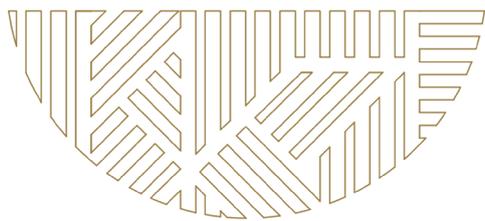


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51



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encompasses a lifestyle characterized by elegance, luxury, and attention to quality and detail. It goes beyond material possessions and encompasses a holistic approach to living well.



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NORTH SEA

BALTIC SEA

• DENMARK

• LITHUANIA

• NETHERLANDS

• POLAND

• BELARUS

• BELGIUM

• GERMANY

• LUXEMBOURG

• CZECH REPUBLIC

• UKRAINE

• FRANCE

• AUSTRIA

• HUNGARY

• MOLDAVIA

• SLOVENIA

• ROMANIA

• CROATIA

• BIH

• SERBIA

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BLACK SEA

• ITALY

ADRIATIC SEA

• BULGARIA

BALEARIC SEA

• MACEDONIA

TYRRHENIAN SEA

• ALBANIA

• GREECE

• TURKEY

MEDITERRANEAN SEA

Montenegro, a small country located in Southeastern Europe, is known for its breathtaking natural beauty. Despite its compact size, Montenegro boasts an impressive diversity of landscapes, ranging from rugged mountains to crystal-clear Adriatic Sea coastlines. Here are some of the stunning features that contribute to Montenegro's beauty:

Majestic Mountains: Montenegro is home to the Dinaric Alps, a magnificent mountain range that stretches across the country. These mountains, including the iconic Durmitor and Prokletije ranges, offer dramatic peaks, deep canyons, glacial lakes, and lush forests. Hiking enthusiasts can explore numerous trails and witness breathtaking vistas from viewpoints such as Tara Canyon, Europe's deepest canyon.

Sparkling Coastline: Montenegro's coastline along the Adriatic Sea is renowned for its pristine beauty. The Bay of Kotor, a UNESCO World Heritage site, is a fjord-like marvel with rugged mountains plunging into the sea. The bay is dotted with charming coastal towns like Kotor, Perast, and Herceg Novi, each boasting well-preserved medieval architecture and picturesque views. The long sandy beaches of Budva and Ulcinj attract sun-seekers and water sports enthusiasts.

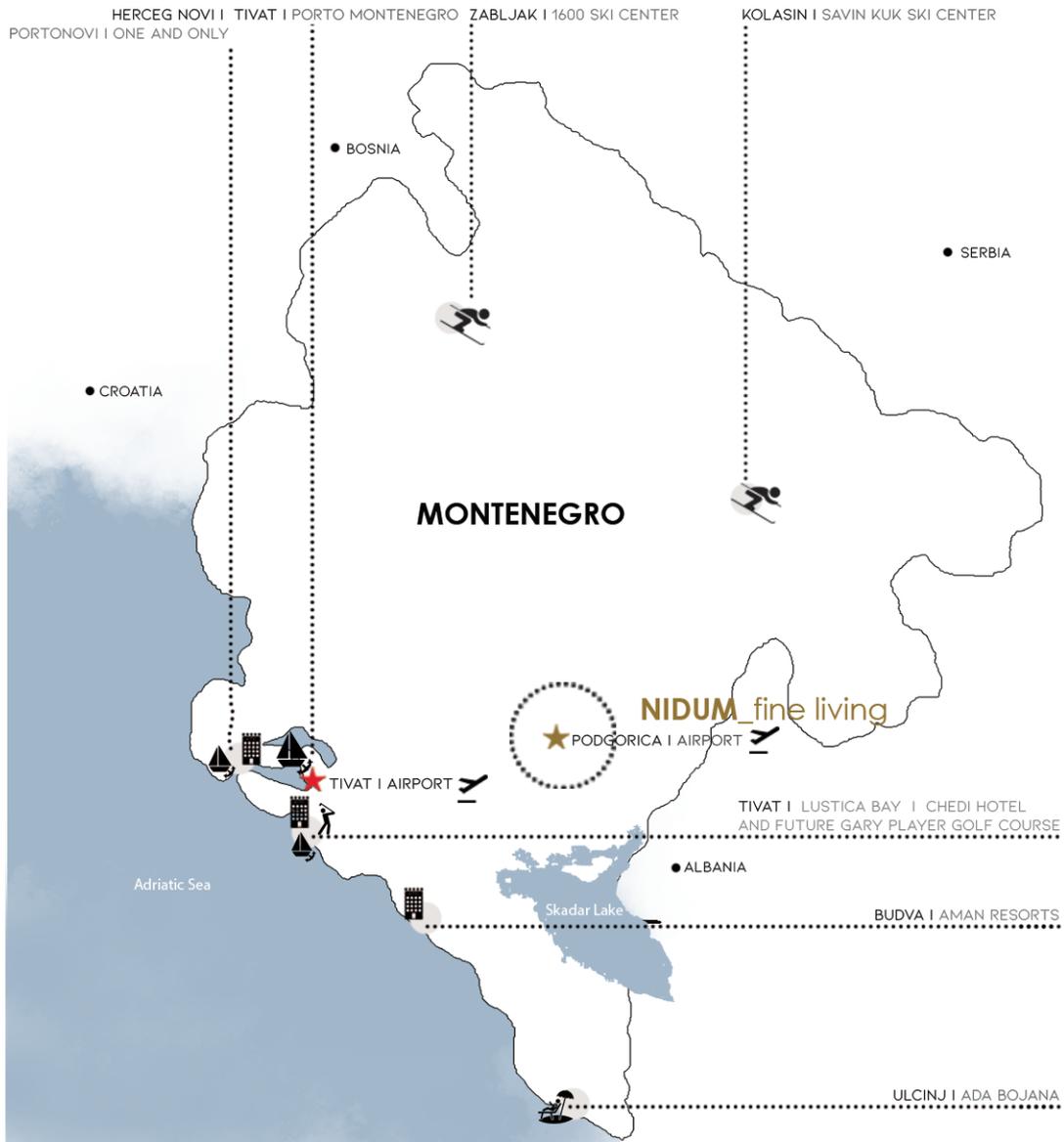
Enchanting Lakes: Montenegro is blessed with several enchanting lakes that offer tranquil settings amidst stunning surroundings. Lake Skadar, the largest lake in the Balkans, is a paradise for nature lovers, with its rich birdlife, water lilies, and picturesque villages. Biogradsko Lake, situated in Biogradska Gora National Park, is a hidden gem surrounded by untouched forests, creating a serene atmosphere.

UNESCO Sites: Montenegro is home to a significant number of UNESCO World Heritage sites that showcase its historical and cultural richness. Apart from the aforementioned Bay of Kotor, the old towns of Kotor and Budva are notable for their medieval architecture and narrow stone streets. The ancient walled city of Stari Bar, Ostrog Monastery, and the Roman mosaics of Risan also contribute to Montenegro's cultural heritage.

Untouched Nature: Montenegro prides itself on its well-preserved natural areas and national parks. Durmitor National Park, with its stunning glacial landscapes and the pristine Black Lake, is a paradise for outdoor enthusiasts. Lovćen National Park offers breathtaking views from its mountain peaks and is also the resting place of Montenegro's beloved poet and ruler, Njegoš. Biogradska Gora National Park is a haven for biodiversity, with its untouched forests, glistening lakes, and diverse flora and fauna.

Montenegro's beauty lies in its harmonious combination of majestic mountains, picturesque coastlines, serene lakes, and rich cultural heritage. Its untouched natural landscapes and historical sites make it a hidden gem that captivates visitors with its enchanting beauty.

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Podgorica, the capital city of Montenegro, is centrally located within the country. While it may not have as many major attractions within its immediate vicinity compared to other regions of Montenegro, it serves as a convenient hub for exploring various destinations. Here are the approximate distances from Podgorica to some of Montenegro's major attractions:

Kotor: Kotor, a stunning coastal town and UNESCO World Heritage site, is located approximately 65 kilometers (40 miles) southwest of Podgorica. The drive takes around 1.5 to 2 hours, depending on traffic and road conditions.

Budva: Budva, another popular coastal town known for its beaches and vibrant nightlife, is situated about 65 kilometers (40 miles) south of Podgorica. The journey typically takes around 1.5 to 2 hours by car.

Žabljak and Durmitor National Park: Although primarily known for its summer attractions, Žabljak and Durmitor National Park also offer winter activities, including skiing. Žabljak is situated approximately 130 kilometers (81 miles) north of Podgorica, and the drive takes around 2.5 to 3 hours.

Lake Skadar: Lake Skadar, the largest lake in the Balkans, is situated about 40 kilometers (25 miles) southeast of Podgorica. The drive typically takes around 45 minutes to 1 hour, depending on the specific destination around the lake.

Lovćen National Park: Lovćen National Park, known for its stunning mountain peaks and the mausoleum of Montenegro's national poet, is located approximately 35 kilometers (22 miles) southwest of Podgorica. The drive takes around 45 minutes to 1 hour.

Kolašin 1450: Kolašin 1450 is a ski resort located in the town of Kolašin, approximately 75 kilometers (47 miles) north of Podgorica. The drive from Podgorica to Kolašin takes around 1.5 to 2 hours, depending on road conditions.

In addition to **Podgorica Airport**, there are also other international airports in the region that are within a reasonable distance from Podgorica. Here are the distances to some of the nearest airports:

Tivat Airport: Tivat Airport, located in the coastal town of Tivat, is approximately 88 kilometers (55 miles) southwest of Podgorica. The drive from Podgorica to Tivat Airport takes around 1.5 to 2 hours, depending on traffic and road conditions.

Dubrovnik Airport: Dubrovnik Airport in Croatia is another option for travelers heading to Podgorica. It is located approximately 153 kilometers (95 miles) northwest of Podgorica. The journey from Dubrovnik Airport to Podgorica takes around 2.5 to 3 hours by car, depending on the border crossing and traffic conditions.

Tirana International Airport: If you are coming from Albania, Tirana International Airport, also known as Mother Teresa Airport, is an option. It is located approximately 190 kilometers (118 miles) northeast of Podgorica. The drive from Tirana Airport to Podgorica takes around 3.5 to 4 hours, depending on traffic and border crossings.

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NIDUM



MORAČA river

Old city center

New city center

Gorica park / hill

NIDUM

Podgorica is located in the central–southern part of Montenegro, near the confluence of the Morača and Ribnica rivers. It is positioned at approximately 42.44°N latitude and 19.26°E longitude.

Surrounding Topography: The city is nestled in a valley surrounded by mountains. To the north and northeast, the towering peaks of the Dinaric Alps create a picturesque backdrop. The nearby Gorica Hill, located in the city center, offers panoramic views of the surrounding area.

River Systems: The Morača River flows through Podgorica, dividing the city into two parts, the old town (Stara Varoš) and the new part. The Ribnica River also runs through the city, joining the Morača near the city center.

Climate: Podgorica has a Mediterranean climate with hot summers and mild winters. Summers are typically dry and hot, with temperatures often exceeding 30°C (86°F), while winters are relatively mild, with average temperatures ranging from 6°C to 12°C (43°F to 54°F). The city experiences moderate rainfall throughout the year.

Vegetation: The vegetation in and around Podgorica is characterized by a mixture of Mediterranean and continental influences. The area is dotted with deciduous and evergreen forests, particularly along the riverbanks and in nearby national parks.

Transportation Hub: Podgorica serves as a major transportation hub in Montenegro, with good road connections to other cities and regions of the country. It is also home to the main railway station and the country's largest airport, Podgorica Airport (also known as Golubovci Airport).

National Parks: Podgorica is within a reasonable distance from several national parks, including Durmitor National Park to the northwest and Lake Skadar National Park to the southeast, offering opportunities for outdoor activities and exploration.

These geographic features contribute to the unique setting of Podgorica, surrounded by mountains, rivers, and the natural beauty of Montenegro.

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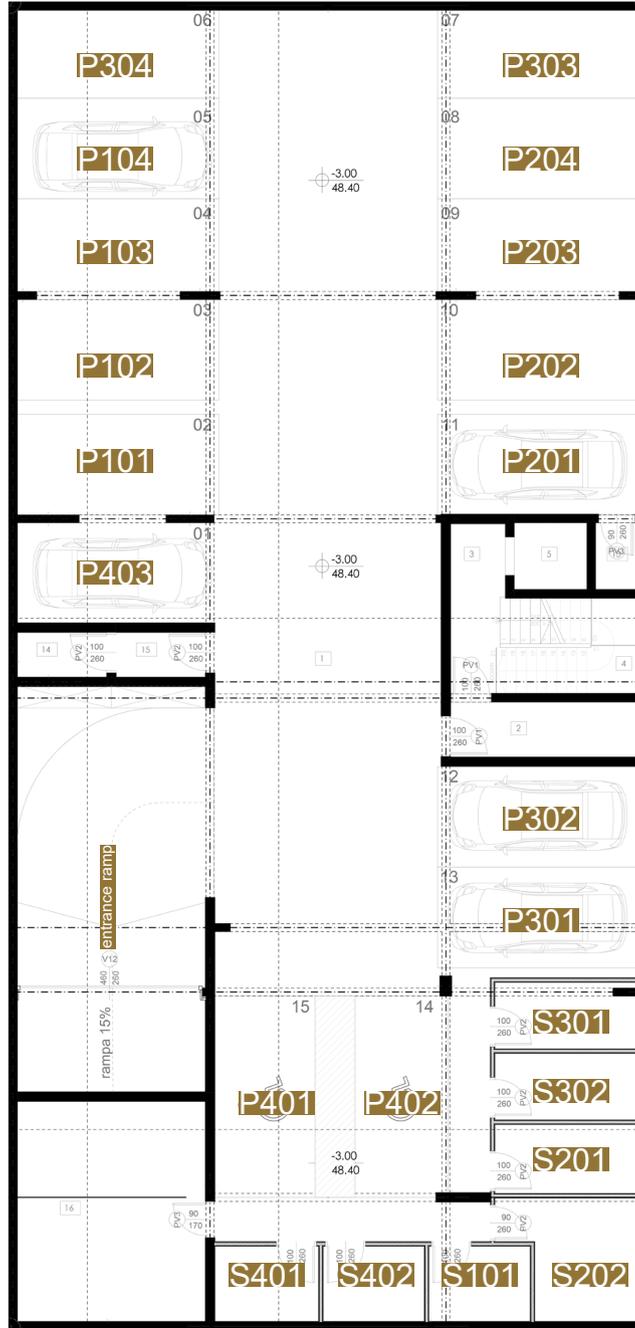
GARAGE
LAYOUT



NIDUM

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NIDUM



GARAGE FLOOR

GARAGE AREA

NET FLOOR AREA (m2)	532.85
Nr. GARAGE LOTS	15
Nr. STORAGE	8

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NIDUM



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LEVEL
LAYOUT



NIDUM

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NIDUM





G_{ROUND} FLOOR

KEY TYPOLOGY

2+1	1
1+1	3
Total	4

KEY SQUARE FOOTAGE

	NET
A101	50.26
A102	47.36
A103	38.71
A104	39.01
Total floor area Net	333.37

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NIDUM





1ST FLOOR

KEY TYPOLOGY

2+1	2
1+1	2
Total	4

KEY SQUARE FOOTAGE

	NET
A201	63.45
A202	66.46
A203	40.82
A204	41.56
Total floor area Net	314.84

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NIDUM





2ND FLOOR

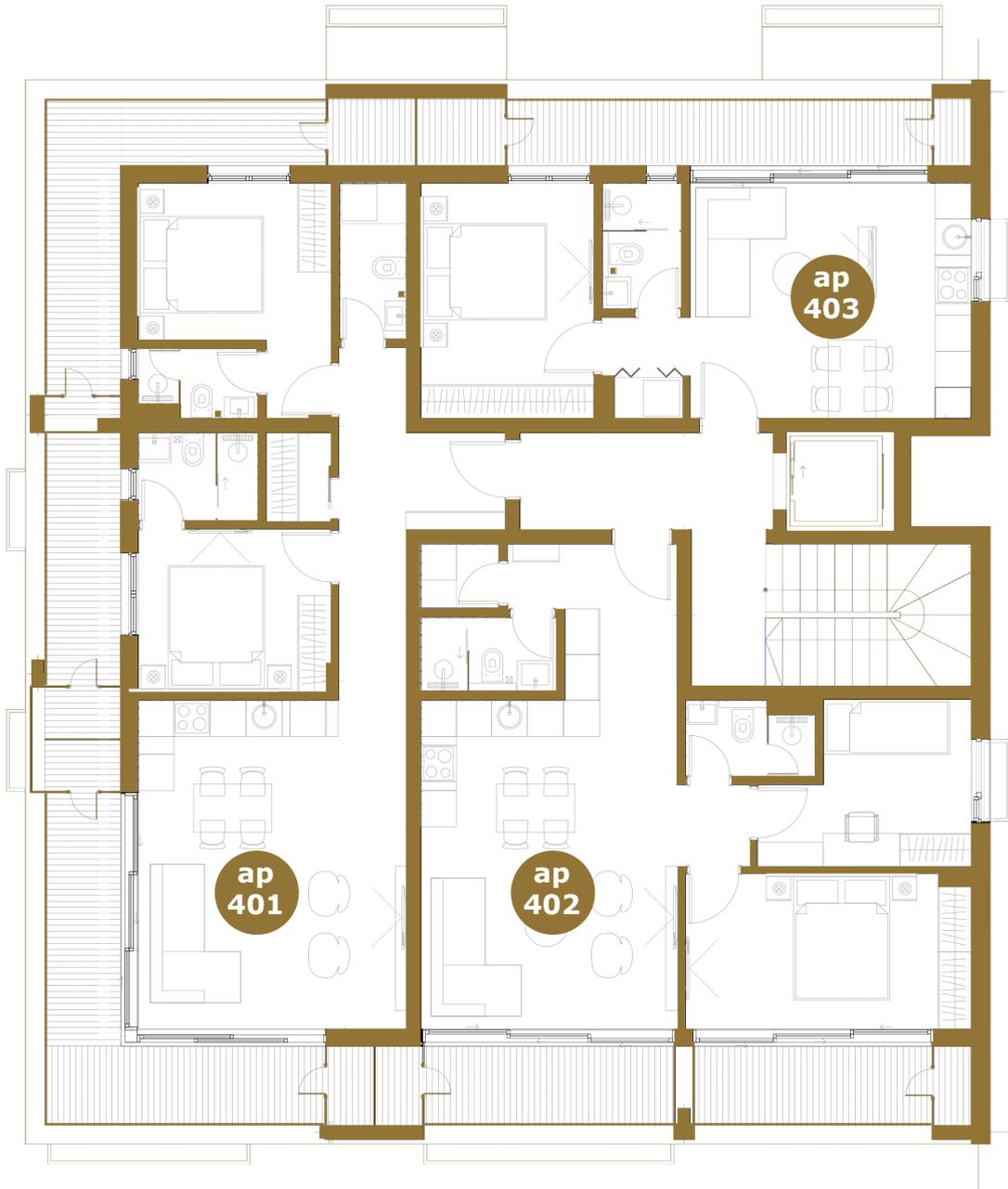
KEY TYPOLOGY

2+1	2
1+1	2
Total	4

KEY SQUARE FOOTAGE

	NET
A301	63.45
A302	66.46
A303	40.82
A304	41.56
Total floor area Net	314.84

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NIDUM



ATTIC FLOOR

KEY TYPOLOGY

2+1	2
1+1	1
Total	3

KEY SQUARE FOOTAGE

	NET
A401	88.60
A402	70.71
A403	45.05
Total floor area Net	303.12

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G_{ROUND}
FLOOR
LAYOUT



NIDUM

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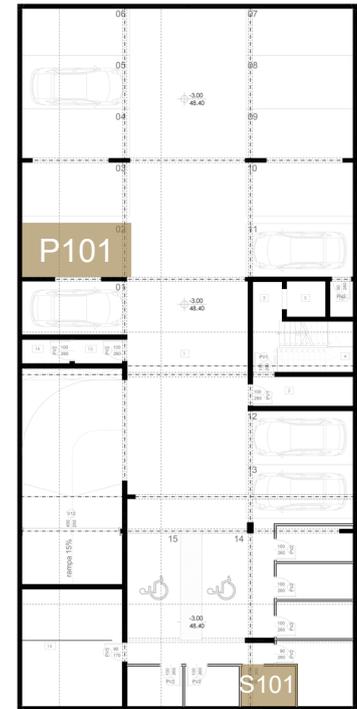
NIDUM



SCALE

1 2 3 4m

A 101



LOCATION

DETAILS	APARTMENT AREA	NET
Beds	2	Living area 29.83
Baths	1	Bedroom 1 9.18
Garage	1	Bedroom 2 6.28
Storage	1	Bathroom 2.96
		Laundry 1.31
	Total apartment area	50.26
	Garden	20.00
	Storage	4.70
	Garage area	12.50
	Total area	87.46



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G round FLOOR

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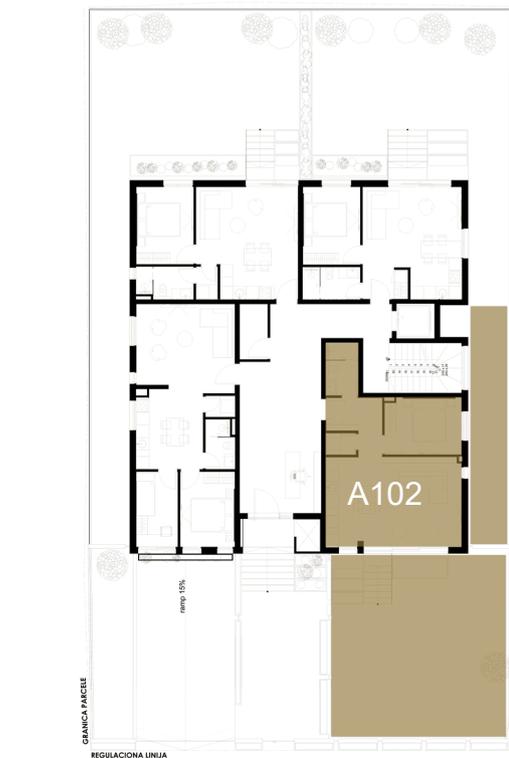
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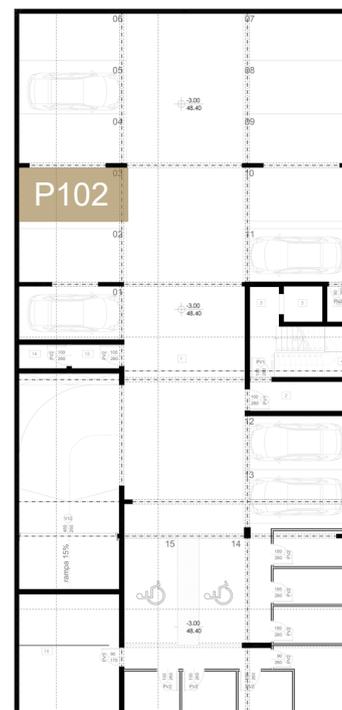
SCALE



A 102



LOCATION



DETAILS	APARTMENT AREA	NET
Beds	1 Living area	32.60
Baths	1 Bedroom	9.69
Garage	1 Bathroom	3.71
Storage	/ Powder room	1.36
	Total apartment area	47.36
	Garden	88.00
	Garage area	12.50
	Total area	147.86



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G round FLOOR

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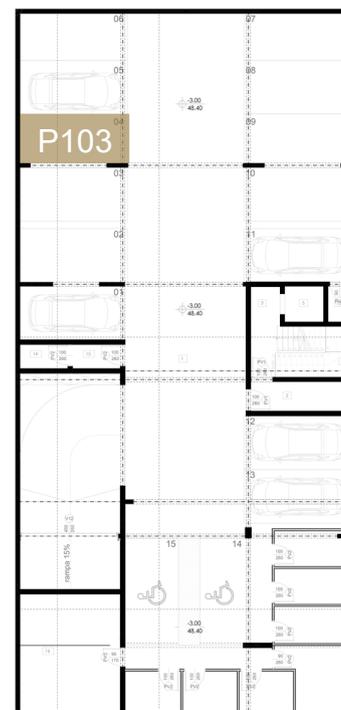
NIDUM



A 103



LOCATION



DETAILS		APARTMENT AREA	NET
Beds	1	Living area	23.67
Baths	1	Bedroom	9.97
Garage	1	Bathroom	4.01
Storage	/	Laundry	1.06
		Total apartment area	38.71
		Garden	86.00
		Garage area	12.50
		Total area	137.21



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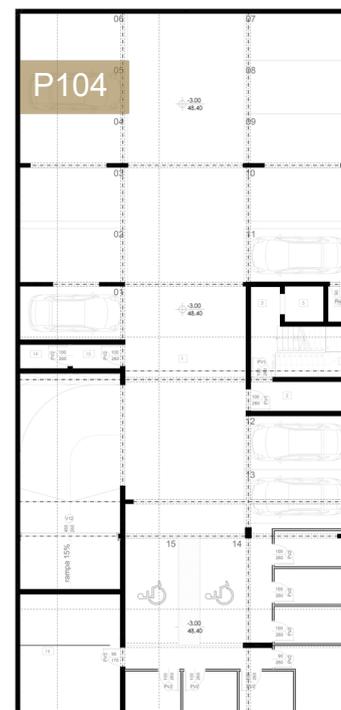
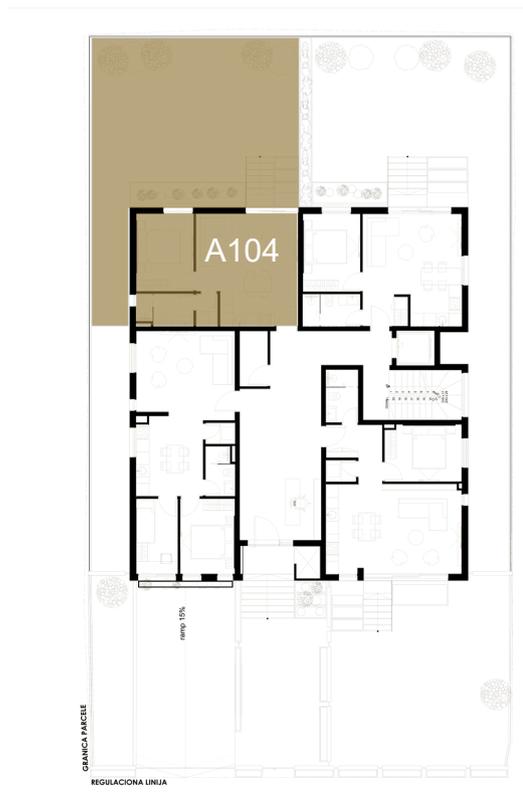
G round FLOOR

fine living

NIDUM



A 104



DETAILS		APARTMENT AREA	NET
Beds	1	Living area	23.74
Baths	1	Bedroom	9.92
Garage	1	Bathroom	3.87
Storage	/	Laundry	1.48
		Total apartment area	39.01
		Garden	89.00
		Garage area	12.50
		Total area	140.51



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G round FLOOR

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NIDUM

51



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1ST
FLOOR
LAYOUT



NIDUM



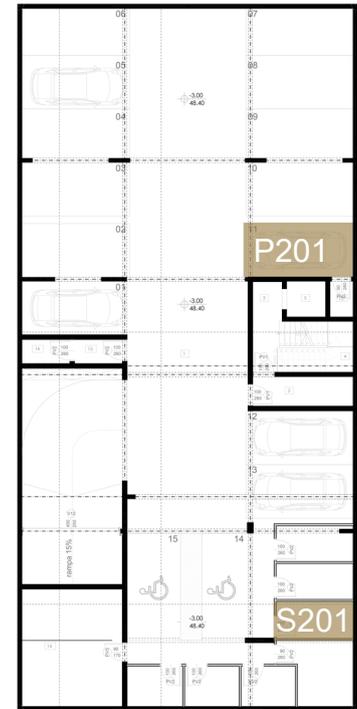
SCALE



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NIDUM

A 201



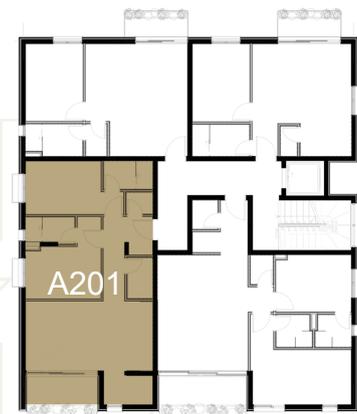
LOCATION

DETAILS		APARTMENT AREA	
Beds	2	Living area	29.23
Baths	2	Powder room	2.28
Garage	1	Bedroom 1	10.31
Storage	1	Bathroom	2.80
		Bedroom 2	10.06
		Bathroom	3.05
		Laundry	1.25
		Terrace	4.47
		Total apartment area	63.45
		Storage	5.76
		Garage area	12.50
		Total area	81.71



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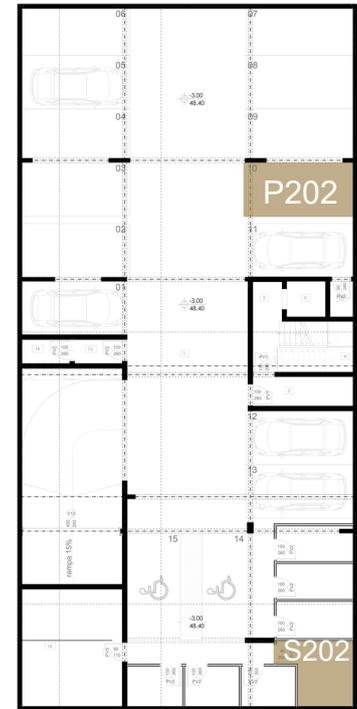
1ST
FLOOR



SCALE



A 202



LOCATION

DETAILS		APARTMENT AREA	NET
Beds	2	Living area	29.45
Baths	2	Powder room	1.62
Garage	1	Bedroom 1	9.48
Storage	1	Bathroom	2.48
		Bedroom 2	9.48
		Bathroom	2.48
		Laundry	1.48
		Terrace	5.53
		Total apartment area	66.46
		Storage	9.06
		Garage area	13.00
		Total area	88.52



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1ST
FLOOR



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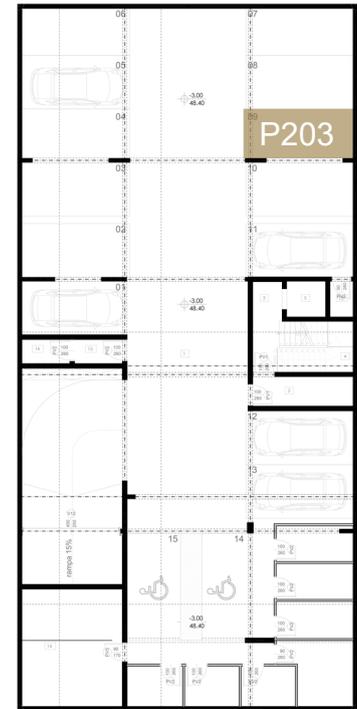
SCALE



NIDUM



A 203



LOCATION

DETAILS	APARTMENT AREA	NET
Beds	1 Living area	23.23
Baths	1 Bedroom	9.97
Garage	1 Bathroom	4.01
Storage	/ Laundry	1.06
	Terrace	2.55
	Total apartment area	40.82
	Garage area	12.50
	Total area	53.32

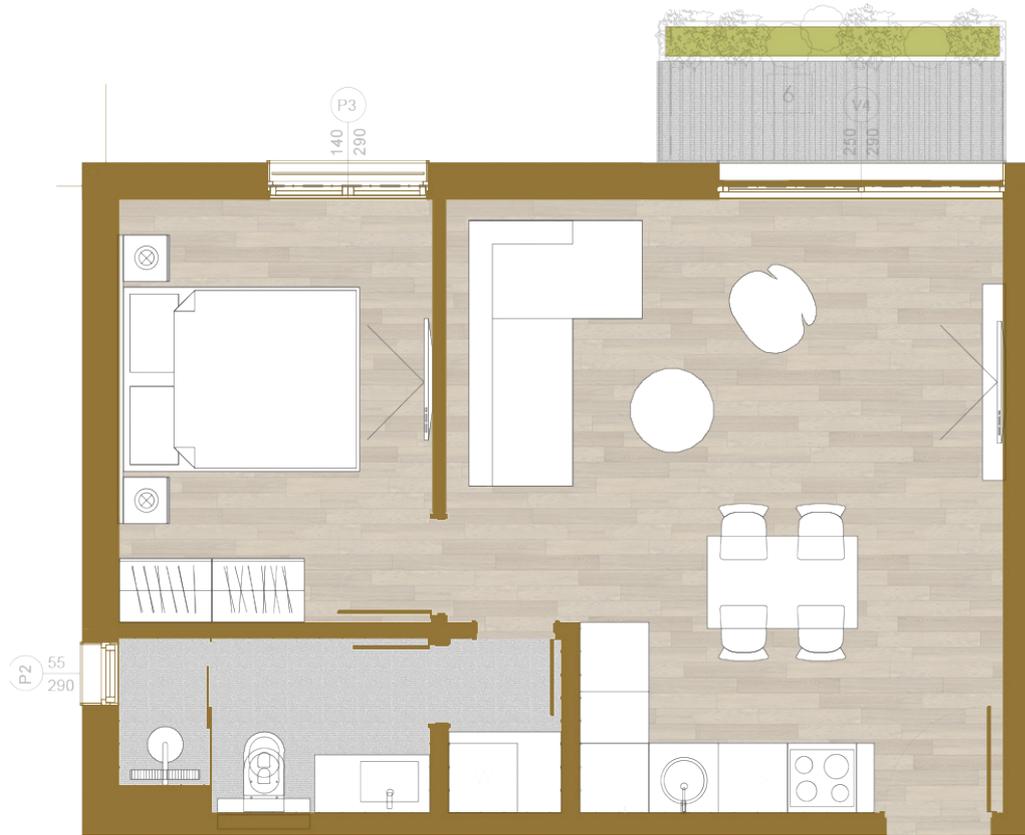


1st
FLOOR

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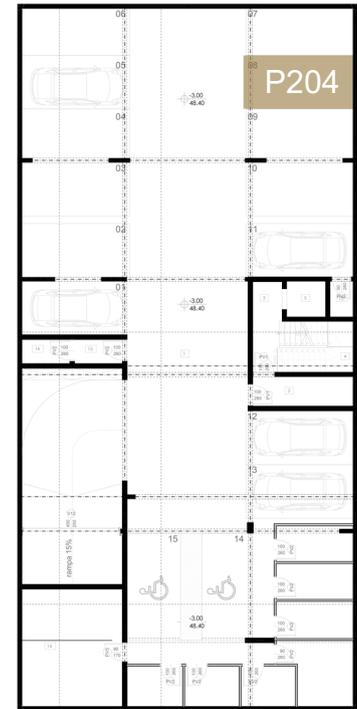


SCALE



NIDUM

A 204



LOCATION

DETAILS	APARTMENT AREA	NET
Beds	1 Living area	23.74
Baths	1 Bedroom	9.92
Garage	1 Bathroom	3.87
Storage	Laundry	1.48
	Terrace	2.55
	Total apartment area	41.56
	Garage area	12.50
	Total area	54.06



1ST
FLOOR

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2nd
FLOOR
LAYOUT



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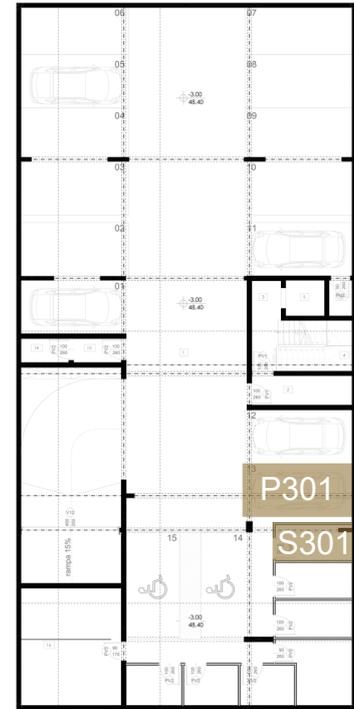
SCALE



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A 301



LOCATION

DETAILS		APARTMENT AREA	
Beds	2	Living area	29.23
Baths	2	Powder room	2.28
Garage	1	Bedroom 1	10.31
Storage	1	Bathroom	2.80
		Bedroom 2	10.06
		Bathroom	3.05
		Laundry	1.25
		Terrace	4.47
		Total apartment area	63.45
		Storage	6.00
		Garage area	13.00
		Total area	82.45



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2nd
FLOOR



SCALE

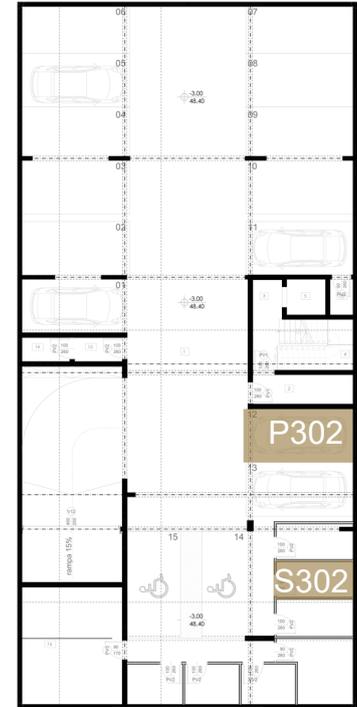


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A 302



LOCATION

DETAILS		APARTMENT AREA	NET
Beds	2	Living area	29.45
Baths	2	Powder room	1.62
Garage	1	Bedroom 1	9.48
Storage	1	Bathroom	2.48
		Bedroom 2	9.48
		Bathroom	2.48
		Laundry	1.48
		Terrace	5.53
		Total apartment area	66.46
		Storage	6.00
		Garage area	13.00
		Total area	85.46



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2nd
FLOOR



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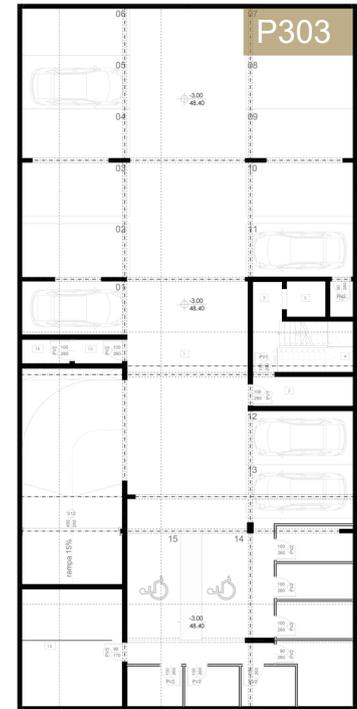


SCALE



NIDUM

A 303



LOCATION

DETAILS	APARTMENT AREA	NET
Beds	1 Living area	23.23
Baths	1 Bedroom	9.97
Garage	1 Bathroom	4.01
Storage	/ Laundry	1.06
	Terrace	2.55
	Total apartment area	40.82
	Garage area	12.50
	Total area	53.32

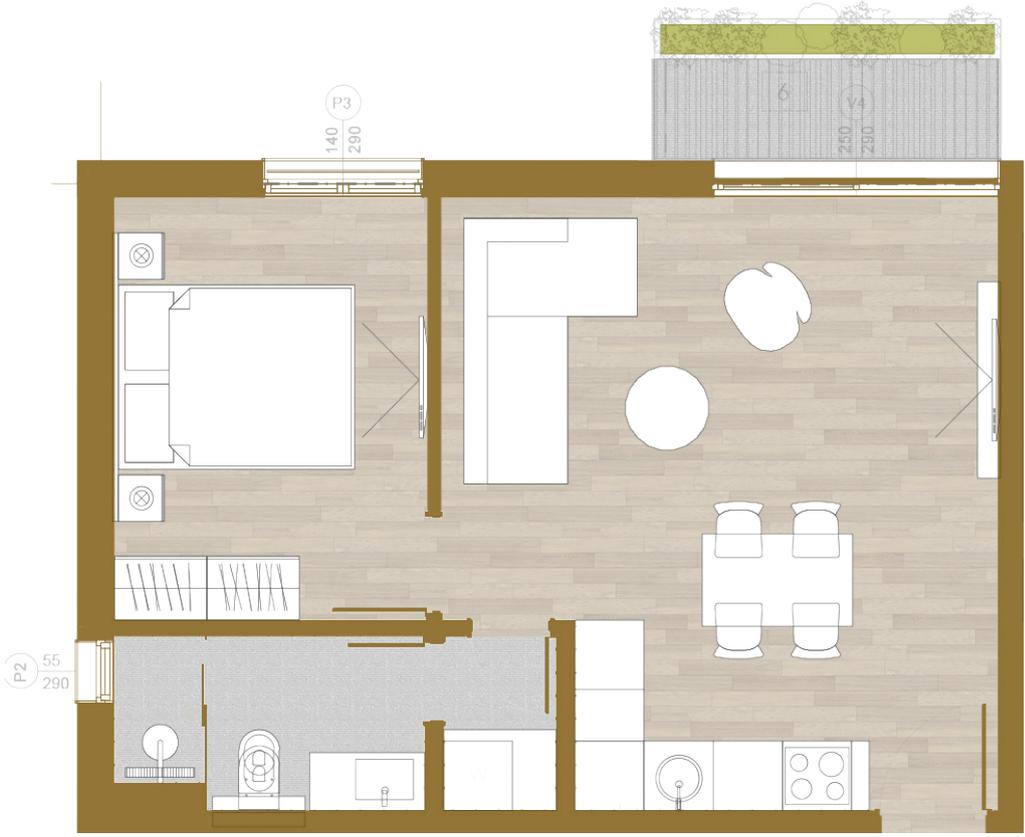


2nd
FLOOR

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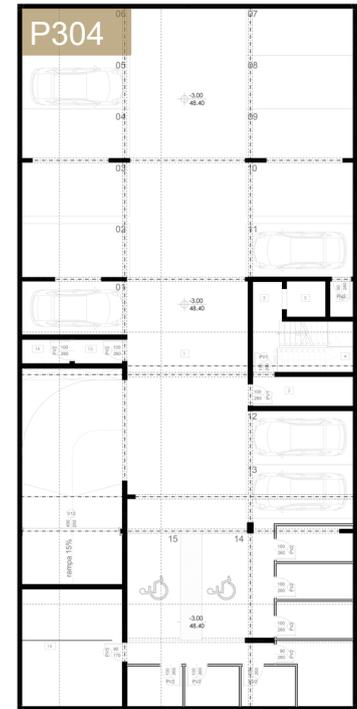
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SCALE



A 304



LOCATION

DETAILS	APARTMENT AREA	NET
Beds	1 Living area	23.74
Baths	1 Bedroom	9.92
Garage	1 Bathroom	3.87
Storage	/ Laundry	1.48
	Terrace	2.55
	Total apartment area	41.56
	Garage area	12.50
	Total area	54.06



2nd
FLOOR

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ATTIC
FLOOR
LAYOUT



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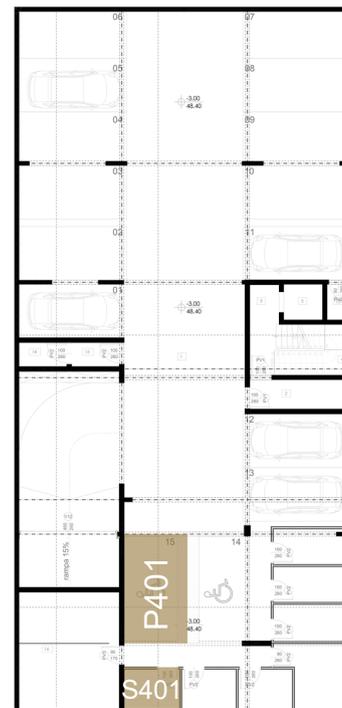
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SCALE



A 401



LOCATION

DETAILS	APARTMENT AREA	NET
Beds	2	Living area 32.16
Baths	2	Powder room 2.14
Garage	1	Bedroom 1 8.48
Storage	1	Bathroom 1 2.91
		Bedroom 2 9.78
		Bathroom 2 2.87
		Laundry 1.60
		Terraces 23.85
		Storage 4.81
	Total apartment area	88.60
	Storage	5.00
	Garage area	15.00
	Total area	108.60



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Attic FLOOR



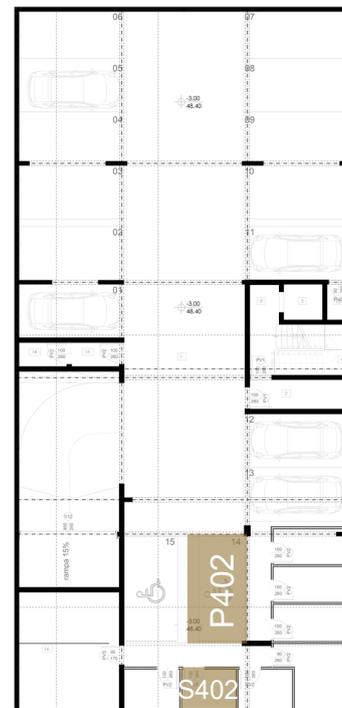
SCALE



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NIDUM

A 402



LOCATION

DETAILS	APARTMENT AREA	NET
Beds	2 Living area	30.89
Baths	2 Powder room	2.76
Garage	1 Bedroom 1	8.33
Storage	1 Bathroom	2.53
	Bedroom 2	12.16
	Laundry	1.38
	Terraces	10.80
	Storage	6.30
	Total apartment area	70.71
	Storage	5.00
	Garage area	15.00
	Total area	90.71



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Attic FLOOR



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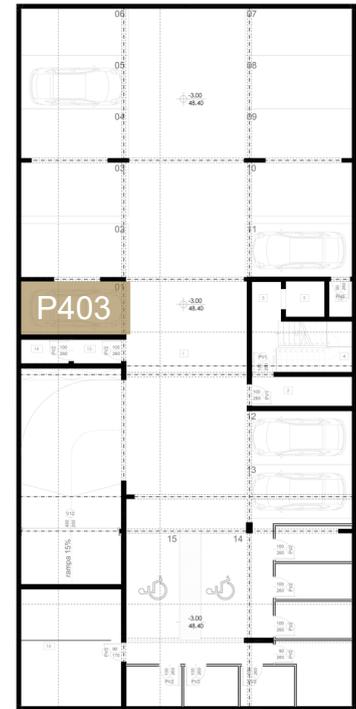


NIDUM

SCALE



A 403



LOCATION

DETAILS	APARTMENT AREA	NET
Beds	1 Living area	20.55
Baths	1 Bedroom	11.26
Garage	1 Bathroom	2.76
Storage	/ Laundry	1.0
	Storage 1	1.64
	Storage 2	0.84
	Terrace	8.00
	Total apartemnt area	45.05
	Garage area	13.00
	Total area	58.05

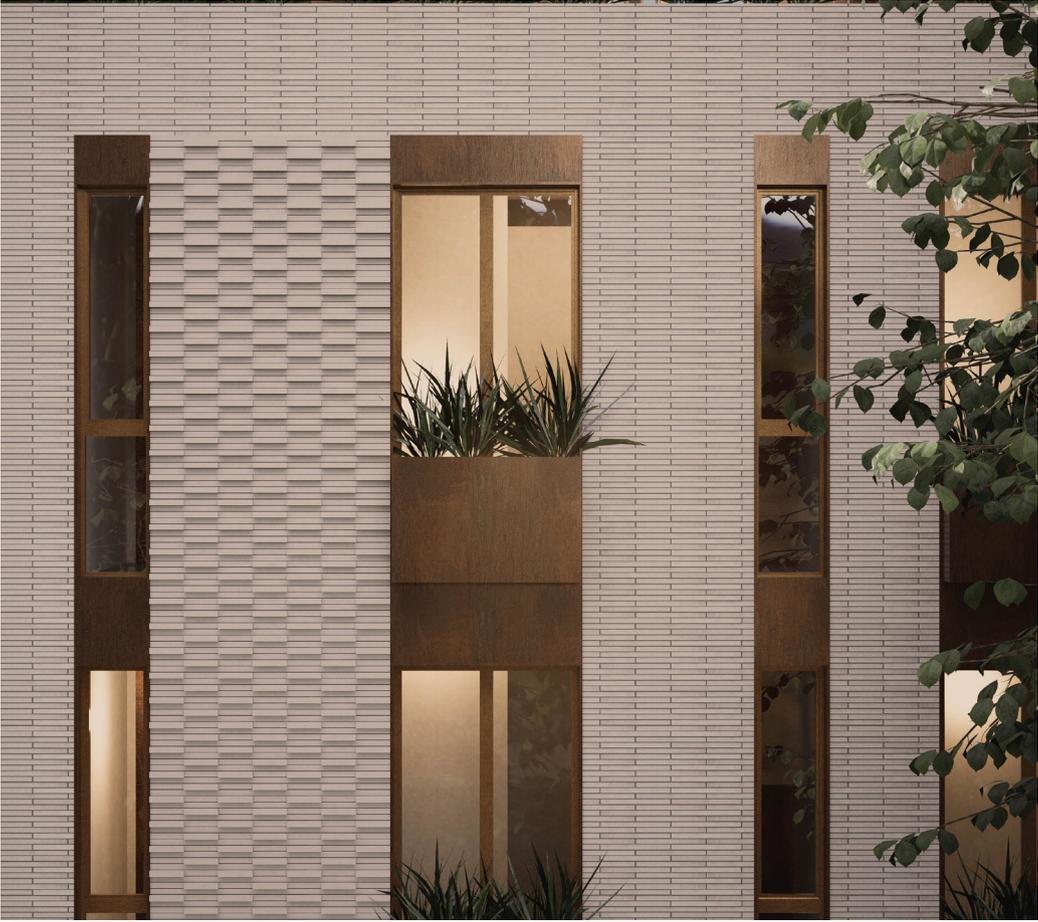


Attic FLOOR

GENERAL NOTES:

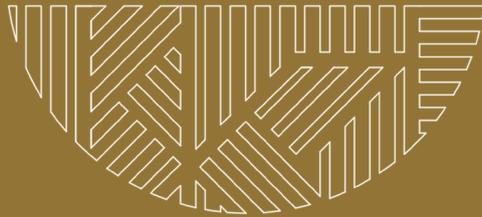
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