLMENTS€ 132,349.00

FLOORSECOND FLOOR
(HEIGHT OF THE THIRD FLOOR)



SEA VIEW



TERRACE



BEDROOM



BATHROOM

LIVING AREA	20.55 m²
BEDROOM	9.60 m²
BATHROOM	4.83 m²
TERRACE	3.60 m²



PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
151,076.00€	170,484.00€	186,954.00€	199,812.00€	205,656.00€



MONTENEGRINA
RESIDENCE
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THIRD FLOOR

MORE THAN A HOME. A SPACE MADE
FOR YOU.

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.

Rozino and Dubovica are among Budva's most established year-round residential neighborhoods. A significant share of the local population lives in this part of the city, supporting steady demand for apartments in the area, both for rental and resale.

By contrast, the seafront is primarily oriented towards seasonal tourism. Outside the peak season, rental demand in those areas tends to be lower, partly due to higher prices and reduced occupancy. For this reason, Rozino and Dubovica are often regarded as more stable locations with strong long-term investment potential.



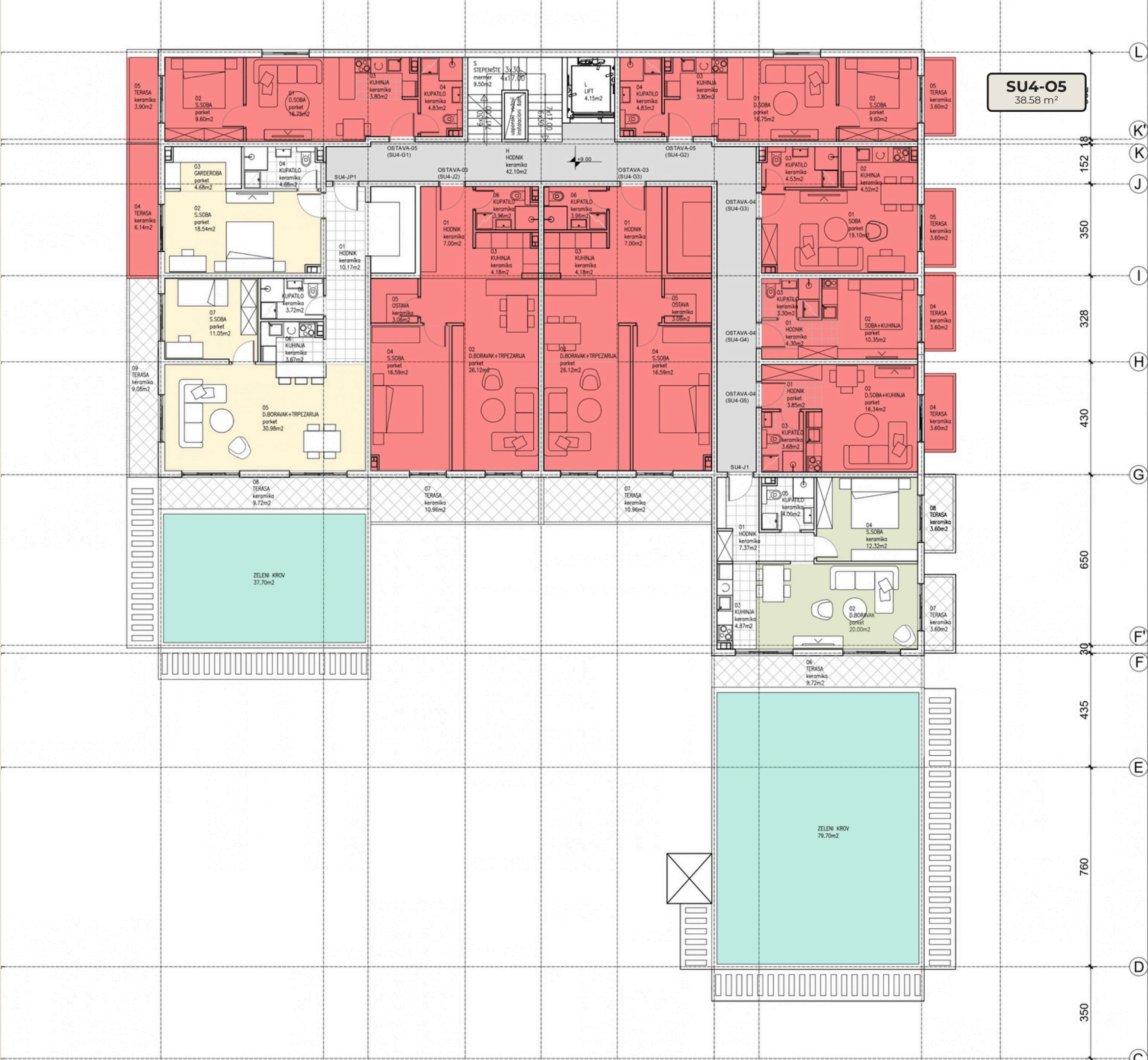


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THIRD FLOOR FLOOR PLAN

SU4-O5

38.58 m²





SU4-O5

ONE-BEDROOM APARTMENT

AREA38.58 m²

PRICE€ 128,340.00

PRICE FOR
PAYING IN
INSTALLMENTS€ 135,470.00

FLOORTHIRD FLOOR
(HEIGHT OF THE FOURTH FLOOR)

- SEA VIEW
- TERRACE
- BEDROOM
- BATHROOM

LIVING AREA	20.55 m²
BEDROOM	9.60 m²
BATHROOM	4.83 m²
TERRACE	3.60 m²



PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
154,639.00€	174,505.00€	191,363.00€	204,524.00€	210,506.00€



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FIFTH FLOOR

A VIEW THAT FRAMES EVERYDAY LIFE.

The building is designed in a timeless classical style, with a south-facing orientation and expansive glazed openings that bring abundant natural light into the interiors. Only premium, environmentally responsible European materials are used throughout the construction. All apartments are offered fully finished, with professionally designed interiors included in the purchase price. You can see examples of the design in our completed projects.

The purchase price includes all finishing works, including suspended ceilings, integrated lighting, wall finishes, decorative stone, granite or parquet flooring, fully equipped bathrooms with premium Italian sanitary ware, underfloor heating, a smart home system in every apartment, aluminium joinery and the facade made of natural stone.





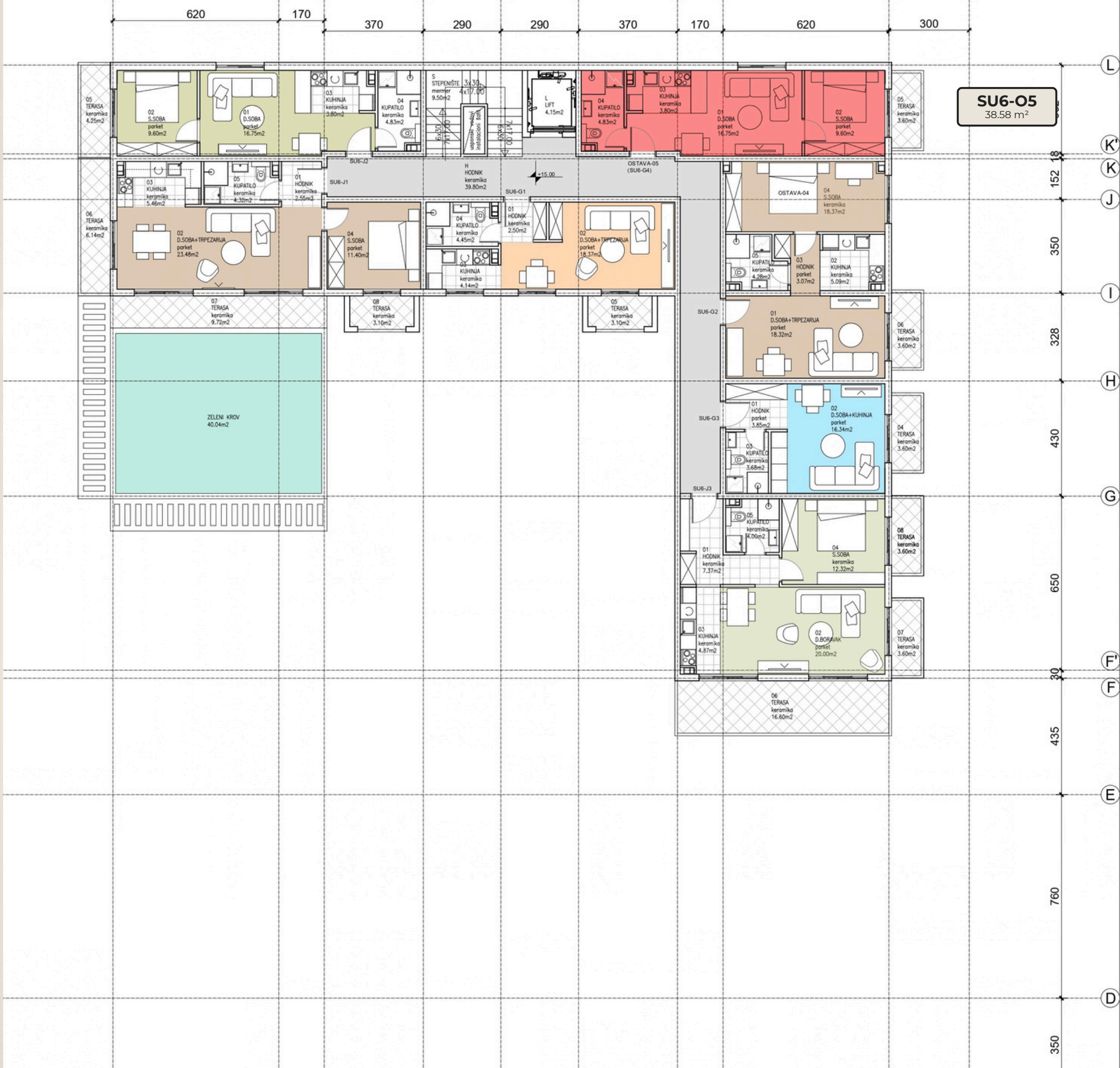
MONTENEGRINA
RESIDENCE
★★★★★
BUDVA / DUBOVICA

FIFTH FLOOR

FLOOR PLAN

SU6-O5

38.58 m²





SU6-O5

ONE-BEDROOM APARTMENT

AREA38.58 m²

PRICE€ 135,235.00

PRICE FOR
PAYING IN
INSTALLMENTS€ 142,545.00

FLOORFIFTH FLOOR
(HEIGHT OF THE SIXTH FLOOR)



SEA VIEW



TERRACE



BEDROOM



BATHROOM

LIVING AREA	20.55 m²
BEDROOM	9.60 m²
BATHROOM	4.83 m²
TERRACE	3.60 m²



PRICE GROWTH DURING CONSTRUCTION

OCT-2026	DEC-2026	JUN-2027	DEC-2027	JUN-2028
162,715.00€	183,618.00€	201,357.00€	215,205.00€	221,500.00€

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Schedule a private presentation.

Discover our current selection
of residences and find the
space that suits your lifestyle.



+ 382 68 132 995



budvainvestmentmontenegro@gmail.com



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information.



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