

D U K L E Y

G A R D E N S

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

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.





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 full service marina just two minutes away by tender.





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, year-round, 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.







- 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 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

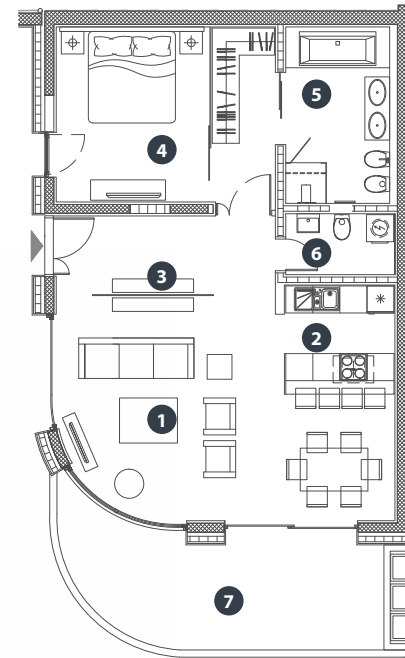
Spacious and contemporary, Dukley's distinctive, open-plan interiors are constructed to the highest global standards using premium materials, before being outfitted with prestige imported fittings sourced from Europe's finest brands. Raising the regional bar for design quality, each Dukley residence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





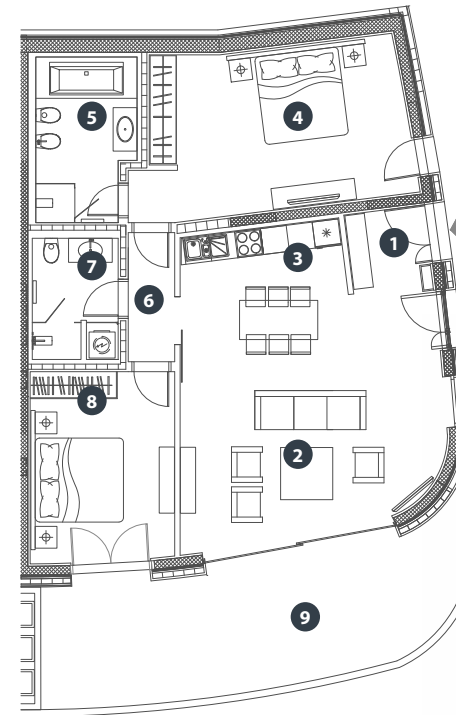
Apartments types

1 Type of apartment No 1 (one bedroom)
80 - 113 m²



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

Type of apartment No 1 (two bedrooms)
117 - 131 m²

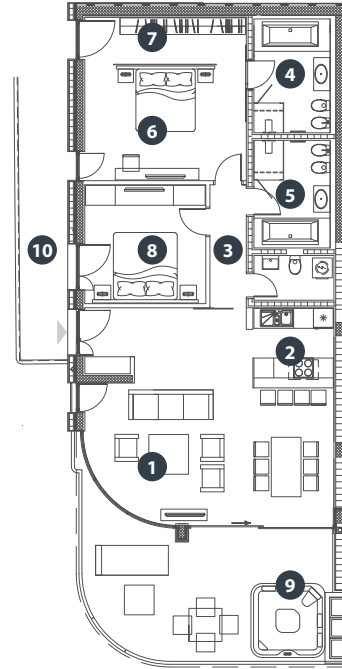


- 1. Hallway
- 2. Living room
- 3. Kitchen
- 4. Bedroom
- 5. Bathroom
- 6. Hallway
- 7. Bathroom
- 8. Bedroom
- 9. Terrace

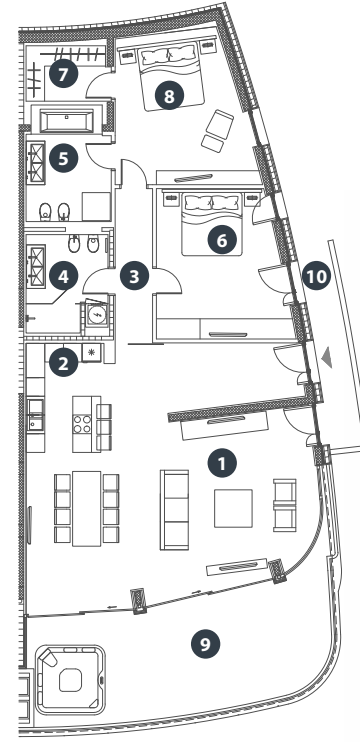


2

Type of apartment No 2 (two bedrooms)
133 - 176 m²



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

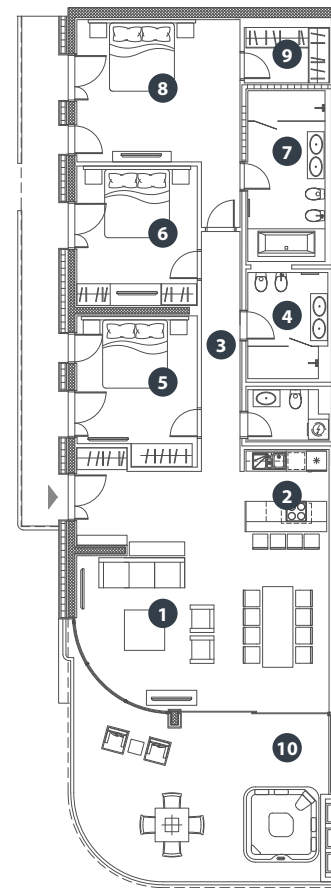


- | | |
|----------------|------------------|
| 1. Living room | 6. Bedroom |
| 2. Kitchen | 7. Wardrobe |
| 3. Hallway | 8. Bedroom |
| 4. Bathroom | 9. Terrace |
| 5. Bathroom | 10. Side terrace |

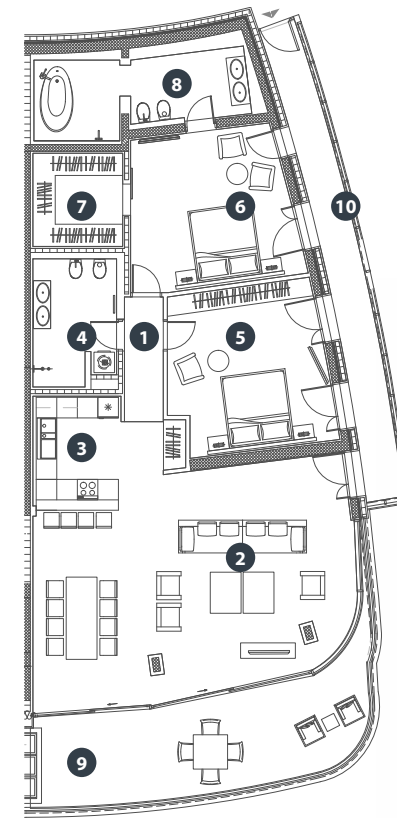


3

Type of apartment No 3 (two, three bedrooms)
168 - 212 m²



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

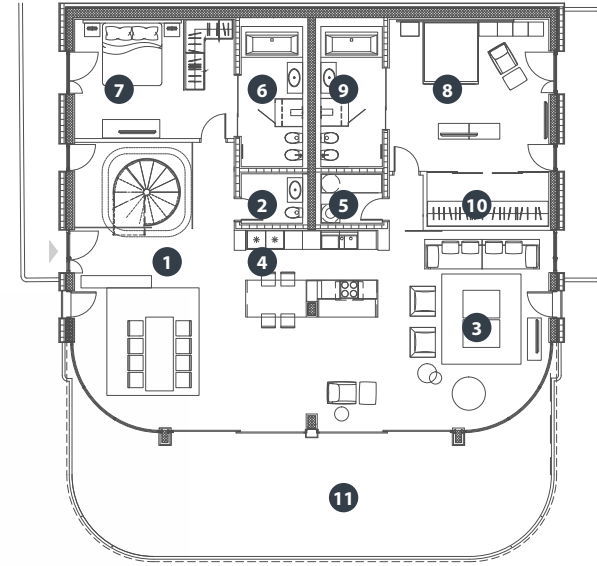


- | | |
|----------------|------------------|
| 1. Hallway | 6. Bedroom |
| 2. Living room | 7. Wardrobe |
| 3. Kitchen | 8. Bathroom |
| 4. Bathroom | 9. Terrace |
| 5. Bedroom | 10. Side terrace |

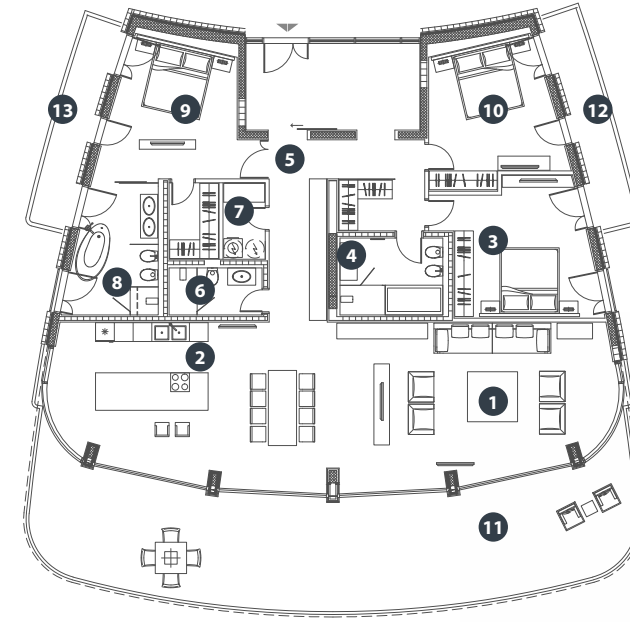


4

Type of apartment No 4 penthouse (two, three bedrooms)
241 - 307 m²



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



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



4

Roof terraces (belonging to penthouses only) - Equipped with *Villeroy & Boch* Jacuzzis, OCO 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.

MEET THE DUKLEY FAMILY: Dukley Residences

Designed by the Balkan's leading architectural studio, *Projmeta*, 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.



MEET 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 & Nicholson's 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.



MEET 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.



MEET 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.



Buying property

1. THE VENDOR

- Comprised of an association of Dukley Gardens building owners, the company is registered with the Department of Real Estate Montenegro and replete with all requisite legal paperwork.
- Upon entering into a Dukley purchase contract, the buyer is issued documents including Property Rights & Registration, which confirm the status of the seller and their right to vend the property, as well as, a Contract of Sale and Purchase approving the transaction, and a Building Permit confirming the property was constructed in accordance with national by-laws.

2. THE PURCHASING PROCESS

- Having selected their unit and accepted the Terms of Payment, buyers enter into a Reservation Agreement pending conclusion of the Contract of Sale and Purchase and final payment. The Reservation Agreement reserves the designated unit all legal documents have been reviewed, agreed to, and signed. More details about the Reservation Agreement are available on request through a Dukley Gardens sales people.
- Upon the buyer's approval of the Contract of Sale and Purchase, all documents must be signed and certified by a local notary. Contracts of Sale and Purchase are prepared in the Montenegrin language,

translated as required, and foreign buyers are legally required to have translated copies of all legal documents. Signing of the final Contract of Sale and Purchase takes place in the presence of the seller, the buyer and, where necessary, a court appointed interpreter. Lawyers for both parties may also be present.

- In keeping with Montenegrin law, a property owner may be a naturalized citizen or a corporation, regardless of the buyer's nationality or the country in which their company is incorporated, respectively.
- When the buyer is not available to sign the final Contract of Sale and Purchase in person, they may appoint a representative or trustee to sign on their behalf before the notary. In which case, the buyer must provide a notarized Power of Attorney authorizing a proxy to act as their signatory.

3. TAKING POSSESSION

- Buyers transfer funds to the seller according to the payment schedule specified in the Contract of Sale and Purchase. Alternatively, the buyer may transfer funds to an account held by a notary, who, in turn, acts as guarantor for the transaction. The buyer's status as an owner will be registered immediately upon full payment of the purchase price or the first installment as detailed in the Contract of Sale and Purchase.
- After transferring funds to the seller's account, or to the notary (guarantor),

buyers are provided with a Statement of Consent for Registration ('Clausula intabulandi'), which serves as the seller's consent for the registration of ownership and transfer of property rights into the buyer's name. Within 60 days, the seller shall record the buyer as the owner of the apartment with the Land Registry office.

- Along with ownership of the apartment, buyers automatically receive and share ownership in the common areas of the Dukley Garden complex, the villa in which their apartment is located, and in the plot of land beneath it. Buyers receive full ownership rights, which imply the status of sole owner, as the titleholder of the apartment registered in their name with the Real Estate Register.

4. CONTRACT OF SALE AND PURCHASE FEES

- Notary and related service fees to complete a Contract of Sale and Purchase depend on the value of the transaction and whether translation services are required. Assuming translation is included and the purchase price is not less than €700,000, buyers would expect to pay approximately 900 whereas fees for up to a €3.8 million transaction would be roughly €3,000.

5. ENCUMBRANCES FREE OWNERSHIP

- Once a buyer has paid the full purchase price, all encumbrances, if any, are removed from the acquired property.

6. TAXES

- Upon the conclusion of the Contract of Sale and Purchase, buyers are required to pay a 3% sales tax calculated on the value of the Contract.
- Buyers are also subject to Montenegro's annual municipal property tax as calculated by local tax authorities and based on the market value of their dwelling. Domestic and foreign citizens using property for temporary stays are subject to an annual tax of 0,5%, while properties used as permanent residences are taxed at a rate 0,25%.

7. INCLUDED IN THE PURCHASE PRICE

- All fixed interior trim and finishings, built-in cabinetry and appliances, kitchen and bath fixtures, terrace Jacuzzis (where installed), Smart House control systems, lighting, and central air systems are included in Dukley's standard package price.

8. PRE- OR MID-CONSTRUCTION PURCHASE PAYMENT PLANS

- Pre/mid-construction payments are tied to various stages of construction with a fee of €10,000 due upon reservation and counted against the total sale price. Once the buyer signs the Contract of Sale and Purchase, 50% is payable in accordance with the payment schedule that is determined on the basis of construction progress and, in each case, approved individually and prescribed as per the contract.

9. COMPLETION SCHEDULES

- Completion dates for an apartment are indicated in the Contract of Sale and Purchase and shall not exceed the period stated therein. Phases of construction are specified in the Contract of Sale and Purchase and confirmed upon the conclusion of each stage of work.
- When the apartment is nearly complete, buyers are invited for a preliminary examination to confirm their satisfaction with the work quality. During this initial inspection, buyers have the opportunity to point out

flaws, if any, with Dukley obligated to rectify any shortcomings before the signing of the final Acceptance and Property Transfer documents.

- Following the signing of that paperwork, buyers obtain possession of the apartment. Receiving keys and instructions regarding how to manage the property's remote homeowner controls, owners are also issued warranties for the work performed and the equipment and appliances within it.

10. OCCUPANCY

- Protecting buyer's rights, the date of delivery is scheduled for May 2015 and confirmed in the Contract of Sale and Purchase.

11. ANNUAL MAINTENANCE FEES

- Maintenance fees for common areas of the complex are €55/metre per year. All the terms and conditions for maintenance are included into Membership Agreement with Homeowners Association of Dukley Gardens, which is signed prior to apartment handover.



Design & Construction partners

Developer:

MONTERRA (MONTENEGRO)

Founded in 1946, and previously known as Trubenik (the former Yugoslavia's leading construction company), Monterra has specialized in civil, industrial, residential and commercial projects across Europe, Africa and the Middle East for almost 70 years. Having overseen more than 200 international developments as the Balkan's largest property development company, Monterra brings well over a half-century of experience, expertise, and regional knowledge, to Dukley Gardens and its auxiliary projects. monterra.me

Project Manager

TURNER CONSTRUCTION (USA)

Founded in 1902, this leading, multi-billion dollar, international corporation specializes in ecologically conscious construction projects and the implementation of new technologies. Listed on the Stock Exchange since 1972, a short review of Turner's more illustrious projects includes the United Nations and Lincoln Center for the Performing Arts in New York, as well as, that city's landmark Chase Manhattan Bank and Madison Square Garden. turnerconstruction.com

Architecture / Dukley Gardens

NPS TSCHOBAN VOSS (GERMANY)

Designing everything from hotels and monasteries to commercial towers and residential complexes, the bold, contemporary design of this world-class architecture firm with offices in Berlin, Hamburg and Dresden, has earned it global renown and countless international awards. nps-tchoban-voss.de

Architecture / Dukley Residences

PROJMETAL (SERBIA)

Founded in 1951, the Balkan's premier architectural studio is recognized for the innovation, sustainability, efficiency and quality of its work. With 160 full-time engineers numbering among its employees, Projmetal's skilled professionals bring complete technical acumen to the design process. Working from interdisciplinary offices that specialize in aesthetics, as well as, the expert engineering of concrete, steel, electrical and hydro, thermal, mechanical, and operational aspects. projmetal.com

Landscape Design

SYNTHESIS STUDIO (MONTENEGRO & SERBIA)

This innovative local firm brings a wealth of regional, environmentally conscious horticulture expertise and a flair for elegant garden design to the lush landscaping of the Dukley Gardens complex. studiosynthesis.me

Bar & Restaurant Design

FLUID ARCHITECTURE (MONTENEGRO & SERBIA)

Djordje Gec's Belgrade studio is behind the most fashionable restaurant and bars in the Balkans. With his work highlighted in prestige international publications such as Wallpaper Magazine, the sought after design-architect brings his signature, stylish modernity to the waterfront dining and drinking venues of the Dukley Gardens complex. fluid-architecture.com





DUKLEY
GARDENS

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