

Mountain
Retreat

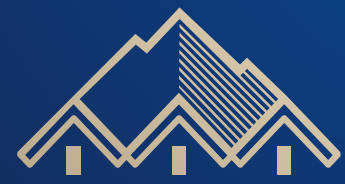
BY DUKLEY



Violet
Investment

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LIFE AND LEISURE
IN THE HEART
OF MONTENEGRO



Mountain
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KOLAŠIN

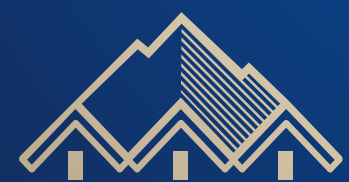
The most popular ski resort in Montenegro, Kolasin is located 73 km north of Podgorica, on the left bank of the Tara River, surrounded by Sinjajevina, Komova, Bjelasica mountain ranges. This is where the modern and rapidly developing ski centres Kolašin 1450 and Kolašin 1600, connected by a chairlift, are located. For skiing and snowboarding, there are 17 well equipped slopes and several lifts to transport the guests (including one for kids).





- airport — 70 km
- coast — 115 km
- motorway Bar-Boljare — 17 km
- railroad — 9 km





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MOUNTAIN RETREAT BY DUKLEY

is a premium class complex including ten chalets. The complex is situated in the heart of Montenegro, at the foot of Mount Bjelasica 1200 metres above sea level, between the Kolašin town and the «Kolašin 1450» ski centre.



MAIN REASONS TO INVEST IN MOUNTAIN RETREAT BY DUKLEY



UNIQUE LOCATION

The complex is located on the southern slope of Mount Belasitsa in the protected area of the Biogradska Gora National Park and is surrounded by mountains and coniferous forests.

IMPECCABLE SERVICE

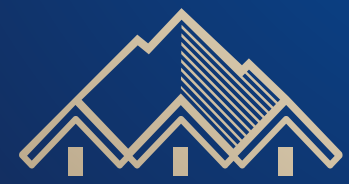
Mountain Retreat by Dukley combines high quality construction with a high level of service. A management company with extensive experience in Dukley Gardens and Dukley Residences projects, professional concierge service and 24/7 security are at your service.

REAL PROPERTY REVENUE

By investing in the Mountain Retreat by Dukley project, you receive **a guaranteed annual income of 8%** of the invested funds per year within the first 3 years.

INVESTMENT LIQUIDITY

Today the northern region of Montenegro is one of the main priorities of Montenegro's development program. Thus your investments in the Mountain Retreat by Dukley complex will always be liquid and will bring a constant income.

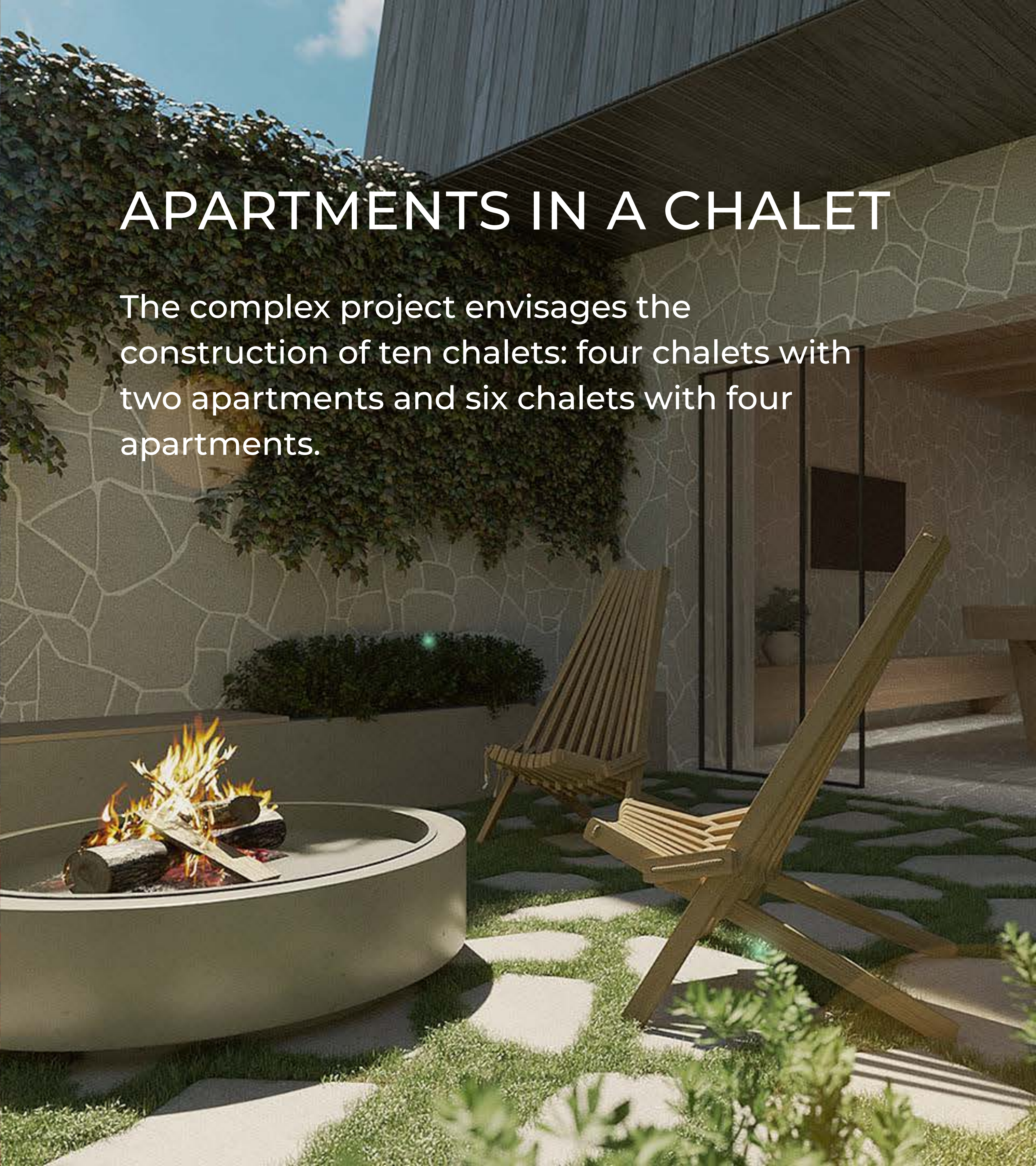


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APARTMENTS IN A CHALET

The complex project envisages the construction of ten chalets: four chalets with two apartments and six chalets with four apartments.





 Chalet with two apartments

 Chalet with four apartments

SKI CENTERS →



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DUPLEX LOFT IN A CHALET (Type 1)

Main loft level

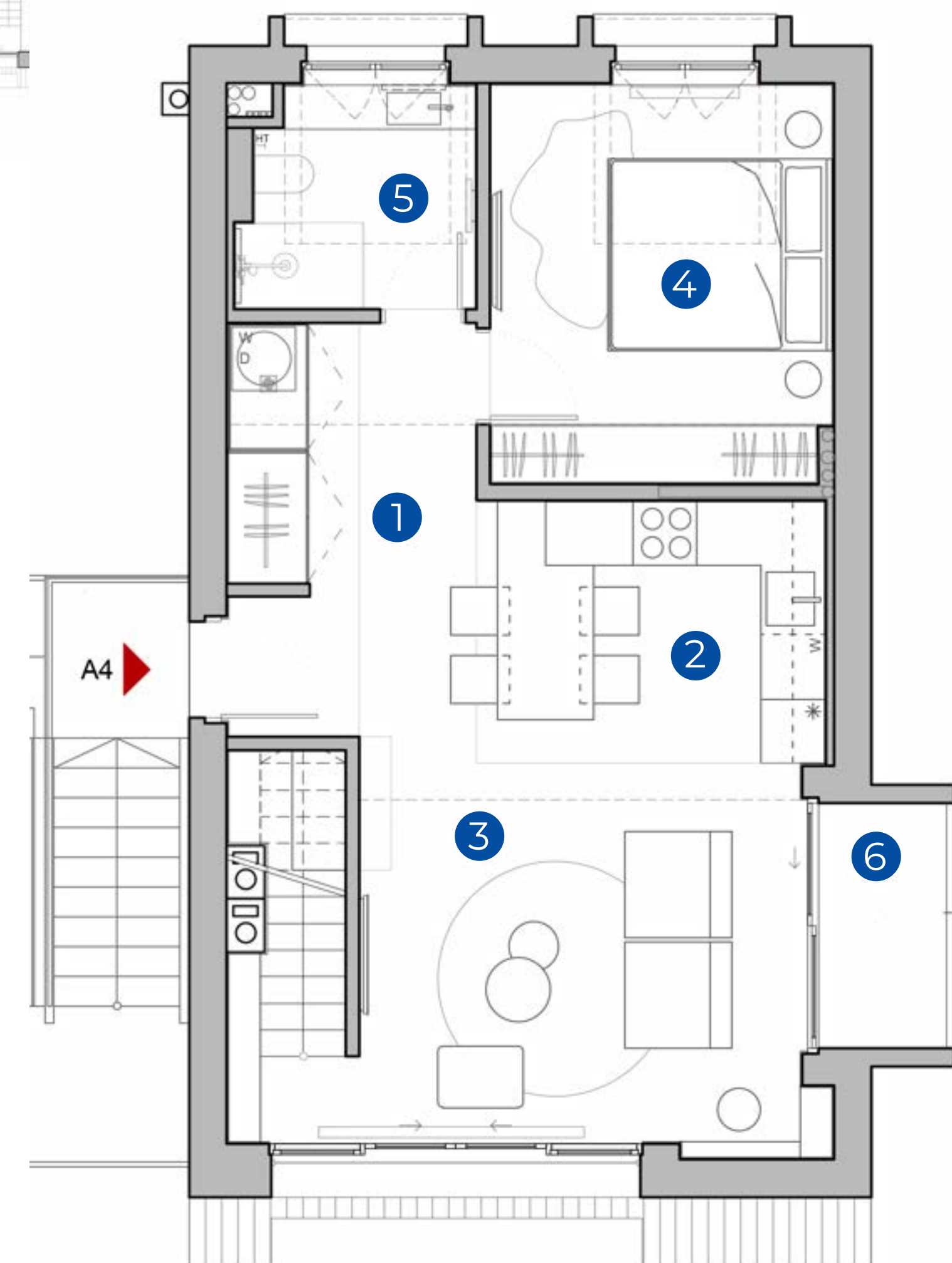
Room

Area/m²

1. Entry	8.90
2. Kitchen&Dining	8.05
3. Living room	16.29
4. Bedroom	11.93
5. Bathroom	4.31
6. Terrace	2.76

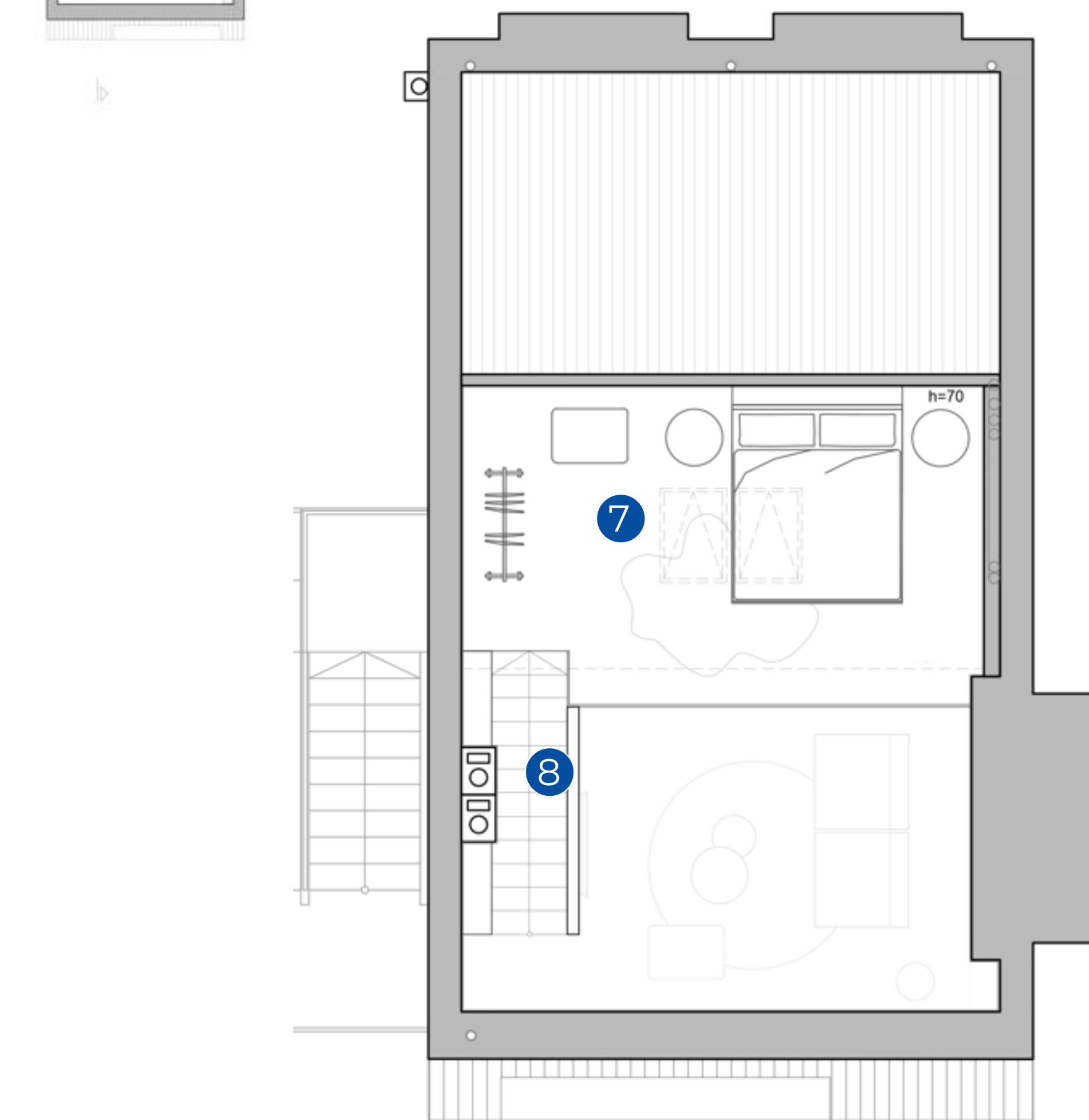
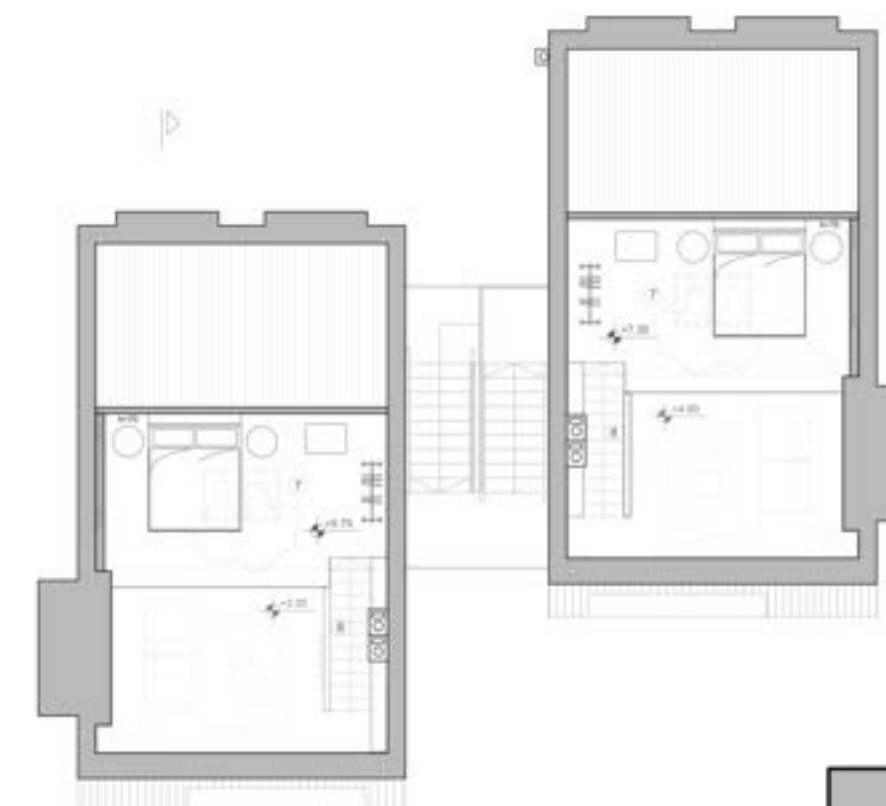
Total Area (with terraces) 52.24

Total Area (without terraces) 49.48



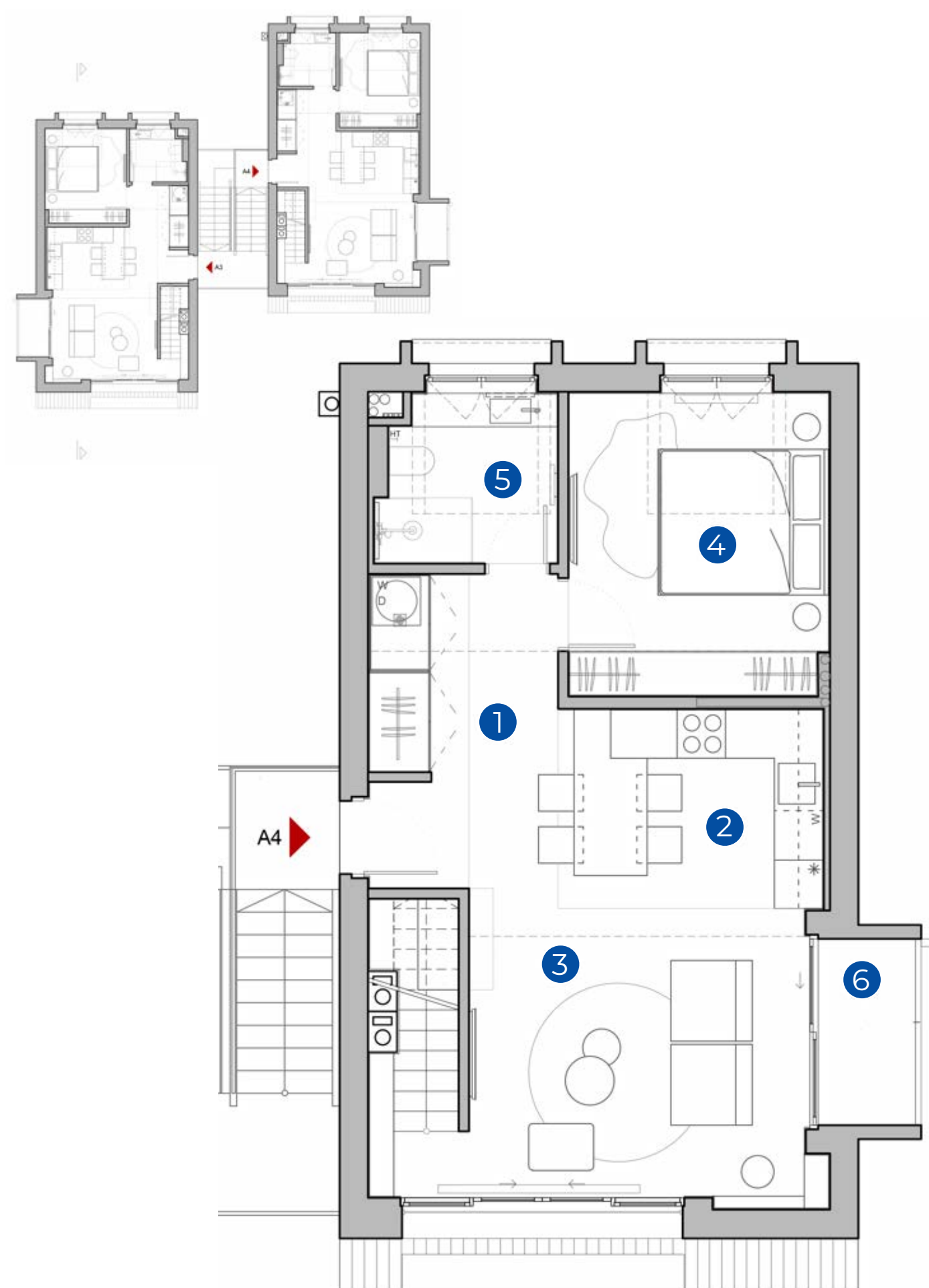
DUPLEX LOFT IN A CHALET (Type 1)

Additional level (gallery)

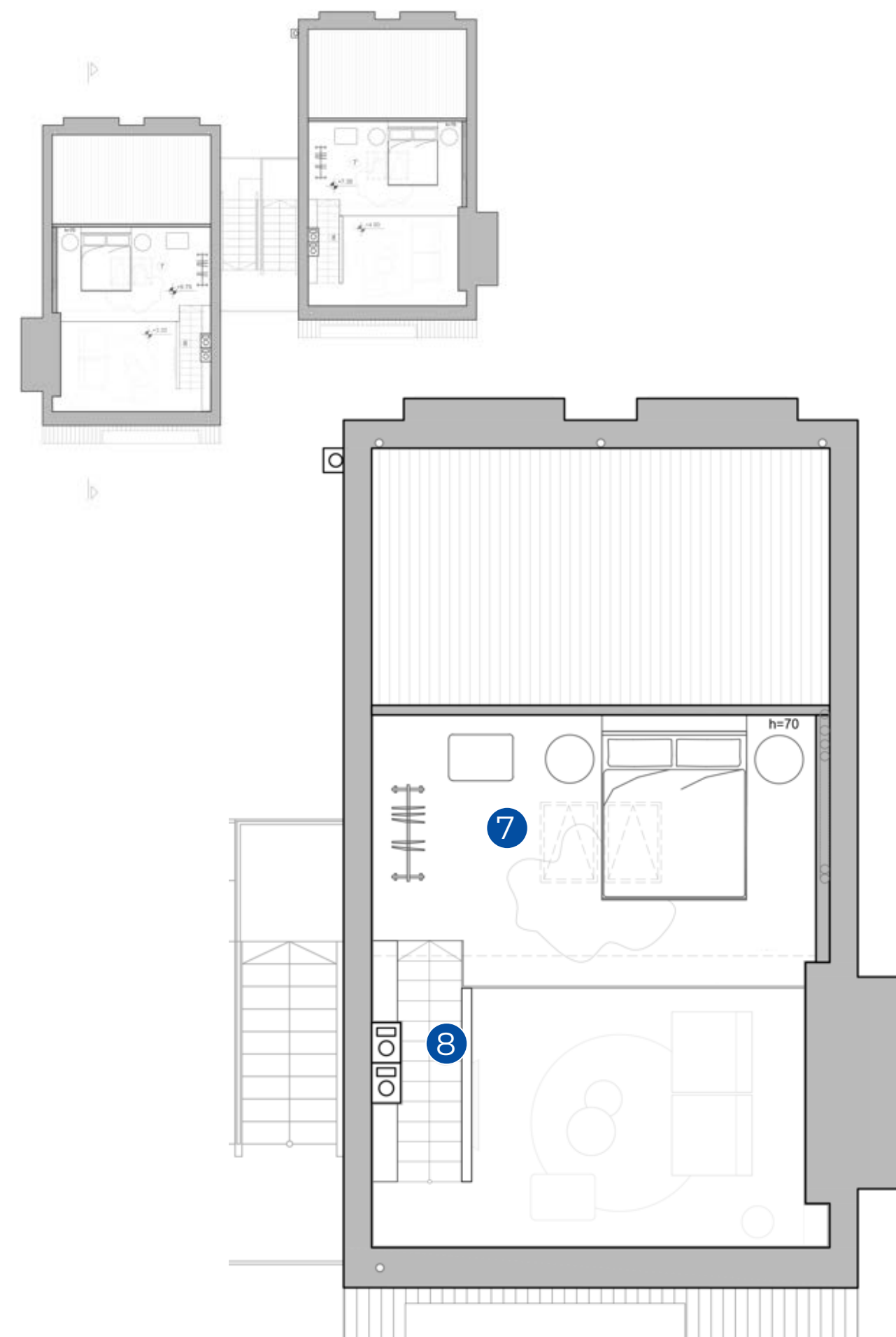


Room	Area/m ²
Gallery/Bedroom	17.90
Stairs	2.92
Total Area gallery	20.82
Total Net Area (with terrace)	73.06
Total Net Area (without terrace)	70.30

DUPLEX LOFT IN A CHALET (Type 1) from € 350,000



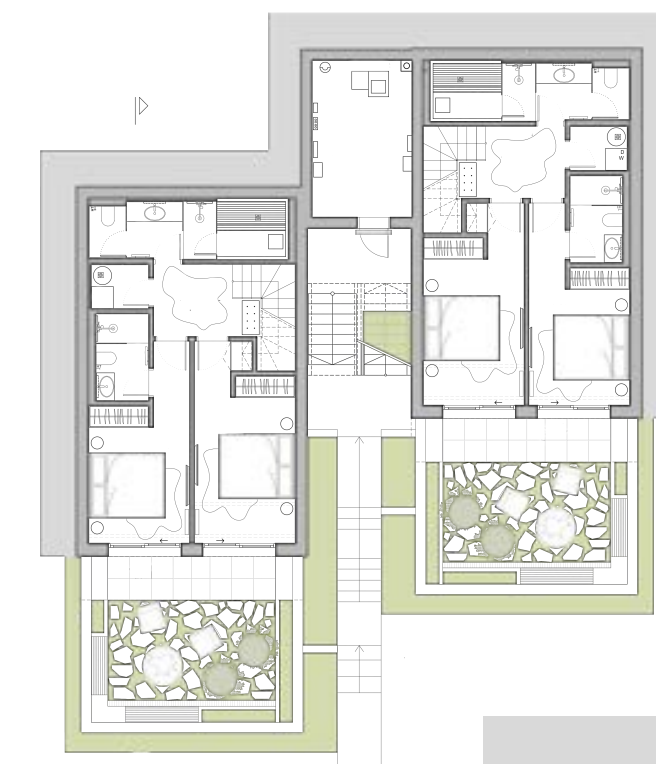
Main loft level



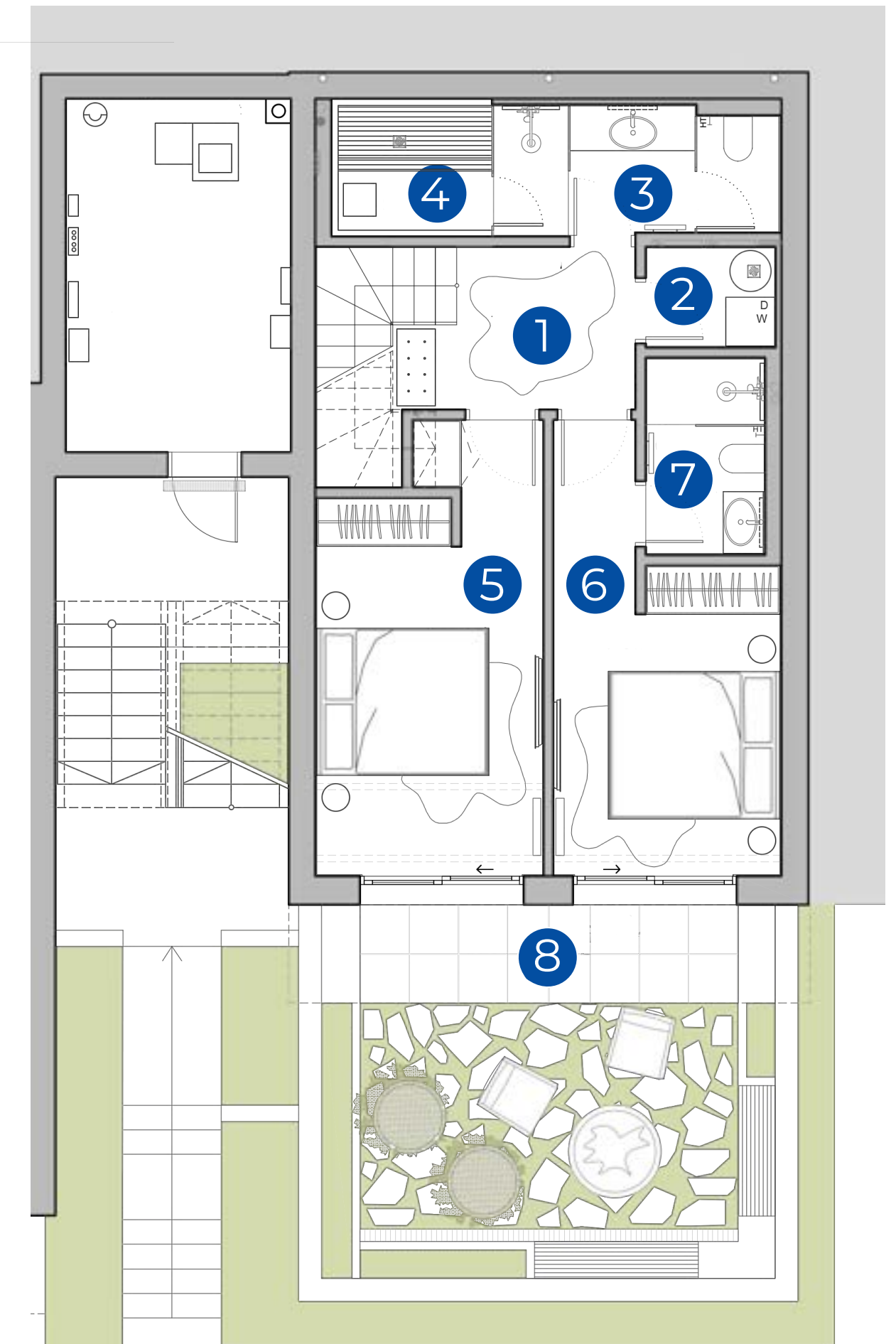
Additional level (gallery)

2-LEVEL APARTMENT IN A CHALET (Type 2)

1 apartment level



Room	Area/m ²
Vestibule	8.74
Utility room	1.87
Bathroom	5.31
Sauna	2.87
Bedroom	14.11
Bedroom	12.16
Bathroom	3.41
Terrace/garden	19.02
Total Area (with terraces)	67.49
Total Area (without terraces)	48.47



2-LEVEL APARTMENT IN A CHALET (Type 2)

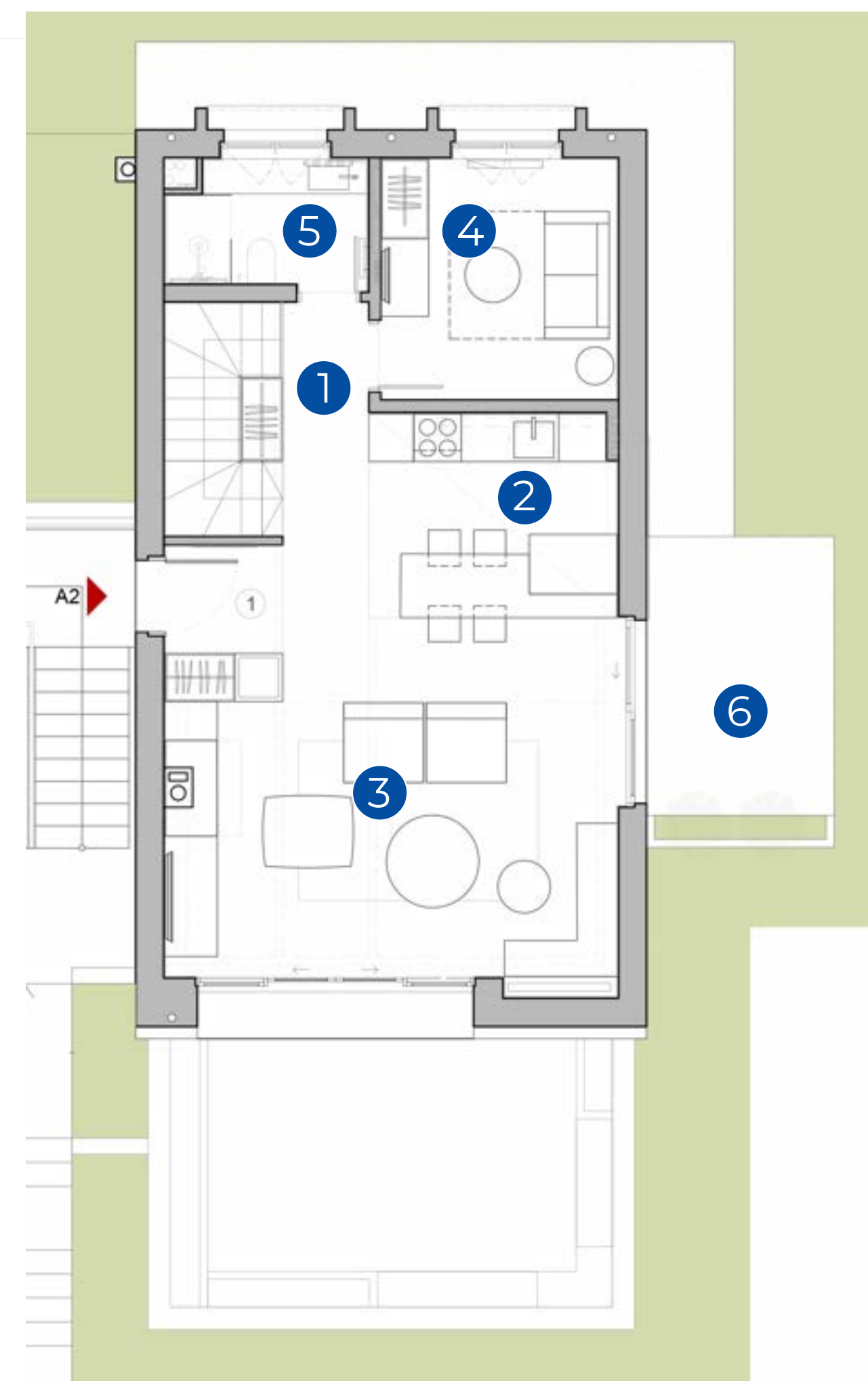
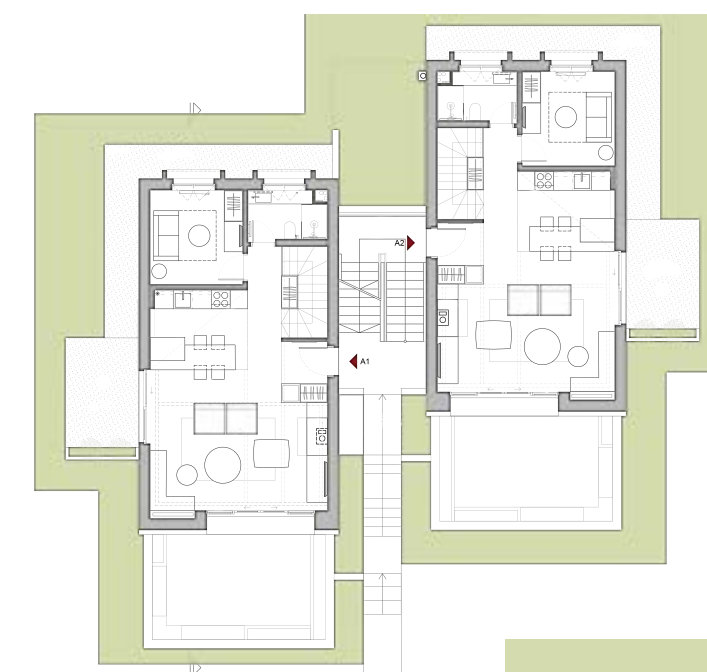
2 apartment level

Room

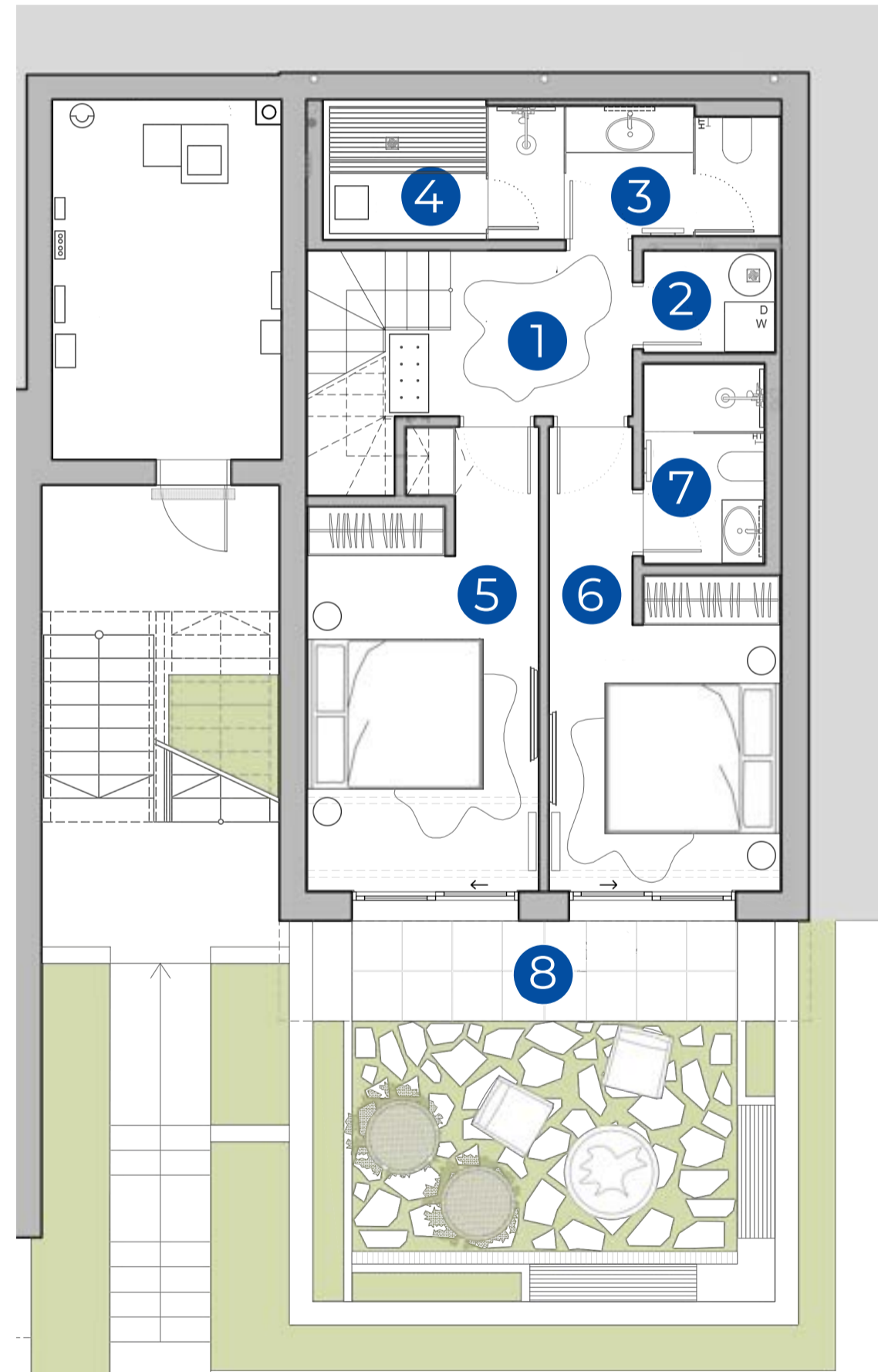
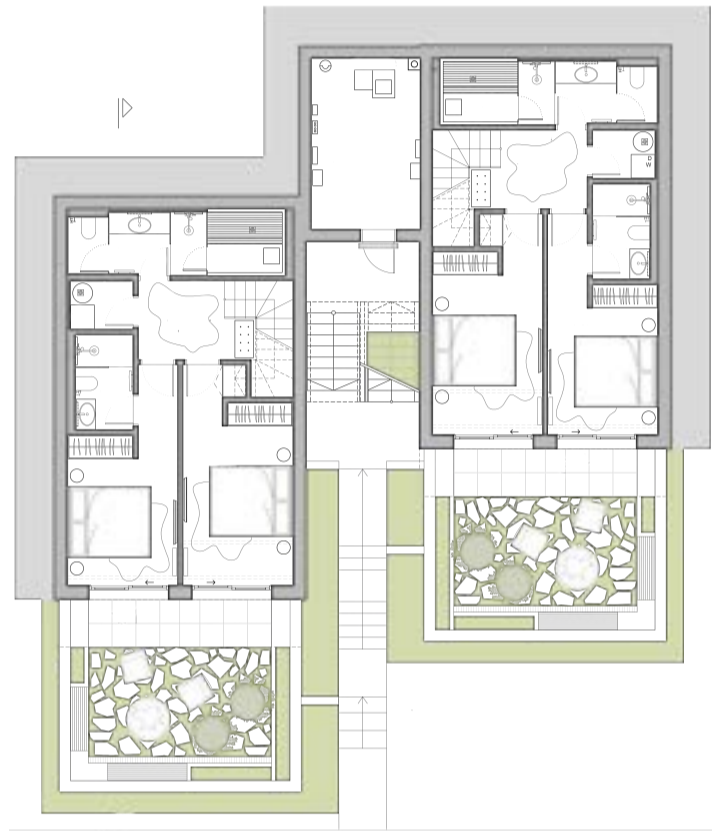
Room	Area/m ²
Entry	8.83
Kitchen&Dining	7.87
Living room	22.37
Guest room	8.94
Bathroom	3.77
Terrace	8.12

Total Area (with terraces)	59.90
Total Area (without terraces)	51.78

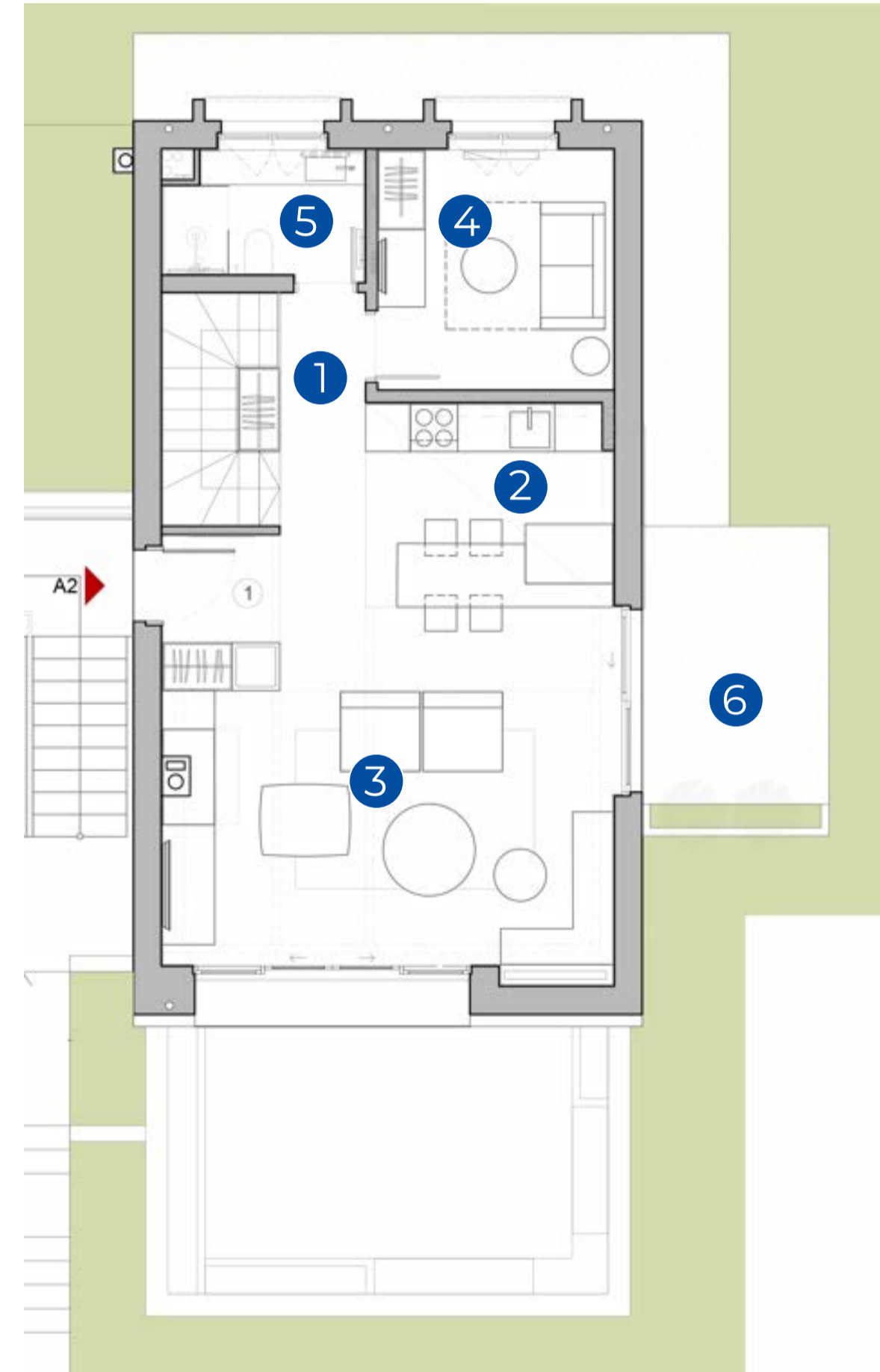
Total Net Area (with terraces)	127.39
Total Net Area (without terraces)	100.25



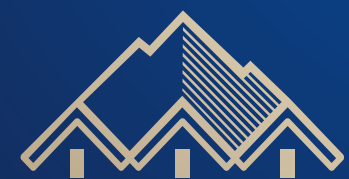
2-LEVEL APARTMENT IN A CHALET (Type 2) from € 650,000



1 apartment level



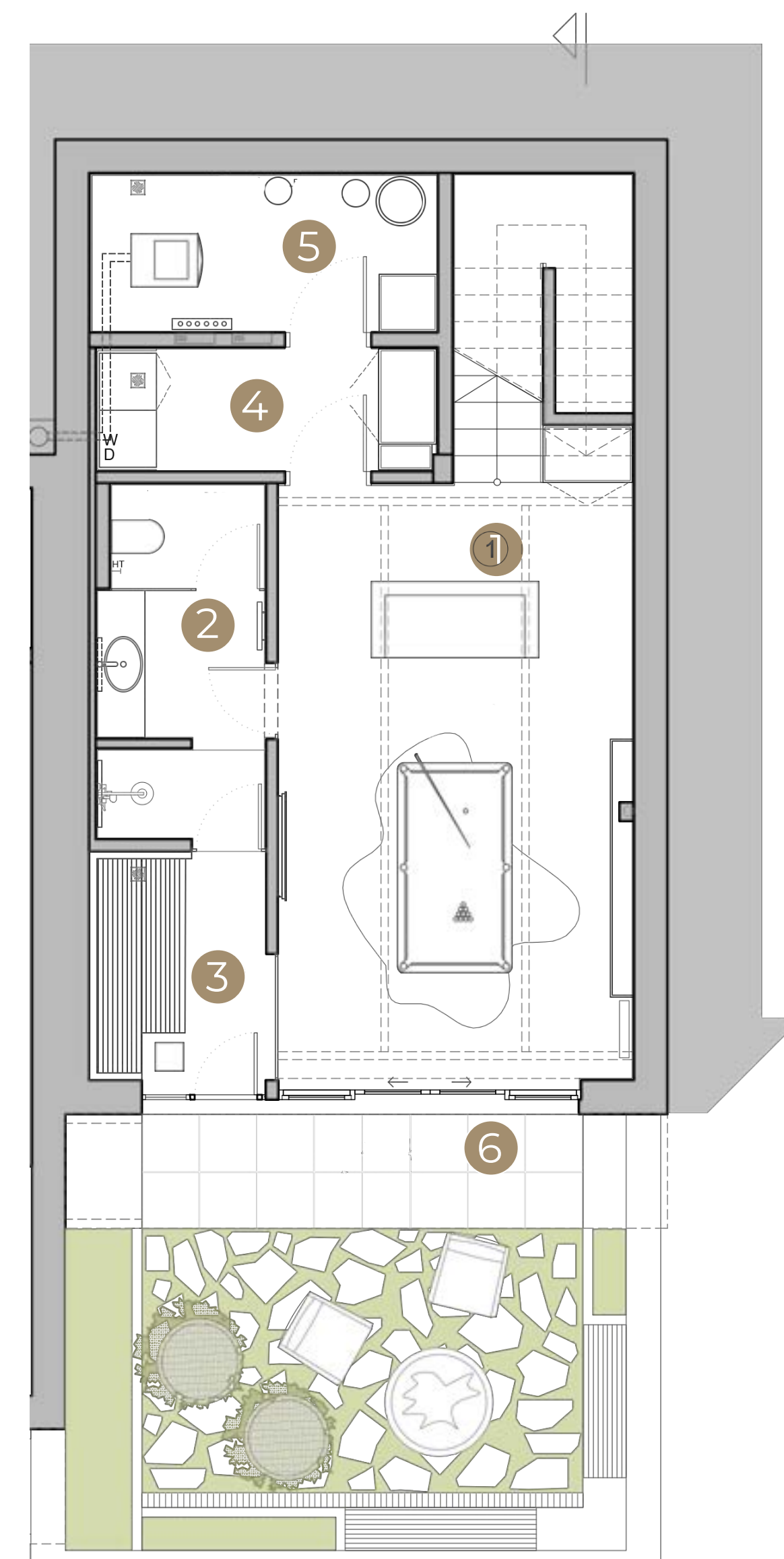
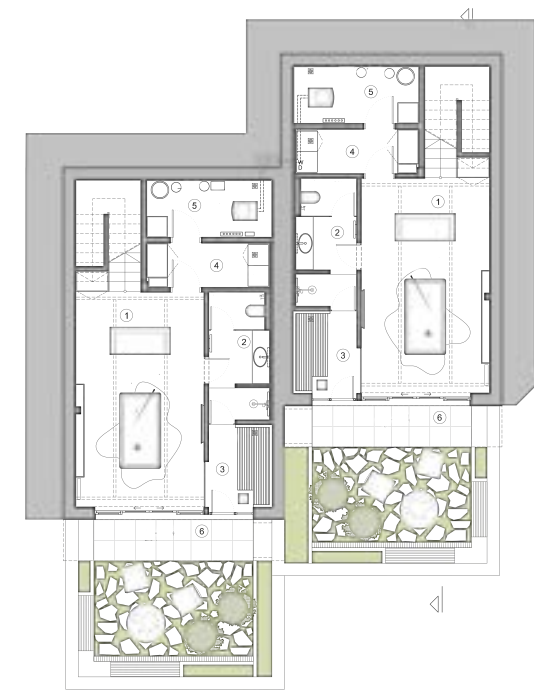
2 apartment level



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3-LEVEL APARTMENT IN A CHALET (Type 3)

1 apartment level



Room

Area/m²

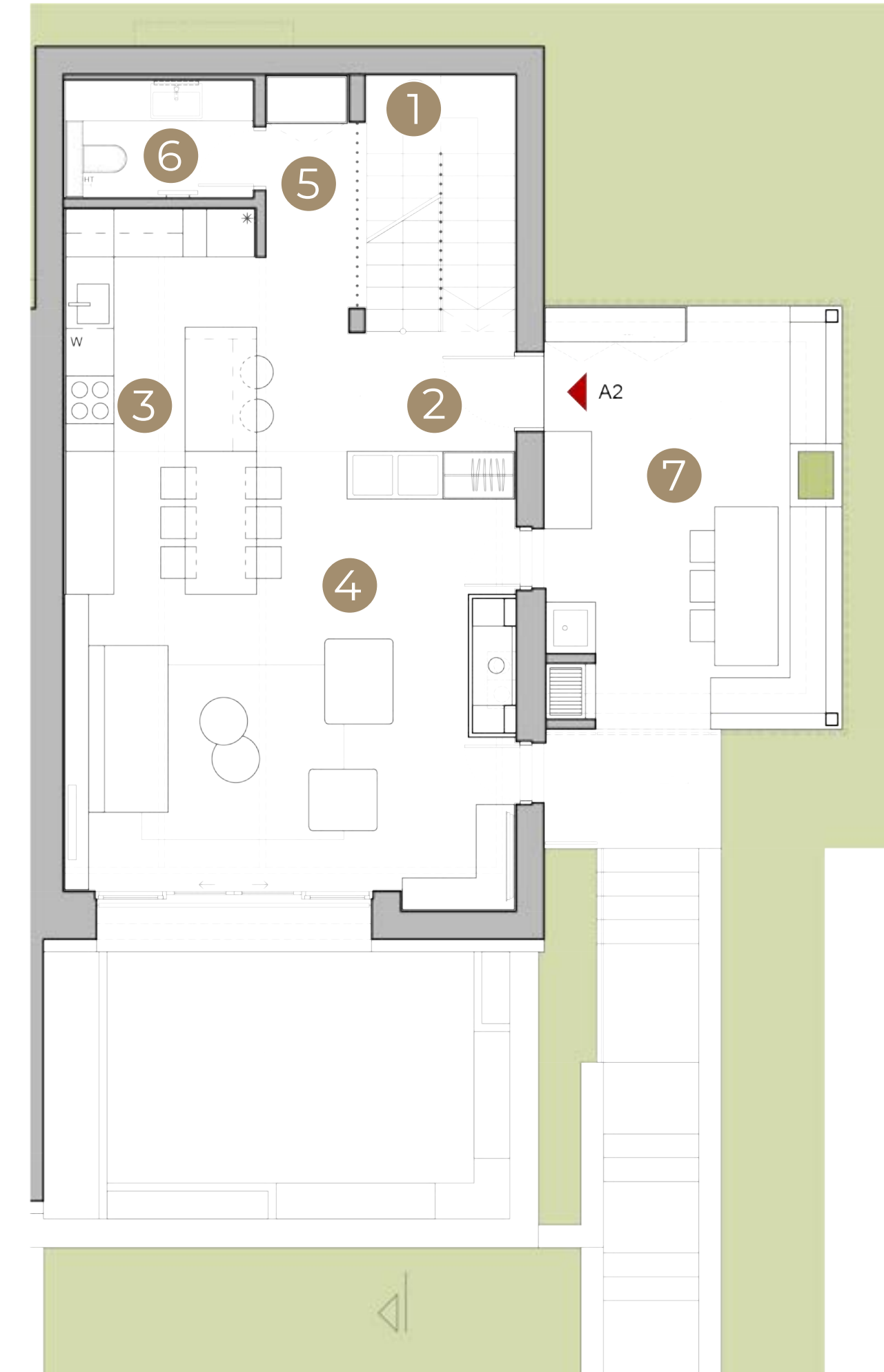
1. Billiard room	23.61
2. Bathroom	6.26
3. Sauna	4.45
4. Utility	4.51
5. Technical room	5.88
6. Terrace	19.02

Total Area (with terraces) 63.73

Total Area (without terraces) 44.71

3-LEVEL APARTMENT IN A CHALET (Type 3)

2 apartment level



Room

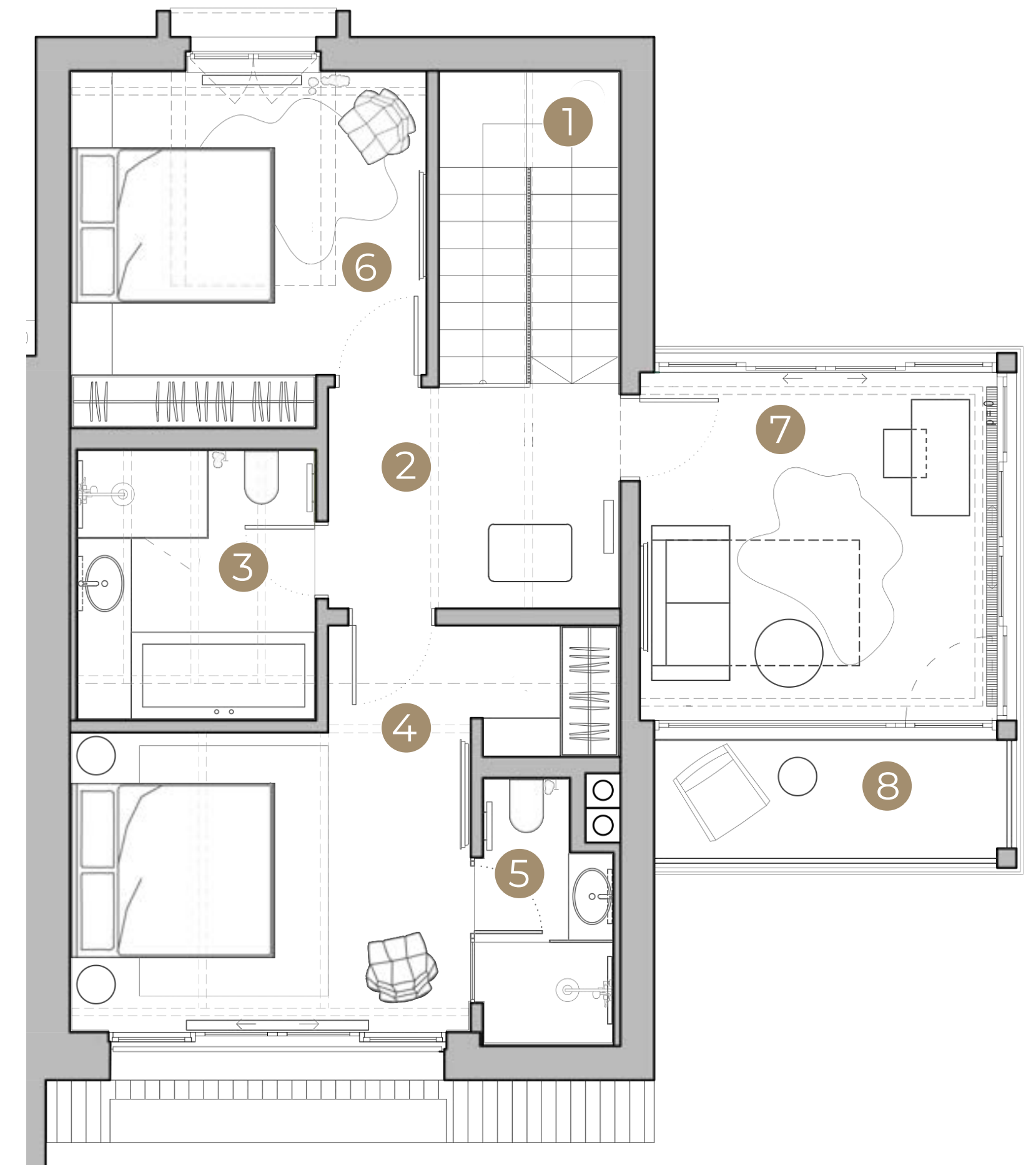
Room	Area/m ²
1. Stairs	5.73
2. Entry	4.68
3. Kitchen	10.19
4. Living room & dining room	29.81
5. Vestibula	2.55
6. Toilet	3.43
7. Terrace	17.49

Total Area (with terraces)	73.88
Total Area (without terraces)	56.88



3-LEVEL APARTMENT IN A CHALET (Type 3)

3 apartment level



Room

	Area/m ²
1. Stairway	5.99
2. Vestibula	6.95
3. Bathroom	6.80
4. Bedroom	16.45
5. Bathroom	3.41
6. Bedroom	12.90
7. Study room	13.34
8. Terrace	4.46

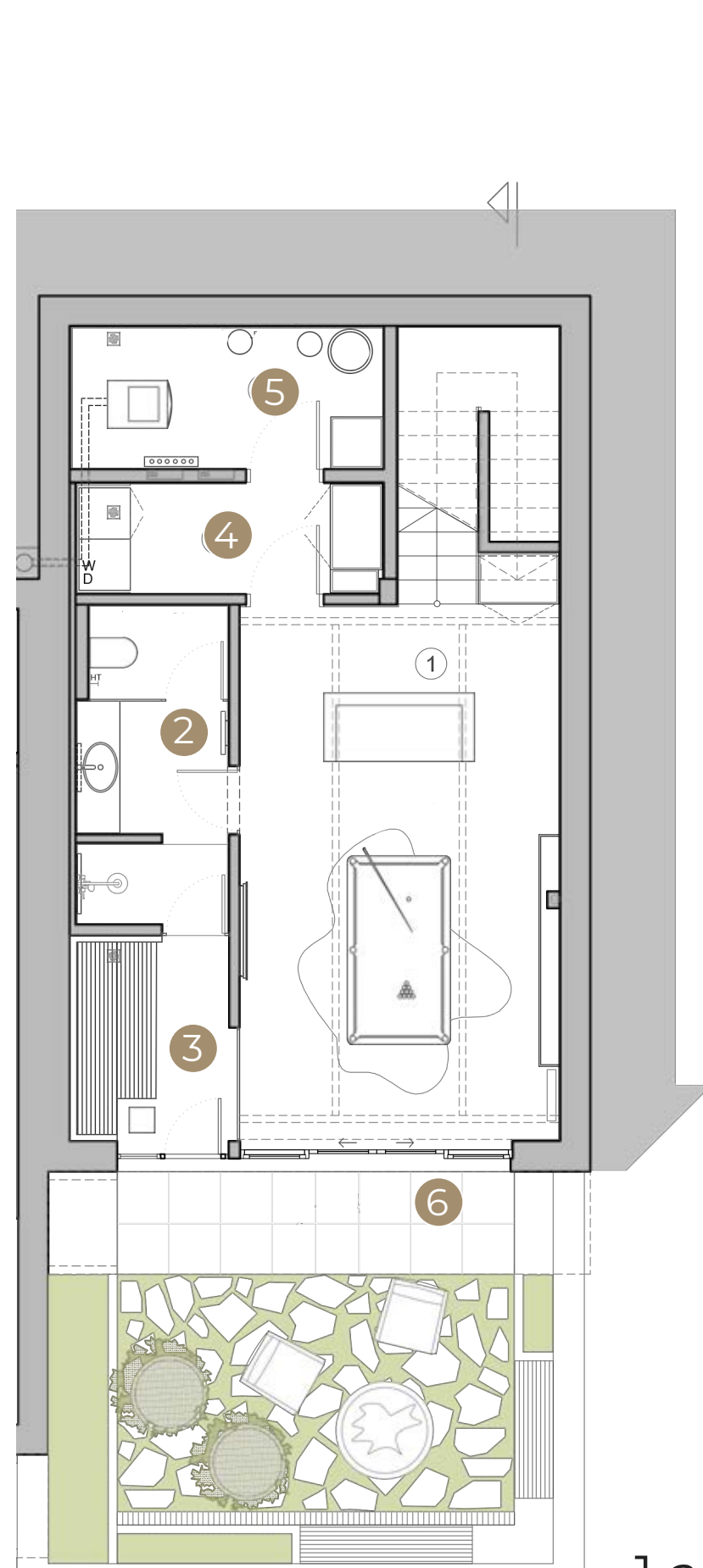
Total Area (with terraces) 70.30

Total Area (without terraces) 65.84

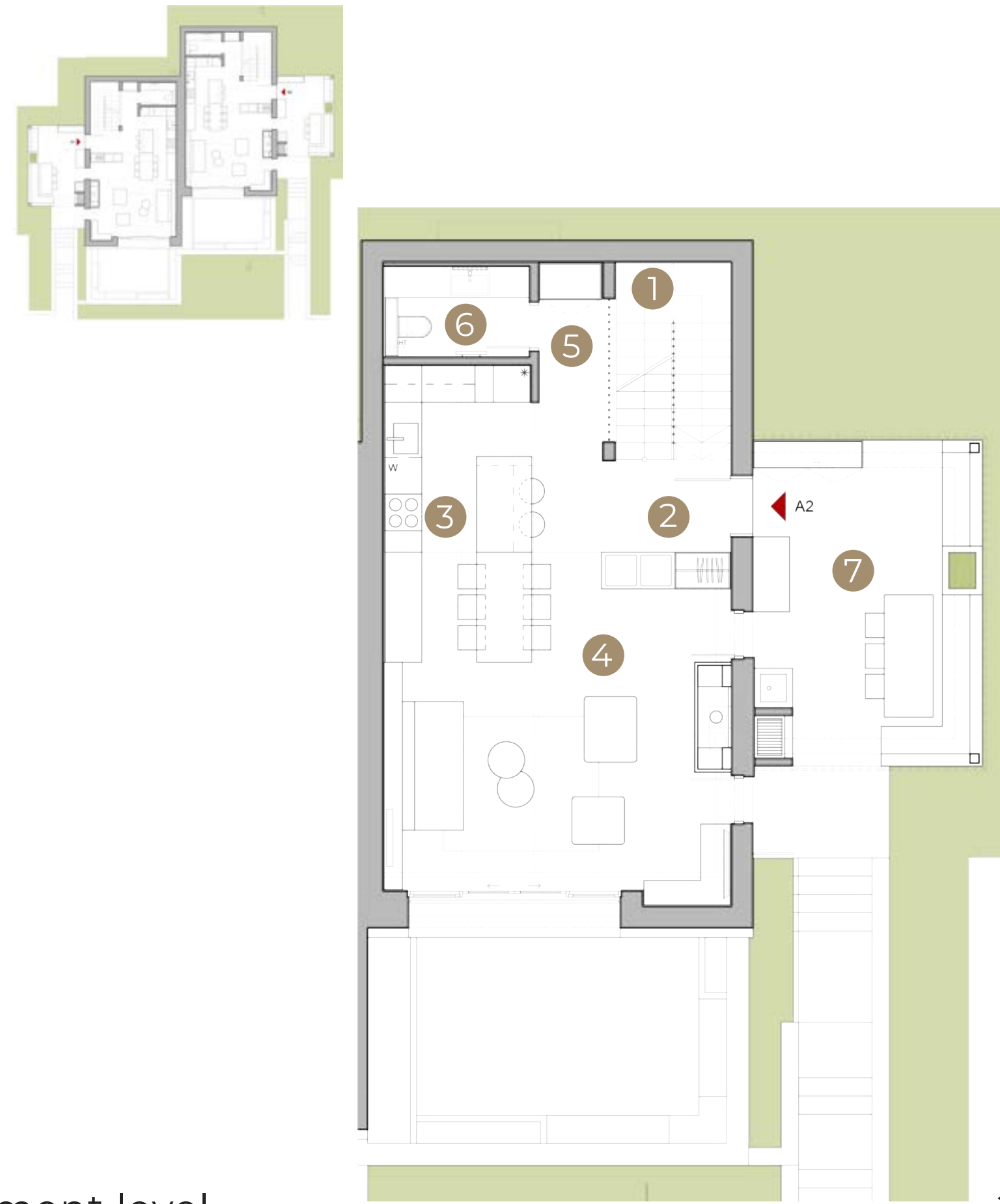
Total Net Area (with terraces) 207.91

Total Net Area (without terraces) 166.94

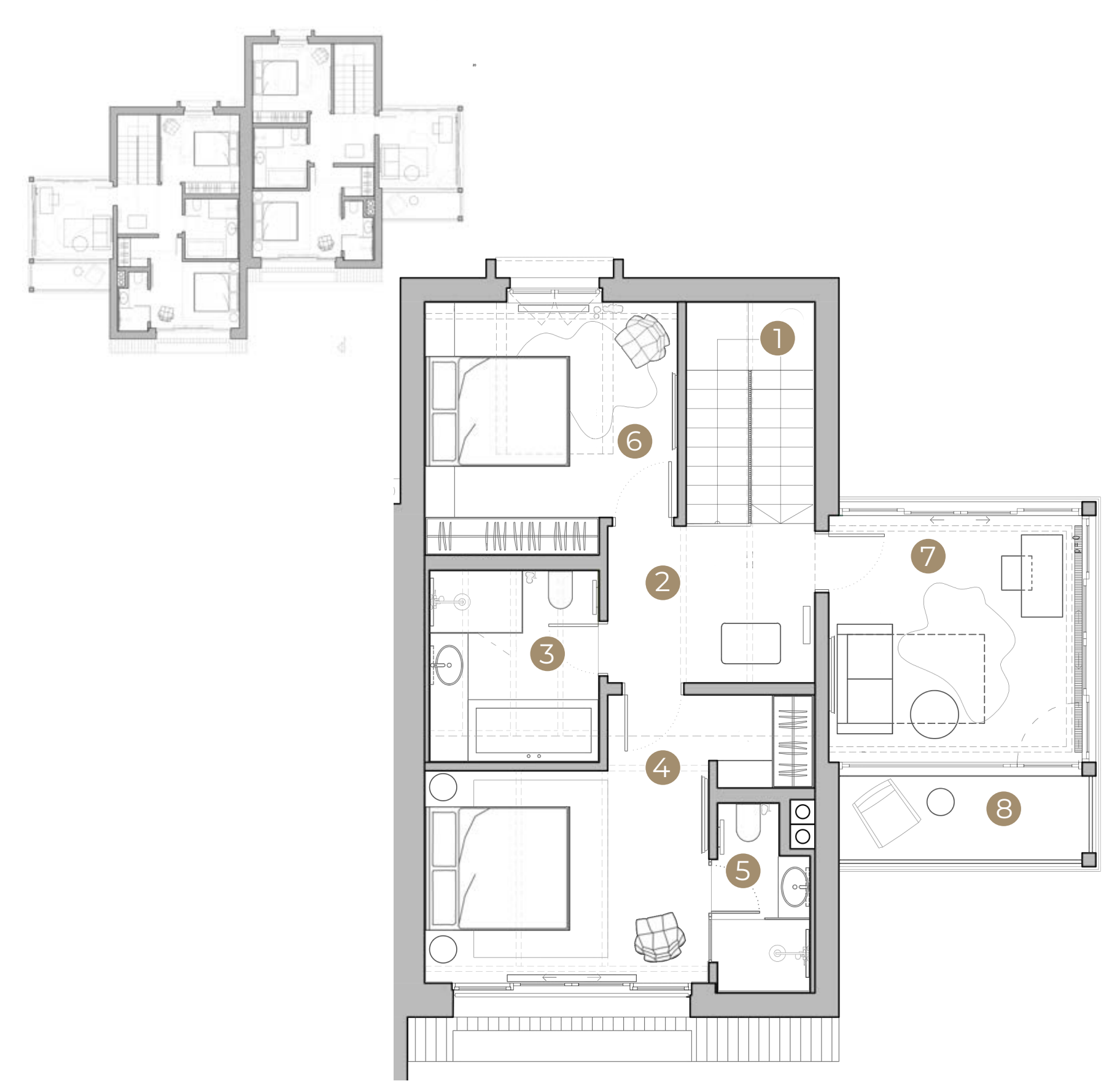
3-LEVEL APARTMENT IN A CHALET (Type 3) from € 950,000



1 apartment level



2 apartment level



3 apartment level



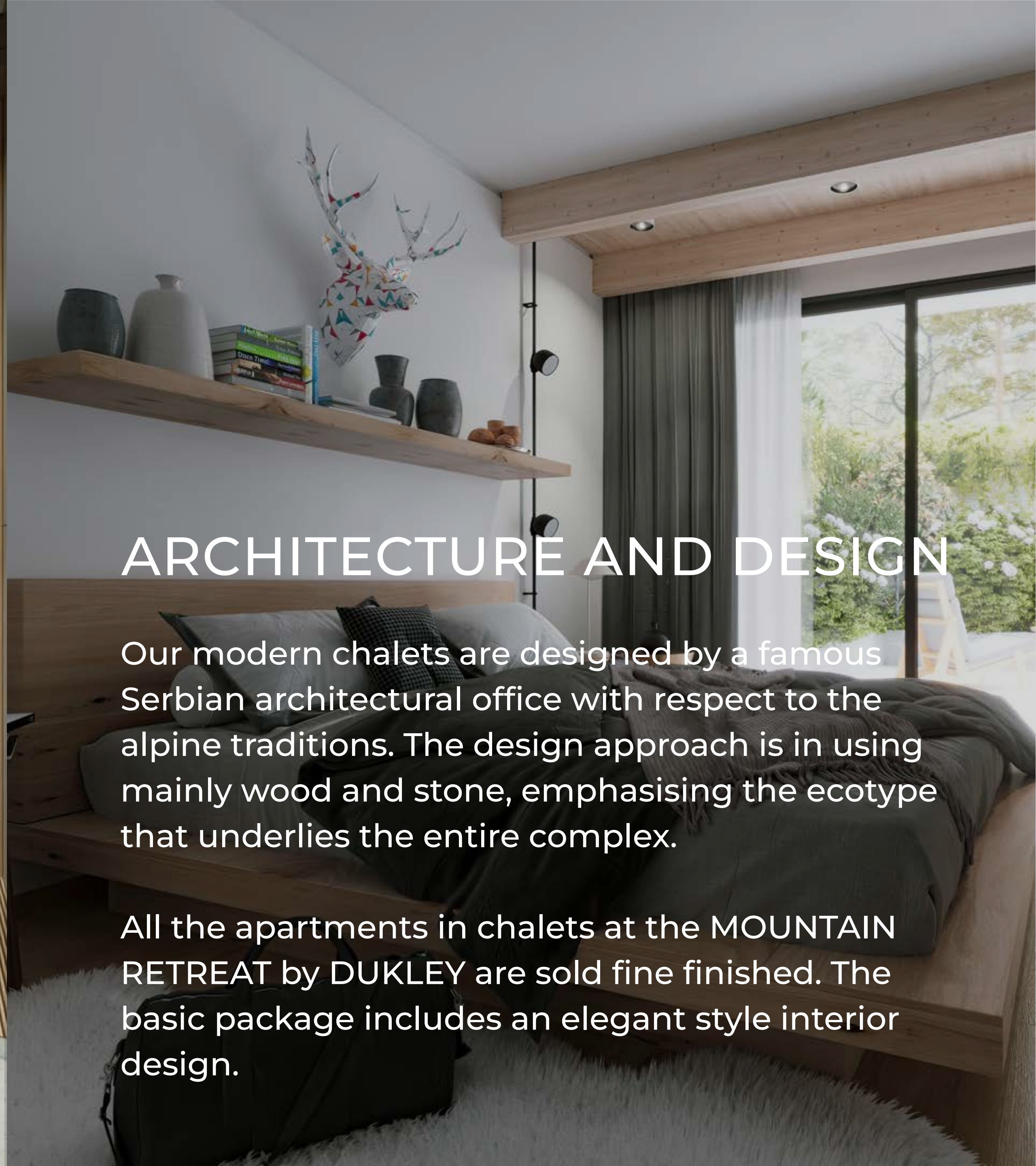
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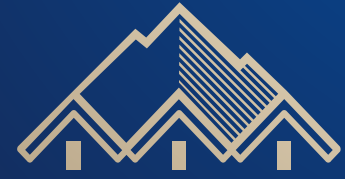


ARCHITECTURE AND DESIGN

Our modern chalets are designed by a famous Serbian architectural office with respect to the alpine traditions. The design approach is in using mainly wood and stone, emphasising the ecotype that underlies the entire complex.

All the apartments in chalets at the MOUNTAIN RETREAT by DUKLEY are sold fine finished. The basic package includes an elegant style interior design.



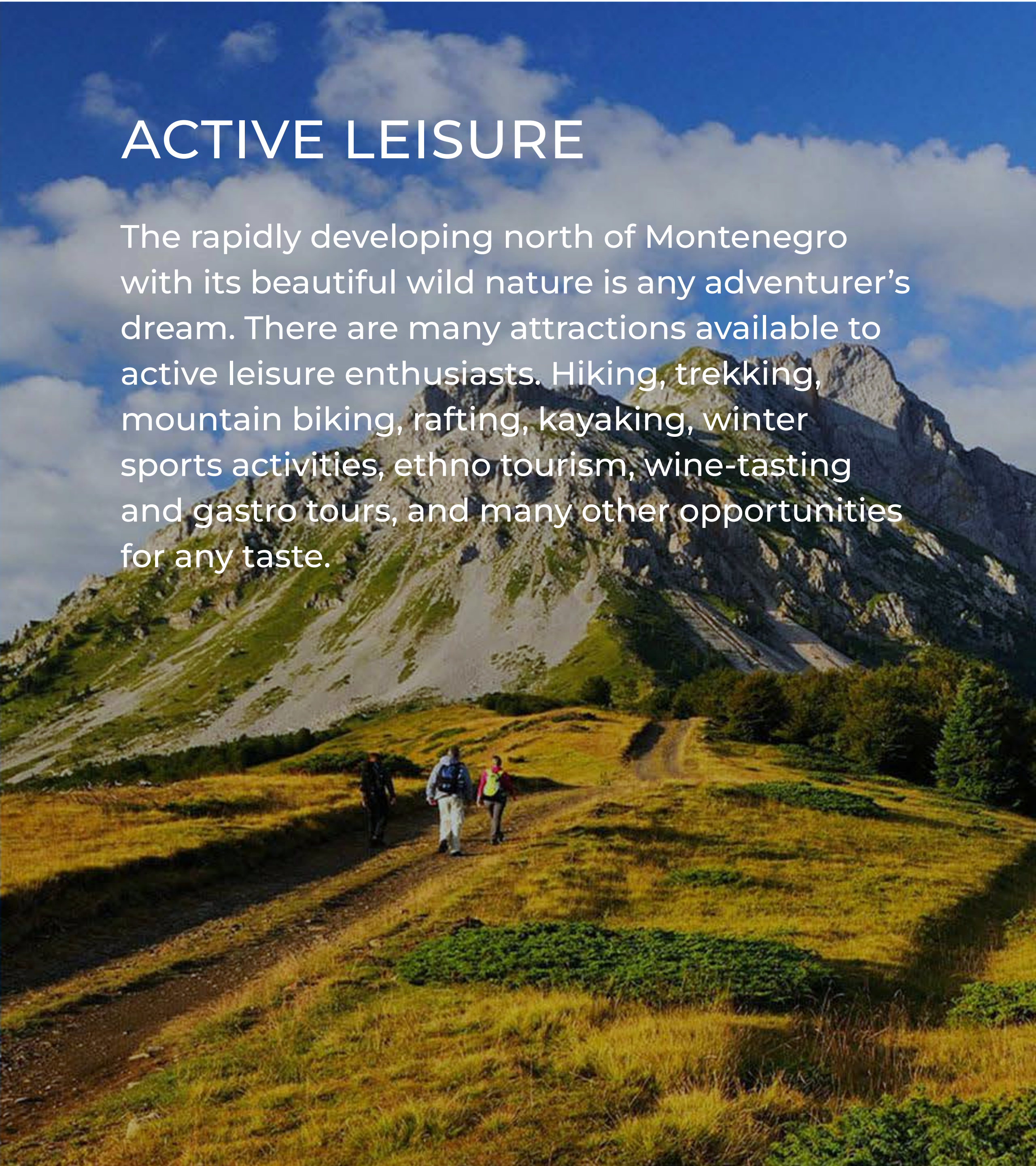


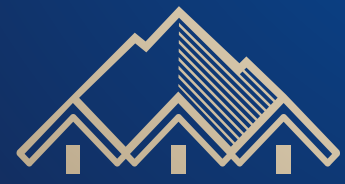
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ACTIVE LEISURE

The rapidly developing north of Montenegro with its beautiful wild nature is any adventurer's dream. There are many attractions available to active leisure enthusiasts. Hiking, trekking, mountain biking, rafting, kayaking, winter sports activities, ethno tourism, wine-tasting and gastro tours, and many other opportunities for any taste.



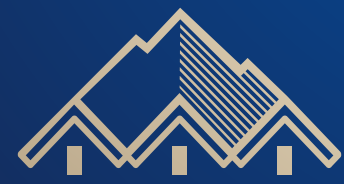


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REGION

North of Montenegro is one of the unique places in Europe where nature reigns. It is the kingdom of high mountains, deep forests, mountain lakes, deepest canyons, turquoise rivers, and alpine meadows. Travelling here delights, inspires, and heals both body and soul.





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