

**BUDVA
MONTENEGRO**

2023



Architects
Bakirküre

MONTENEGRO

Montenegro:
The Jewel of the Adriatic for Real Estate Investment

Are you searching for your own slice of paradise in Europe? Look no further than Montenegro! This hidden gem in the heart of the Adriatic is emerging as a prime destination for real estate investors seeking a harmonious blend of natural beauty, historic charm, and modern convenience. From the stunning coastline to the picturesque mountains, Montenegro offers a world of possibilities for those looking to invest in the perfect property.

Montenegro is a country that captivates with its breathtaking natural beauty. Imagine pristine beaches, crystal-clear lakes, and rugged mountains all within reach. The Bay of Kotor, a UNESCO World Heritage site, is just one of the many awe-inspiring natural wonders that you can call your own.

Montenegro is a land steeped in history and tradition. Its charming towns, such as Kotor, Budva, and Perast, are filled with medieval architecture, narrow cobblestone streets, and a warm, welcoming atmosphere. Owning property here means having a piece of living history right at your doorstep.

Montenegro's real estate market is on the rise. Its investor-friendly regulations, favorable tax environment, and the promise of EU accession make it a top choice for international property buyers. Whether you're seeking a vacation home, a rental income, or a long-term investment, Montenegro offers a wide array of real estate options to cater to your desires.



MONTENEGRO

With Montenegro's ongoing development, infrastructural improvements, and increased accessibility, the future of this Adriatic paradise is brighter than ever. New roads, airports, and investment initiatives are enhancing the region's appeal for residents and tourists alike.

Don't miss the chance to own a piece of this European treasure. Montenegro is the ultimate destination for real estate opportunities, offering a unique combination of natural beauty, culture, and investment potential. Whether you're seeking a new home, a vacation escape, or an investment that will thrive, Montenegro has it all.

Realize your dream today. Invest in Montenegro / Budva and experience the allure of this Adriatic jewel. Discover the lifestyle you've always yearned for and secure your future in Montenegro's flourishing real estate market. Your piece of paradise awaits!



BUDVA

Budva is a Mediterranean jewel, known for its stunning coastline, picturesque old town, and vibrant culture. Its crystal-clear waters and sandy beaches make it a true paradise for beach lovers. From the famed Becici Beach to the serene Jaz Beach, there's a spot for everyone to relax and soak in the sun.

Budva's historic Old Town is a marvel of Venetian and medieval architecture. Stroll through its charming, narrow streets lined with cozy cafes, boutique shops, and fine restaurants. The Old Town comes alive with festivals, music, and cultural events, making it the heart of Budva's social scene.

Montenegro, and Budva in particular, is experiencing a boom in real estate investments. The country's investor-friendly laws, tax benefits, and the prospect of EU membership have made it a hotspot for international property buyers.

Investing in Budva's real estate market provides excellent value for money compared to other European destinations. You can acquire premium properties at competitive prices, making it an ideal opportunity for capital appreciation and rental income.



BUDVA



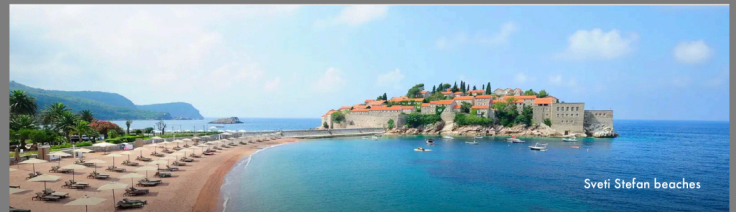
Sveti Stefan



Budva old town



Budva Old City

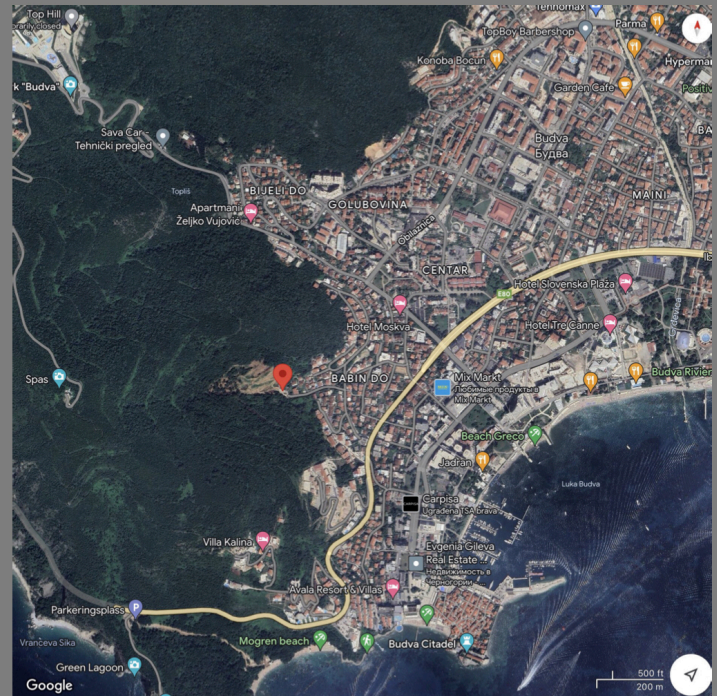


Sveti Stefan beaches

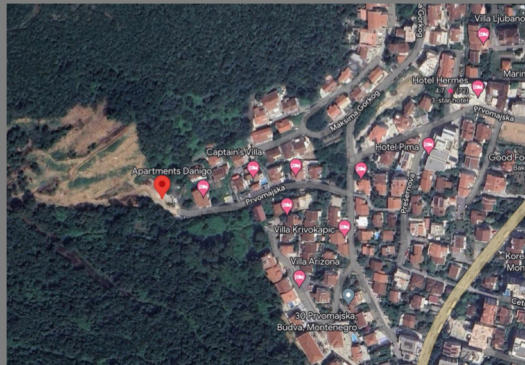
NIRVANA HOMES LOCATION

Our land is located within the city of Budva, a 12-minute walk to the city center. By car, it takes 3 minutes to reach the city center, 20 minutes to Tivat Airport, and 1 hour to reach the capital, Podgorica.

The land's location provides a direct view of the old town and offers a sea view.



BUDVA

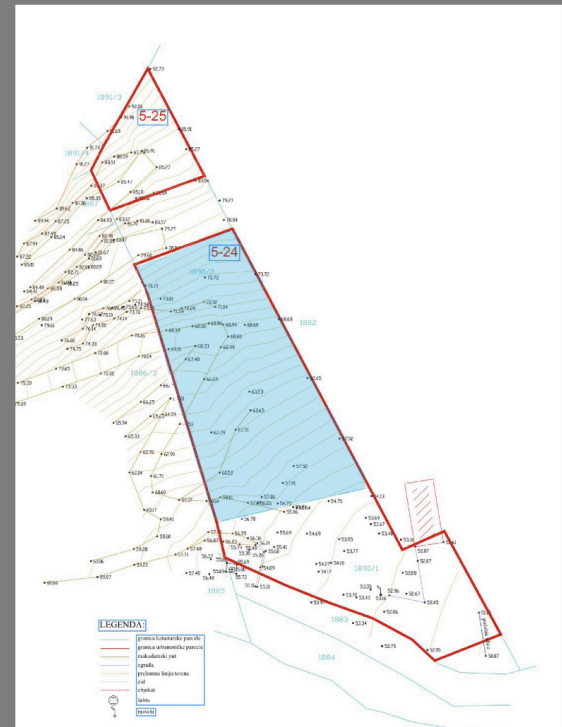


BUDVA



LAND INFORMATION

PARCEL AREA: 1216 m²
CONSTRCTABLE ARE: 292,98 m²
TOTAL BUILDING AREA:1.464,90
TOTAL FLOORS: 5



GROUND FLOOR PLAN

- 1) 1+1
- 2) 2+1
- 3) 1+1
- 4) 1+1
- 5) STUDIO

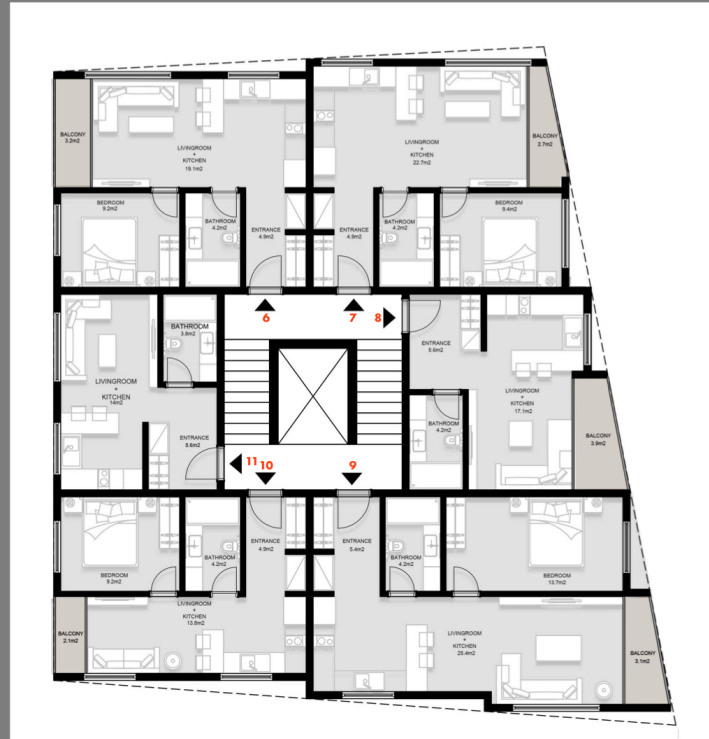


FLOOR PLAN (1-2-3)

- 1.6) 1+1
- 1.7) 1+1
- 1.8) STUDIO
- 1.9) 1+1
- 1.10) 1+1
- 1.11) STUDIO

- 2.4) 1+1
- 2.7) 1+1
- 2.8) STUDIO
- 2.9) 1+1
- 2.10) 1+1
- 2.11) STUDIO

- 3.6) 1+1
- 3.7) 1+1
- 3.8) STUDIO
- 3.9) 1+1
- 3.10) 1+1
- 3.11) STUDIO



4. FLOOR PLAN

- 12) 1+1
- 13) 1+1
- 14) 2+1
- 15) 1+1
- 16) STUDIO



FACADE VIEW



Final design can be differentiate from this one.

