

## Dukley Gardens Apartman 19 A4



Screenshot\_5

**Objektnummer: 2024-00792**

**Eine Immobilie von SAQURA Immobilien GmbH**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung - Etage
<b>Land:</b>	Montenegro
<b>PLZ/Ort:</b>	85310 Budva
<b>Wohnfläche:</b>	183,00 m <sup>2</sup>
<b>Zimmer:</b>	4
<b>Bäder:</b>	2
<b>Balkone:</b>	1
<b>Kaufpreis:</b>	1.980.000,00 €

## Ihr Ansprechpartner

### **SAQURA Team**

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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.













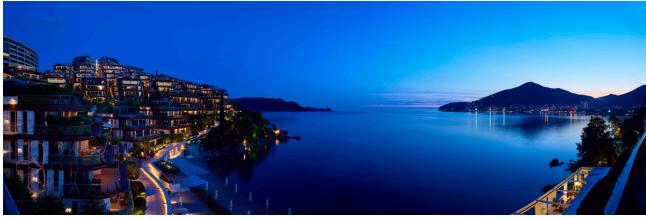














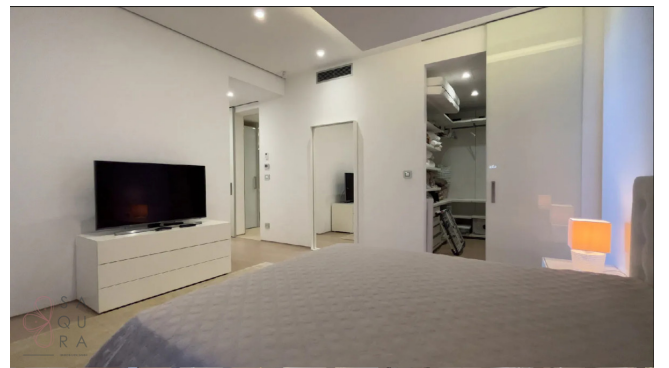
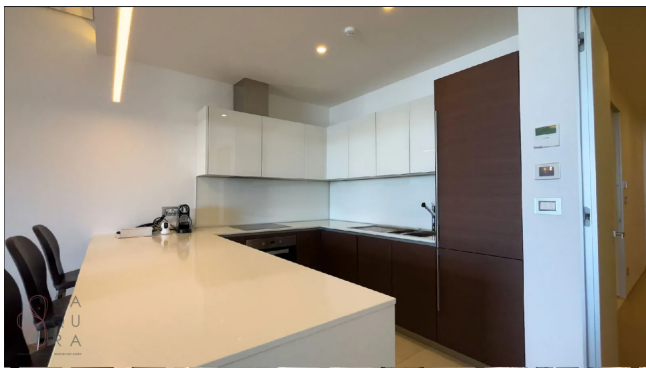
























## Objektbeschreibung

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. 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 with the unique investment opportunities Aimed at the discerning homeowner, Dukley's residential 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. Available to own and to rent, our luxury residences are cleverly designed to balance spacious bedrooms with vibrant, on-the-property social hubs. Unique possibility to enjoy Dukley lifestyle in your own apartment while receiving investment income. ONLY HERE YOU HAVE A 6% GUARANTEED ANNUAL RETURN FROM THE PURCHASING PRICE OF THE APARTMENT Dukley is the first and only project in Montenegro, offering its clients a unique opportunity to turn virtual money into a real first-class property. Already today, following the global trends, our company is ready to accept payment in the crypto currency (Bitcoin, Ethereum and top 10 Cryptocurrencies By Market Capitalization) for the apartments offered for sale in Dukley Gardens, The Dreams by Dukley, Mountain Retreat by Dukley and Dukley Hotel and resort. FEATURES OF THE COMPLEX

Dukley Gardens comprises 36 residences with 202 deluxe apartments ranging in size from 82 to 544 square meters. Dukley Gardens Own a piece of paradise Home to just 205 elegantly contemporary suites, ranging from 61 to 347 sq.metres, one, two, three and four bedroom floor plans, Dukley Gardens also offers a limited number of Executive Penthouses that span up to 576 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. 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. Dukley Gardens Apartman 19 A4 Apartment area: 183 m2 6% annual return of investment OPTION 1 Net annual income 6% guaranteed for the first three years from the date of purchase of the apartments\* Possibility to use the apartment for three weeks in the period from last week of September till the first week of May. All expenditures and other necessary expenses are

covered by the management company. From the fourth year applicable Option 2\*\* \*The possibility of extending the period of guaranteed yield, with a decrease of the return rate. \*\*The possibility of moving to Option 2 is available before expiry of the period of guaranteed yield.

OPTION 2 The percentage distribution of profits between the owner and the management company, in which all costs (agency fees, the cost of booking, providing hotel services for guests, etc.) pays the management company. Possibility to use the apartment is not limited, and corresponds to the wishes of the owner. The lease contract is signed for one year period, with possibility of extension

Benefits of living in Montenegro: 01 Economy Living in a stable and economically developed country. Montenegro ranks among the top 50 thriving countries in the world. 02 Business Favorable conditions for conducting business — the opportunity to access European markets and low taxes. 03 Permanent residence The possibility to obtain permanent residency after 5 years. 04 Taxes A favorable tax system — 9% on profit and a reimbursement of 21% VAT when purchasing real estate. 05 European Union The prospect of becoming part of the EU and gaining visa-free entry to 124 countries.