



ART  INN
RESIDENCES
BUDVA



MONTENEGRO

Montenegro, nestled in Southeastern Europe on the Adriatic Sea, is a country of captivating landscapes and rich history. Its geography boasts rugged mountains, deep canyons, and a stunning coastline, notably the UNESCO listed Bay of Kotor.

Tourism thrives in Montenegro, drawing visitors to its historic sites, coastal resorts like Budva and Sveti Stefan, and the enchanting medieval town of Kotor.

With efforts underway to bolster its market economy and pursue EU membership.





ABOUT MONTENEGRO

Investing in Montenegro offers several potential advantages:

EU Accession: Montenegro has been working towards EU membership, which could bring benefits such as access to EU markets, funding opportunities, and regulatory alignment. Investing in Montenegro now could position investors to benefit from future EU integration.



Tourism Potential: Montenegro's stunning natural landscapes, including its coastline, mountains, and historic sites, make it a popular tourist destination. Investing in tourism-related businesses such as hotels, resorts, and recreational facilities can be lucrative due to the steady flow of visitors.

Strategic Location: Montenegro's location in Southeastern Europe, with access to the Adriatic Sea, makes it strategically positioned for trade and investment, particularly as a gateway to the Balkans and wider European markets.

Europe's rising star:

Montenegro

A RIVIERA IN MONTENEGRO

BUDVA

Budva is one of Montenegro's most popular tourist destinations, renowned for its picturesque old town, sandy beaches, and vibrant nightlife. Here are some key aspects of Budva:

Old Town: Budva's Old Town is a maze of narrow streets, medieval buildings, and historic monuments, enclosed by ancient walls dating back to the 15th century. It's a charming area to explore, filled with shops, restaurants, and cafes.

Beaches: Budva boasts some of Montenegro's most beautiful beaches, including Slovenska Plaza, Mogren Beach, and Jaz Beach. Visitors can enjoy swimming, sunbathing, water sports, and leisurely walks along the coastline.

Cultural Attractions: In addition to its natural beauty and nightlife, Budva offers cultural attractions such as the Citadel, an ancient fortress offering panoramic views of the town and sea, and the Church of Saint John, a striking landmark in the Old Town.

Events and Festivals: Budva hosts various events and festivals throughout the year, including music festivals, theater performances, and traditional celebrations. One of the most notable events is the Budva Carnival, which takes place in February and features colorful parades and festivities.

Tourism Infrastructure: Budva has a well-developed tourism infrastructure, with a wide range of accommodation options including hotels, resorts, apartments, and guesthouses to suit different budgets and preferences.

Overall, Budva's combination of historic charm, beautiful beaches, vibrant nightlife, and cultural attractions make it a must-visit destination for travelers exploring Montenegro's Adriatic coast.



ART INN BUDVA

Located in one of the fastest developing areas of Budva, Art Inn Residences project offers you a unique opportunity with a unique view on the mountain slopes with the sea as the horizon.

Consisting of only 20 apartments, Art Inn Residences has all the amenities of modern life with a sea view that you will have forever.



Sveti Stefan Beach
4,9 km



Skadar Lake NP
51,8 km



Budva City Centre
12,7 km



Podgorica Airport
56,4 km



Tivat Airport
32,9 km



Lovcen National Park
59,1 km



Old Town Kotor
34,2 km



Ada Bojana Island
70,5 km

ART INN RESIDENCES INVESTMENT FOR THE FUTURE

Interest in Montenegro is increasing day by day. It has become a common point for those who want to invest for their future. So many people from many countries of the world and our country are buying a house or starting a business in Montenegro. Why?

EU Accession Process: Montenegro is a candidate country for European Union (EU) membership. As it progresses through the accession process, there may be opportunities for investment in sectors that benefit from EU integration, such as manufacturing, trade, and services.

Tourism Potential: Montenegro's stunning natural landscapes, including its coastline, mountains, and lakes, make it an attractive destination for tourists. With proper investment in infrastructure and hospitality services, there's significant potential for growth in the tourism sector.

Real Estate: The country's burgeoning tourism industry drives demand for real estate, both residential and commercial. Investing in property development, especially in popular tourist areas like Budva, Kotor, and Tivat, could yield profitable returns.

WANT TO LIVE,
 WANT TO RENT



WHY ART INN RESIDENCES?



Art Inn Residence is a very exclusive residences consisting of only 20 residence apartments. It also opens the doors to a very special community for its owners. Owning a property in Art Inn Residences gives you a sense of stability and security. The course of Montenegro's economy suggests that your property will appreciate in value over time. Your home will become a potentially lucrative long-term investment. A property where you can either live rent-free or earn rental income when not in use. When you own a property in Art Inn Residences, you will often join a specific community. This will lead to stronger social connections, a sense of belonging and opportunities to participate in local events and organizations.

PERMANENT RESIDENCE PERMITS

After five years of temporary residence, some foreign citizens may apply for permanent residence in Montenegro. It gives you a residence permit that can be extended for another five years. You also have all the rights of a Montenegrin citizen, except the right to obtain a passport, the right to vote and the freedom to leave Montenegro for more than 1 month per year. In most cases, executive directors who own at least 51% of company shares and those married to a Montenegrin citizen can obtain a permanent residence permit.

ADVANTAGES OF BUYING AN ART INN PROPERTY

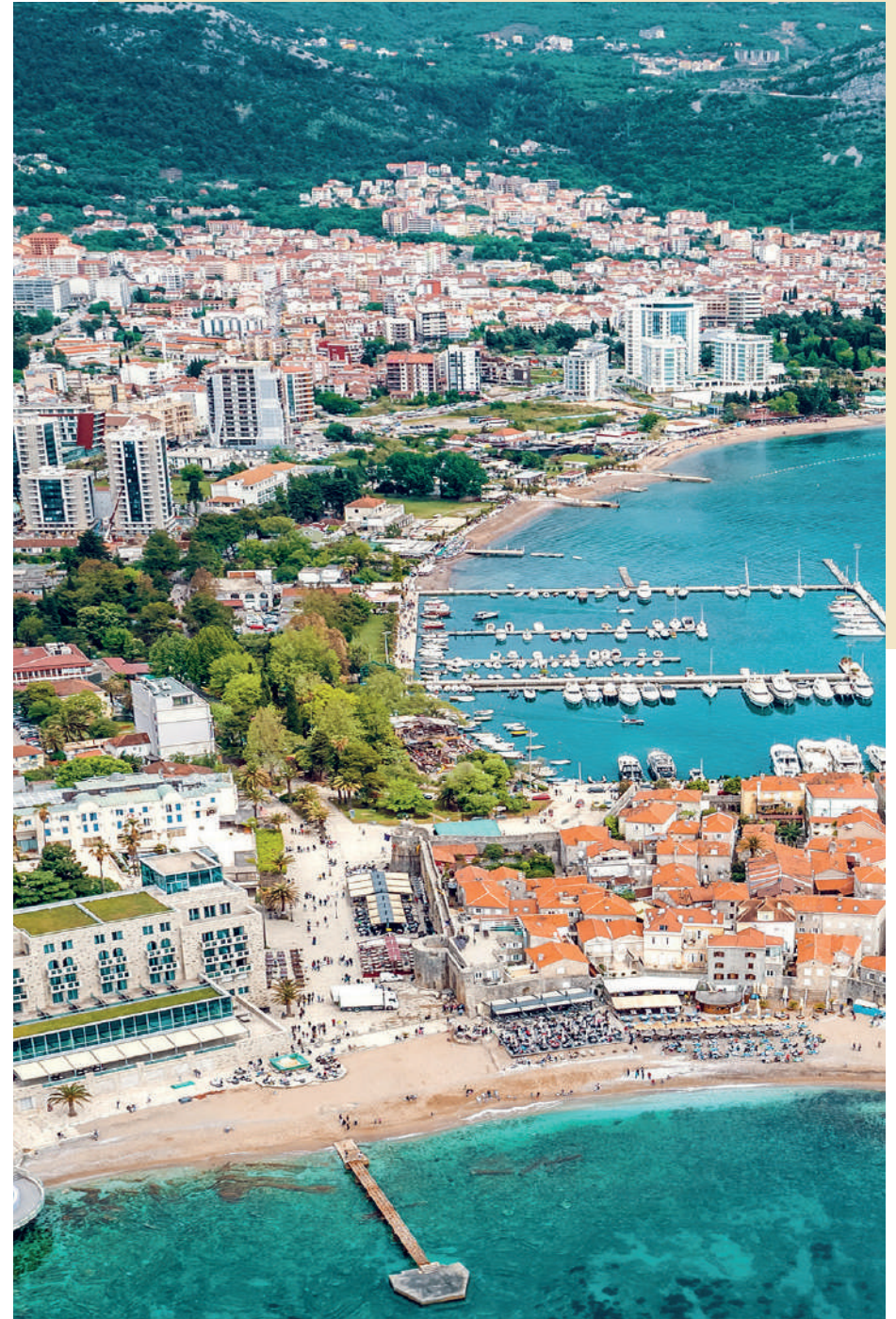
Investing in a home in Budva, Montenegro by buying an apartment in Art Inn Residences offers you many attractive opportunities. In most cases any person that buys a home in Montenegro will be able to apply for a living permit within Montenegro. This will be beneficial in the short future once Montenegro enters the European Union, since this will mean VISA FREE EU for any apartment owner.

You will become the owner of a house with a unique view of the sea on the slopes of the mountains with the breathtaking natural beauty of Budva with its deep blue Adriatic waters and rugged mountains.

Budva's strong tourism industry means that you will have a property with a high rental income, especially during the lively summer months when tourists flock to the area. In addition, Montenegro's stable economy and potential membership in the European Union create favorable conditions for your property to appreciate over time.

Buying a home in Budva offers lifestyle benefits beyond financial returns. You will enjoy access to world-class amenities, including upscale restaurants, boutique shops and live entertainment venues all within close proximity. The town's Mediterranean climate offers you unique moments throughout the year, ideal for outdoor activities such as swimming, hiking and exploring the picturesque surroundings.

With all of these benefits, owning a property at Art Inn Residences is a great investment for today and for the future.



ART INN RENTAL SYSTEM

Private home owners can rent out their apartments on a short or long term basis. Art Inn Residences management will take care of these processes on your behalf. Thus, your property investment will turn into an income generating investment for you.

Especially in the summer months, when tourism is very lively and Budva beaches are full of people, it will be a win-win for you.

Art Inn Residences management plans to manage this process in a healthy and profitable way with global business partner.



ART INN RESIDENCES FACILITIES



Swimming Pool

Escape the summer heat and indulge in ultimate relaxation at our swimming pool. Whether you're seeking a refreshing dip or lounging poolside with a good book, our inviting pool area provides the perfect oasis for rest and rejuvenation.

Refresh Your Senses at Our Poolside Paradise.



Art Inn Gym & Spa

The Art Inn Residence has a state of the art gym and spa, that will help you relax or get fit either on summer or winter seasons.

“Revitalize Your Body, Renew Your Spirit: Experience Health and Wellness at Our Gym & Spa.”



Garden Landscaping

The landscaping design for the residential complex emphasizes both aesthetic appeal and functionality, creating a serene environment for residents to enjoy. Incorporating green spaces, walking paths, and scenic elements, the landscape enhances the overall ambiance and promotes a sense of community well-being.

“Where Luxury Meets Tranquility: Your Oasis Awaits at The Art Inn Residences.”



Private Parking

The Art In Residences features an underground parking garage that is seamlessly linked with all three buildings within the complex. This integrated parking facility offers residents convenient and secure parking options, eliminating the need for external parking lots and ensuring easy access to their residences.

Each apartment comes with at least 1 parking spot.

Art Inn **A BLOCK**

The complex consists of 3 buildings: building A, B, and C, between which there are spaces for recreation, a swimming pool, a children's playground and spacious green areas.

A block is oriented towards the sea, creating the atmosphere of a Mediterranean place in the spirit of local tradition. They are positioned so that in the upper part of the plot there is building A.

In order to provide more free space and green areas, parking is dominantly placed in the garage, which is located under the buildings.

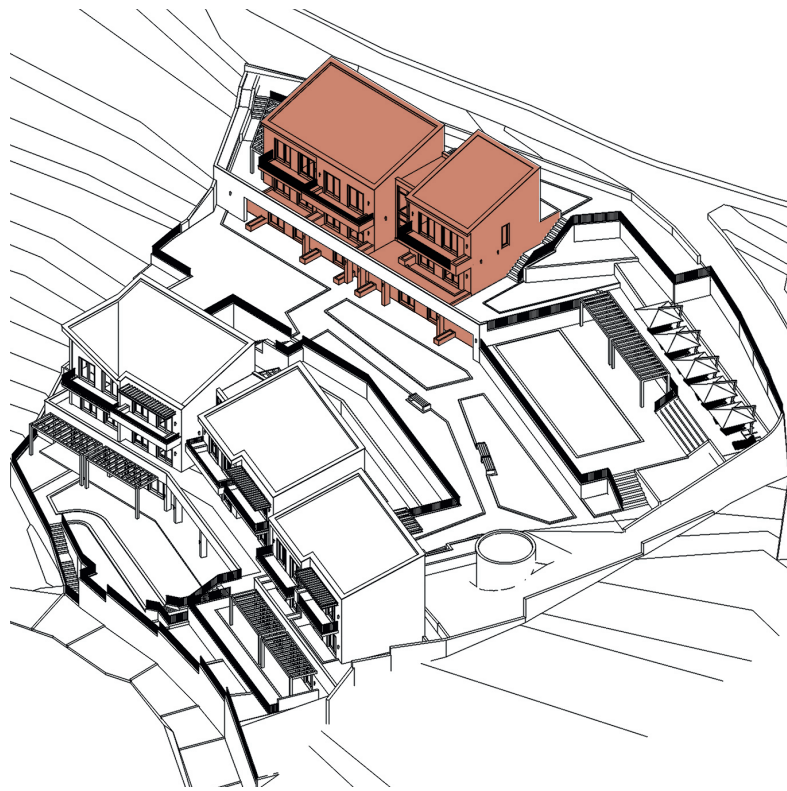
Each of the buildings consists of a garden floor, and two level floors where the apartments are located. There are a total of 7 apartments in all buildings, 1 three-room, 1 two-room and 5 one-room apartments.

All residential units are designed so that the spaces where people live and stay are illuminated by natural light to the optimal extent possible.

In addition to providing a visual sea view feast for the eyes, the green areas on the ground floor also serves as spaces for recreational activities and social gatherings. Residents may readjust designated areas for picnics, yoga sessions, or outdoor games, fostering a sense of community and camaraderie among neighbours.

ART INN RESIDENCES **BUDVA**





A1 THREE BEDROOM APARTMENT

BUILDING A - ROOF FLOOR

1 CORRIDOR	4.94	7 BATHROOM 01	3.56
2 LIVINGROOM	19.92	8 BEDROOM 02	12.75
3 KITCHEN	4.85	9 BEDROOM 03	17.45
4 BEDROOM 01	10.85	10 BATHROOM 02	4.24
5 TOILET	4.08	11 TERRACE 01	7.95
6 CORRIDOR	3.49	12 TERRACE 02	7.79

TOTAL AREA 101.89 m²

* ONE PARKING SPOT INCLUDED

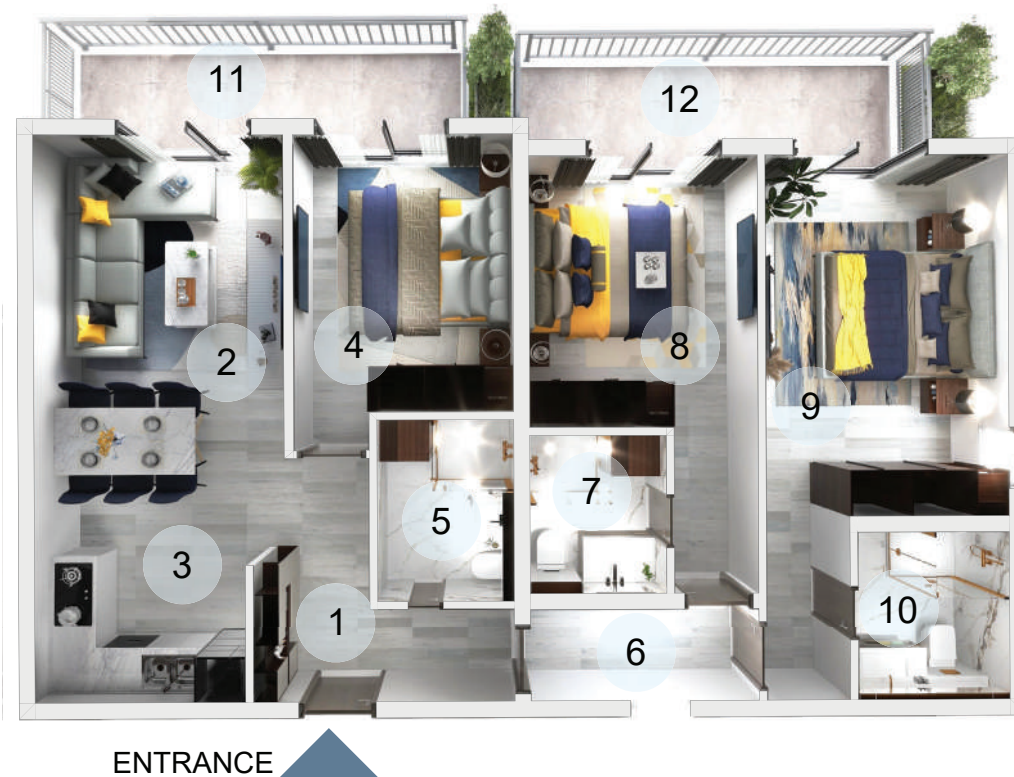
A2 ONE BEDROOM APARTMENT

BUILDING A - ROOF FLOOR

1 CORRIDOR	4.45
2 LIVINGROOM	20.17
3 KITCHEN	6.05
4 BEDROOM 01	12.06
5 BATHROOM	5.47
6 TERRACE	6.48

TOTAL AREA 54.68 m²

* ONE PARKING SPOT INCLUDED



A3**ONE BEDROOM APARTMENT**

BUILDING A - FLOOR 1

1 CORRIDOR	4.60
2 LIVINGROOM	19.65
3 KITCHEN	4.31
4 BEDROOM	10.19
5 BATHROOM	3.70
6 TERRACE	5.91

TOTAL AREA 48.36 m²

* ONE PARKING SPOT INCLUDED

**A4****ONE BEDROOM APARTMENT**

BUILDING A - FLOOR 1

1 CORRIDOR	3.39
2 LIVINGROOM	14.11
3 KITCHEN	3.70
4 BEDROOM	10.37
5 BATHROOM	3.53
6 TERRACE	6.89

TOTAL AREA 42.00m²

* ONE PARKING SPOT INCLUDED



A5**ONE BEDROOM APARTMENT**

BUILDING A - FLOOR 1

1 CORRIDOR	4.83
2 LIVINGROOM	18.72
3 KITCHEN	6.05
4 BEDROOM	13.10
5 BATHROOM	5.47
6 TERRACE	5.78

TOTAL AREA**53.95 m²**

* ONE PARKING SPOT INCLUDED

**A6****TWO BEDROOM APARTMENT**

BUILDING A - GARDEN FLOOR

1 CORRIDOR	6.87
2 LIVINGROOM	23.70
3 KITCHEN	5.35
4 CORRIDOR	3.33
5 BATHROOM 01.....	4.04
6 BEDROOM 01.....	13.53
7 BEDROOM 02.....	20.51
8 BATHROOM 02.....	3.82

TOTAL AREA**81.26 m²**

* ONE PARKING SPOT INCLUDED



A7

ONE BEDROOM APARTMENT
BUILDING A - GARDEN FLOOR

1 CORRIDOR	5.02
2 LIVINGROOM	22.89
3 KITCHEN	4.97
4 BEDROOM	13.31
5 BATHROOM	4.54

TOTAL AREA **51.73 m²**

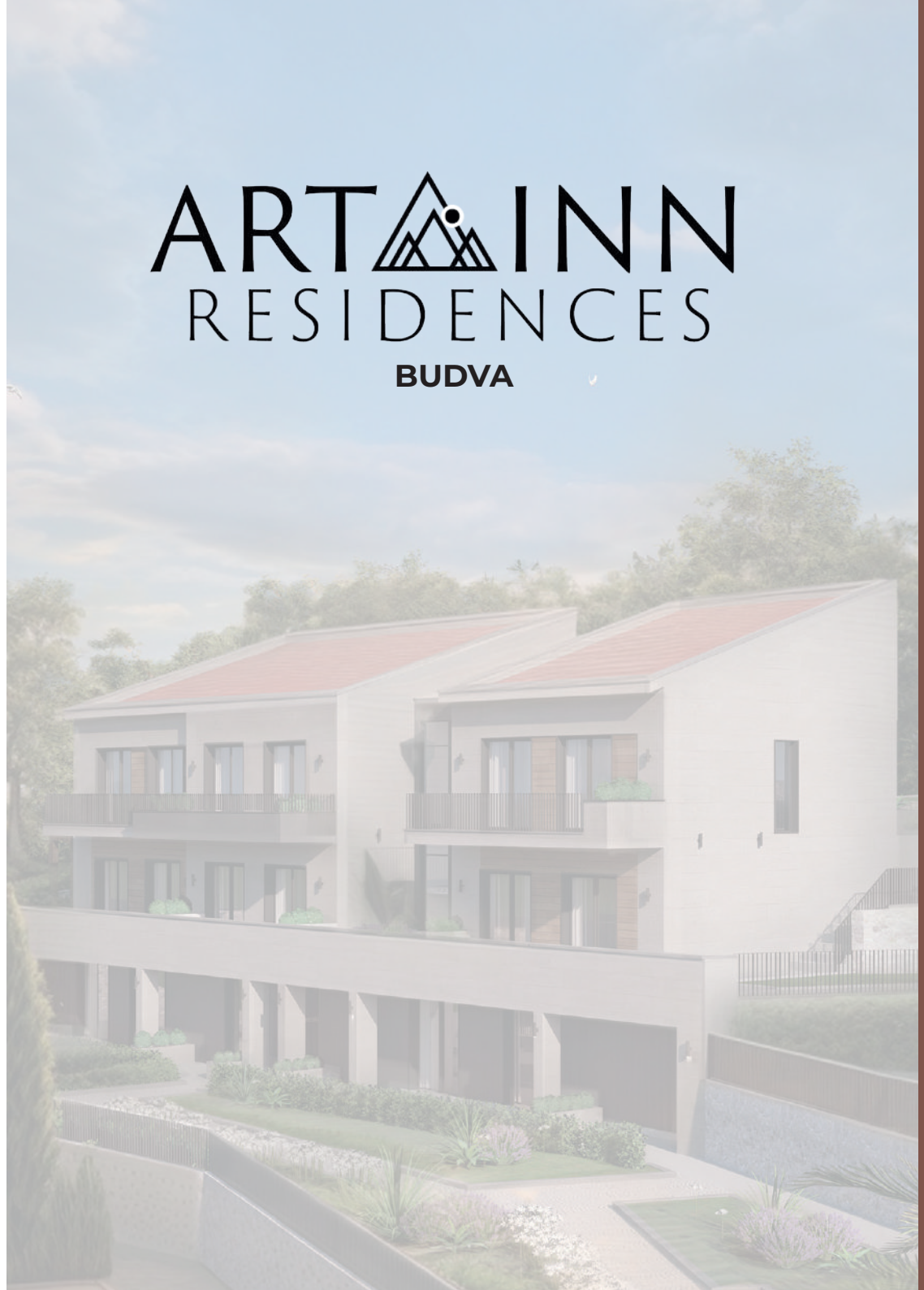
* ONE PARKING SPOT INCLUDED



ENTRANCE

ARTINN RESIDENCES

BUDVA



Art Inn **B BLOCK**

The complex consists of 3 buildings: building A, B, and C, between which there are spaces for recreation, a swimming pool, a children's playground and spacious green areas.

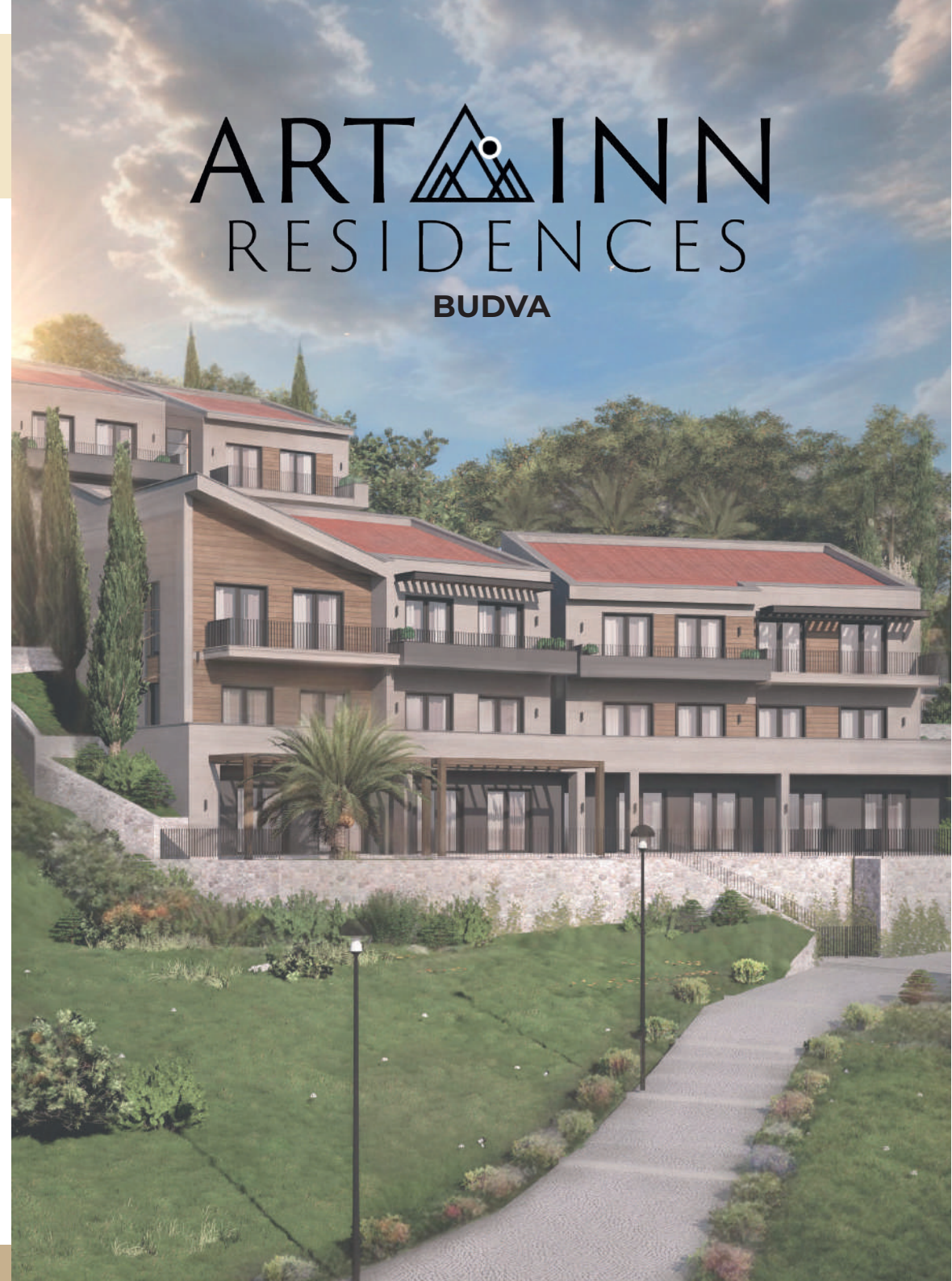
A block is oriented towards the sea, creating the atmosphere of a Mediterranean place in the spirit of local tradition. They are positioned so that in the upper part of the plot there is building A.

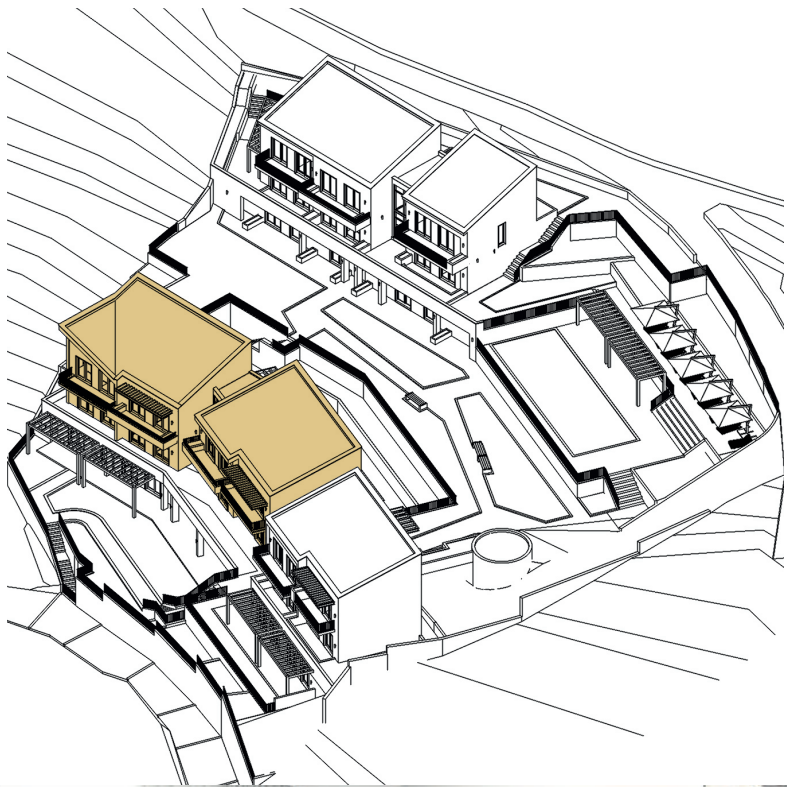
In order to provide more free space and green areas, parking is dominantly placed in the garage, which is located under the buildings.

Each of the buildings consists of a garden floor, and two level floors where the apartments are located. There are a total of 8 apartments in all buildings, 2 three-room, 2 two-room and 4 one-room apartments.

All residential units are designed so that the spaces where people live and stay are illuminated by natural light to the optimal extent possible.

In addition to providing a visual sea view feast for the eyes, the green areas on the ground floor also serves as spaces for recreational activities and social gatherings. Residents may readjust designated areas for picnics, yoga sessions, or outdoor games, fostering a sense of community and camaraderie among neighbours.





B1 THREE BEDROOM APARTMENT BUILDING B - ROOF FLOOR

1 CORRIDOR9.28	7 BATHROOM 013.80
2 LIVINGROOM21.47	8 BEDROOM 0211.89
3 KITCHEN8.79	9 BEDROOM 0318.89
4 BEDROOM 0111.16	10 BATHROOM 024.36
5 TOILET2.37	11 TERRACE 018.82
6 CORRIDOR4.21	12 TERRACE 028.09

TOTAL AREA 109.91 m²

* ONE PARKING SPOT INCLUDED



B2 THREE BEDROOM APARTMENT BUILDING B - ROOF FLOOR

1 CORRIDOR9.28	7 BATHROOM 013.80
2 LIVINGROOM21.47	8 BEDROOM 0211.89
3 KITCHEN8.79	9 BEDROOM 0318.89
4 BEDROOM 0111.16	10 BATHROOM 024.36
5 TOILET2.37	11 TERRACE 018.82
6 CORRIDOR4.21	12 TERRACE 028.09

TOTAL AREA 112.14 m²

* ONE PARKING SPOT INCLUDED



B3 ONE BEDROOM APARTMENT BUILDING B - FLOOR 1

1 CORRIDOR	6.71
2 LIVINGROOM	18.39
3 KITCHEN	4.31
4 BEDROOM	10.92
5 BATHROOM	4.79
6 TERRACE	10.76

TOTAL AREA **56.27 m²**

* ONE PARKING SPOT INCLUDED

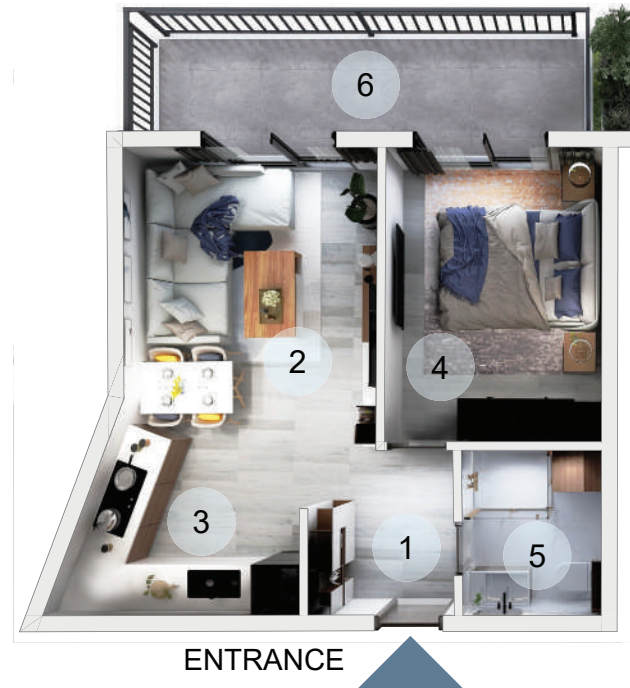


B4 ONE BEDROOM APARTMENT BUILDING B - FLOOR 1

1 CORRIDOR	3.40
2 LIVINGROOM	18.78
3 KITCHEN	4.25
4 BEDROOM	10.92
5 BATHROOM	3.54
6 TERRACE	9.68

TOTAL AREA **47.84 m²**

* ONE PARKING SPOT INCLUDED



B5 ONE BEDROOM APARTMENT BUILDING B - FLOOR 1

1 CORRIDOR	3.02
2 LIVINGROOM	16.18
3 KITCHEN	4.10
4 BEDROOM	11.49
5 BATHROOM	3.89
6 TERRACE	10.10

TOTAL AREA **48.78 m²**

* ONE PARKING SPOT INCLUDED



B6 ONE BEDROOM APARTMENT BUILDING B - FLOOR 1

1 CORRIDOR	6.10
2 LIVINGROOM	22.64
3 KITCHEN	5.33
4 BEDROOM	10.52
5 BATHROOM	3.92
6 TERRACE	11.97

TOTAL AREA **60.54m²**

* ONE PARKING SPOT INCLUDED



B7 TWO BEDROOM APARTMENT BUILDING B - GARDEN FLOOR

1 CORRIDOR	8.12
2 LIVINGROOM	32.07
3 KITCHEN	7.13
4 BATHROOM 01	4.56
5 CORRIDOR	3.91
6 BEDROOM 01	19.54
7 BEDROOM 02	22.62
8 BATHROOM 02	4.28

TOTAL AREA **102.33 m²**

* ONE PARKING SPOT INCLUDED



B8 TWO BEDROOM APARTMENT BUILDING B - GARDEN FLOOR

1 CORRIDOR	7.80
2 LIVINGROOM	31.88
3 KITCHEN	4.97
4 BATHROOM 01	4.21
5 CORRIDOR	4.05
6 BEDROOM 01	13.89
7 BEDROOM 02	21.28
8 BATHROOM 02	8.01

TOTAL AREA **92.76 m²**

* ONE PARKING SPOT INCLUDED



Art Inn **C BLOCK**

The complex consists of 3 buildings: building A, B, and C, between which there are spaces for recreation, a swimming pool, a children's playground and spacious green areas.

A block is oriented towards the sea, creating the atmosphere of a Mediterranean place in the spirit of local tradition. They are positioned so that in the upper part of the plot there is building A.

In order to provide more free space and green areas, parking is dominantly placed in the garage, which is located under the buildings.

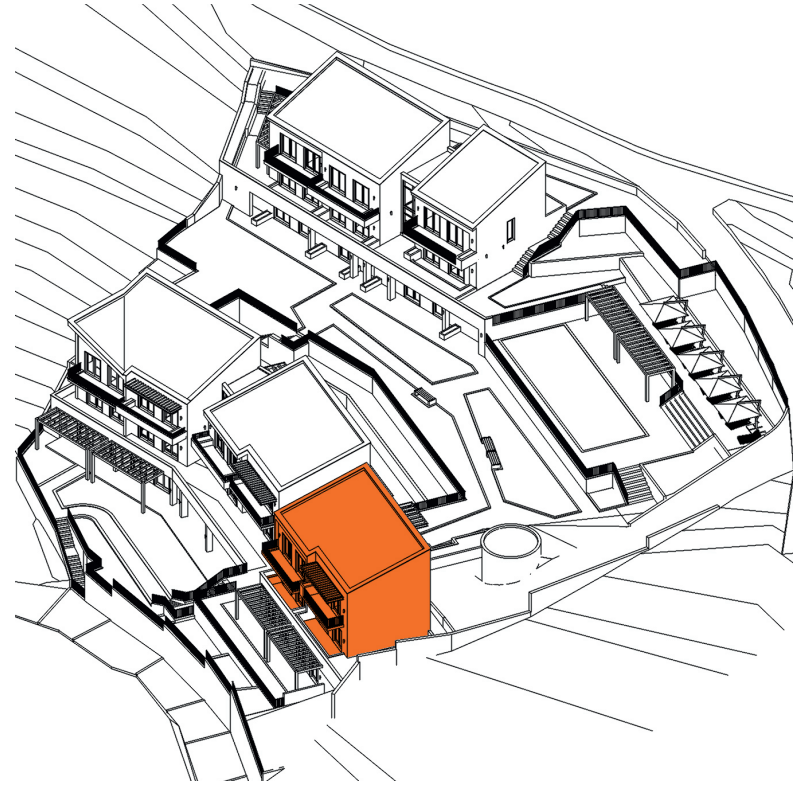
Each of the buildings consists of a garden floor, and two level floors where the apartments are located. There are a total of 5 apartments in all buildings, 1 two-room and 4 one-room apartments.

All residential units are designed so that the spaces where people live and stay are illuminated by natural light to the optimal extent possible.

In addition to providing a visual sea view feast for the eyes, the green areas on the ground floor also serves as spaces for recreational activities and social gatherings. Residents may readjust designated areas for picnics, yoga sessions, or outdoor games, fostering a sense of community and camaraderie among neighbours.

ART INN RESIDENCES BUDVA





C1

TWO BEDROOM APARTMENT BUILDING A - ROOF FLOOR

1 CORRIDOR	5.23	6 BEDROOM 02	16.97
2 LIVINGROOM	24.96	7 BATHROOM 01	5.41
3 KITCHEN	7.11	8 BATHROOM 02	5.50
4 CORRIDOR	3.45	9 TERRACE 01	7.85
5 BEDROOM 01	12.29	10 TERRACE 02	7.81

TOTAL AREA 96.58 m²

* ONE PARKING SPOT INCLUDED

**C2**

ONE BEDROOM APARTMENT BUILDING A - FLOOR 1

1 CORRIDOR	3.81
2 LIVINGROOM	13.85
3 KITCHEN	4.25
4 BEDROOM	10.81
5 BATHROOM	3.82
6 TERRACE	6.85

TOTAL AREA 43.39 m²

* ONE PARKING SPOT INCLUDED



C3**ONE BEDROOM APARTMENT**

BUILDING A - FLOOR 1

1 CORRIDOR	5.63
2 LIVINGROOM	20.28
3 KITCHEN	5.11
4 BEDROOM	9.59
5 BATHROOM	3.82
6 TERRACE	6.74

TOTAL AREA**51.17 m²**

* ONE PARKING SPOT INCLUDED

**C4****ONE BEDROOM APARTMENT**BUILDING A
GARDEN FLOOR

1 CORRIDOR	5.63
2 LIVINGROOM	26.88
3 KITCHEN	5.11
4 BEDROOM	15.02
5 BATHROOM	4.26

TOTAL AREA**56.90 m²**

* ONE PARKING SPOT INCLUDED

**C5****ONE BEDROOM APARTMENT**BUILDING A
GARDEN FLOOR

1 CORRIDOR	3.87
2 LIVINGROOM	18.64
3 KITCHEN	4.07
4 BEDROOM	14.69
5 BATHROOM	4.26

TOTAL AREA**45.44 m²**

* ONE PARKING SPOT INCLUDED





ART INN RESIDENCES BUDVA

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