



9
Townhouses



Strategic
Location



Amenities



Investment
Opportunity



Rental
Income



BLIZIKUĆE HILLS
POOL RESIDENCES

An aerial photograph of a coastal town, likely Sveti Stefan in Montenegro. The town features numerous buildings with red-tiled roofs, interspersed with green trees. A prominent feature is a small, rocky island in the middle of a bay, also covered in buildings. The water is a deep blue, and the surrounding hills are lush with greenery. The text 'WITH A GREAT VIEW TO SVETI STEFAN' is overlaid in large, white, sans-serif capital letters across the lower half of the image.

WITH A GREAT VIEW TO
SVETI STEFAN



ELEGANT LIVING WITH SEA VIEWS

BLIZIKUCE HILLS Pool Residences is a residential project crafted with a unique fusion of luxury living, a healthy lifestyle, and natural beauty, boasting open sea, mountain, and views of Sveti Stefan.

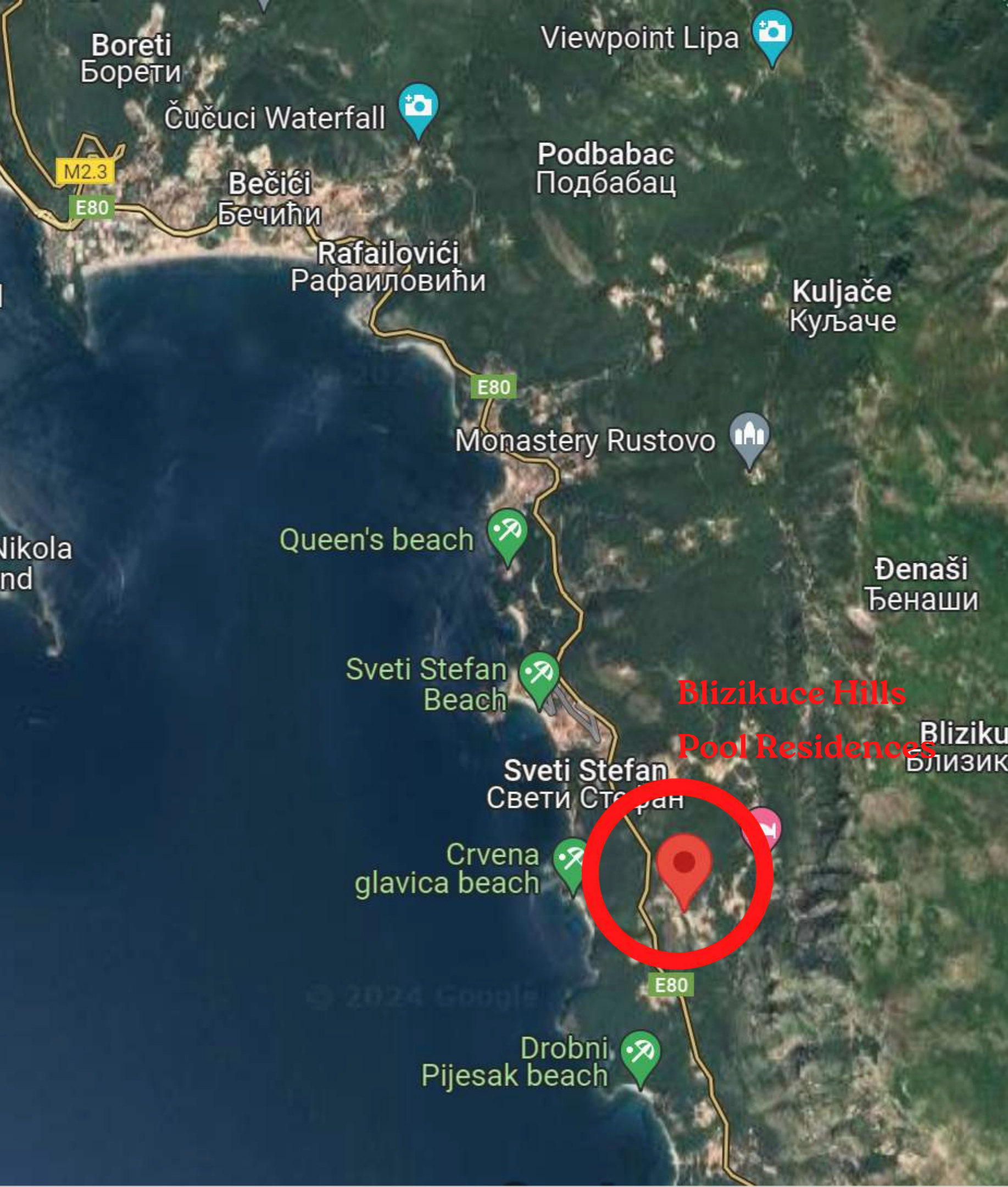
SUSTAINABLE DEVELOPMENT

Our commitment is to continue building sustainable homes with green environments.



EXCLUSIVE LOCATION

- ✓ Located on the Budva Riviera, near Sveti Stefan, a 5-minute drive away
- ✓ Budva accessible within 10 minutes by car
- ✓ Crystal-clear beaches with bars and services just a 5-minute drive away
- ✓ Porto Montenegro and UNESCO-protected Kotor within a half-hour drive
- ✓ Tivat Airport and Podgorica Airport 50 minutes away by car
- ✓ Ski resorts within a 2-hour drive



TOWNHOUSES AMENITIES

Swimming Pool

Each townhouse has its own swimming pool.

Garage

Each townhouse has its own garage for 2 cars.

Property Management

Providing comprehensive maintenance and rental services.

TOWNHOUSE ADVANTAGES



**Profitable
Investment.**



**Exclusive
Location.**



Great Price.



**Spacious
Interiors.**

BLIZIKUĆE HILLS POOL RESIDENCES

The project comprises **9 townhouses**, divided into 3 buildings: A, B, and C, with 3 townhouses in each building.

Each townhouse features 4 bedrooms with en-suite bathrooms, 2-car garage and swimming pool.



BUILDING "A"

consist of 3 townhouses, each featuring:

- ✓ Total area from: 225-230 sq m
- ✓ Land parcel with a pool from: 200- 480 sq m
- ✓ 4 floors
- ✓ Garage for 2 cars
- ✓ 4 Bedrooms + 4 en-suite bathrooms
- ✓ 2 Guest bathrooms
- ✓ 2 Living rooms + 2 Kitchens
- ✓ High ceiling, 3 m
- ✓ Panoramic energy saving windows, 2.5 m
- ✓ 2 Terraces with sea view
- ✓ Swimming Pool
- ✓ CCTV, intercom, multi-split AC



BUILDING "B"

consist of 3 townhouses, each featuring:

- ✓ Total area from: 225-230 sq m
- ✓ Land parcel with a pool from: 180 - 220 sq m
- ✓ 4 floors
- ✓ Garage for 2 cars
- ✓ 4 Bedrooms + 4 en-suite bathrooms
- ✓ 2 Guest bathrooms
- ✓ 2 Living rooms + 2 Kitchens
- ✓ High ceiling, 3 m
- ✓ Panoramic energy saving windows, 2.5 m
- ✓ 2 Terraces with sea view
- ✓ Swimming Pool
- ✓ CCTV, intercom, multi-split AC



BUILDING "C"

consist of 3 townhouses, each featuring:

- ✓ Total area from: 225-230 sq m
- ✓ Land parcel with a pool from: 180 - 230 sq m
- ✓ 4 floors
- ✓ Garage for 2 cars
- ✓ 4 Bedrooms + 4 en-suite bathrooms
- ✓ 2 Guest bathrooms
- ✓ 2 Living rooms + 2 Kitchens
- ✓ High ceiling, 3 m
- ✓ Panoramic energy saving windows, 2.5 m
- ✓ 2 Terraces with sea view
- ✓ Swimming Pool
- ✓ CCTV, intercom, multi-split AC



TOWNHOUSE FEATURES

included in the price



Residential Premises:

- Fine finishing of all walls and ceilings, including plastering, puttying, and painting.
- Ceramic granite coating for floors, walls of bathrooms and toilets, walls of technical rooms.
- Oak parquet flooring in bedrooms.
- The building facades, stairs, and parapets are made of natural local stone.

Windows:

- Energy-efficient windows with aluminum window blocks, providing a panoramic view.

Sanitary Ware:

- A complete set of sanitary ware including faience from the **Villeroy & Boch**, chrome-plated sink, shower faucets, and shower cabins.

Air Conditioning:

- Multi-split air conditioners by **Cooper Hunter (Canada)** for all residential premises

Lighting:

- Street lamps and lighting for technical rooms, corridors, and bathroom

TOWNHOUSE FEATURES

included in the price

Swimming Pool

- Fully completed swimming pool bowl with mosaic finishing.
- Pool equipment such as circulation with cleaning and water treatment, lighting, and stairs.
- Water purification for pools with quartz glass.

IT and Security Systems:

- Internet optical input.
- Fire protection system.
- Intercom for communication.
- Security alarm.
- Video surveillance.



Doors:

- Anti-vandal entrance doors.
- Wooden and MDF internal doors.

Water Supply and Sewerage:

- City-provided water supply.
- Reserved water tank and water pressure pumps.
- Central hot water boiler with hot water circulation.
- Bioseptic system.

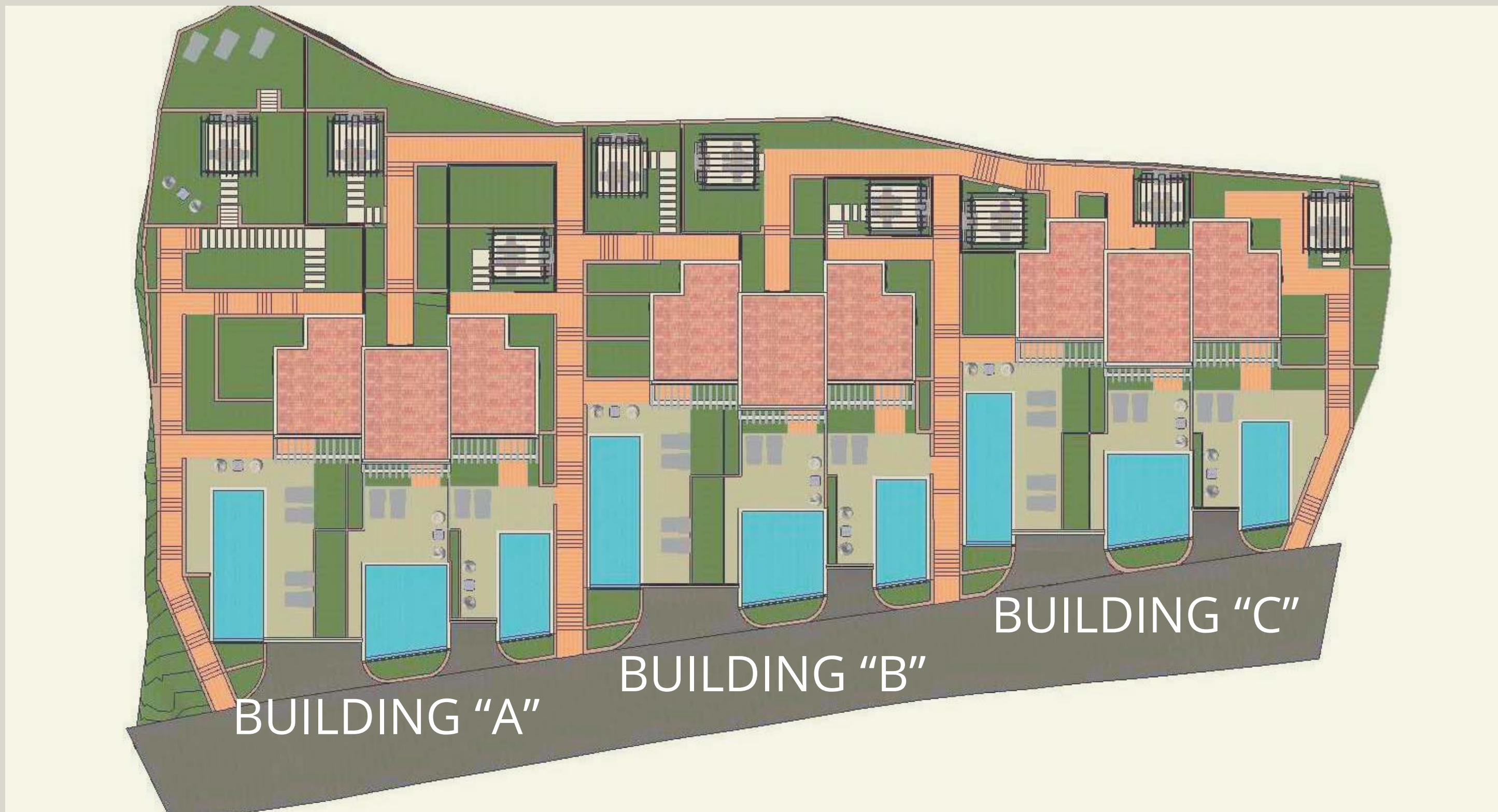
TOWNHOUSE FEATURES

**Additional options can be added
for an extra cost**

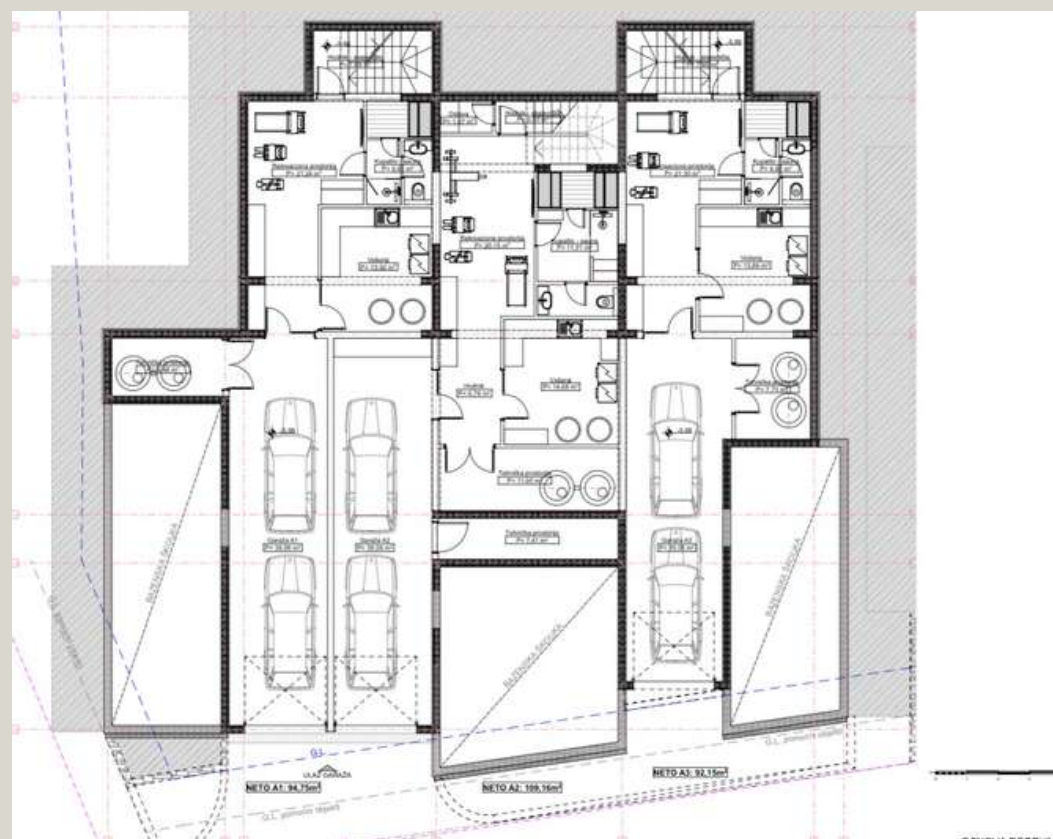
- Solar panels.
- Barbecue area.
- Install sauna.
- Fitted kitchen with appliances.
- Built-in wardrobes.
- Automatic roof window closing
- Full furnishing with indoor and outdoor furniture.



LANDSCAPE



FLOOR PLANS



-2 FLOOR

- Technical space with laundry and storage area with an access to plumbing system, boiler and pool equipment.
- A ready-made place for installing a sauna with a shower and an additional room for a gym or dressing room.



-1 FLOOR (SUTEREN)

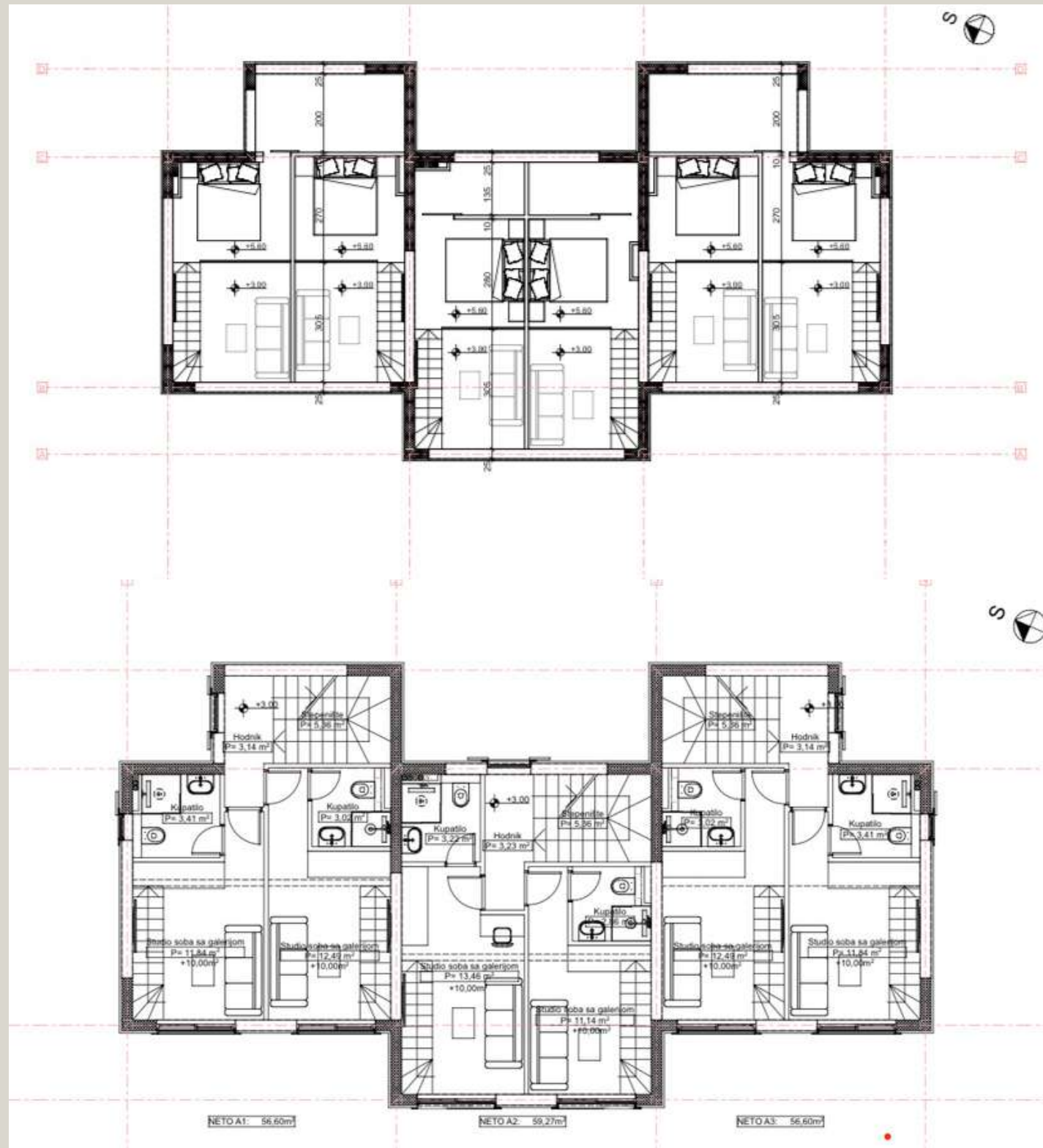
- Fully equipped kitchen with dining area.
- Living room with access to sea view terrace.
- Guest bathroom.
- Exit to the courtyard with swimming pool and recreation area.



GROUND FLOOR (PRIZEMLJE)

- Main entrance.
- Two bedrooms with en-suite bathroom and sea view terraces.
- Each bedroom has panoramic windows.

FLOOR PLANS



FIRST FLOOR (SPRAT 1)

- Two duplex bedrooms with en-suite bathrooms.
- Each bedroom has panoramic windows and skylights with a beautiful sea view.

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SEASIDE LIVING AT ITS
FINEST

PAYMENT PLAN

Payment can be made
in installments



RESERVATION

5,000.00 EUR

CONTRACT SIGNING

10% of the contract amount

COMPLETION OF ROUGH WORK

30% of the contract amount

COMPLETION OF FINE CONSTRUCTION

30% of the contract amount

ENTRANCE PERMIT

30% of the contract amount minus
5,000.00 EUR (reservation fee)

ABOUT US

Years of Experience

For over 10 years, we've been building modern homes on the Budva riviera . We offer flexible payment plans, and you can visit any of our completed projects to hear from current residents.

Specializations

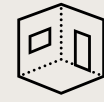
We build and sell homes in quiet, scenic areas along the Budva Riviera with stunning sea views and surrounded by nature.

Our properties have luxury design, modern features, and are delivered on time, making them perfect for your dream holiday escape.



MONTENEGRIMMO
REAL ESTATE DEVELOPMENT

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