

Invest in



RESIDENTIAL-COMMERCIAL COMPLEX

GATES OF BUDVA

Montenegro





Montenegro is situated on the Balkan Peninsula and is on the south part of the Adriatic Sea. Montenegro is certainly one of the most interesting spots in the world. About 500 km from Rome, 1,500 km from Paris, and Berlin, and about 2,000 km west from Moscow, Montenegro lies on the Balkan Peninsula in the very heart of Europe.

In spite of its small area, it is full of natural beauty, rich in the cultural and historical sights what makes Montenegro one of the most attractive tourist destinations. The coast of Montenegro, thanks to the temperature above 18°C during more than 6 months yearly, belongs to the hottest and the sunniest tourist regions in Europe.

Montenegro is a typical mountain country, where the mountains above 1000 metres constitute 60.5% of the territory.

Montenegro offers numerous beaches, bays, inlets and seacoasts you have always been dreaming of. Beauty of the southernmost world fjords, inlets of Bay of Kotor and beaches are surrounded by the limestone hills of Lovcen or Orjen. Mountains, the highest-lying hills of the Durmitor, Bjelasica or Visitor with hidden lakes, meadows and forests, with sharp peaks, varied flora and fauna and breathtaking rivers are parts of this wonderful region.

Tourism is an important contributor to Montenegrin economy. Montenegro is well suited for development of all kinds of tourism, as it has both a picturesque coast and a mountainous northern region. The Government of Montenegro has set the development of Montenegro as an elite tourist destination and top priority. It is a national strategy to make tourism a major, if not the single largest, contributor to the Montenegrin economy. A number of steps were taken to attract foreign investors into Montenegro's tourism industry.



Budva Riviera

RIVIERA OF SANDY BEACHES

Budva with Sveti Stefan and Petrovac form the central part of the Montenegrin coast, which is also called the “**riviera of sandy beaches**”. As noted by the famous geographer Jovan Cvijic, this is “**one of the most beautiful coasts, with intimate and hidden shallows, with clean sand and gravel, with abundant vegetation, a sunny region**”. Due to climatic conditions, Budva belongs to the category of resorts with the most favorable climate with an average annual temperature corresponding to the temperatures on the French and Italian Riviera. This area is one of the sunniest on the Adriatic.

Its sixteen beaches - Jaz, Mogren, Slovenska beach, Bečići, Kamenovo, two beaches in Miločer, two in Sveti Stefan, beaches in Petrovac, Buljarica and Lušica can accommodate about 40,000 holidaymakers.

The vegetation here is usually Mediterranean, and dense olive groves grow along the entire coast.

Having started its history two and a half thousand years ago, Budva is one of the oldest settlements on the Adriatic.

Legend claims that it was founded by Cadmo, the son of the Phoenician king, later the king of the Illyrians.

Budva

In the center of Budva Riviera there is one of the most famous resorts and ancient settlements of the Adriatic - the city of Budva. This is an ideal place for lovers of active and sated rest. There is everything for families: in walking distance there are supermarkets, cafes, restaurants, playgrounds. For fans of outdoor activities, there are tennis courts, gyms, paragliding, hiking, water sports such as jet skis, yachts. And for lovers of nightlife - there are a lot of open discos on the embankment, working until 1 am, and closed clubs, where you can dance until the morning.

Budva is divided into the Old (historical center) and the New (modern part of the city) one. The last one is located along the shore of the bay and every year it grows wider, climbing up the mountain slopes. In order not to get lost, you can navigate through the three main streets. The main street of Budva, past which it is impossible to pass is Jadranski Put. Between it and the sea, the half of the territory is occupied by hotel complexes "Alexander" and "Slovenska plaza". From here you will reach the second "central avenue" of Budva called Slovenska Obala. The street runs along the sea across the city. Here you can buy a variety of souvenirs in numerous shops, a snack in one of the pizzerias or slowly enjoy delicious dishes in the restaurant.

Back in the 5th century BC here was a settlement that had the status of a city and was called almost the same way - Budua. Legend has it that Budua was founded by Cadmus, the son of the Phoenician king Agenor, forced to leave his native place in search of sister Europe abducted by Zeus. He traveled a lot and later conquered the surroundings of ancient Budva. But when trying to capture Greece Cadmus was defeated and, together with his wife Harmony, was turned into a snake. After a while, the Greeks colonized Budva, making it a major trading port. But in the II century BC the territory was retroceded to the Roman Empire. Approximately 1500 years ago, Slavs and Avars settled here. In 841 Budva was on the way of militant Arabs. Further history of the city is a continuous series of peace and wars. Having joined the Venetian Empire, Budva got into Ottoman wars several times. Then there were the epochs of the Habsburg rule and joining the Russian Empire, Montenegro and France. Heavy for Budva was Austrian domination, which lasted until the outbreak of the First World War. Since the beginning of the Second World War and until 1944 Budva was in the power of fascist Italy. But the most devastating for the city was the earthquake of 1979.





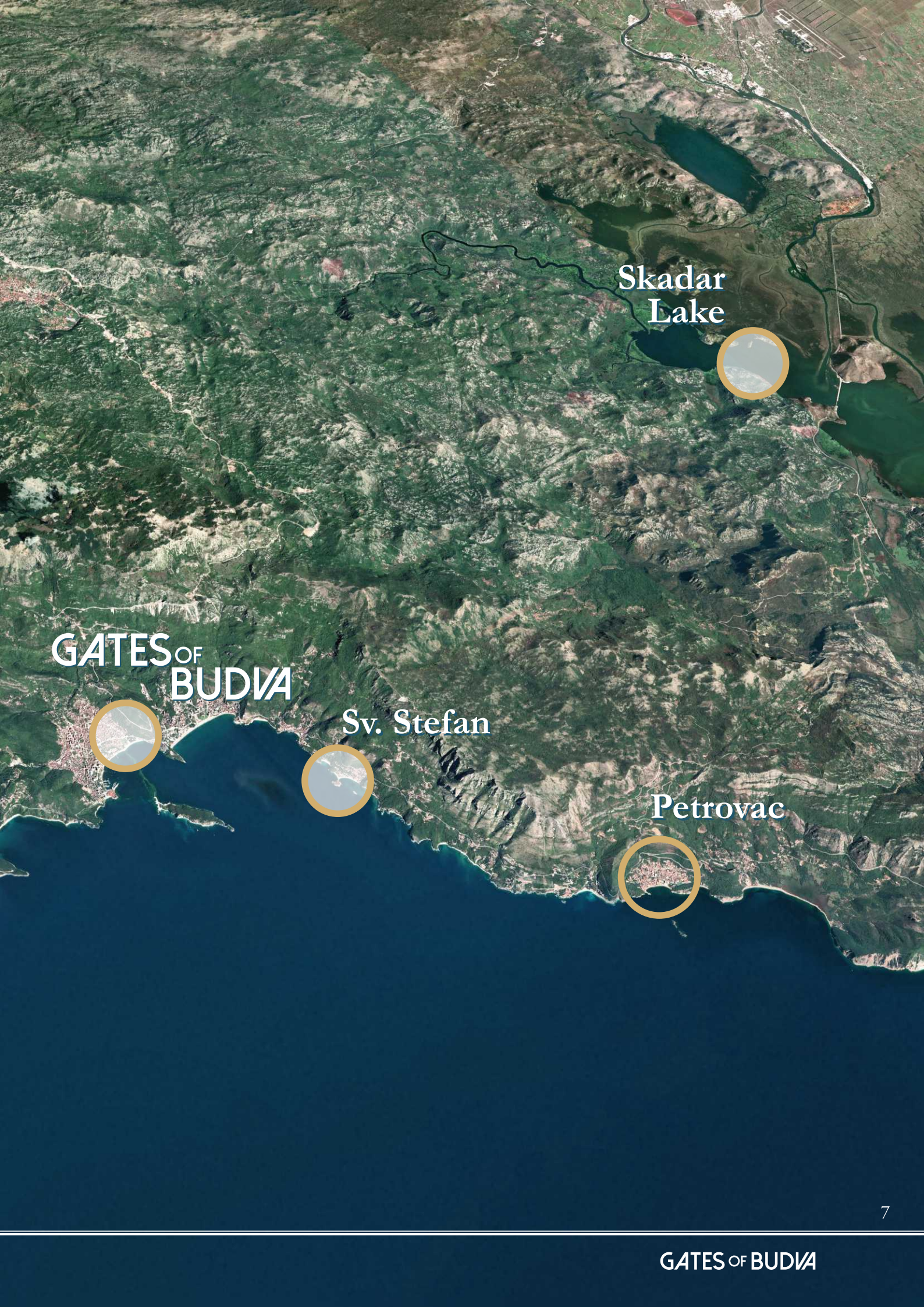
Perast

Old Town
Kotor

Porto
Montenegro

Tivat
Airport

Luštica Bay



Skadar
Lake

GATES
OF
BUDVA

Sv. Stefan

Petrovac

The main attraction of Budva is its Old Town. Inside the fortress, you will be surprised to find a medieval city in its original form - with narrow streets, squares and stone stairs leading to elegant houses with small windows framed by hewn frames and red tiled roofs. Walking along its narrow streets really has something to see.

It is worth going to the Archaeological Museum of Budva. On four floors of the Archaeological Museum of Budva there is a very interesting exposition, touching different times of Montenegro's development. On the first floor there is a lapidarium with stone slabs and funerary urns, on the second and third floors there are various household items and kitchen utensils of the Greek, Roman and Byzantine civilizations. And on the fourth floor you can get acquainted with the ethnographic exhibits - national costumes, military equipment, furniture and dishes, which were common in Montenegro from the 18th to the 20th century.

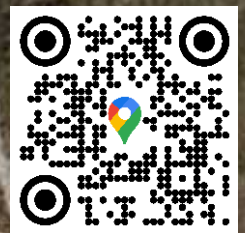
You should also pay some time to the monastery Podmaine or Podostrog, which is located near the Ostrog mountain. For a long time here was the summer residence of Zet and Montenegrin metropolitans. The monastery was supposedly built during the reign of the Nemanjić dynasty, in the 12th century. His heyday came during the reign of the dynasty of Petrović Njegoš. Since 1718 Podmaine as well as the territory of Budva got under the rule of the Venetian Republic. And in 1837 became the property of Austria-Hungary and turned into a fortress. During the Boka uprising, the church was completely burnt. However, after a while Podmaine was bought by Father Filip Tanović and until 1953 the monastery was in the possession of his family.

In the city there are Slovenska beach, the longest and most popular in the resort. Nearby there is a hotel with the same name, the beach has everything you need for relaxation: sunbeds, umbrellas, change rooms, shower, water sports and cafes, respectively, this is one of the most crowded beaches of Budva. Also, there is a small pebble beach Mogren, picturesquely located at the foot of steep cliffs, you can get there through the old town.

Budva Riviera is a long strip (35 km) of the Adriatic coast, which includes the best beaches of the coast. Beaches attracts hundreds of thousands of tourists, with their beauty, spaces, associated infrastructure every year.



GATES OF BUDVA



At the very entrance to the city, as the gates of the city of Budva, you will be greeted by the building of the residential and business center CDS Budva. Our offer is in a prominent corner building of the complex, overlooking the sea. The whiteness of the Mediterranean stone combined with the blue of the sea and the sky forms a future paradise for your life and work in Budva.

The most prestigious location in Budva, at the entrance to the city. The busiest location in Budva with a minimum distance from the sea. City business-residential complex is in a natural green environment with a special quality of peace that brings the proximity of the sea and the promenade - a wide pedestrian zone along the beach.

In addition to residential and commercial space, the complex has spaces for children, rest and recreation. Shops, restaurants, cafes, craft shops and business facilities, banks, will make life and work comfortable, pleasant and complete.

The residential-business building is naturally integrated into the authentic ambience of the coastal town of Budva. The complex in which our living and working spaces are located, consists of buildings surrounded by a public space - a square. This ambience is unique in the offer of Budva. Budva is a coastal town with a great lack of free space. Our complex is formed in such a way that it forms a large square with a fountain inside. It is surrounded by a multitude of public facilities, shops, services and businesses.

The authentic architecture of simple stone buildings fitted around the common public space represents a unique residential - business offer in Budva.

At the same time, this complex is harmonized with the urban life of modern Budva.

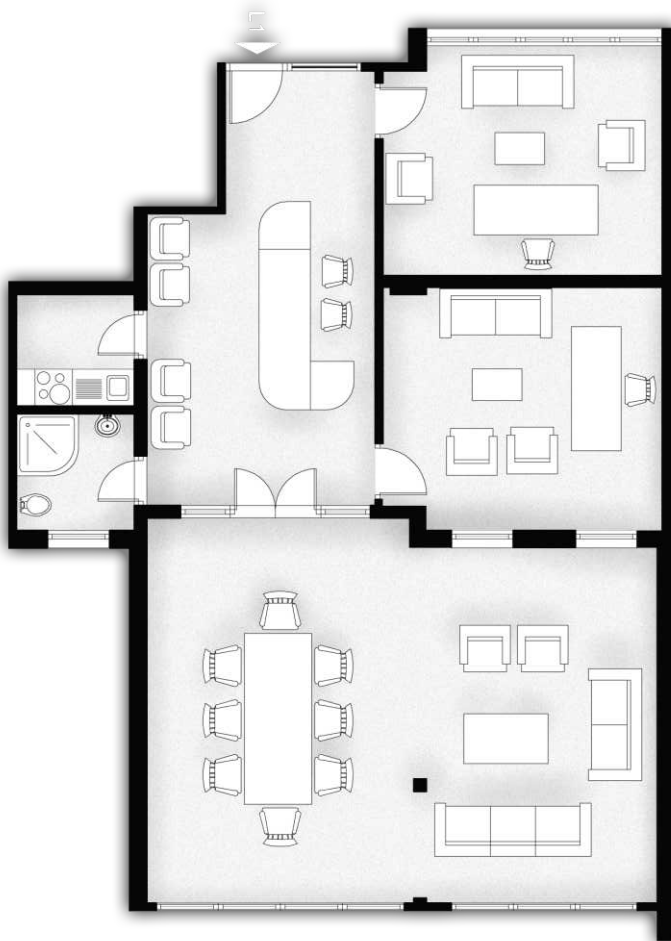
These contrasts provide users with refined taste a range of opportunities to achieve different lifestyles, starting with a magnificent view of the sea and the island of St. Nicholas, the greenery of the promenade, but also the new city business towers and the entire city.

Our offer of apartments and business premises is unique. Apartments and business office space will provide you with a prestigious position for your business facilities, but also a quality and comfortable home above the city noise in the center of events, and at the same time on the coast.



Office 1

Area: 113 m²



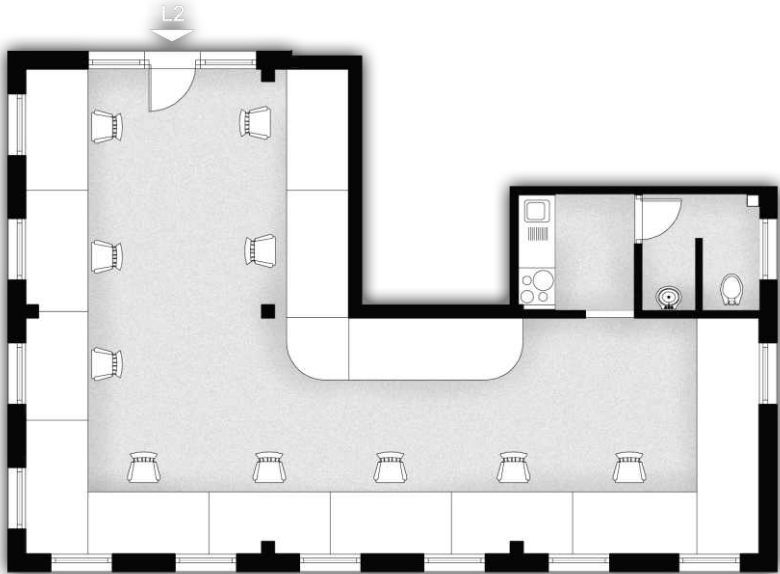
On the first floor there are two luxurious business premises that can be used as office space. It is intended for a wide range of business, from classic representative offices, companies, to the possibilities of doctor's offices, educational centers, centers for civil sector activism or government services.

secretary, 2 offices, kitchen, toilet, bureau



Office 2

Area: 85 m²



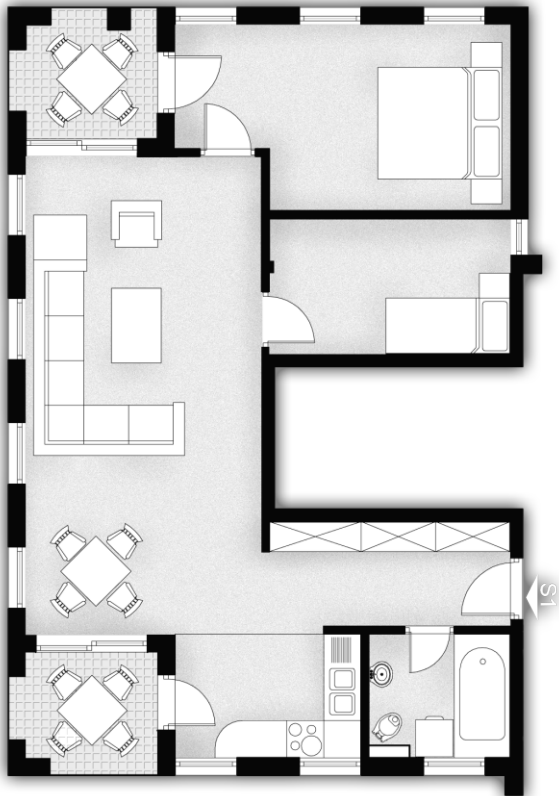
bureau, kitchen, toilet

Documentation



Apartment 1

Area: 76 m²



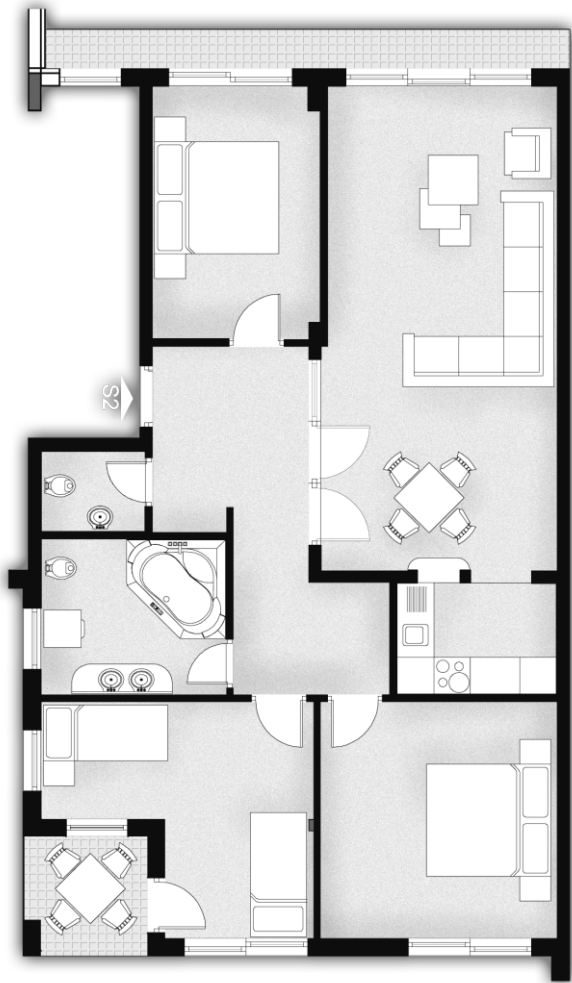
On the second floor there are two large luxurious living spaces, comfortable areas of 76m² and 95m². Balconies with sea view.

bathroom, kitchen, dining, living room, 2 bedrooms, 2 loggias

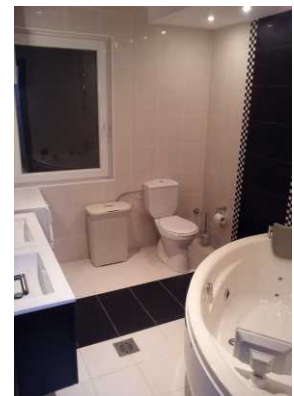


Apartment 2

Area: 95 m²

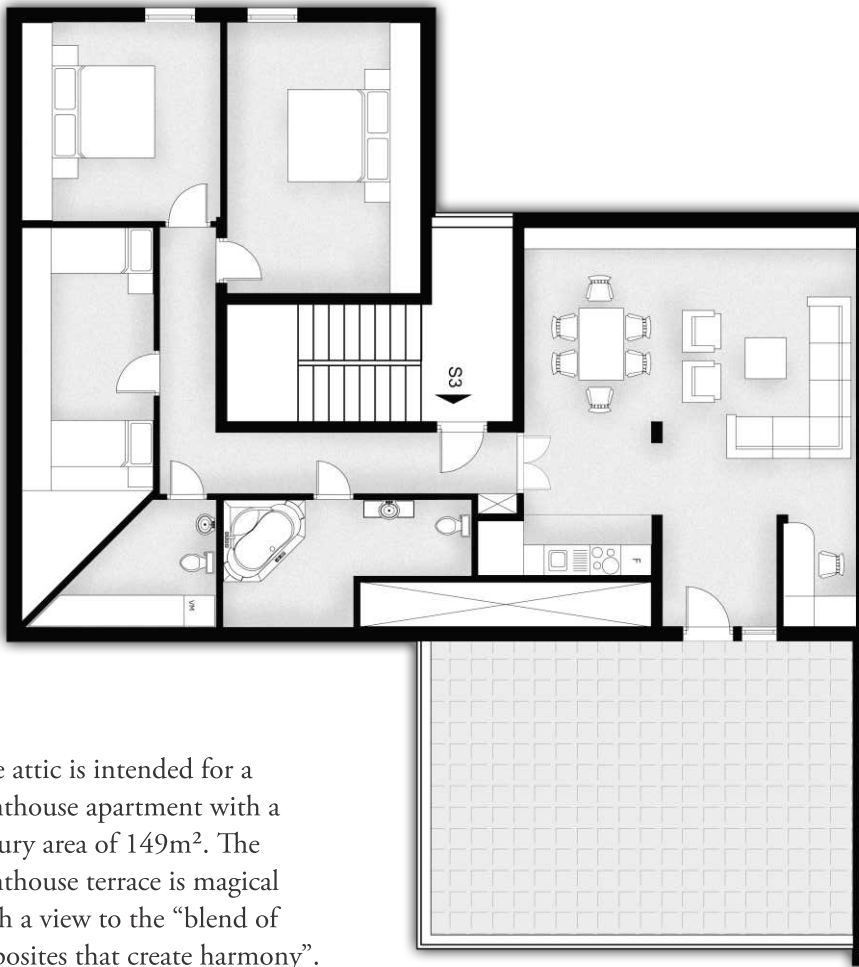


kitchen, dining room, living room, 3 bedrooms, toilet, bathroom, 2 loggias



Apartment 3

Area: 149 m²



The attic is intended for a penthouse apartment with a luxury area of 149m². The penthouse terrace is magical with a view to the “blend of opposites that create harmony”.

kitchen, dining, living room, 3 bedrooms, toilet, bathroom, terrace



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