



PIETRA

*residence*





# WELCOME TO PIETRA RESIDENCE!

Welcome to **Pietra Residence**, a symbol of elegance and lifestyle located in a quiet part of Budva.

Our oasis of peace is situated on a 4-minute drive from the coast of the Adriatic Sea.

**Pietra Residence** is not just any other building, it is a new way of enjoying life.

This residential complex is located in a beautiful part of Budva, precisely in the Podkošljun neighborhood.



**Pietra Residence** is divided into two parts which make up a total of 31 residential units.

The apartments are distributed from the ground floor to the 3rd floor and the attic, with 15 apartments in the first and 16 apartments in the second entrance.

The building has a common garage space that extends over two floors with auxiliary rooms.

There are a total of 38 parking spaces in the garage, 17 for the first and 18 for the second entrance.

2

entrances

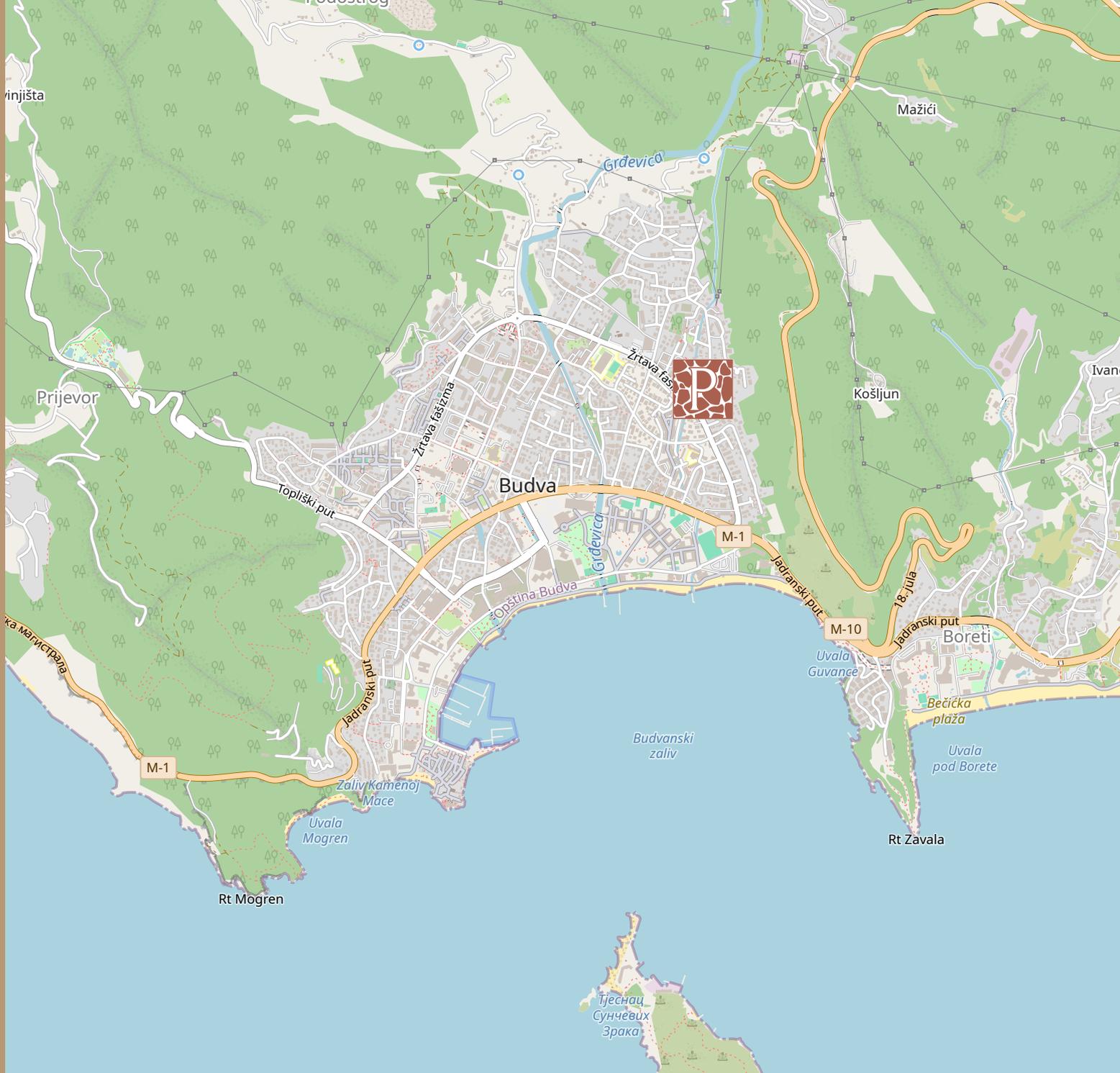
31

units

38

parking spaces





# LOCATION

Located at the foot of the slopes of Budva, with its ideal location just 15 minutes' walk from the seashore and 7 minutes' drive from the city center, our complex provides the perfect balance between a peaceful environment and proximity to all the city's amenities.

This is where comfort and luxury meet, with the opportunity to enjoy life on the Adriatic coast from your comfortable home in **Pietra Residence**.

Primary school	4 minutes
High School	6 minutes
Slovenian beach	4 minutes
Old Town	10 minutes
Hypermarket HDL	2 minutes
Restaurant "Kuzina"	2 minutes







 **PIETRA**  
real estate



PIETRA  
residence



# PIETRA

*residence*

## HIGH STANDARD OF CONSTRUCTION

We have been dedicated to perfectionism in every part of construction. Each stone, each slab and each pillar has been selected with great care and installed with the aim of achieving outstanding quality and aesthetics. Our passion for construction is reflected in the use of only the highest quality materials, combining international and renowned domestic brands.

Every aspect of our project has gone through rigorous quality control to ensure the highest building standards are met and to create a home that will last for generations.

## A UNIQUE OPPORTUNITY

**Pietra Residence** is not only a home, but also an extraordinary investment in your future. The architectural studio behind this project has many years of experience and reputation in the industry, guaranteeing top quality and safety of your investment. Buying an apartment in **Pietra Residence** is not only an investment in real estate, but also an investment in a comfortable and luxurious lifestyle that will serve you for years to come.

Our complex offers an extraordinary opportunity for investment in real estate. Thanks to the location and high construction standards, the apartments are attractive for rent, providing potential investors with a secure return on investment.



  
PIETRA  
*residence*

**B**

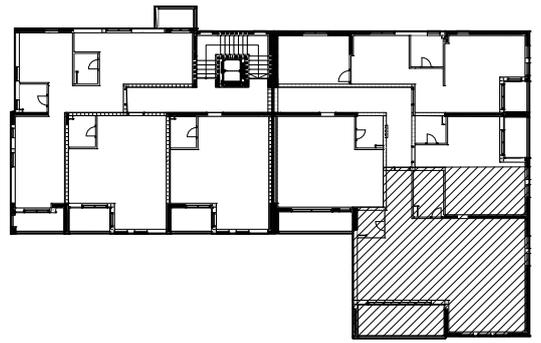


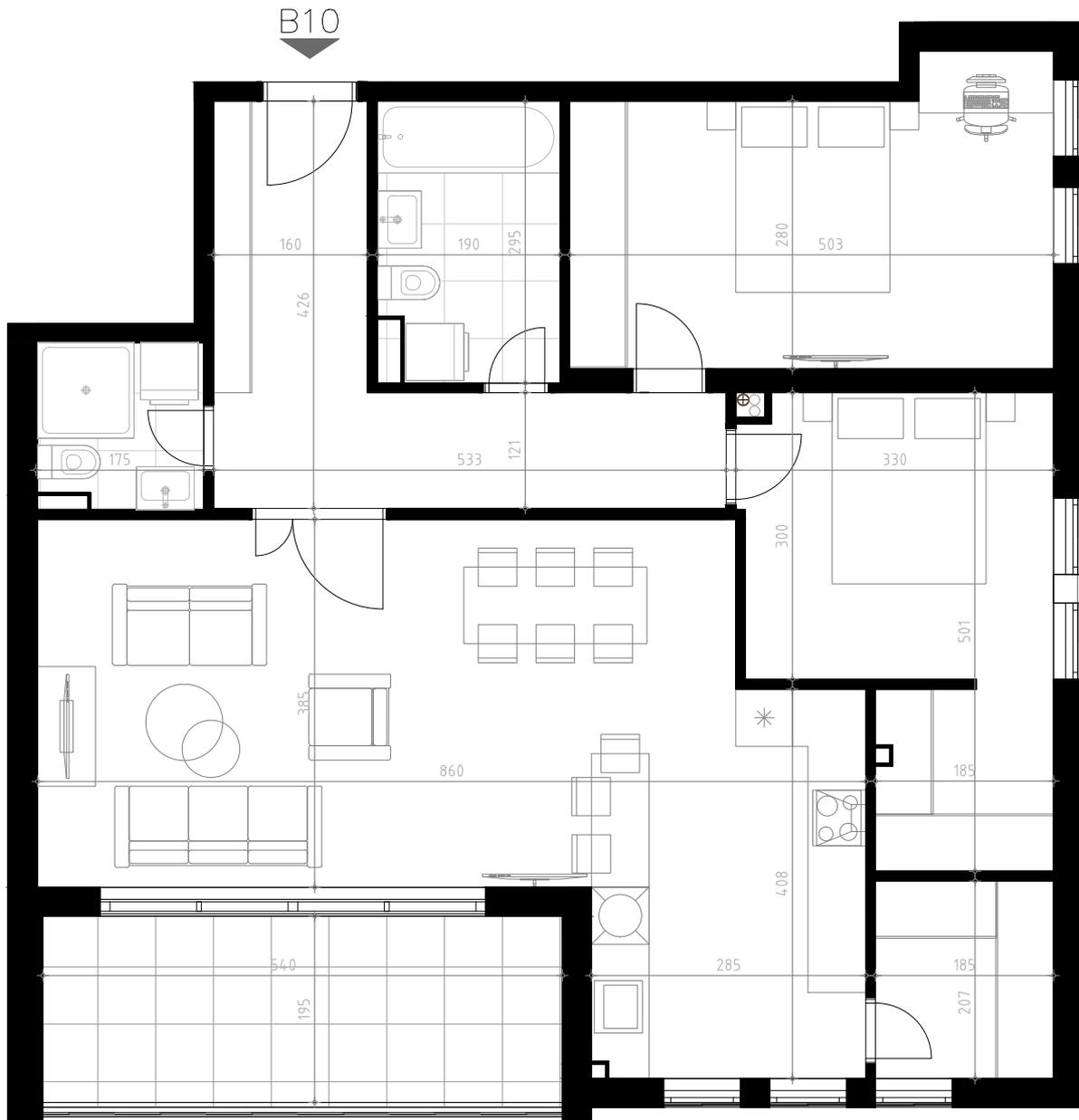


# APARTMENT UNITS

# TWO-ROOM APARTMENT

B10



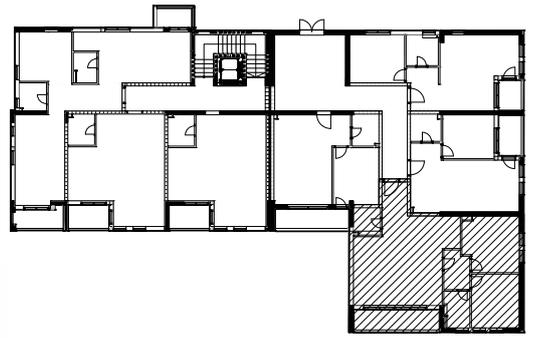


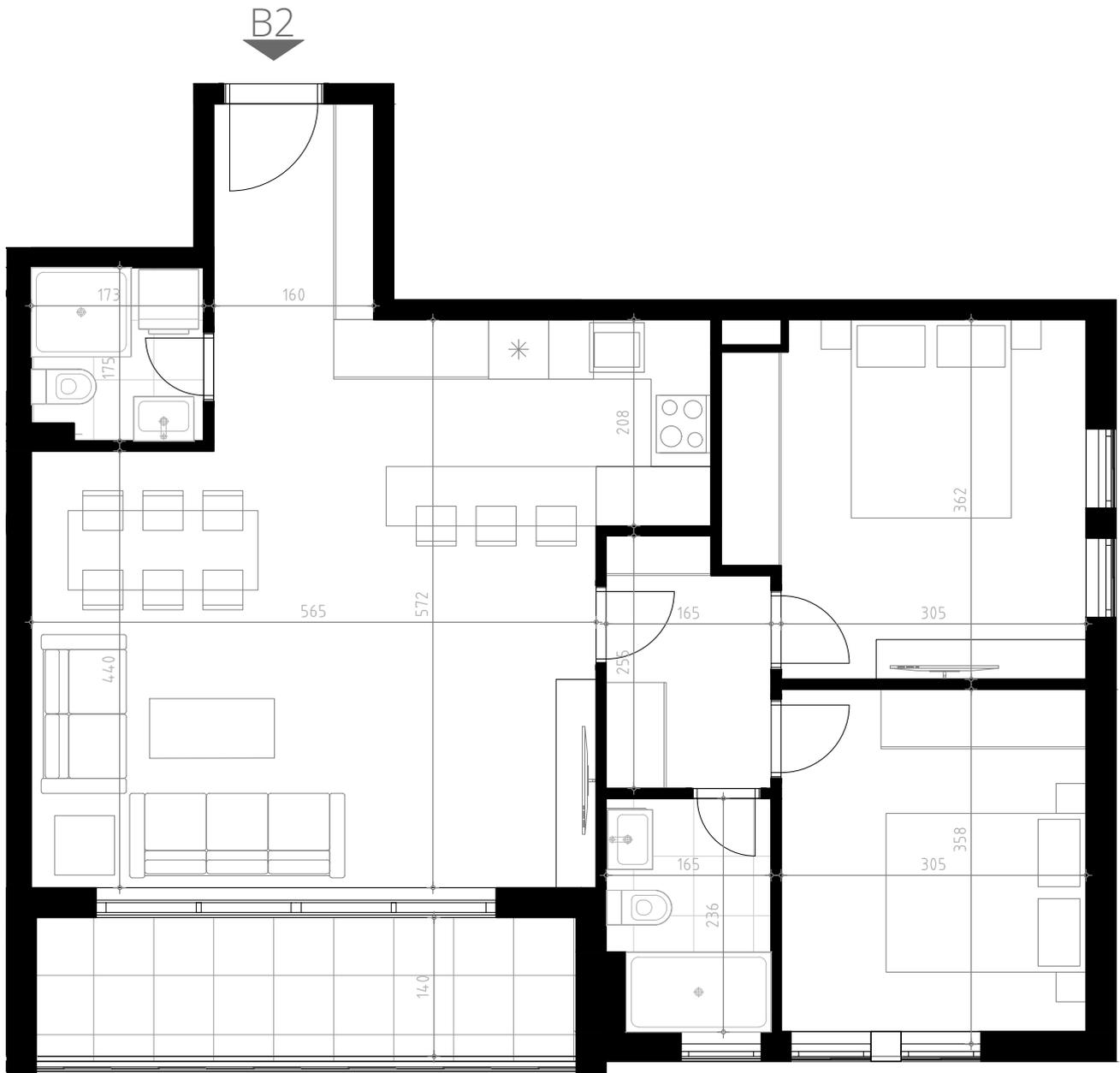
ROOM	SURFACE
1 Entrance	4.88m <sup>2</sup>
2 Hall	6.52m <sup>2</sup>
3 Living room	27.91m <sup>2</sup>
4 Kitchen	8.49m <sup>2</sup>
5 Pantry	3.83m <sup>2</sup>
6 Room	9.6m <sup>2</sup>

ROOM	SURFACE
7 Dresser	3.61m <sup>2</sup>
8 Room	14.8m <sup>2</sup>
9 Bathroom	5.61m <sup>2</sup>
10 Bathroom	3.02m <sup>2</sup>
11 Balcony	10.8m <sup>2</sup>
<b>In total</b>	<b>99,07m<sup>2</sup></b>

# TWO-ROOM APARTMENT

B2, B6, B14

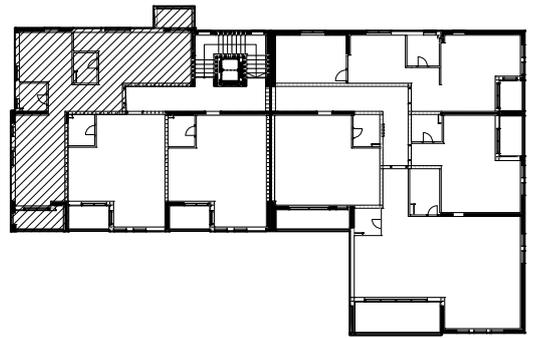


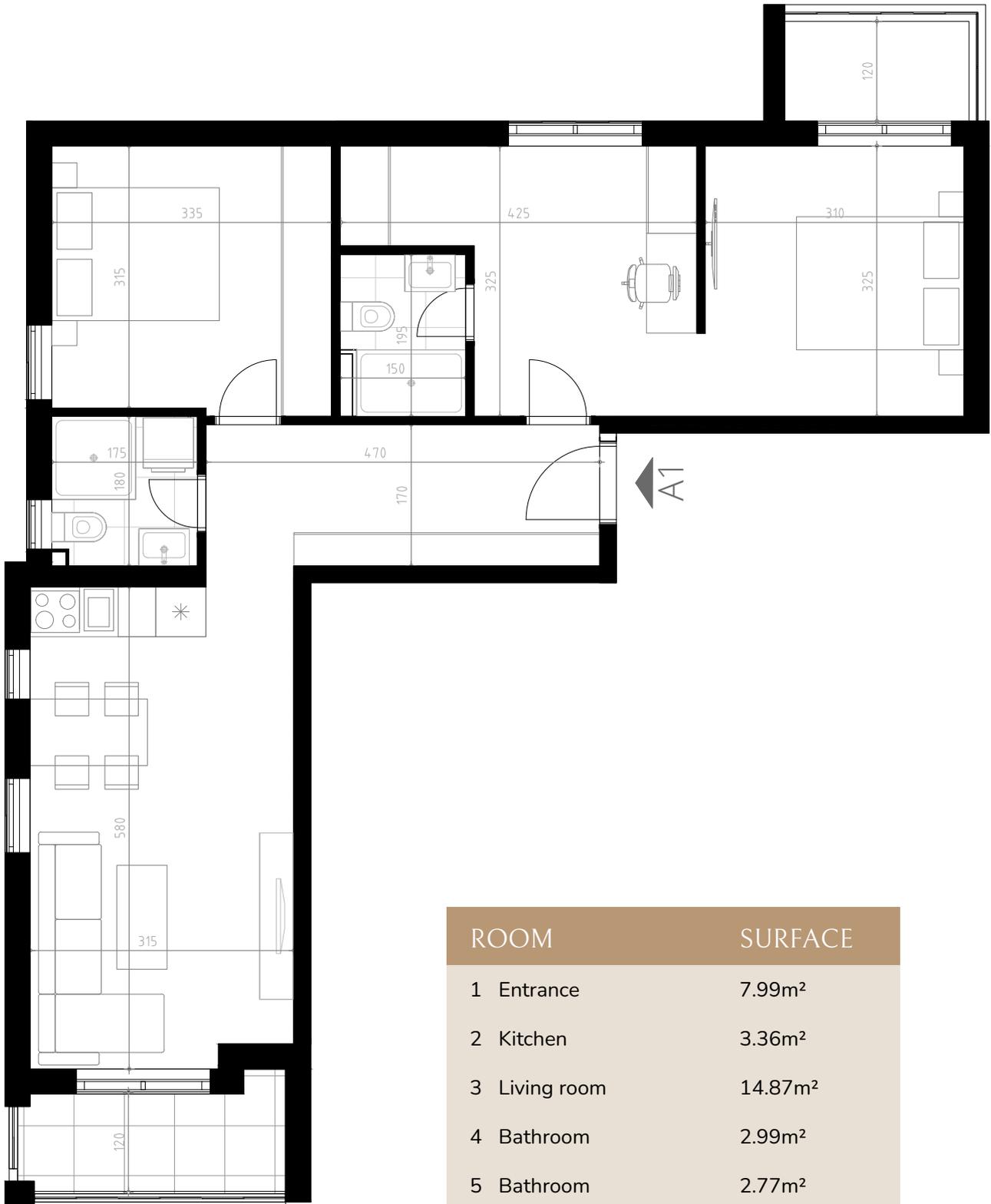


ROOM	SURFACE
1 Entrance	3.48m <sup>2</sup>
2 Kitchen	3.98m <sup>2</sup>
3 Living room	28.34m <sup>2</sup>
4 WC	3.96m <sup>2</sup>
5 Room	12.22m <sup>2</sup>
6 Room	10.58m <sup>2</sup>
7 Bathroom	3.88m <sup>2</sup>
8 Bathroom	2.96m <sup>2</sup>
9 Balcony	7.56m <sup>2</sup>
<b>In total</b>	<b>76,96m<sup>2</sup></b>

# TWO-ROOM APARTMENT

A1, A4, A7, A10, A13

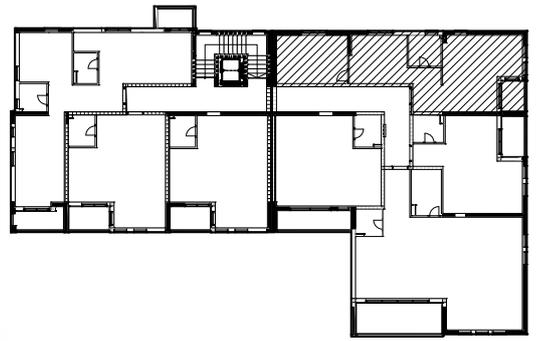


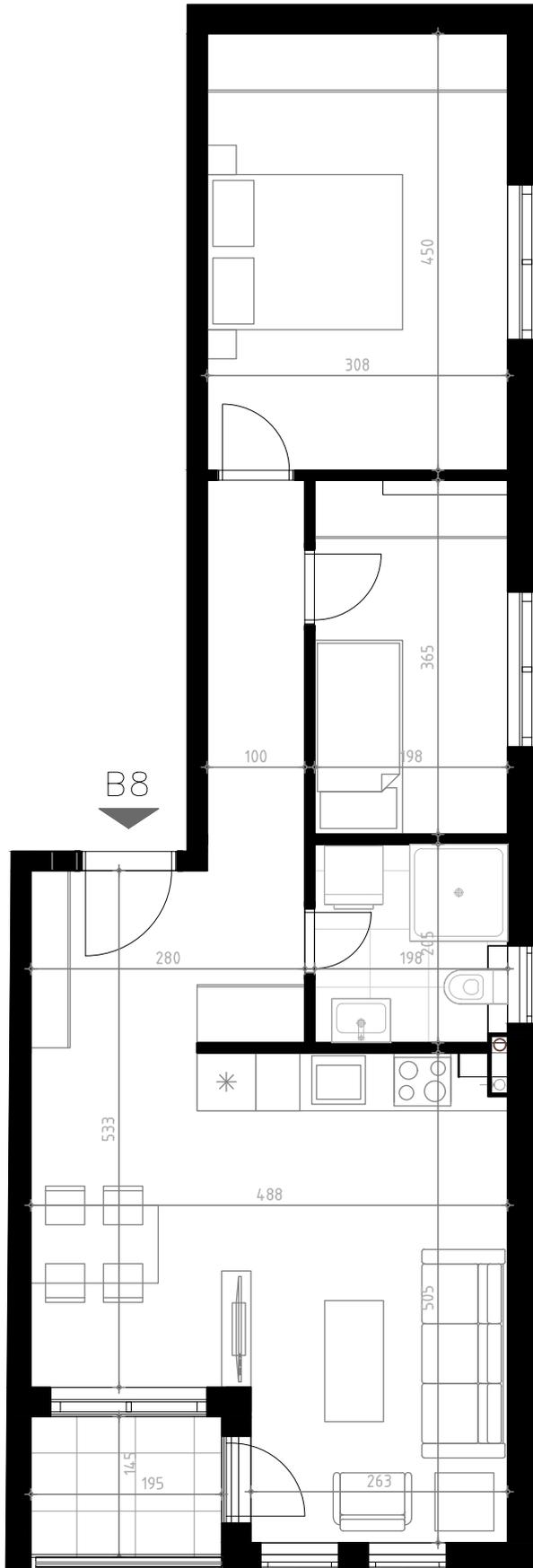


ROOM	SURFACE
1 Entrance	7.99m <sup>2</sup>
2 Kitchen	3.36m <sup>2</sup>
3 Living room	14.87m <sup>2</sup>
4 Bathroom	2.99m <sup>2</sup>
5 Bathroom	2.77m <sup>2</sup>
6 Room	20.71m <sup>2</sup>
7 Room	10.67m <sup>2</sup>
8 Balcony	2.81m <sup>2</sup>
9 Balcony	3.91m <sup>2</sup>
<b>In total</b>	<b>70,08m<sup>2</sup></b>

# ONE-AND-A-HALF -BEDROOM APARTMENT

B8, B12, B16

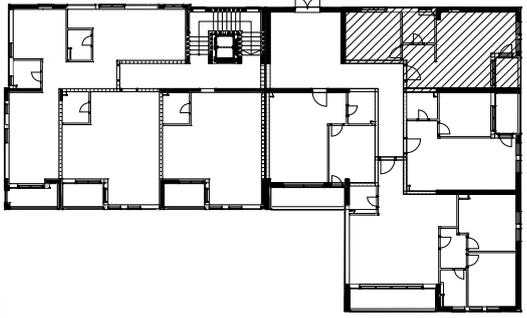


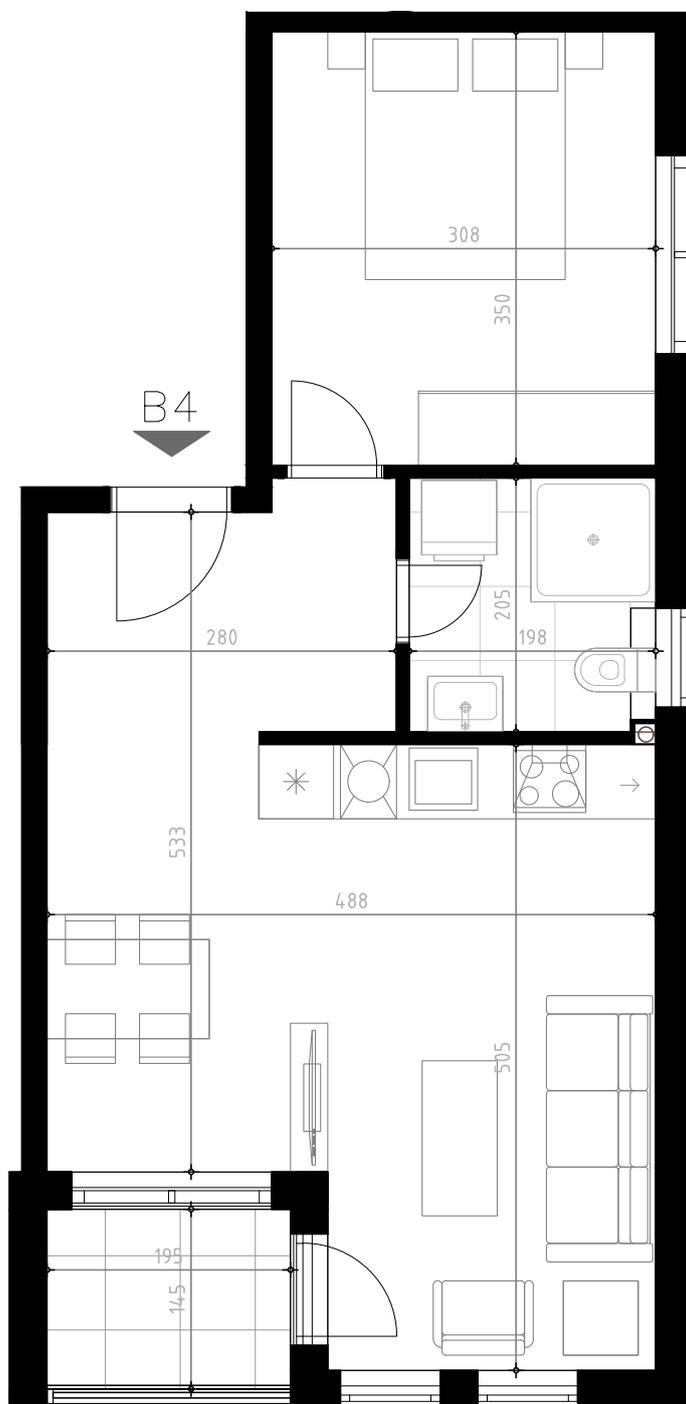


ROOM	SURFACE
1 Entrance	3.28m <sup>2</sup>
2 Kitchen	3.53m <sup>2</sup>
3 Living room	17.46m <sup>2</sup>
4 Bathroom	3.85m <sup>2</sup>
5 Storage room	5.8m <sup>2</sup>
6 Room	7.02m <sup>2</sup>
7 Room	13.84m <sup>2</sup>
8 Balcony	2.8m <sup>2</sup>
<b>In total</b>	<b>57,58m<sup>2</sup></b>

# ONE BEDROOM APARTMENT

B4

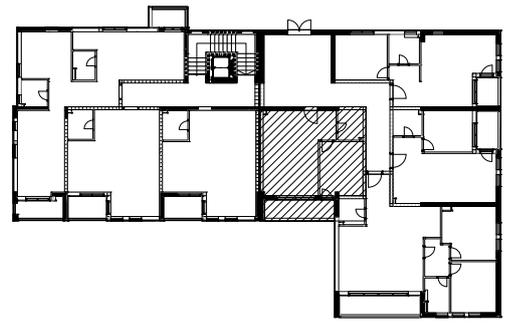


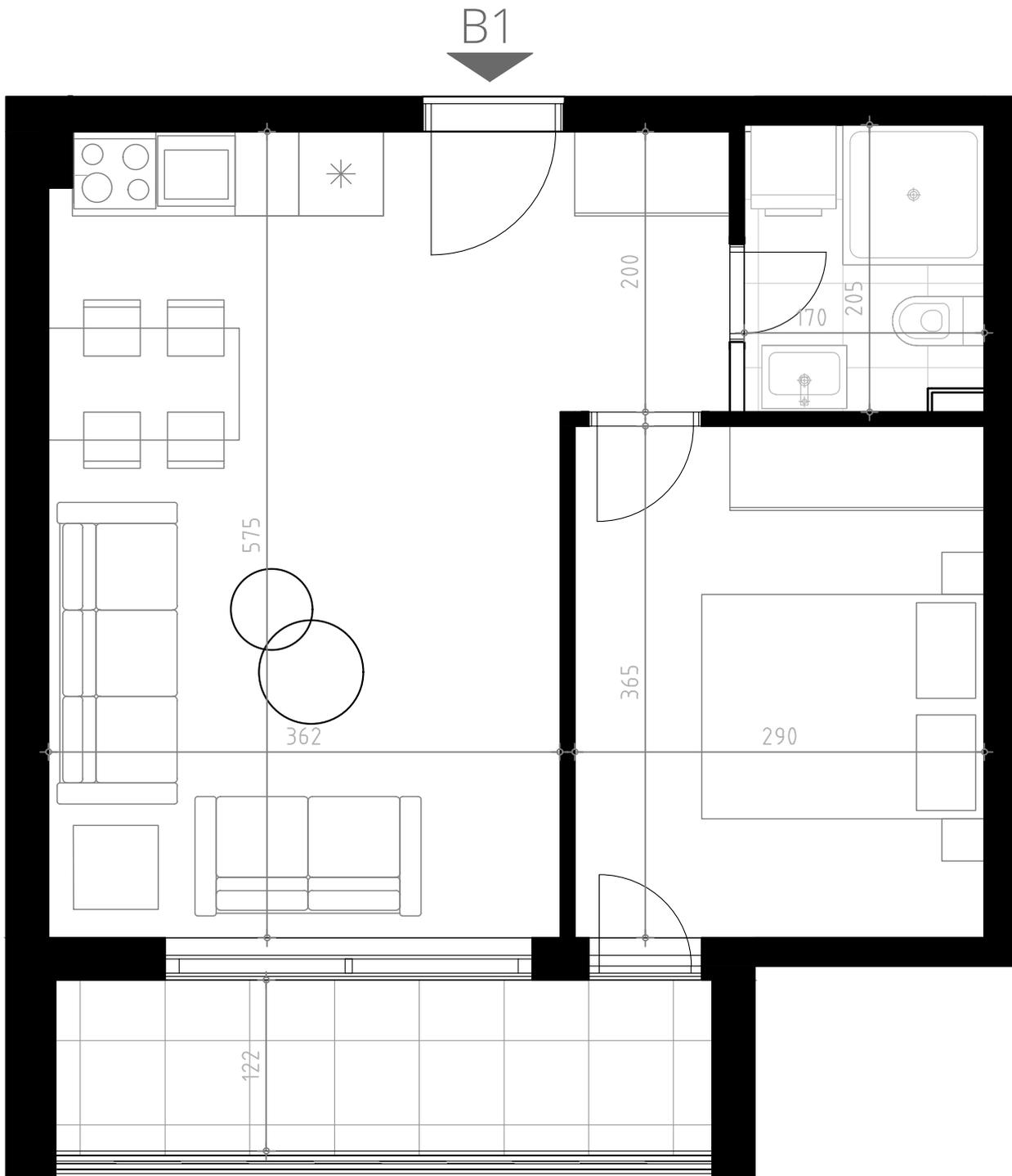


ROOM	SURFACE
1 Entrance	3.19m <sup>2</sup>
2 Kitchen	3.43m <sup>2</sup>
3 Living room	17.54m <sup>2</sup>
4 Bathroom	4.03m <sup>2</sup>
5 Bathroom	2.05m <sup>2</sup>
6 Room	10.76m <sup>2</sup>
7 Balcony	2.8m <sup>2</sup>
<b>In total</b>	<b>43,80m<sup>2</sup></b>

# ONE BEDROOM APARTMENT

B1, B5, B9, B13

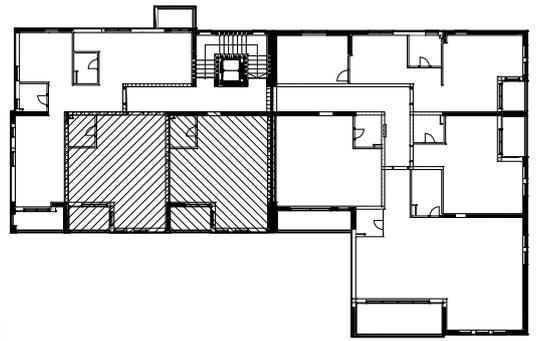




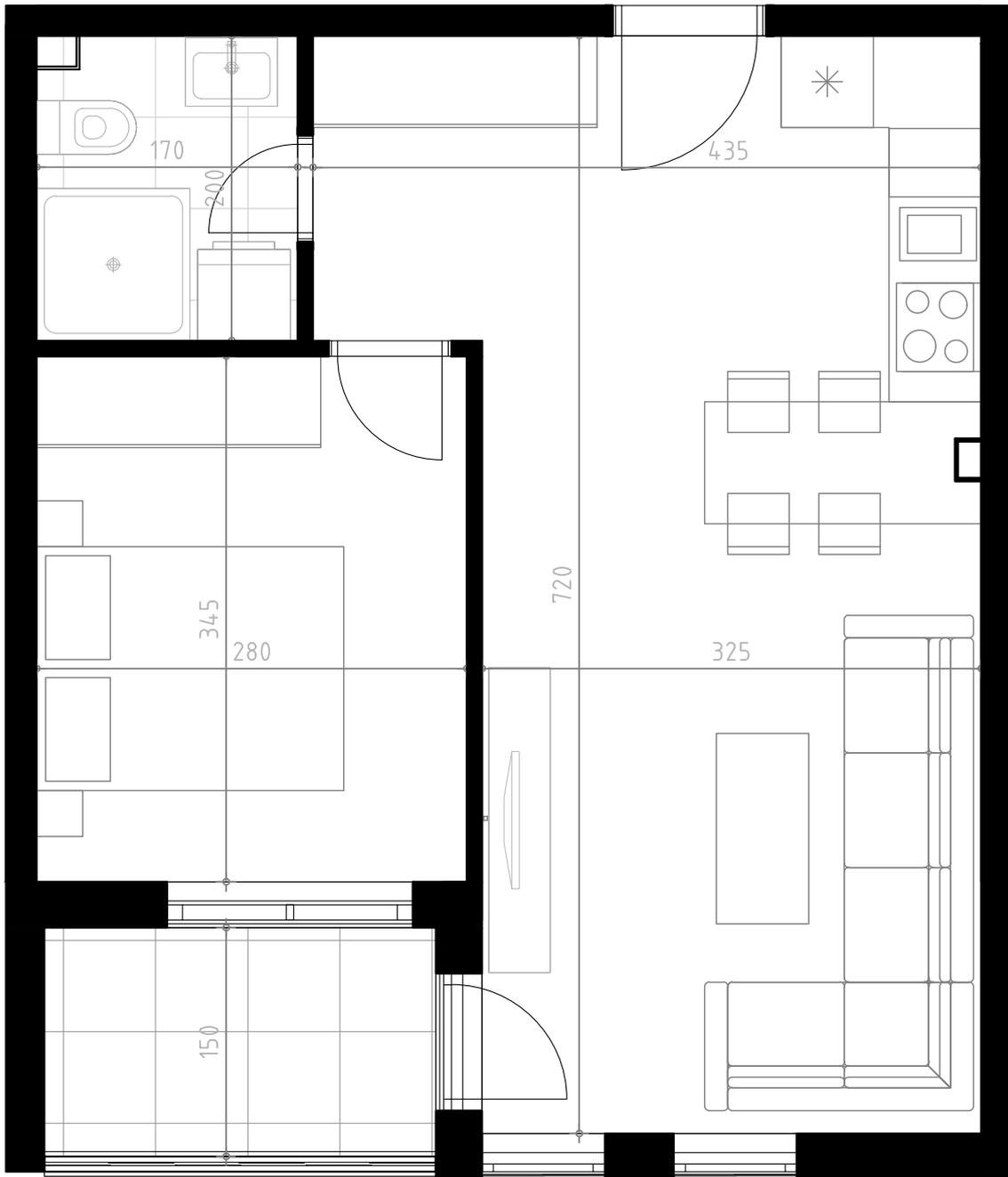
ROOM	SURFACE
1 Entrance	2.4m <sup>2</sup>
2 Kitchen	4.4m <sup>2</sup>
3 Living room	16.72m <sup>2</sup>
4 Bathroom	3.43m <sup>2</sup>
5 Room	10.52m <sup>2</sup>
6 Balcony	5.81m <sup>2</sup>
<b>In total</b>	<b>43,28m<sup>2</sup></b>

# ONE BEDROOM APARTMENT

A2, A3, A5, A6, A8, A9,  
A11, A12, A14, A15



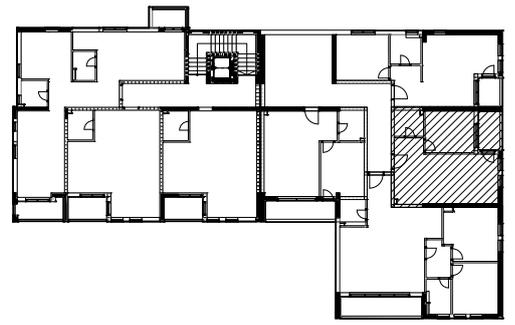
A2



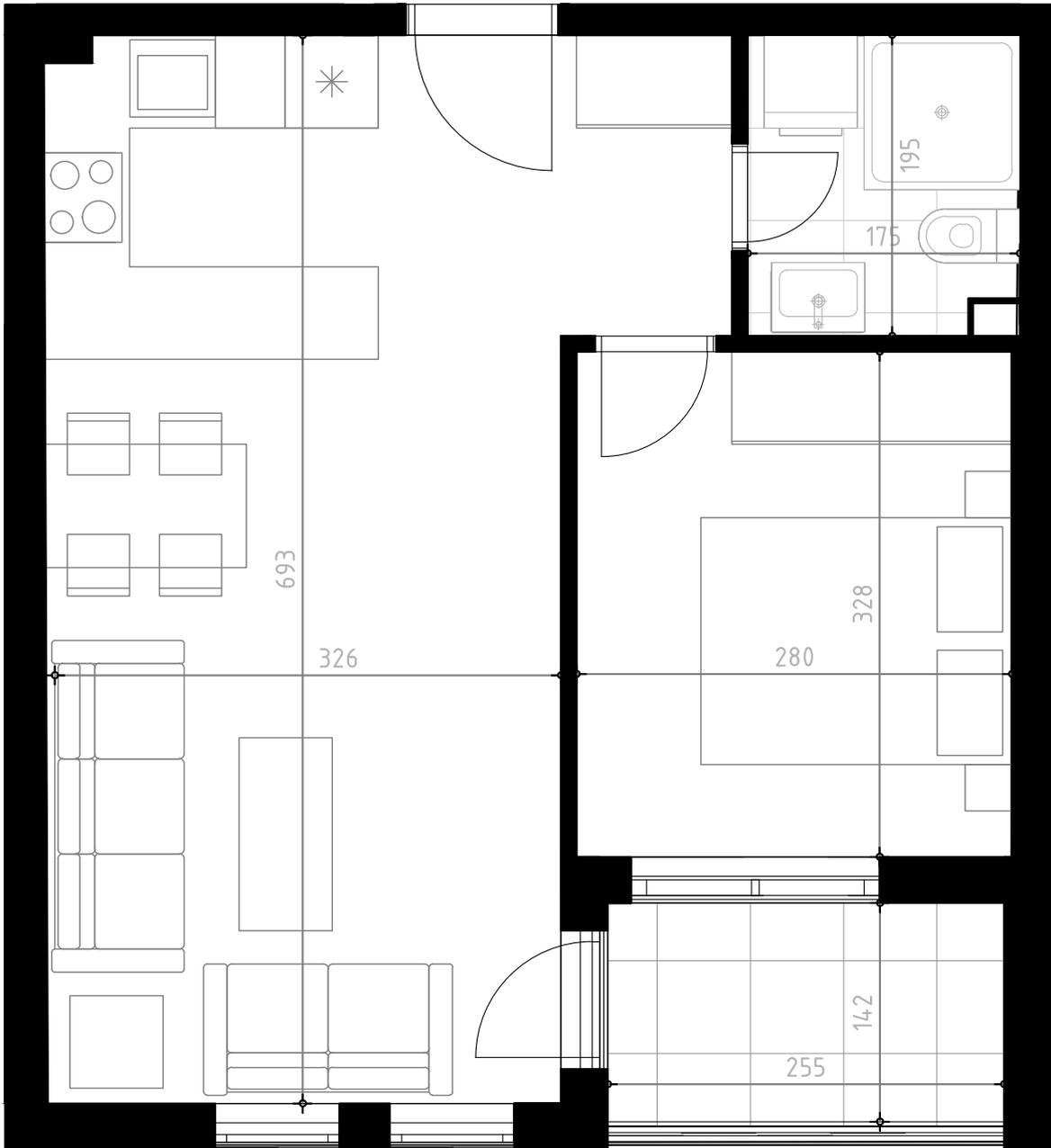
ROOM	SURFACE
1 Entrance	2.2m <sup>2</sup>
2 Kitchen	4.51m <sup>2</sup>
3 Living room	18.89m <sup>2</sup>
4 Bathroom	3.36m <sup>2</sup>
5 Room	9.66m <sup>2</sup>
6 Balcony	3.83m <sup>2</sup>
<b>In total</b>	<b>42,45m<sup>2</sup></b>

# ONE BEDROOM APARTMENT

B3, B7, B15



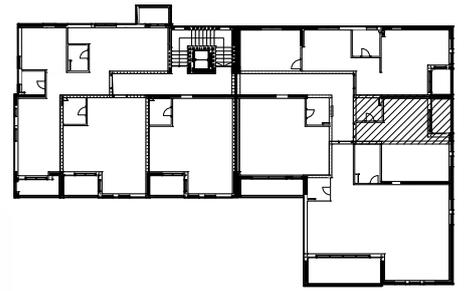
B3



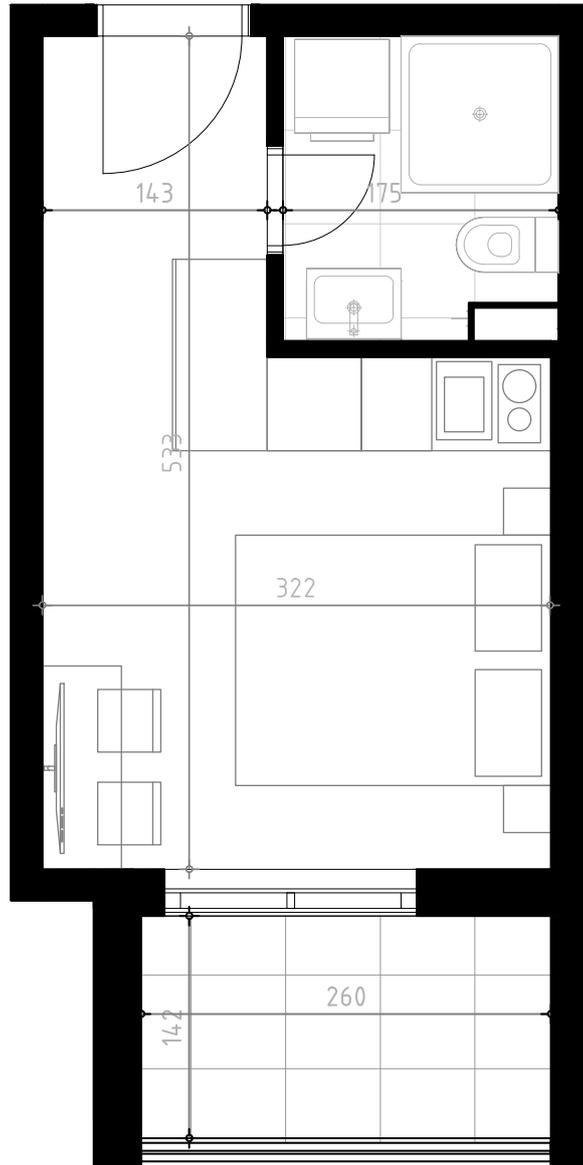
ROOM	SURFACE
1 Entrance	2.15m <sup>2</sup>
2 Kitchen	3.4m <sup>2</sup>
3 Living room	19.72m <sup>2</sup>
4 Bathroom	3.3m <sup>2</sup>
5 Room	9.17m <sup>2</sup>
6 Balcony	3.69m <sup>2</sup>
<b>In total</b>	<b>41,43m<sup>2</sup></b>

# STUDIO APARTMENT

B11



B11



ROOM	SURFACE
1 Entrance	2.92m <sup>2</sup>
2 Living room	10.56m <sup>2</sup>
3 Bathroom	3.41m <sup>2</sup>
4 Balcony	3.7m <sup>2</sup>
<b>In total</b>	<b>20,59m<sup>2</sup></b>



# ABOUT US

A LIMITED LIABILITY COMPANY

“D CONNECT”

PODGORICA

registration number 5 - 1197414

PIB 0362085



# HOW TO PURCHASE

Apartments in **Pietra Residence** can be purchased both by cash payment and through credit arrangements.

✉ [office@pietra.beotrio.rs](mailto:office@pietra.beotrio.rs)

☎ +382 67 219 000

We are at your disposal for any additional questions and support in the purchase process, providing you with security and confidence in your investment.







+382 67 219 000 /// [office@pietra.beotrio.rs](mailto:office@pietra.beotrio.rs)

All visualizations and drawings are illustrative