



**DUKLEY**  
GARDENS



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Welcome to the  
**NEW MEDITERRANEAN**







# Montenegro, the wild beauty

Known for its spectacular landscape, soaring mountain peaks to stunning Adriatic coast, centuries of foreign rule, Ottoman, Venetian and Austro-Hungarian, have infused Montenegro's rich Balkan culture with diverse influences.

The imprint of this tiny nation's myriad conquerors seen in the exquisitely preserved Venetian architecture of Budva, Perast, Sveti Stefan and Kotor, as well as the clusters of quaint fishing villages along its shores.

Today, Montenegrin culture ranges widely, a blend of new and old, shifting between the rural and more gentrified, communities that stretch from the coast up into the mountains. Full of beautiful surprises, Montenegro can be as rustically authentic as a postcard alpine village where cozy kafanas serve hearty roast lamb and bracing shots of rakija surrounded by the unspoiled natural beauty of its mountain ski runs, glacier lakes, and protected national parks. Or it can be as breezily elegant as an Adriatic coast that now glitters with stylish venues noted for fine wine and fresh seafood; guests enjoying the many sailing and arts events, boat shows and culture fairs, hosted by the shore's endless string of historic hamlets.





Average flight time to Tivat and Podgorica airports (hours)







# Budva

Overlooking a vast expanse of sandy beach at the mid point of the spectacular Montenegrin coast, the Budva Riviera is anchored by one of the Adriatic's oldest settlements. Today, the historic, walled in, Old Town is enveloped by a modern, coastal community and offers every amenity. Lined in boutiques, bars, cafes and restaurants, and rife with seasonal events and festivals, Budva enjoys a well-deserved reputation as the country's liveliest resort town.

In close proximity to the two international airports and fronted by a harbour with full service marina, Budva is easily accessible and ideally located. A scenic jaunt, by road or water, to the country's numerous attractions.

Charming fishing villages, deserted coves and UNESCO World heritage sites, to the lakes, national parks and ski resorts of Montenegro's equally stunning interior landscape.





# Dukley, your protected haven with the unique investment opportunities

Aimed at the discerning homeowner, Dukley's residential complex in Budva introduces an elegant new paradigm for modern waterfront living. Conceived by an international group of prominent developers, respected builders and award winning architects, working alongside a world-class creative team of design, lifestyle and technology consultants, Dukley offers exceptional facilities and services.

Overlooking one of the world's most extraordinary coastlines, this collection of prestige residences sheltered an exclusive seaside estate blends state-of-the-art infrastructure, sophisticated contemporary design and premier amenities, elevating the bar for coastal residential concepts in Montenegro.

Available to own and to rent, our luxury residences are cleverly designed to balance spacious bedrooms with vibrant, on-the-property social hubs.

Unique possibility to enjoy Dukley lifestyle in your own apartment while receiving investment income.

**ONLY HERE YOU HAVE A 6% GUARANTEED ANNUAL RETURN FROM THE PURCHASING PRICE OF THE APARTMENT.**

**Dukley** is the first and only project in Montenegro, offering its clients a **unique opportunity** to turn virtual money into a real first-class property.

Already today, following the global trends, our company is ready to **accept payment in the crypto currency** (Bitcoin, Ethereum and top 10 Cryptocurrencies By Market Capitalization) for the apartments offered for sale in Dukley Gardens, The Dreams by Dukley, Mountain Retreat by Dukley and Dukley Hotel and resort.





# Dukley Gardens

Located on the Zavala Peninsula in the heart of Montenegro's bustling Budva Riviera, Dukley Gardens is among the Mediterranean's premier new residential developments. A lushly landscaped, waterfront community set against the charming, Old town of Budva Oriented towards the sea for premium coastal views, each home is mere steps from the peninsula's idyllic beaches, where a gently sloping seabed provides family friendly swimming conditions in the balmy summer waters of the Adriatic. Ideally located just a few minutes walk from the myriad diversions of Budva; this tranquil oasis is Montenegro's most exceptional new seaside residential sanctuary.







Nestled into the forested cape's mature gardens and edged in sandy beachfront, this collection of exclusive coastal residences features generous indoor-outdoor living space, elegant, modern design, a selection of sophisticated lifestyle venues and a developed urban infrastructure with a marina for yachts up to 70 m long just two minutes away by tender.





# Own a piece of paradise

Home to just 205 elegantly contemporary suites, ranging from 61 to 347 sq.metres, one, two, three and four bedroom floor plans, Dukley Gardens also offers a limited number of Executive Penthouses that span up to 576 sq. metres.

Each residence is enhanced with generous outdoor living space and constructed to the highest international standards, featuring premier finishings, from built-in kitchens and luxury fixtures through high-end appliances and designed with extraordinary attention to quality and detail.

Dukley standards – design, architecture and location through facilities, services and amenities – are the finest in Montenegro and Dukley Gardens offers direct access to the fully serviced sandy beachfront that fronts the property.

Additionally, Dukley's retail amenities are located just outside the Gardens, on the first two levels of the neighbouring Dukley Residences tower at the gates to Old Town Budva. Conveniently close and providing everything homeowners might require, but at arms length. Dukley Gardens prizes privacy and avoids the constant flow of non-residents milling about.

For those homeowners seeking a regular return on their investment, Dukley Gardens offers a professional, yearround, property management program. Overseeing short and long, term rental arrangements, Dukley's full service, on-site team supervises every detail from marketing and booking through airport transfers, key handovers, security and maintenance.









## DUKLEY MAP

1. Dukley Seafront Restaurant
2. Dukley Beach & Bar
3. Rokki Maki Beach Club
4. Escape Beach & Restaurant
5. Infinity Pool Club by Dukley
6. 5\* Hotel (Coming Soon)
7. Kids Area
8. Welcome Desk
9. Reception Dukley Hotel & Resort
10. Parking
11. E-car Stations
12. Taxi Boat (to the Old Town of Budva)
13. Hotel Harmonia by Dukley
14. Infinity Hotel by Dukley
15. Dukley Dental Clinic
16. Family doctor
17. SPA cabana
18. Harmonia Wellbeing by Dukley
19. Open HeArt Studio
20. Café Harmonia by Dukley
21. Shalom Restaurant
22. Gym and Pilates Studio
23. Sales Office
24. Stratex Management Office
25. Dukley Beauty Clinic
26. Conference Hall

- SUNNY HILL LINE
- GARDEN LINE
- SEASIDE LINE





# Elegant, environmentally conscious design

The award winning German architecture studio *NPS Tchoban Voss* developed a superb vision for the Dukley Gardens complex. Designing a contemporary waterfront community that's layout blends organically with the natural contours and mature woodlands of the landscape while maximizing the Zavala Peninsula's excellent sea views.

Each of Dukley's terraced, indoor-outdoor living spaces centres on unobstructed, panoramic vistas and is constructed with elements from the region's classic architectural style.

While incorporating the area's traditional use of stone for paving and exterior cladding, the design team's open-plan residences are inspired by a modern approach to coastal living. Floor to ceiling windows are fitted with energy efficient, UVA treated glass that allows residents to fully appreciate the coast's stunning natural views, without glare, sun damage or excessive heat. Creating a true indoor/outdoor living environment, sliding doors open fully to connect interior and exterior space, with larger terraces furnished with outdoor kitchens and Villeroy & Boch whirlpools.

Equal attention was paid to the property's exceptional landscape. Respecting the peninsula's rich bio-diversity, as much terrain as possible was left in its natural splendour. The site's mature pine, cypress and olive groves preserved and nurtured while over 5,000 new species of flora were skillfully introduced by the Montenegrin design studio, *Synthesis*, who considered the specific characteristics and growth cycles of individual plants.





# Interiors

Spacious and contemporary, Dukley's distinctive, open-plan interiors are constructed to the highest global standards using premium materials, before being outfitted with prestige imported fittings sourced from Europe's finest brands. Raising the regional bar for design quality, each Dukley residence comes equipped with *Poliform* built-in kitchens, *Miele* appliances, *Villeroy & Boch*, and *Dornbracht* kitchen and bath fixtures, among an array of superior finishes.





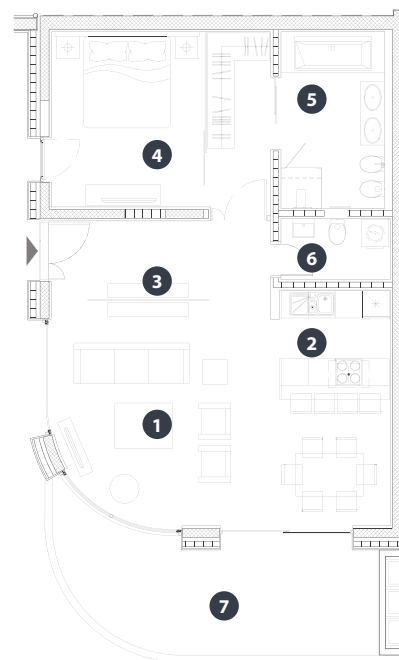




# Apartment types

## 1

Type of apartment No 1 (one bedroom)  
**61-110 m<sup>2</sup>**



- 1. Living room
- 2. Kitchen
- 3. Hallway
- 4. Bedroom
- 5. Bathroom
- 6. Bathroom
- 7. Terrace

Type of apartment No 1 (two bedrooms)  
**115-135 m<sup>2</sup>**



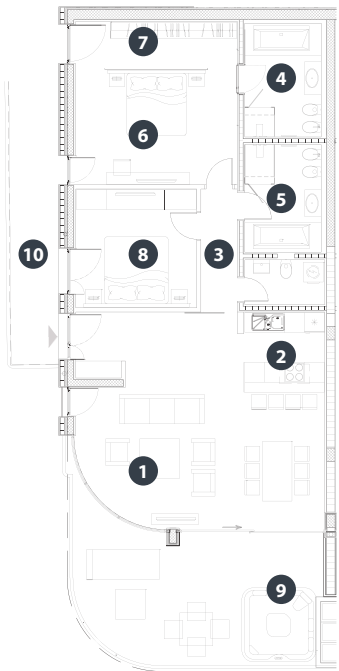
- 1. Hallway
- 2. Living room
- 3. Kitchen
- 4. Bedroom
- 5. Bathroom
- 6. Hallway
- 7. Bathroom
- 8. Bedroom
- 9. Terrace



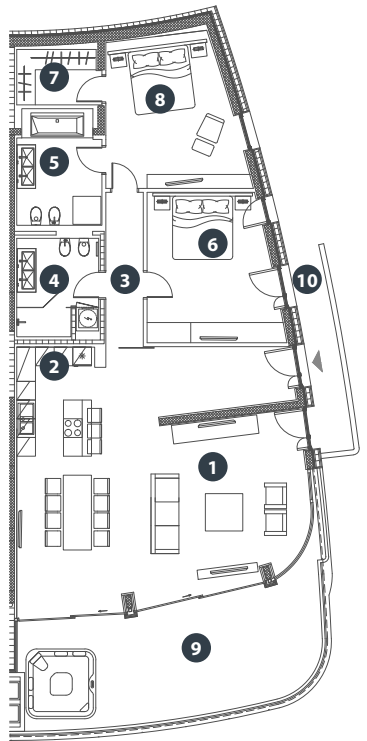


# 2

Type of apartment No 2 (two bedrooms)  
138-195 m2



- 1. Living room
- 2. Kitchen
- 3. Hallway
- 4. Bathroom
- 5. Bathroom
- 6. Bedroom
- 7. Wardrobe
- 8. Bedroom
- 9. Terrace
- 10. Side terrace



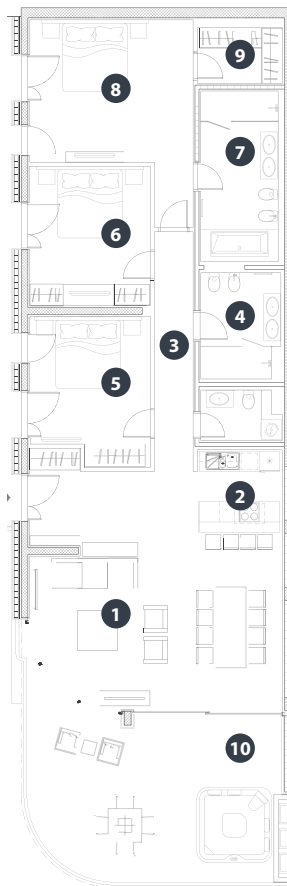
- 1. Living room
- 2. Kitchen
- 3. Hallway
- 4. Bathroom
- 5. Bathroom
- 6. Bedroom
- 7. Wardrobe
- 8. Bedroom
- 9. Terrace
- 10. Side terrace



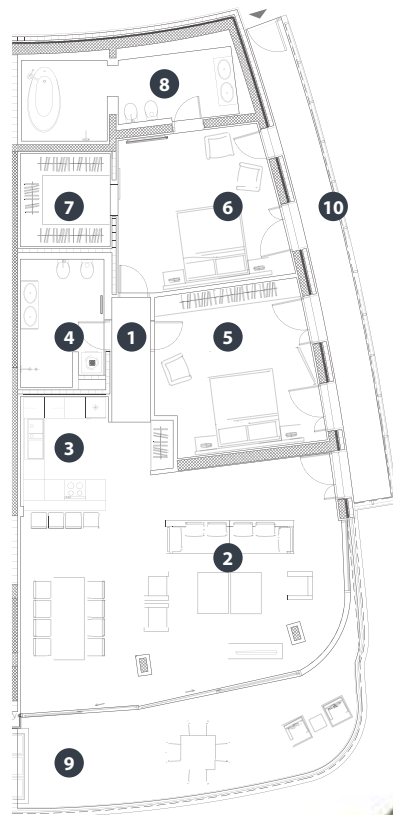


# 3

Type of apartment No 3 (two, three bedrooms)  
170-215 m<sup>2</sup>



- 1. Living room
- 2. Kitchen
- 3. Hallway
- 4. Bathroom
- 5. Bedroom
- 6. Bedroom
- 7. Bathroom
- 8. Bedroom
- 9. Wardrobe
- 10. Terrace



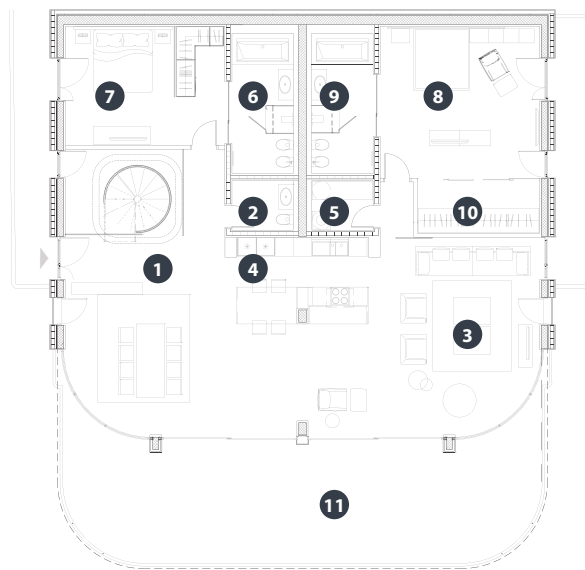
- 1. Hallway
- 2. Living room
- 3. Kitchen
- 4. Bathroom
- 5. Bedroom
- 6. Bedroom
- 7. Wardrobe
- 8. Bathroom
- 9. Terrace
- 10. Side terrace



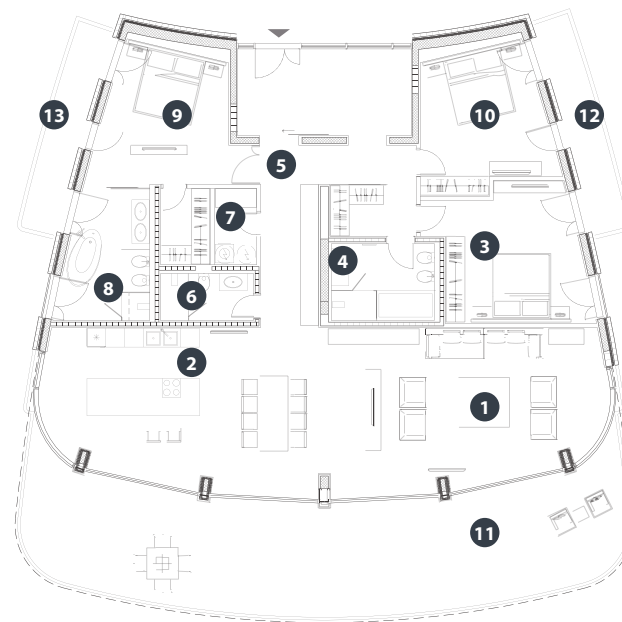


# 4

Type of apartment No 4 penthouse (two, three bedrooms)  
240-315 m2



- 1. Hallway
- 2. Toilet
- 3. Living room
- 4. Kitchen
- 5. Laundry
- 6. Bathroom
- 7. Bedroom
- 8. Bedroom
- 9. Bathroom
- 10. Wardrobe
- 11. Terrace



- 1. Living room
- 2. Kitchen
- 3. Bedroom
- 4. Bathroom
- 5. Hallway
- 6. Toilet
- 7. Laundry
- 8. Bathroom
- 9. Bedroom
- 10. Bedroom
- 11. Terrace
- 12. Side terrace
- 13. Side terrace





## 4

Roof terraces (belonging to penthouses only) - Equipped with *Villeroy & Boch* Jacuzzis, OCQ outdoor kitchens, showers, greenery and outdoor furniture.

**180-250 m<sup>2</sup>**









# Technology

Wired for complete security with state of the art, Smart Home technology, every Dukley Gardens residence may be controlled remotely through the homeowner's personal device. Each property's lighting and climate controls, as well as, multi-media systems, home security and surveillance systems, is easily regulated via smart phone or tablet.

# Services

Offering all the premier amenities of a five-star hotel, Dukley provides exceptional personal assistance to its residents. A 24-hour Concierge Team is in place to meet any request, from property management and maintenance, to arranging events, activities, excursions and reservations. Allowing homeowners to make the most of their time when in residence, while ensuring the security and integrity of each property when it is not in use.

# Benefits of residency

- 24 hour Concierge & Security
- Secure, Private & Valet Parking
- Private Car Service: local transportation and airport transfers
- Coordination of Car, Motorcycle and Boat Rentals as well as Tours & Excursions
- Water Shuttle Service to Budva Old Town
- A Fleet of Golf Carts within the complex for deliveries and transportation
- State-of-the-art Smart Home Security Systems
- Real Estate & Property Insurance
- Kids club, where exciting games and entertainment are waiting for children (summer season)
- Children's Centre, Summer Camp, Kindergarten, Child Care Services
- Sandy, Fully Serviced, Beach Front
- Private Pool and Infinity Pool Club
- Water Sports Equipment & Rental
- Housekeeping & Laundry Service
- Room Service from Dukley Gardens restaurants
- Stylish Dining and Drinks Venues
- Waterfront Beach Club
- Catering & Event Management
- Property & Rental Management Services
- Creative workshops for children and adults in Open HeArt Studio
- Dukley Dental Clinic and Dukley Beauty Clinic
- A world of harmony and relaxation in Harmonia Wellbeing by Dukley
- Gym and Pilates studio





# 6% annual return of investment

## OPTION 1

**Net annual income 6% guaranteed for the first three years from the date of purchase of the apartments\***

Possibility to use the apartment for three weeks in the period from last week of September till the first week of May.

All expenditures and other necessary expenses are covered by the management company.

From the fourth year applicable Option 2\*\*

\*The possibility of extending the period of guaranteed yield, with a decrease of the return rate.

\*\*The possibility of moving to Option 2 is available before expiry of the period of guaranteed yield.

## OPTION 2

**The percentage distribution of profits between the owner and the management company, in which all costs (agency fees, the cost of booking, providing hotel services for guests, etc.) pays the management company.**

Possibility to use the apartment is not limited, and corresponds to the wishes of the owner.

The lease contract is signed for one year period, with possibility of extension.

# Meet the Dukley Family: Dukley Hotel & Resort

Dukley Hotel & Resort is a serene oasis furnished with every amenity, set against the backdrop of one of Europe's most striking historical sites and, just beyond your residence, all the pleasures and diversions that the Budva Riviera has to offer. This is the place where you can replenish yourself, within the comfort and convenience at home. Within our three beaches you'll find the perfect place where you can relax with your family and friends accompanied by the Mediterranean breeze and stunning sunsets. Meticulously considering every detail, Dukley indulges its guests with the privileges of a five-star hotel; an enviable locale with chic facilities, comprehensive services, and attentive staff.





## Meet the Dukley Family: **Dukley Seafront Restaurant**

Our award-winning Dukley Seafront Restaurant is conceived to introduce Fresh & Fine Food concept with its outstanding gastronomic variety. We have created an environment where, no matter where you turn, an inspiring view is certain, whether towards our astonishing sea view or facing our dynamic open kitchen. Creating a perfect balance of fresh and local ingredients, our chefs will take you on a gastronomical journey bound to challenge all of your senses with their authentic recipes. We proudly present the kitchen for all your senses, the Theatre of Taste. A place where your meal is audible and visible, a place of the utmost fulfillment.



## Meet the Dukley Family: **Dukley Beaches**

**Dukley Beach & Bar** - Embodied with heaps of fine sand, a champagne & cocktail bar, savory food, and the utmost comfortable sunbeds, Dukley Beach & Bar creates an urban oasis in the heart of the city of Budva. Luxuriate on the lush sunbeds, savor the exceptional delicacies prepared by our chefs at Dukley Seafront Restaurant and glaze upon the turquoise blue waters of the Adriatic accompanied by chill music and the Mediterranean breeze.

**Rokki Maki Beach Club** - Chill the day away immersed in house lounge beats by resident DJs and enchanting ambience able to convert any usual day into a bright sunny seaside paradise, filled with exotic tastes and a relaxed but energetic rhythm of life. Unique adults-only beach club in Budva, secluded from the public eye and summer hustle, Rokki Maki is a portal to the carefree world where everyone feels like a rockstar.

**Escape Beach & Restaurant** - A unique concept, offering the best atmosphere for a casual and secluded beach experience by day that, as the sun sets, becomes an ideal setting for an aperitivo and a dinner as a couple or with family and friends. This is the place where local & Mediterranean cuisine come together, the place that you can escape to and enjoy with your feet in the sand and light sea breeze on your body.





## Mountain Retreat by Dukley, Kolasin

This is a premium class complex in the north of Montenegro, consisting of ten chalets.

The complex is located in the heart of Montenegro at an altitude of about 1200 meters above sea level at the foot of Belasitsa Mountain, in the protected area of the Biogradska Gora National Park, surrounded by mountains and coniferous forests between the town of Kolasin and the ski center "Kolašin 1450". Mountain Retreat by Dukley combines high quality construction with Dukley's high level of service.

Investment in Mountain Retreat by Dukley will bring you a **guaranteed annual return of 8%** of the investment for the first 3 years.



## The Dreams by Dukley, Tivat

We are introducing the Dukley quality in the heart of Porto Montenegro, Tivat - a place where your dreams come true on a whole new level.

The Dreams by Dukley real estate project is designed to be an exclusive residential complex, and includes three apartment buildings and a rooftop swimming pool connecting two separate blocks. Each building boasts luxurious apartments and spacious penthouses, designed perfectly with the highest quality materials.

By investing in The Dreams by Dukley project, you will receive a **guaranteed annual return of 6%** on your investment for the first 3 years.





# SkyLofts by Dukley, Budva

Rising above Budva, SkyLofts by Dukley are located on the top floors of the Harmonia building. From our lofts, you will enjoy a fantastic view of the sea, the Old Town, and the entire Budva Riviera. You can savor amazing sunsets and morning sunrises without leaving your home. This elite real estate includes: a private sauna where you can relax and indulge in healthy procedures at your convenience, a cozy fireplace in the living room for unforgettable evenings, and a panoramic elevator ensuring fast and individual access to your apartment, making each visit home special and comfortable. All apartments are furnished using modern materials and high-quality standards. This property underscores your status and provides a high level of privacy, offering you space and comfort, making it an unrivaled place to live. Investing in SkyLofts by Dukley will bring you **a guaranteed annual income of 6%** on the invested amount for the first 3 years.

