



WHERE THE ADRIATIC MEETS THE MOUNTAINS

BLIZIKUĆE HILLS POOL RESIDENCES

9 residences • 3 buildings • private pools • Budva Riviera

COMPLETED + FUTURE PHASES

A Boutique Collection

PROJECT AT A GLANCE



9

RESIDENCES



3

BUILDINGS



295 m²

PER HOME



4

EN-SUITE BEDROOMS



PRIVATE

POOL



2-CAR

GARAGE

Private outdoor living, panoramic sea & mountain views, and a quiet setting in the heart of the Budva Riviera.

THREE BUILDINGS. THREE WAYS TO BUY.

Building A

A1 A2 A3

Building B

B1 B2 B3

Building C

C1 C2 C3

BUILDING A

COMPLETED & INCOME-READY

Move in now • fully furnished • already operating
as holiday rentals

BUILDING B

STAGE 2 • COMPLETION JUNE- 2027

Secure a future home in the next phase

BUILDING C

STAGE 3 • COMPLETION DECEMBER -2027

Final phase • plan ahead and choose early

Building A: Completed & Income-Ready

READY TO MOVE IN. READY TO RENT. READY TO EARN.

A1 • A2 • A3

Turnkey residences with everything you need from day one.

- ✓ Fully completed, furnished & equipped
- ✓ Already listed on major booking platforms
- ✓ Immediate rental-income potential
- ✓ No fit-out period — move in or rent immediately

THE LOWEST-FRICTION WAY TO ENTER THE PROJECT



Inside Building A

REAL PHOTOS • REAL FINISHES • READY NOW



Buy Now Or Buy Into The Next Phase

BUILDINGS B & C



BUILDING B

STAGE 2 • COMPLETION 2027

Three 295 m² residences with private pools and 2-car garages.



BUILDING C

STAGE 3 • COMPLETION 2027

Final phase: three premium residences with the same project concept.

In The Heart of The Budva Riviera

LOCATION THAT SELLS THE LIFESTYLE



5 min

Sveti Stefan



10 min

Budva



5 min

Beaches



30 min

Kotor / Porto Montenegro



30 min

Tivat airport



50 min

Podgorica airport



2 h

Mountain & ski resorts

Close to the coast — surrounded by nature.



Space That Works for Family Life and Rental Demand



295 M² ACROSS FOUR LEVELS



4

Bedrooms

All en-suite



2

Guest WCs

Extra convenience



2

Terraces

Panoramic Sea views



2-car

Garage

Direct access



Private

Pool

Outdoor living



Flexible

Lower level

Laundry • storage • sauna/gym option

Quality Buyers Can See and Feel

FINISHES & SYSTEMS INCLUDED



Natural local stone

Facades, stairs & parapets



Energy-efficient glazing

Panoramic aluminum window systems



Oak parquet

Bedrooms



Villeroy & Boch

Sanitary ware



Multi-split AC

All residential rooms



Security & connectivity

Optical internet • intercom • alarm
• CCTV



Completed pool systems

Mosaic finish • circulation • treatment



Water resilience

Reserve tank • pressure pumps
• central hot water

BUY A HOME. OWN A READY-MADE RENTAL PRODUCT.

Building A is already operating as holiday accommodation, while property management and rental services are available for owners.

TURNKEY • MANAGED • INCOME-READY

No income is guaranteed; rental performance depends on occupancy, rates and market conditions.

UNIT SPECIFICATIONS

Compare all residences at a glance

LAND AREA	FLOORS	POOL	BEDROOMS	BATH ROOMS	HOUSE SIZE	PRICE, VALID utill 01.10.2026
BUILDING A — Completed & Income-Ready						
623 m²	4	35 m²	4	4+2	295 m²	€695,000
552 m²	4	37 m²	4	4+2	295 m²	€680,000
385 m²	4	32 m²	4	4+2	295 m²	€650,000
BUILDING B — Completion June, 2027						
405 m²	4	35 m²	4	4+2	295 m²	€600,000
345 m²	4	37 m²	4	4+2	295 m²	€600,000
430 m²	4	32 m²	4	4+2	295 m²	€620,000
BUILDING C — Completion December, 2027						
445 m²	4	35 m²	4	4+2	295 m²	€575,000
410 m²	4	37 m²	4	4+2	295 m²	€550,000
390 m²	4	32 m²	4	4+2	295 m²	€550,000

*Building A includes furniture, equiped kitchen, built-in wardrobes. Plot and pool sizes vary by residence.
All units include 2-car garage, designated space for sauna, gym, laundry, technical room and storage space.*

VALID UNTIL 1.10.2026

WHY BLIZIKUČE HILLS POOL RESIDENCES?



A finished product exists today

Visit Building A and see the real standard before buying.



Choice of entry point

Buy turnkey now or reserve a future-phase residence.



Strong lifestyle proposition

Budva Riviera, private pool, panoramic sea and mountain views.



Owner support

Property management, maintenance and rental services available.



Boutique scale

Only 9 residences across 3 buildings.



Clear functionality

295 m², 4 en-suite bedrooms, sea view terraces and private garage.



A home — and a path to residency

Ownership provides a basis to apply for temporary residence in Montenegro.

CHOOSE YOUR RESIDENCE

A1 • A2 • A3 | B1 • B2 • B3 | C1 • C2 • C3

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[ENQUIRE NOW](#) →

Budva Riviera • Montenegro