

DUKLEY
GARDENS

Welcome to the
NEW MEDITERRANEAN



Montenegro **THE WILD BEAUTY**

Known for its spectacular landscape, soaring mountain peaks to stunning Adriatic coast, centuries of foreign presence, 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.



⋮ Budva

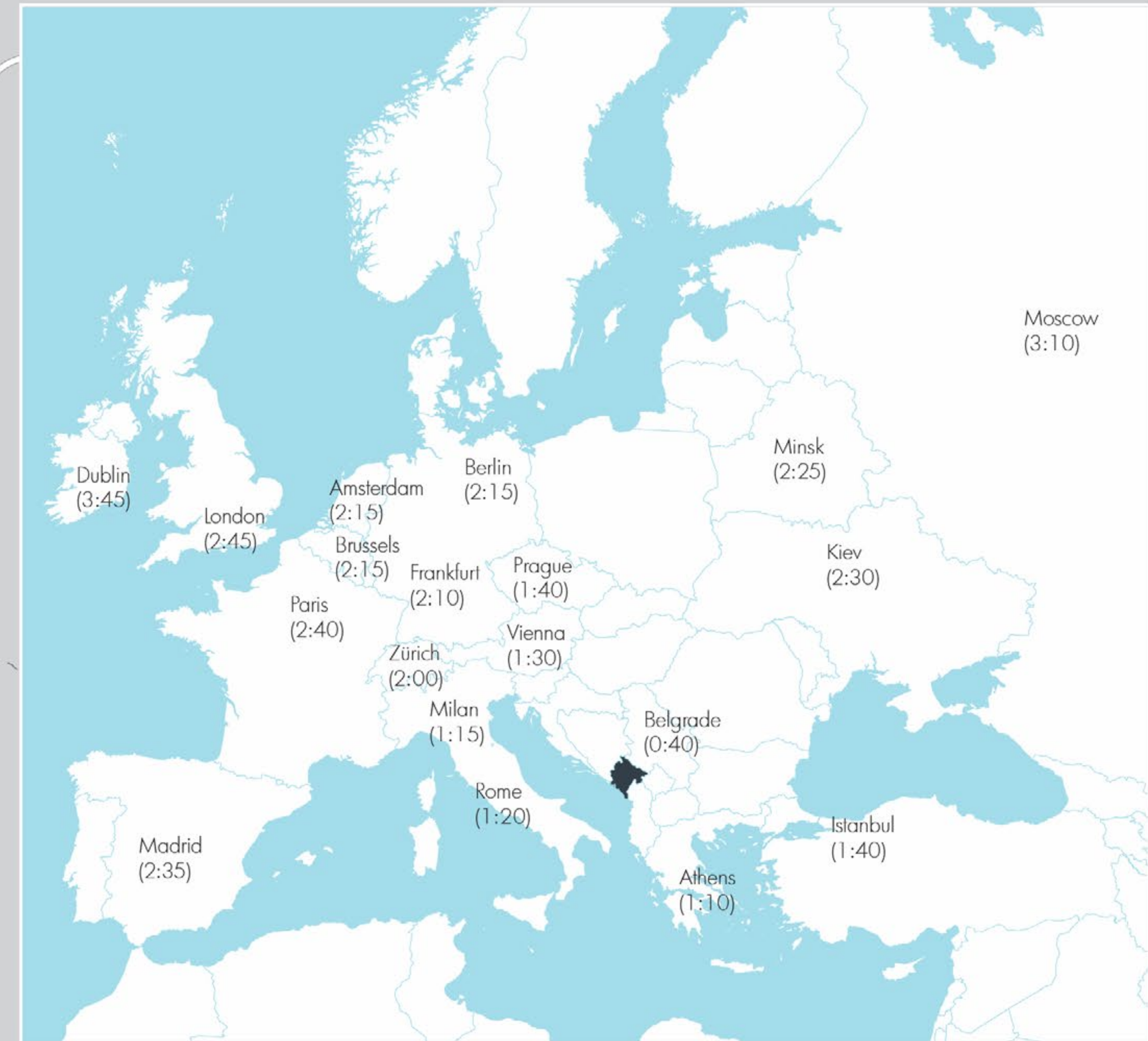
Overlooking a vast expanse of sandy beach at the mid point of the spectacular Montenegrin coast, the Budva Riviera is anchored by one of the Adriatic's oldest settlements. Today, the historic, walled in, Old Town is enveloped by a modern, coastal community and offers every amenity. Lined in boutiques, 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.





AVERAGE FLIGHT TIME TO TIVAT AND PODGORICA AIRPORTS (hours)



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⋮ Dukley
⋮ **YOUR PROTECTED HAVEN**

Aimed at the discerning homeowner, Dukley's residential and marina 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.

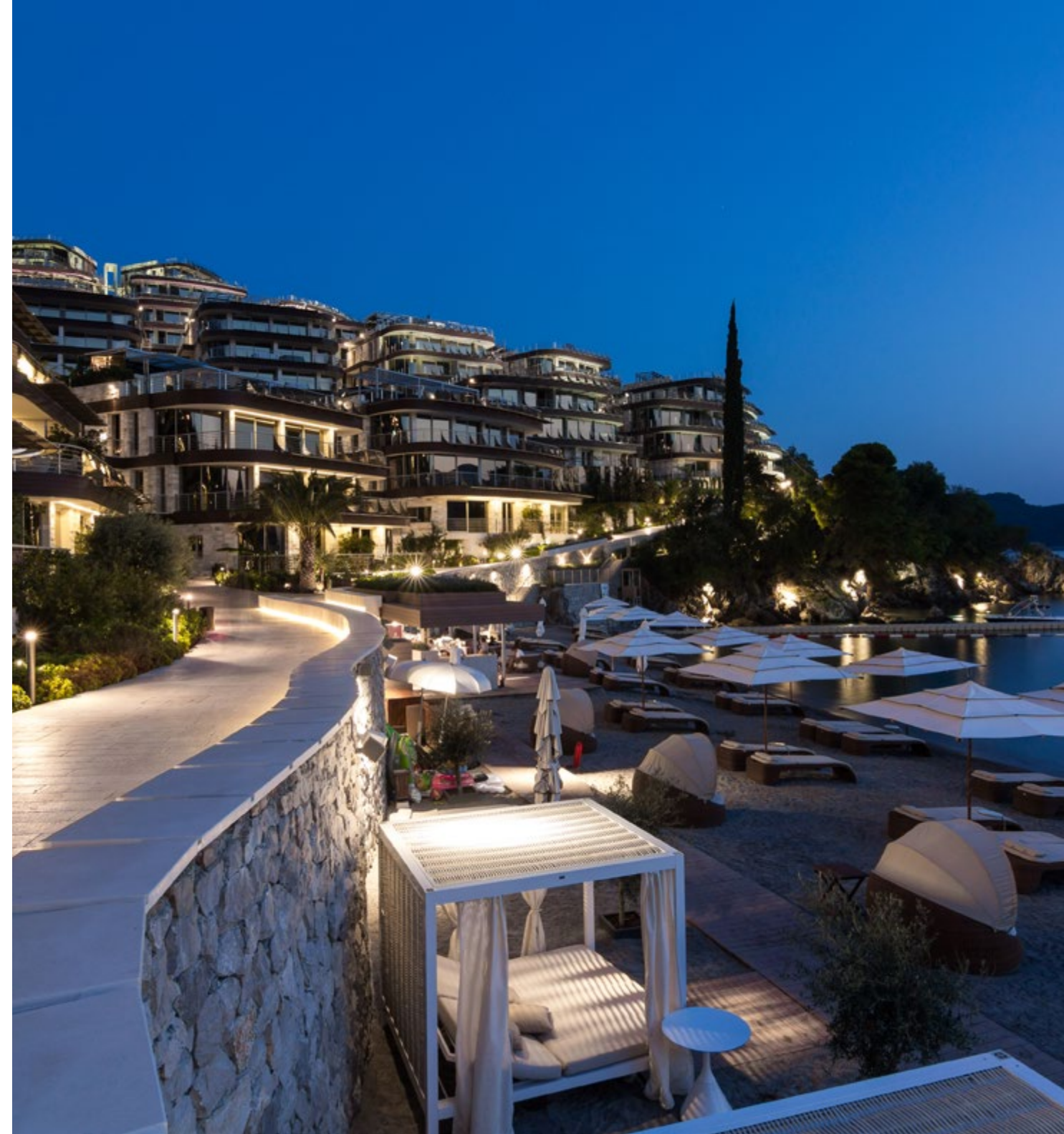
Overlooking one of the world's most extraordinary coastlines, this collection of prestige residences sheltered an exclusive seaside estate blends state-of-the-art infrastructure, sophisticated contemporary design and premier amenities, elevating the bar for coastal residential concepts in Montenegro.



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.



Own a piece of
PARADISE

Home to just 202 elegantly contemporary suites, ranging from 80 to 212 sq. metres, one, two and three bedroom floor plans, Dukley Gardens also offers a limited number of Executive Penthouses that span up to 535 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.



The masterplan



1. Restaurant
2. Dukley Beach
3. Beach Bar
4. "VIP" Beach
5. "Laguna" Beach
6. "Tanga" Beach & Lounge
7. Pool
8. Hotel (fitness, shops)
9. Dukley Café
10. Dukley Spa Center
11. Sales Office
12. Reception
13. Kindergarten
14. School
15. Stratex Management
16. Parking
17. Golf Cart Station
18. Boat Taxi (to Dukley Marina)

⋮ 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 biodiversity, 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.



TYPE OF APARTMENT NO 1 (1 BEDROOM)

80 - 113 m²



TYPE OF APARTMENT NO 1 (2 BEDROOMS)

117 - 131 m²



TYPE OF APARTMENT NO 2 (2 BEDROOMS)
133 - 176 m²



TYPE OF APARTMENT NO 3 (2 - 3 BEDROOMS)

168 - 212 m²



TYPE OF APARTMENT NO 4 PENTHOUSE
(2 - 3 BEDROOMS) 241 - 307 m²



.....
PENTHOUSE ROOFTOP TERRACES

.....
Equipped with Villeroy & Boch Jacuzzis, OCQ outdoor kitchens, showers, greenery and outdoor furniture.

174 - 229 m²



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
- Mooring for Boats up to 70 metres at the 300-berth Dukley Marina
- Water Shuttle Service to Budva, Old Town and Dukley Marina
- A Fleet of Golf Carts within the complex for deliveries and transportation
- State-of-the-art Smart Home Security Systems
- Real Estate & Property Insurance
- Children's Centre, Summer Camp, Kindergarten, Child Care Services
- Fitness & Wellness Facilities
- Sandy, Fully Serviced, Beach Front
- Private Pool
- Water Sports Equipment & Rental
- Housekeeping & Laundry Service
- Room Service from Dukley Gardens in-house kitchen or the Dukley Beach Lounge
- Stylish Dining and Drinks Venues
- Waterfront Beach Club
- Catering & Event Management
- Property & Rental Management Services
- Private Online Account: Secure web line for communication, remote operation, and electronic document storage.



THE DUKLEY FAMILY Dukley Residences

Designed by the Balkan's leading architectural studio, Projmetal, Dukley's strikingly modern, 10 story residence is outfitted with 32 spacious apartments, two levels of high-end retail space and marvellous views over Budva's historic, Old Town. Each suite is generously terraced and equipped with every amenity including 24-hour security and concierge desk, valet and underground parking.



... **THE DUKLEY FAMILY**
... Dukley Marina

Set against the ancient stone ramparts of Old Town Budva, 100 metres from Dukley Residences and a two-minute tender from Dukley Gardens, this is Montenegro's premier nautical facility. Ranked among the elite marinas of the Camper & Nicholsons 1782 Club, the 300-berth Dukley Marina is ideally located as the first full service, international port upon entering the Adriatic from the Ionian and welcomes boats up to 70 metres.



THE DUKLEY FAMILY
Dukley Beach Lounge

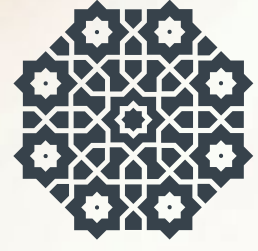
Designed by Djordje Gec, the Belgrade-based architect behind the region's chicest dining and nightlife venues, the stylish modernity of Dukley's indoor-outdoor, waterfront restaurant and lounge is complimented by an elegant, seasonal menu of local and continental cuisine, an international wine list, expert service and panoramic Adriatic views.



... **THE DUKLEY FAMILY**
... Dukley Beach Club

Budva is renowned for its bustling waterfront venues and Dukley residents are members of the coast's most stylish seafront club: a chaise and sunbrella lined shore with private cabanas, full service beach staff, DJs, lifeguards, a casual menu and a wide selection of cocktails, wines and spirits.





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