



DUKLEY
RESIDENCES

MODERN LIVING AT OLD TOWN BUDVA

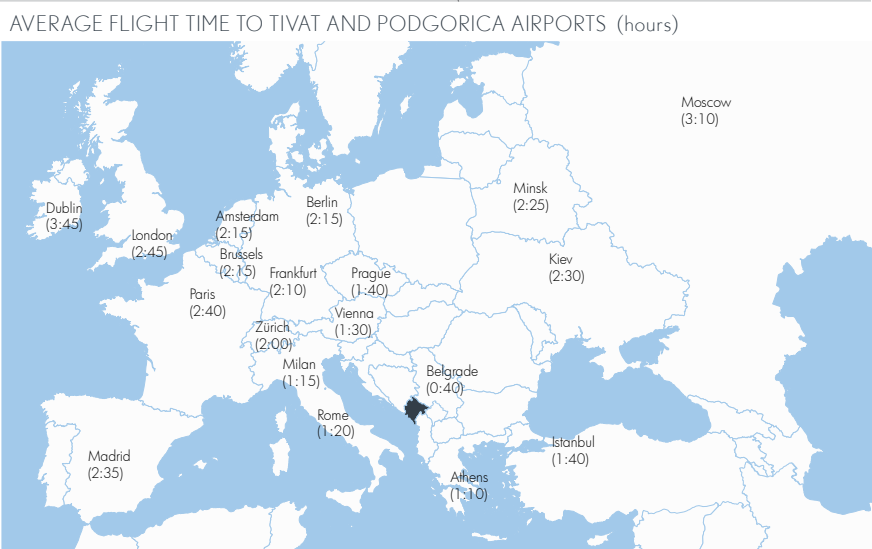
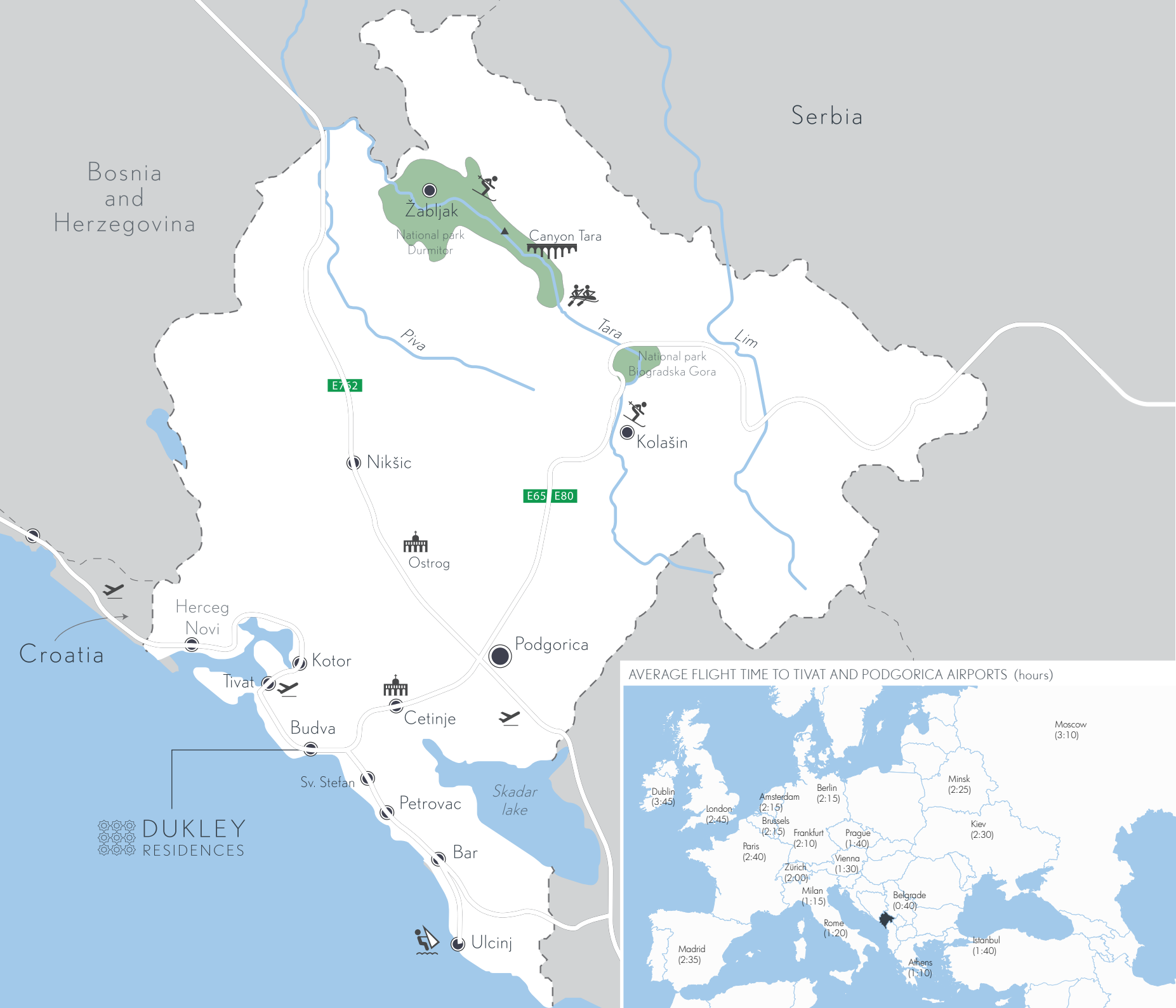
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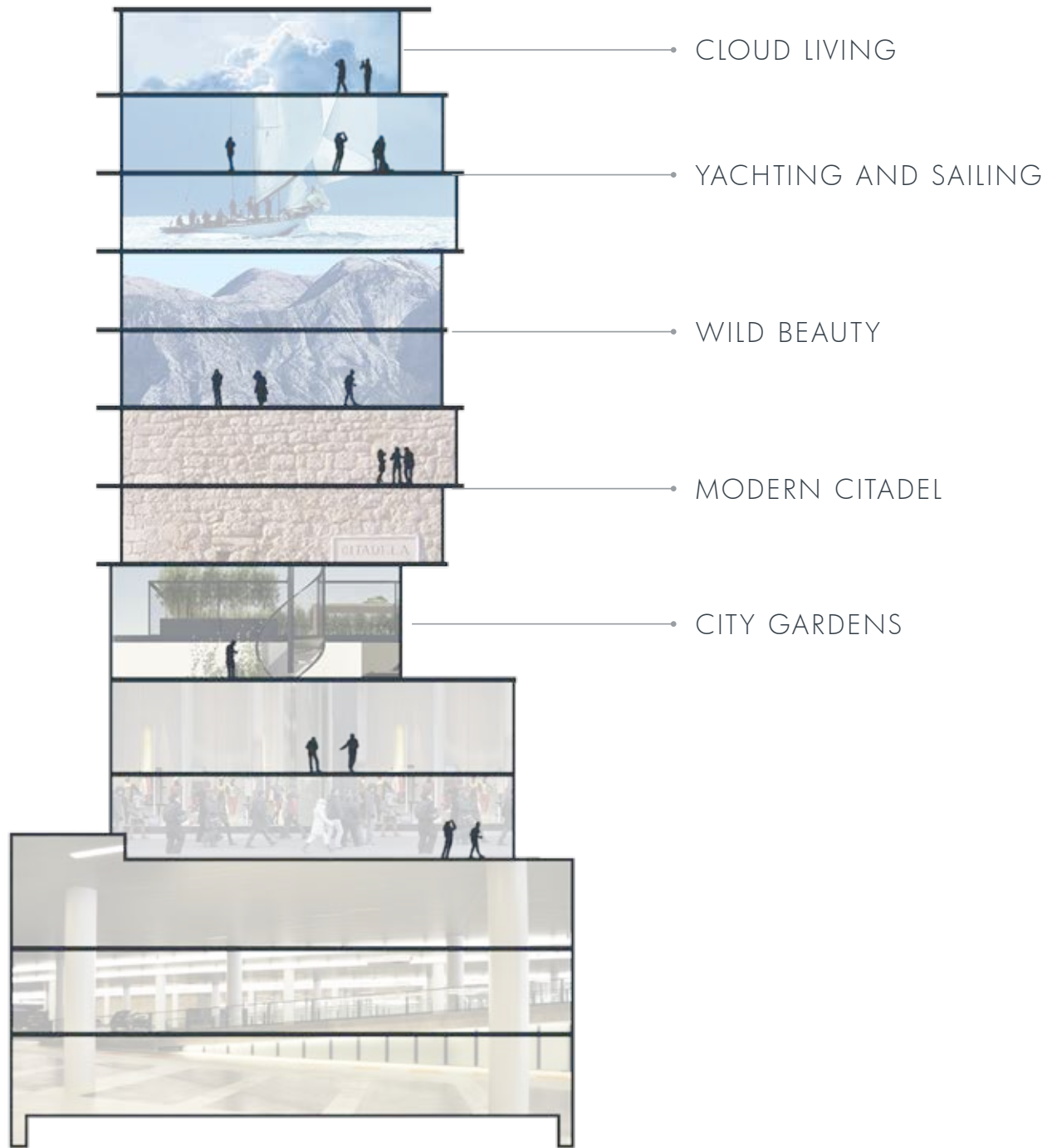


Design Inspiration

Designed in wood, glass and stone, with generous outdoor living space and outstanding coastal views, each elegantly contemporary residence is equipped with Smart Home technology and fine European fixtures and finishings.

Located at the one of most beautiful parts of Budvanska Rivijera, Dukley Residences is surrounded by the Old Town, marina, sea, restaurants & bars on one side, and mountains, nature and wild beauty of Montenegro on the other. The concept of the building was created based on location and is shown through several design themes.





Dukley Residences

Set at the gates of Budva's historic Old Town, Dukley Residences is only a few steps away from Mogren beach. This 10-story building, with 38 suites ranging from intimate pied-à-terre to lofty penthouse, offers the discerning homeowner a cutting edge, contemporary design, a desirable location and an exceptional modern convenience.

Constructed above two levels of prestige commercial space, residents are an elevator ride from every retail amenity and service — restaurants, spas, shops, banks and more.

Considering the location and proximity of sandy beaches, cafes, the seafront promenade and an international port with a Camper & Nicholsons ranked marina, Dukley Residences offers its homeowners every convenience in the heart of Montenegro's most fashionable coastal resort.

CITY GARDENS

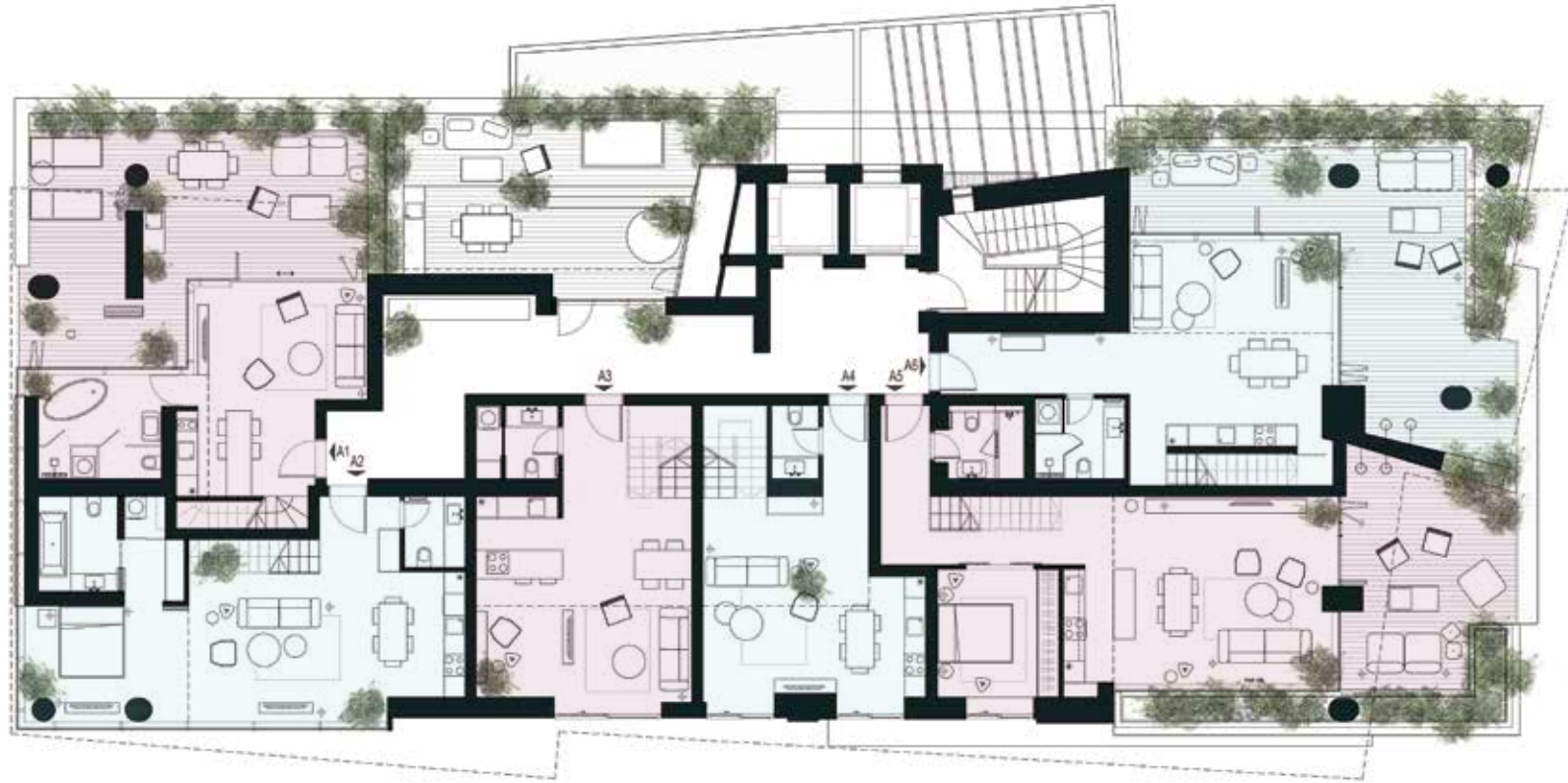
Situated on the first level above the commercial area, these two-story apartments are designed as indoor/outdoor "city lofts" that open directly into the heart of bustling Budva.



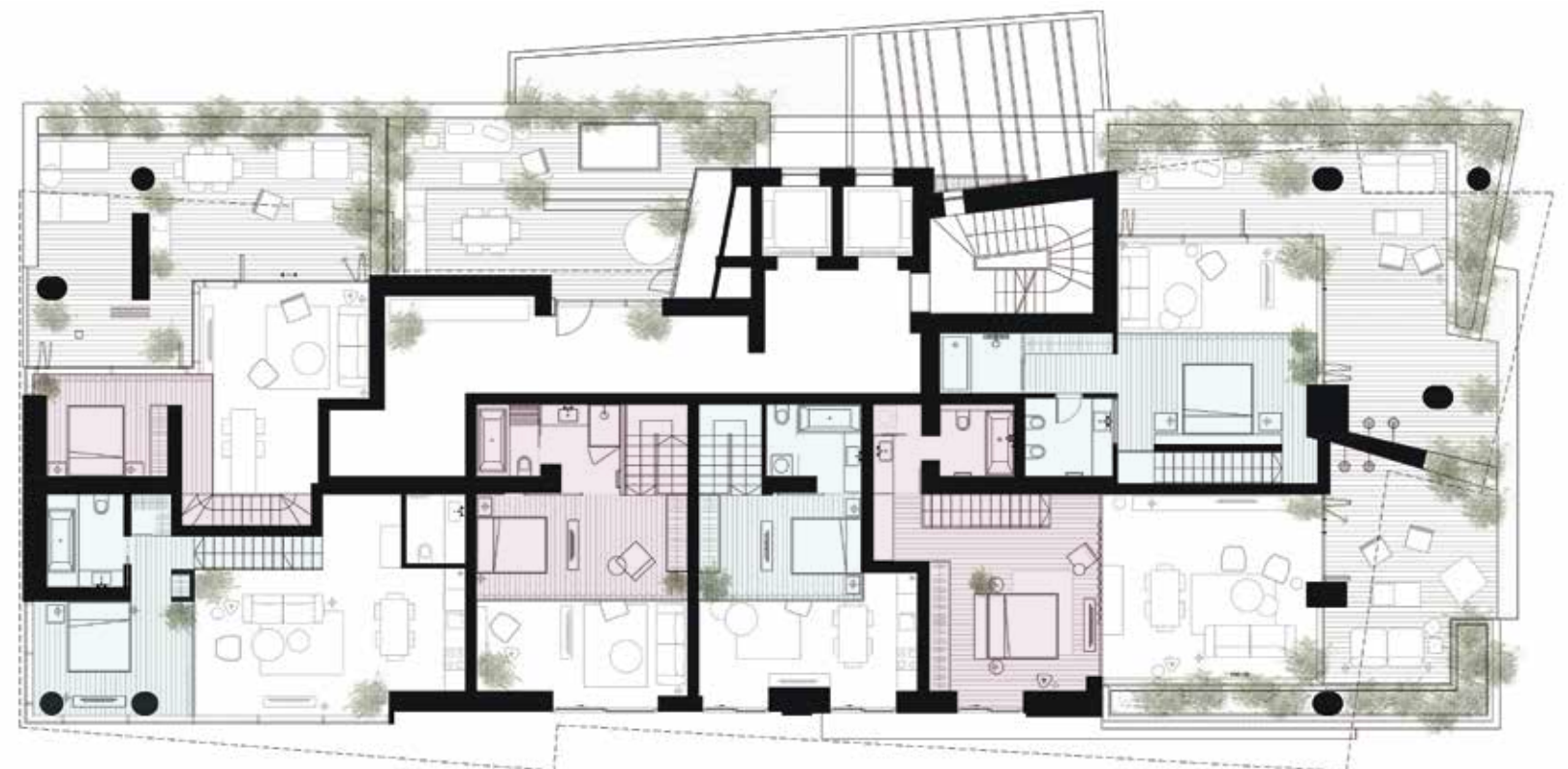
1st FLOOR



- A1 · 105m²
- A2 · 85m²
- A3 · 80m²
- A4 · 67m²
- A5 · 136m²
- A6 · 134m²



1st FLOOR - gallery



A5_ living room + kitchen



A5_ terrace



A5_gallery



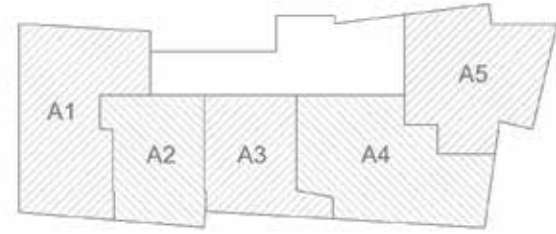
A5_bathroom



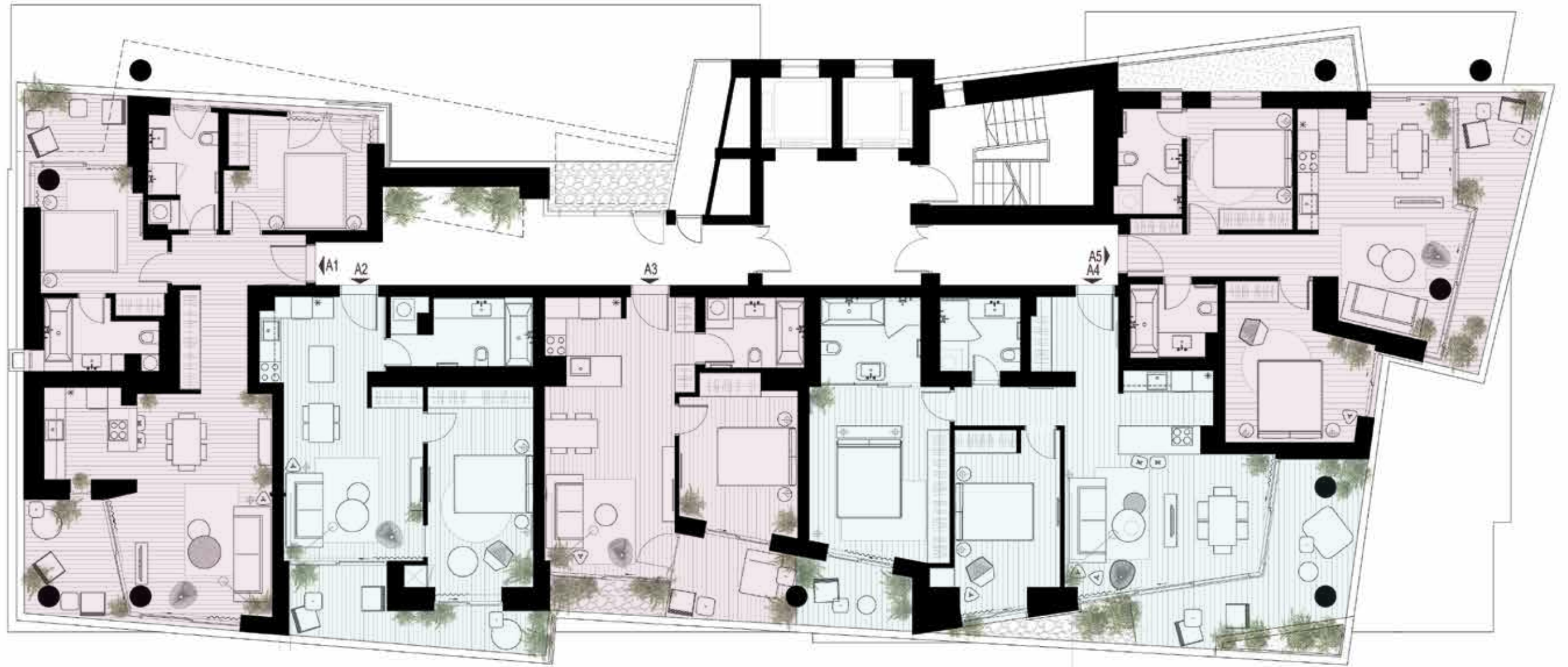
MODERN CITADEL

With direct views of Old Town, apartments on the second and third floors present a bold juxtaposition between history and modernity: Old Town's stonework serves as a striking backdrop for the sleek, contemporary interiors of these residences.



2nd FLOOR + 3rd FLOOR

- A1 · 97m²
 A2 · 66m²
 A3 · 58m²
 A4 · 108m²
 A5 · 84m²

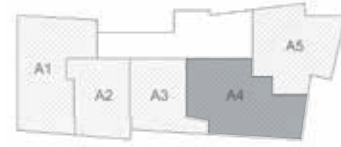


A4_ living room + kitchen



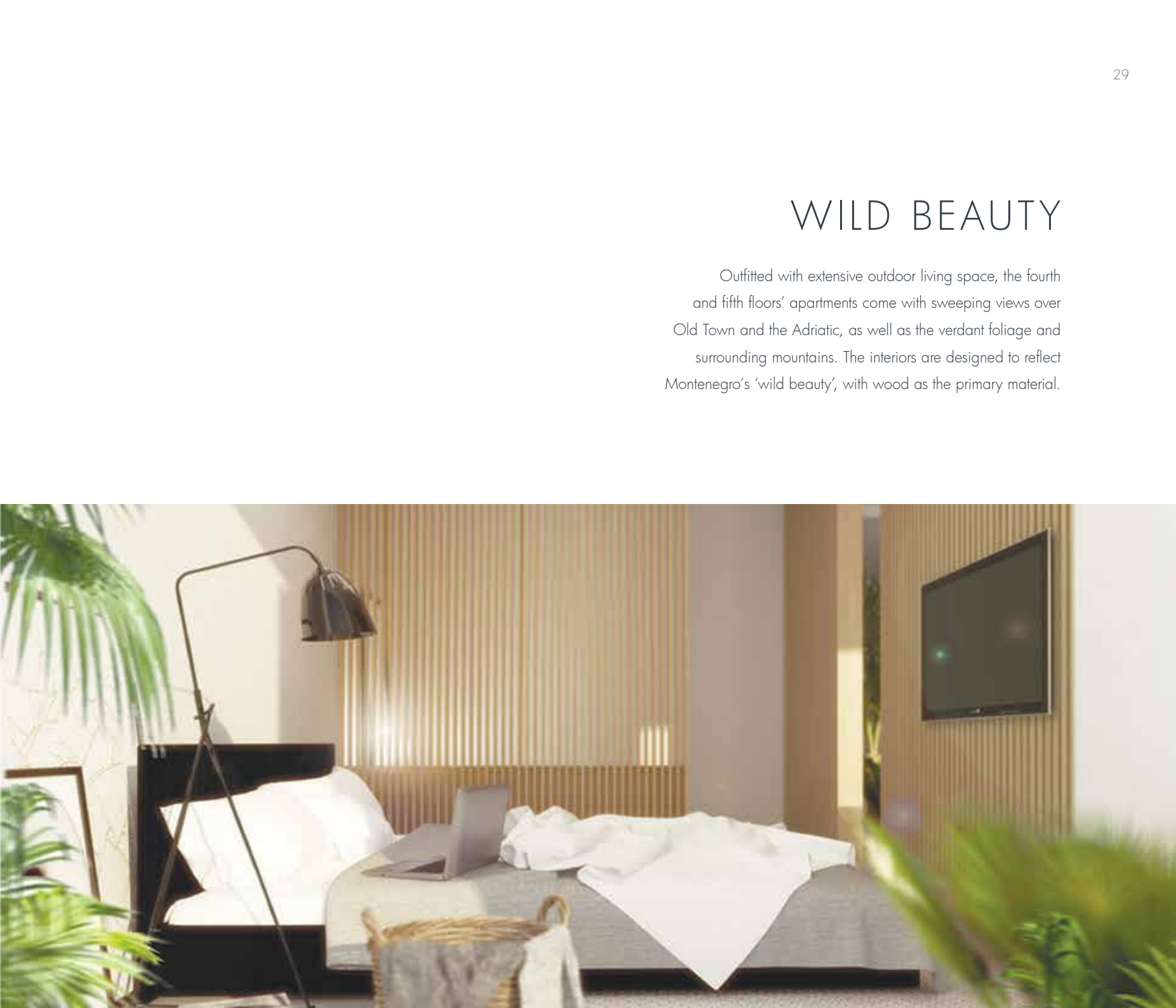
A4_ bedroom

A4_ bathroom



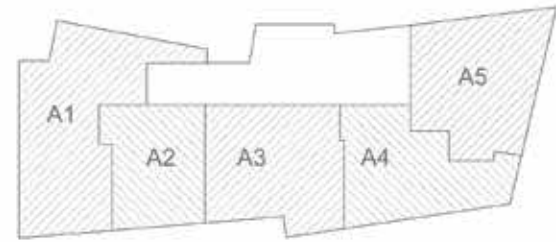
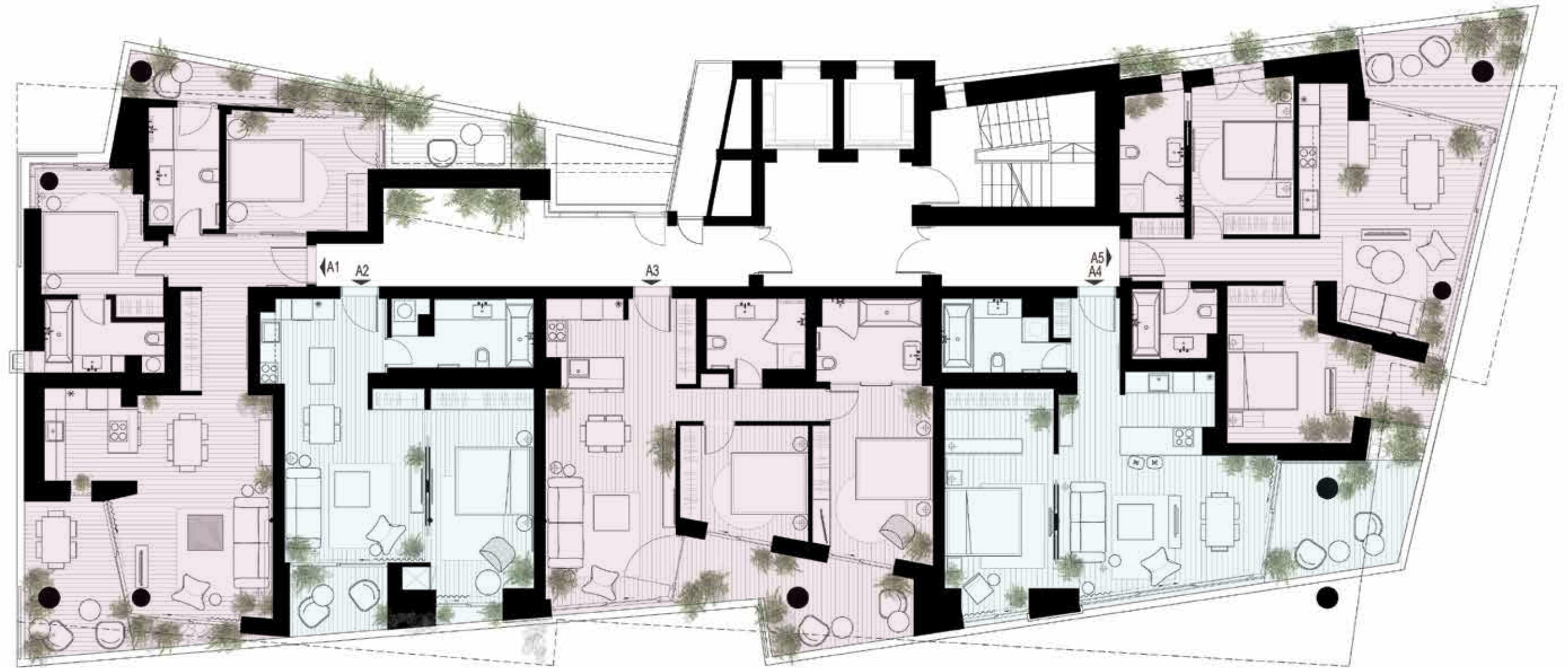
A4_ terrace



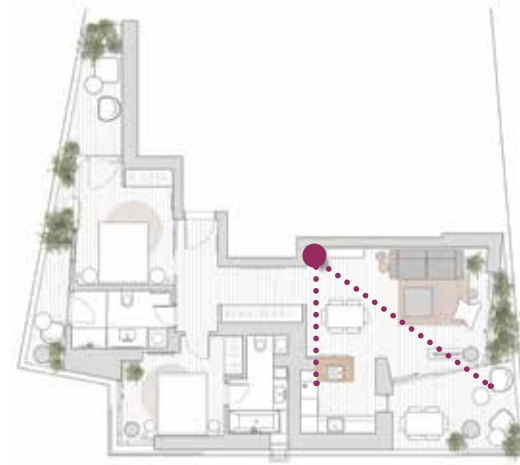
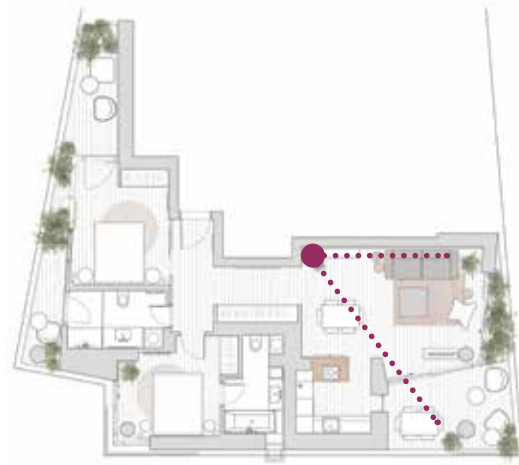


WILD BEAUTY

Outfitted with extensive outdoor living space, the fourth and fifth floors' apartments come with sweeping views over Old Town and the Adriatic, as well as the verdant foliage and surrounding mountains. The interiors are designed to reflect Montenegro's 'wild beauty', with wood as the primary material.

4th FLOOR + 5th FLOORA1 · 105m²A2 · 60m²A3 · 91m²A4 · 74m²A5 · 91m²

A1_ living room



A1_ kitchen



A1_ bathroom



A4_ living room + kitchen



A4_ bedroom



A4_ terrace



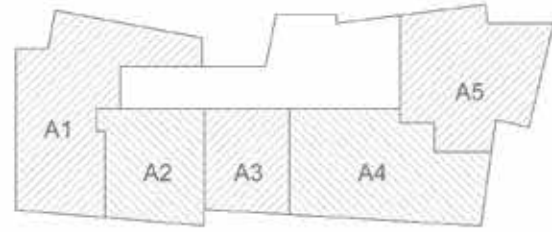


YACHTING AND SAILING

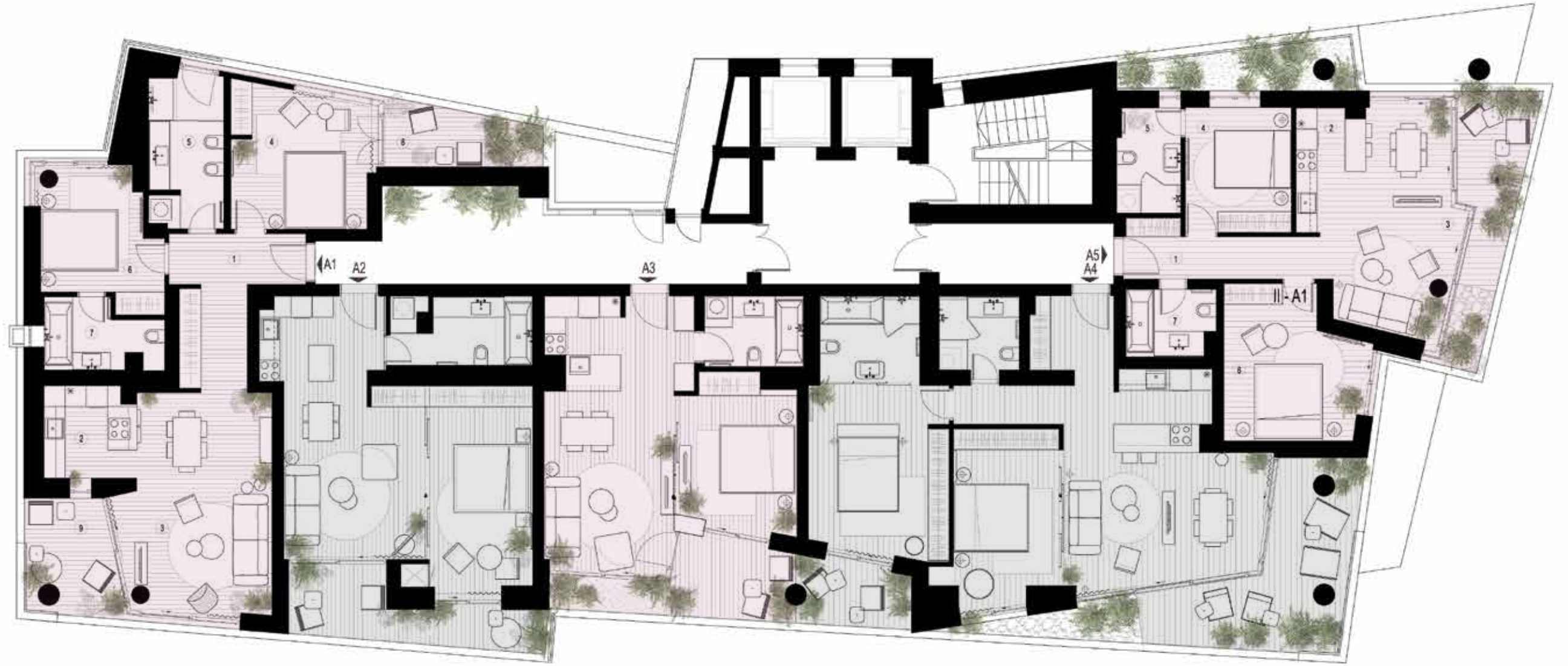
With spacious, modern interiors that open fully onto large, landscaped terraces, the residences located on the sixth and seventh floors can enjoy breathtaking panoramic views.



6th FLOOR + 7th FLOOR



- A1 · 102m²
- A2 · 66m²
- A3 · 58m²
- A4 · 110m²
- A5 · 81m²



A4_ living room + kitchen

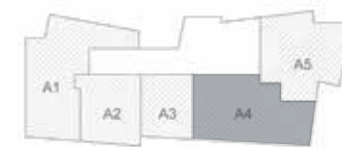


A4_ bedroom

A4_bathroom



A4_terrace

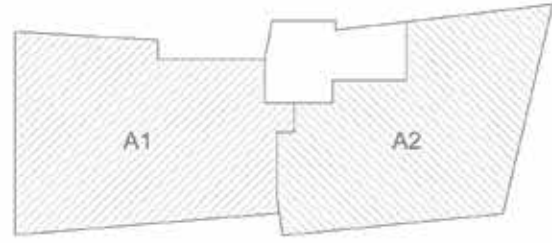




CLOUD LIVING

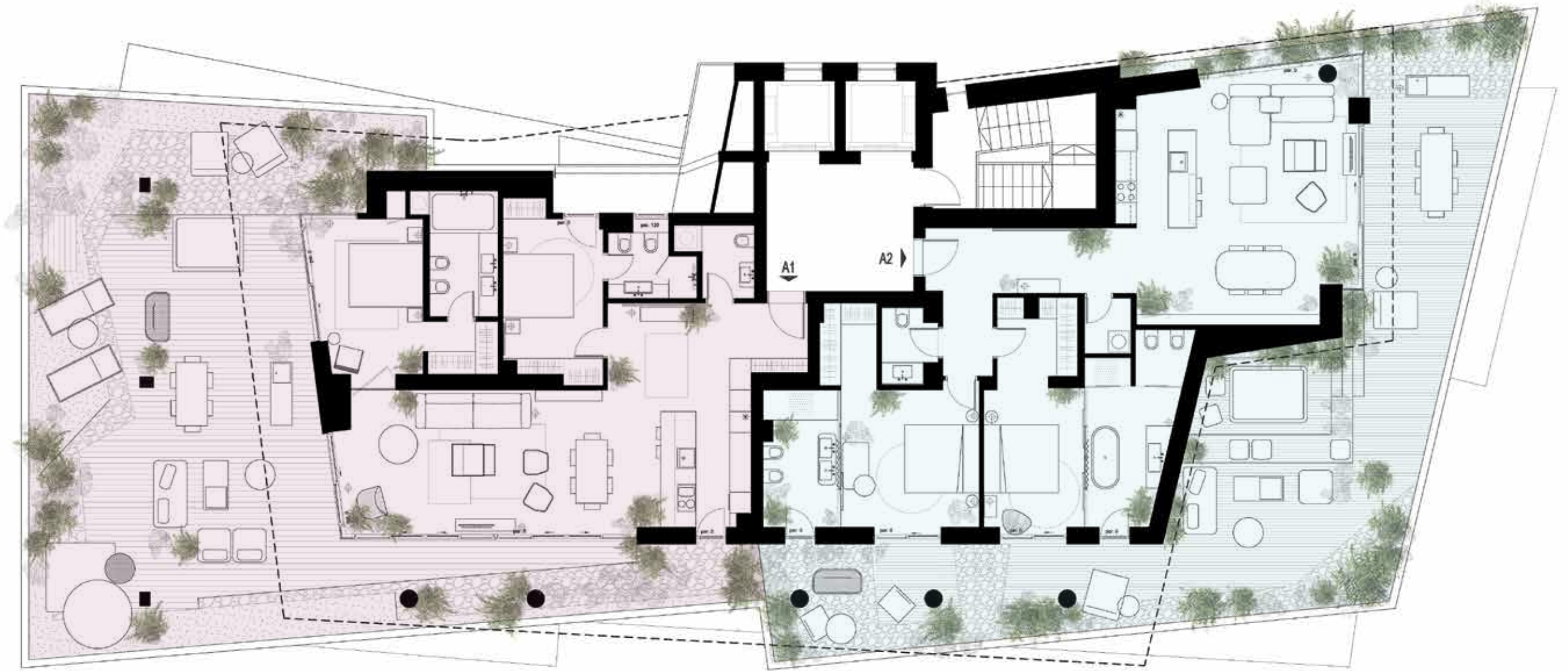
The eighth floor's apartments, with their expansive terraces, feature fully flexible interiors that open completely for sweeping views from any vantage point. Wrapped in unobstructed vistas— Old Town, the mountains, the sea and the horizon—these residences present the ultimate in indoor/outdoor coastal living.



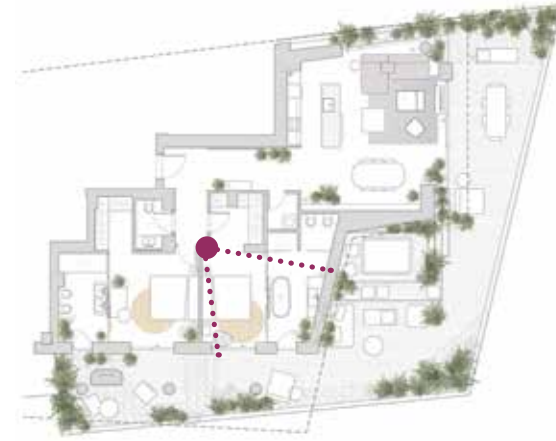


A1 · 182m²

A2 · 203m²



A2_ living room + kitchen



A2_ bedroom



A2_bathroom



A2_terrace





Dukley Marina

Ranked among the elite marinas of the Camper & Nicholsons 1782 Club, the 300-berth Dukley Marina is ideally located: it is the first full service international port upon entering the Adriatic from the Ionian Sea, and it welcomes boats up to 70 metres.



Dukley Beach Club

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



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.



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 Budva's Old Town.

