

ELITE PREMIUM

YOU DREAM IT. WE BUILD IT.

THE EPITOME OF LUXURY LIVING

www.elitepremiumgroup.com



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ELITE PREMIUM

YOU DREAM IT. WE BUILD IT.

WELCOME TO THE EPITOME OF LUXURY LIVING

– Where The Adriatic Becomes Your Backyard.





A HIDDEN GEM IN MONTENEGRO'S COASTAL CROWN.

A modern villa with a stone wall, lush greenery, and a hammock. The villa features a mix of light-colored stucco and stone walls, large windows, and a balcony. The foreground is dominated by large, vibrant green palm-like plants. In the background, a hammock is strung up on a wooden stand, and a white patio umbrella is visible. The overall atmosphere is tropical and luxurious.

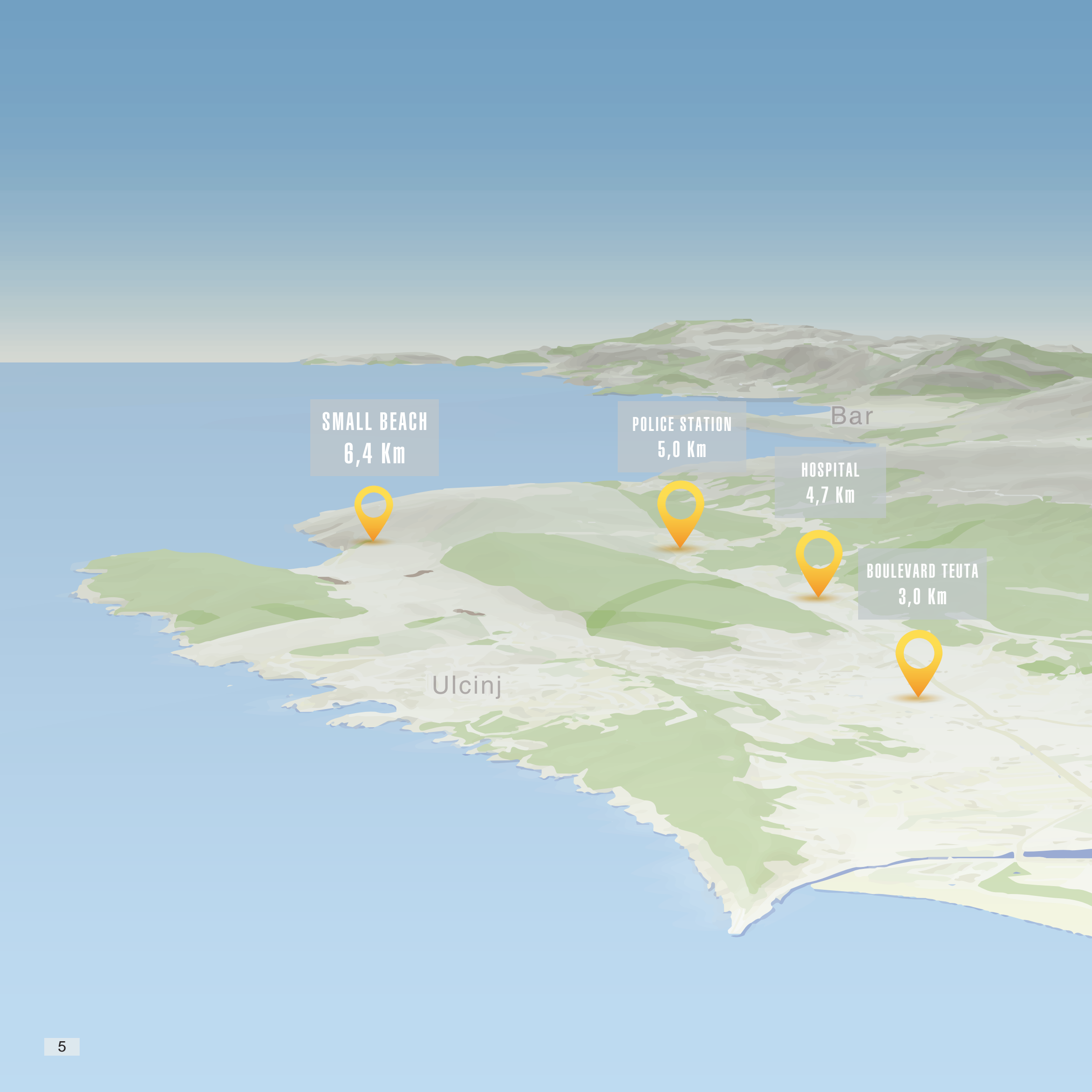
**1, 2, 3 BEDROOM
APARTMENTS AND SHOPS**

**EACH VILLA HAS A
LUXURIOUS ELEVATOR**



THE EPITOME
OF LUXURY LIVING

COASTAL CHARM. LUXURIOUS LIVING. TIMELESS BEAUTY.



SMALL BEACH
6,4 Km

POLICE STATION
5,0 Km

HOSPITAL
4,7 Km

BOULEVARD TEUTA
3,0 Km

Ulcinj

Bar

GEOGRAPHICAL POSITION OF THE LOCATION

OUR LOCATION

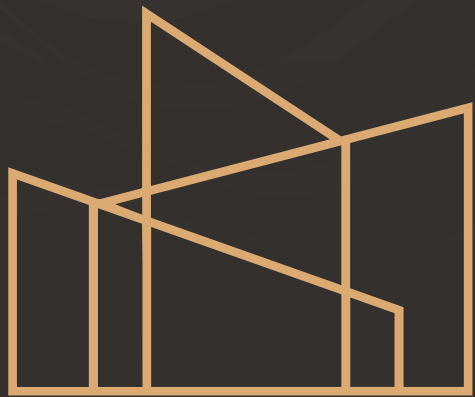


BEACH
500 Meters

TRANQUIL LUXURY







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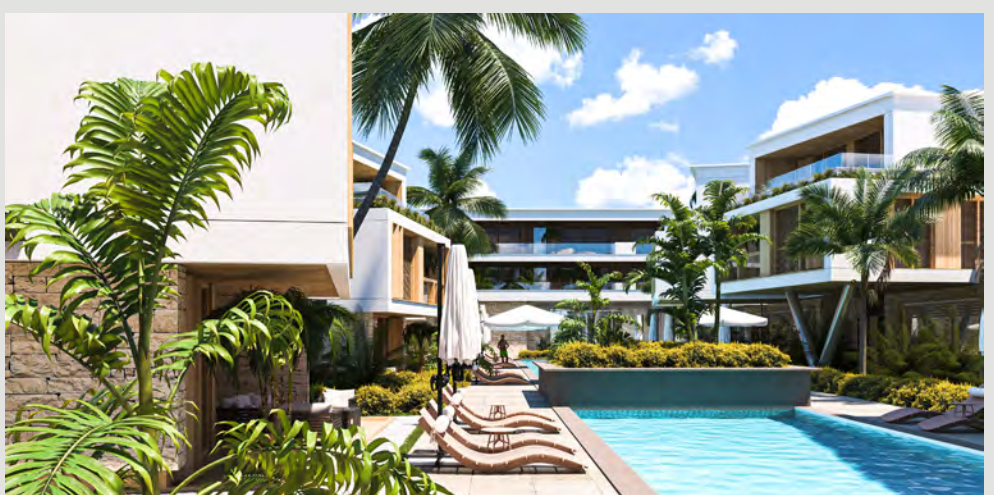
EVERY DETAIL SPEAKS
LUXURY.



Prime location, timeless value.



*Because quality isn't optional
— it's a promise*



Wake up to waves.







CHIC LIVING, ACTIVE SPIRIT.





☆☆☆☆
HOTEL

**A LIFE OF ELEGANCE,
AT THE EDGE OF THE SEA.**





HIGH-STANDARD OF LIVING







INTERIOR



01 Apartments



02 Restaurant



03 Coffee Shop



04 Bakery



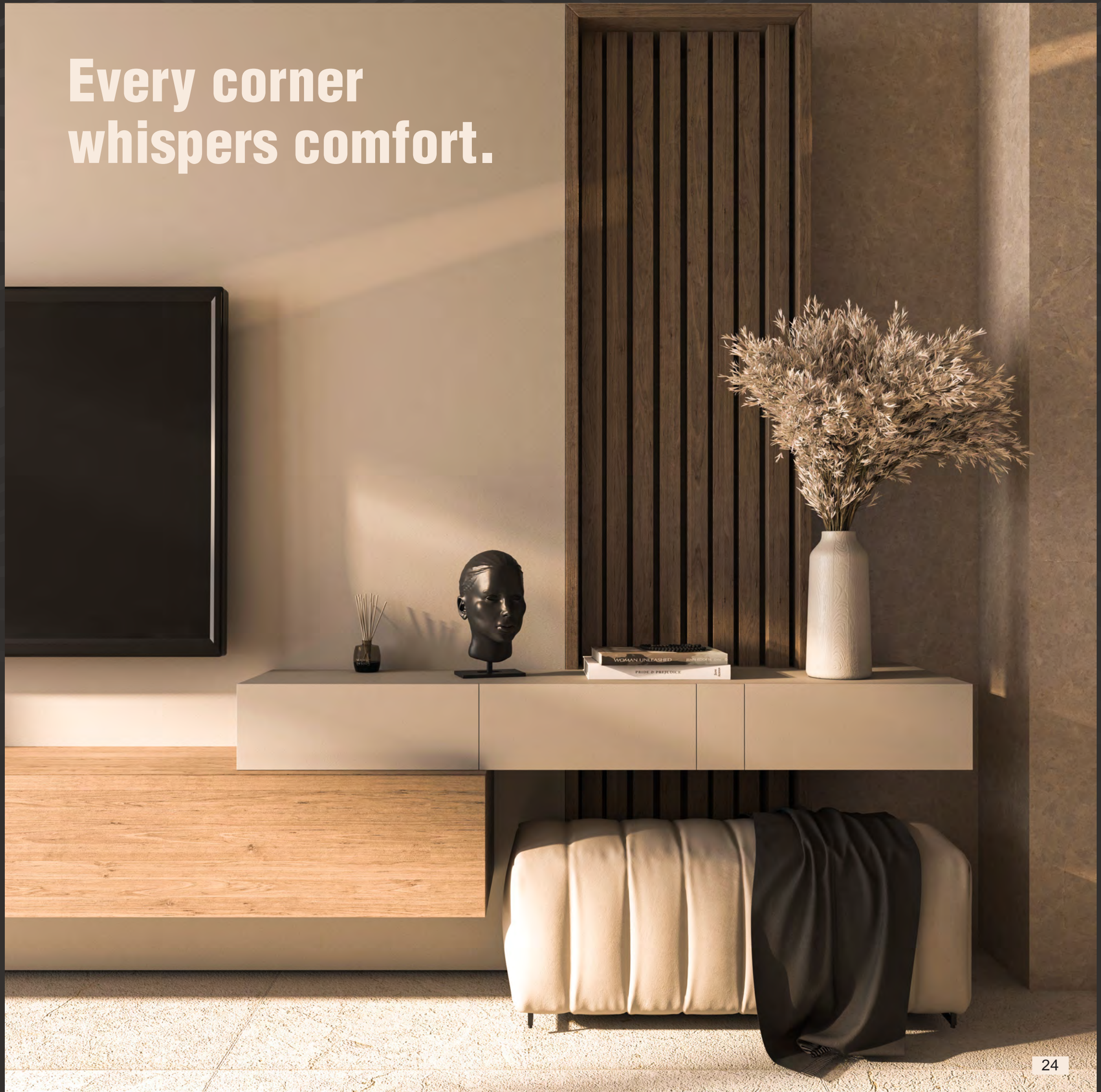
05 Clothing Store

01

APARTMENTS

Interior Visualizations

Every corner
whispers comfort.





A modern living and dining area. On the left, a light grey sofa is adorned with three pillows: a black and white checkered one, a dark brown one, and a black one. In the center, a round wooden dining table is surrounded by four light grey upholstered chairs with wooden legs. A white teapot and cups are on the table. To the right, a wooden kitchen island with a white countertop is visible. The background wall has a textured, light brown finish, and the ceiling is made of light wood. A semi-transparent white box with bold black text is overlaid on the right side of the image.

**A CALMING BLEND
OF TEXTURES,
LIGHT & SPACE.**

**Textures inspired
by sand, sun and sea.**







SOFT TONES. NATURAL LIGHT. EFFORTLESS ELEGANCE.



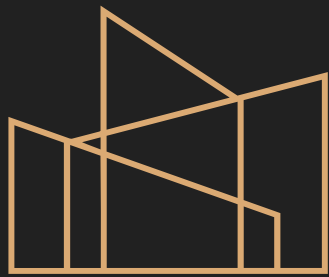


01

FLOORPLANS

Apartments





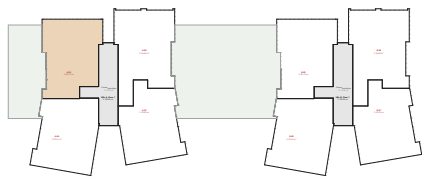
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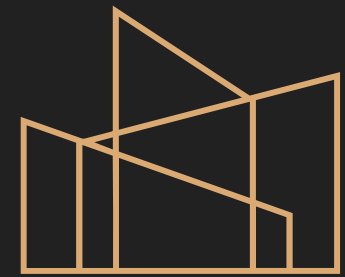
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A-05

- | | |
|--|----------------------|
| 01. Corridor | 6.38 m ² |
| 02. Living Room, Kitchen & Dining Room | 23.43 m ² |
| 03. Bedroom | 17.11 m ² |
| 04. Bathroom | 5.71 m ² |
| 05. Terrace | 20.71 m ² |

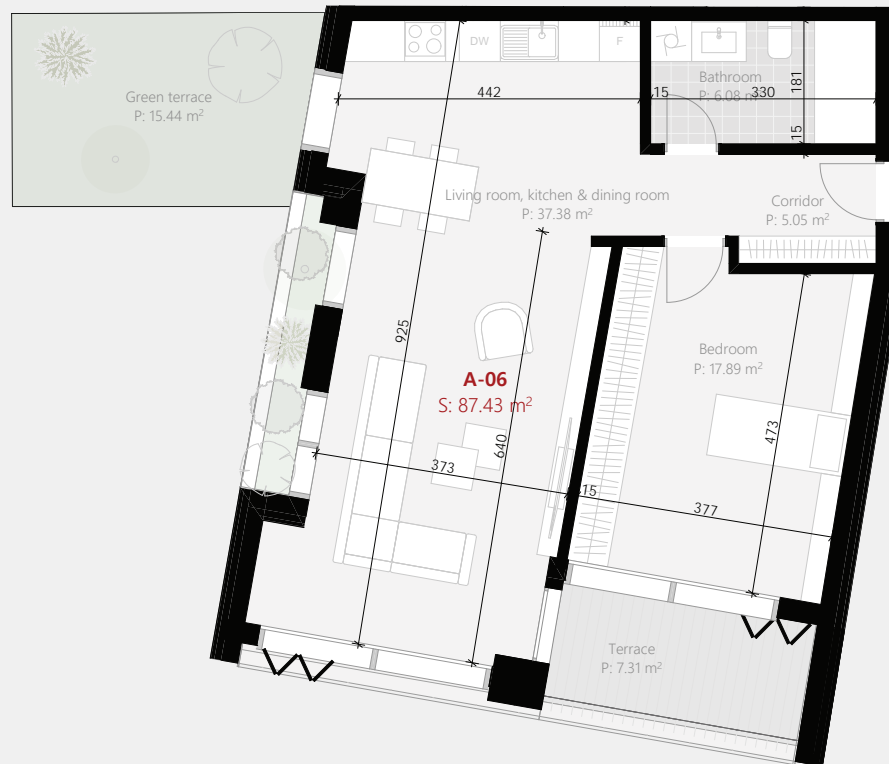
Neto Area:	73.34 m ²
Bruto Area:	86.73 m ²
Green Terrace	52.89 m ²





ELITE PREMIUM

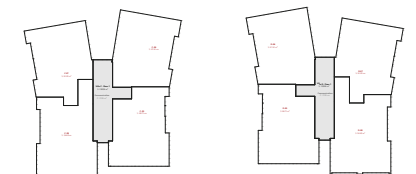
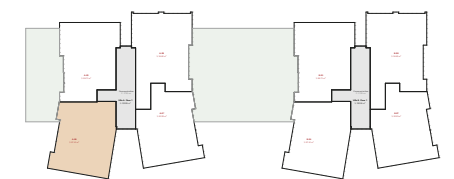
YOU DREAM IT. WE BUILD IT.

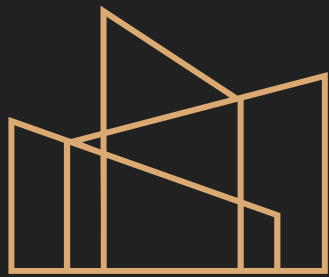


A-06

01. Corridor	5.05 m ²
02. Living Room, Kitchen & Dining Room	37.38 m ²
03. Bedroom	17.89 m ²
04. Bathroom	6.08 m ²
05. Terrace	7.31 m ²

Neto Area:	73.71 m ²
Bruto Area:	87.43 m ²
Green Terrace	15.44 m ²





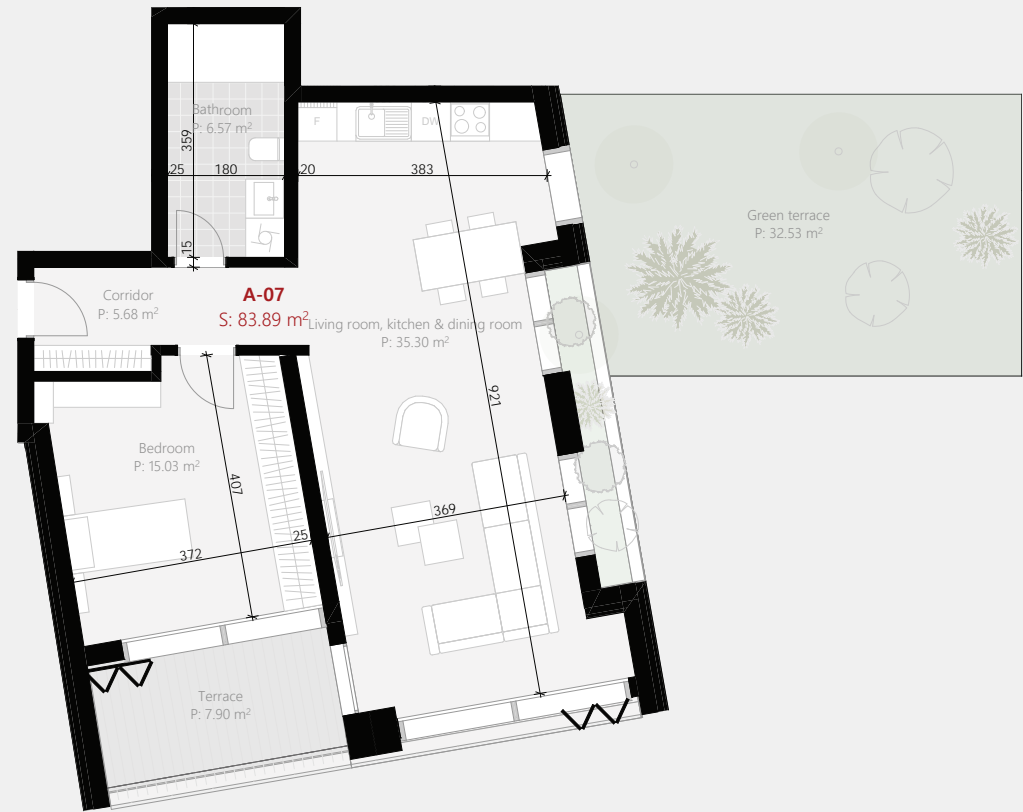
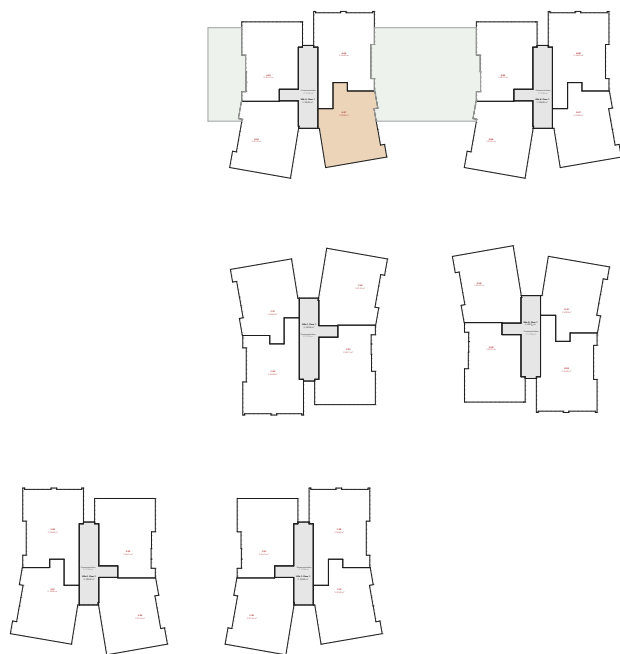
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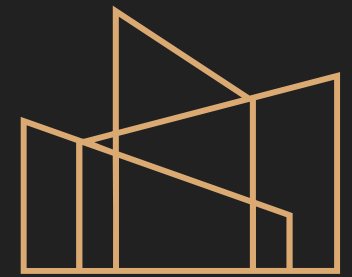
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A-07

- | | |
|--|----------------------|
| 01. Corridor | 5.68 m ² |
| 02. Living Room, Kitchen & Dining Room | 35.30 m ² |
| 03. Bedroom | 15.03 m ² |
| 04. Bathroom | 6.57 m ² |
| 05. Terrace | 7.90 m ² |

Neto Area:	70.48 m ²
Bruto Area:	83.89 m ²
Green Terrace	32.53 m ²





ELITE PREMIUM

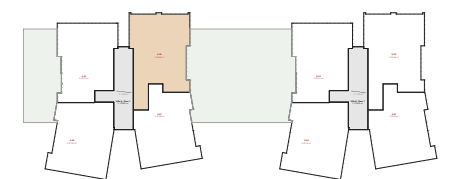
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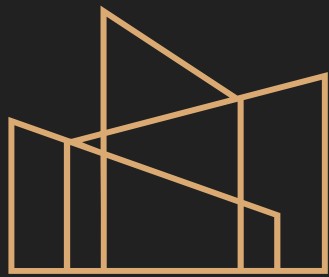


A-08

01. Corridor	5.59 m ²
02. Living Room, Kitchen & Dining Room	31.53 m ²
03. Bedroom	22.35 m ²
04. Bathroom	6.56 m ²
05. Terrace	15.81 m ²

Neto Area:	81.84 m ²
Bruto Area:	94.60 m ²
Green Terrace	67.56 m ²





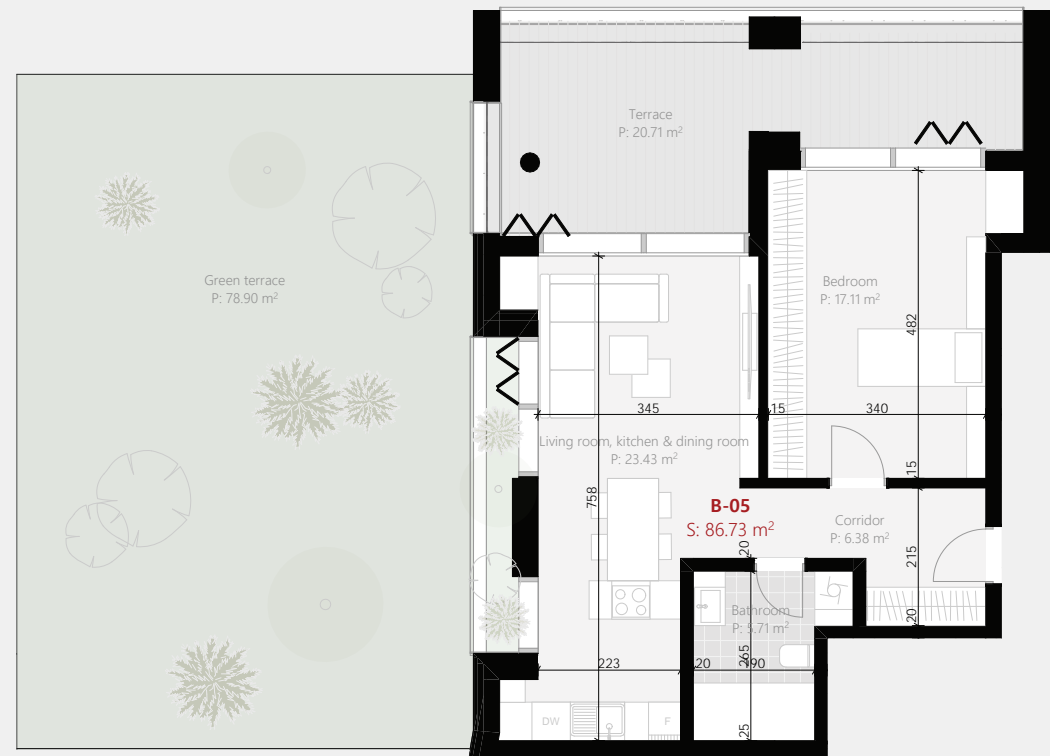
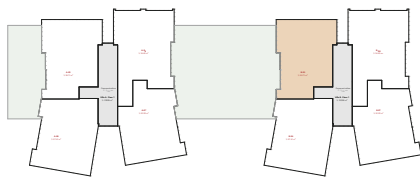
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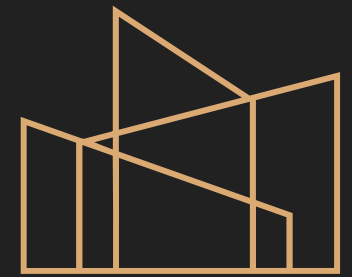
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B-05

- 01. Corridor 6.38 m²
- 02. Living Room, Kitchen & Dining Room 23.43 m²
- 03. Bedroom 17.11 m²
- 04. Bathroom 5.71 m²
- 05. Terrace 20.71 m²

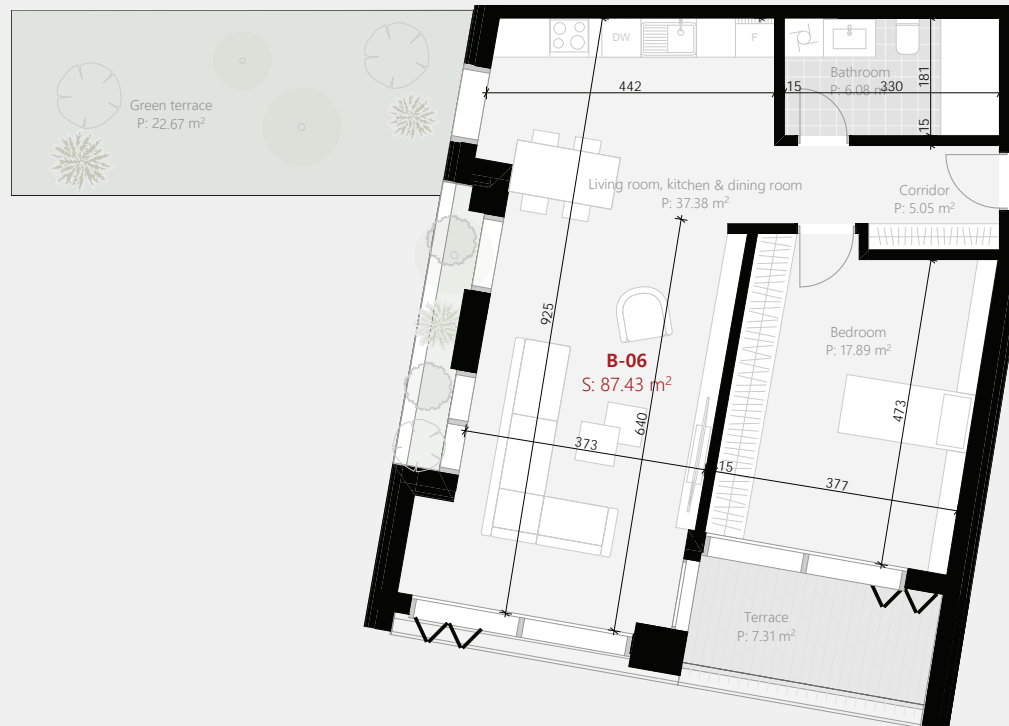
Neto Area: 73.34 m²
 Bruto Area: 86.73 m²
 Green Terrace 78.90 m²





ELITE PREMIUM

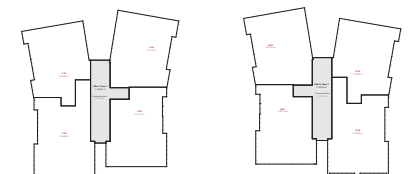
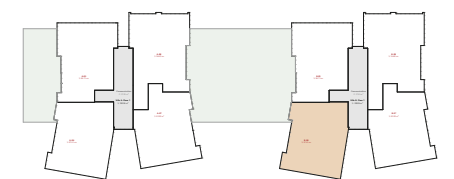
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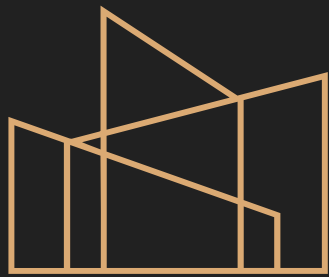


B-06

01. Corridor	5.05 m ²
02. Living Room, Kitchen & Dining Room	37.38 m ²
03. Bedroom	17.89 m ²
04. Bathroom	6.08 m ²
05. Terrace	7.31 m ²

Neto Area:	73.71 m ²
Bruto Area:	87.43 m ²
Green Terrace	22.67 m ²





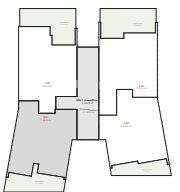
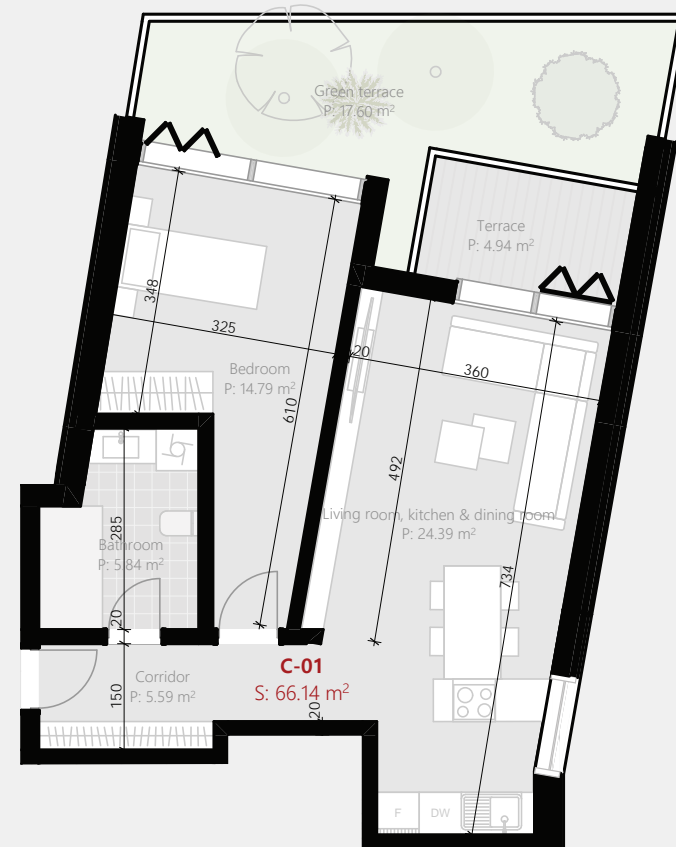
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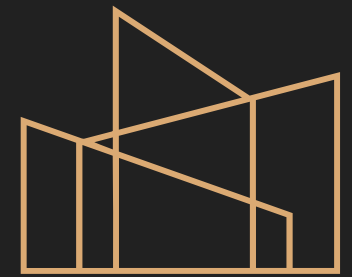
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C-01-D-E-F

01. Corridor	5.59 m ²
02. Living Room, Kitchen & Dining Room	24.39 m ²
03. Bedroom	14.79 m ²
04. Bathroom	5.84 m ²
05. Terrace	4.94 m ²

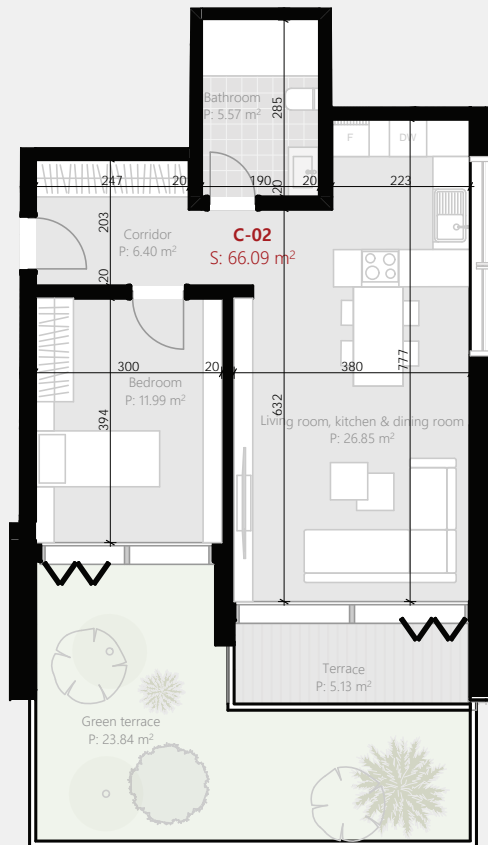
Neto Area:	55.55 m ²
Bruto Area:	66.14 m ²
Green Terrace	17.60 m ²





ELITE PREMIUM

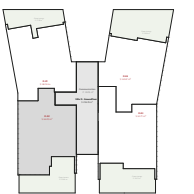
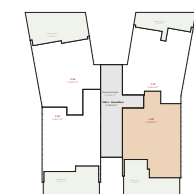
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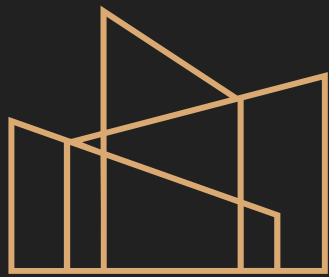


C-02 - D - E - F

01. Corridor	6.40 m ²
02. Living Room, Kitchen & Dining Room	26.85 m ²
03. Bedroom	11.99 m ²
04. Bathroom	5.57 m ²
05. Terrace	5.13 m ²

Neto Area:	55.94 m ²
Bruto Area:	66.09 m ²
Green Terrace	23.84 m ²





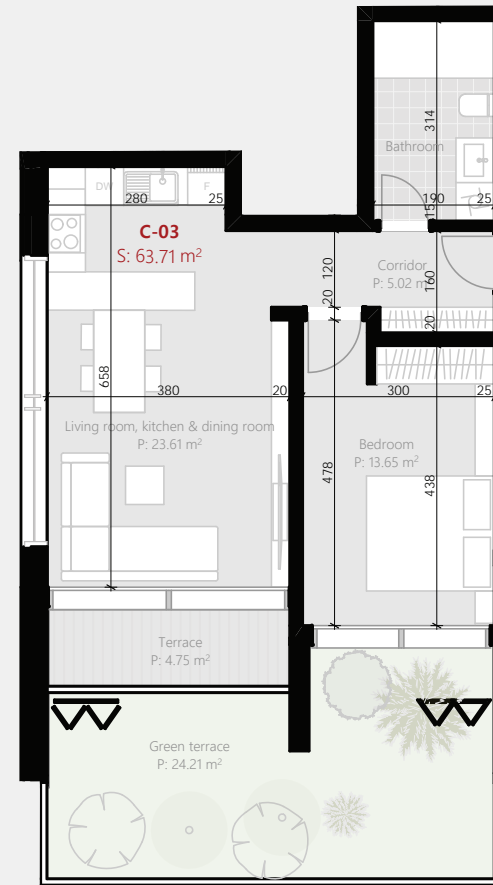
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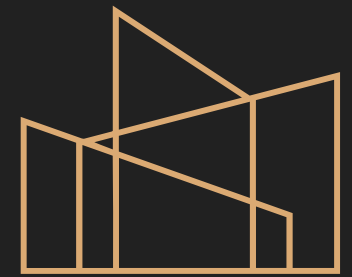
YOU DREAM IT. WE BUILD IT.

C-03 - D - E - F

01. Corridor	5.02 m ²
02. Living Room, Kitchen & Dining Room	23.61 m ²
03. Bedroom	13.65 m ²
04. Bathroom	6.06 m ²
05. Terrace	4.75 m ²

Neto Area:	53.09 m ²
Bruto Area:	63.71 m ²
Green Terrace	24.21 m ²





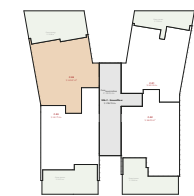
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C-04-D-E-F

01. Corridor	5.74 m ²
02. Living Room, Kitchen & Dining Room	22.11 m ²
03. Bedroom	13.42 m ²
04. Bathroom	6.48 m ²
05. Terrace	5.33 m ²

Neto Area:	53.08 m ²
Bruto Area:	62.67 m ²
Green Terrace	29.04 m ²

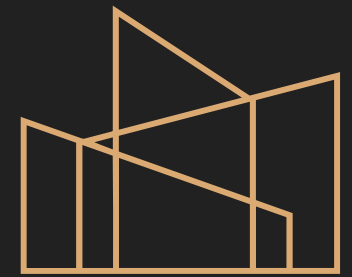


C-05 - D - E - F

01. Corridor	6.38 m ²
02. Living Room, Kitchen & Dining Room	23.43 m ²
03. Bedroom	17.11 m ²
04. Bathroom	5.71 m ²
05. Terrace	20.71 m ²

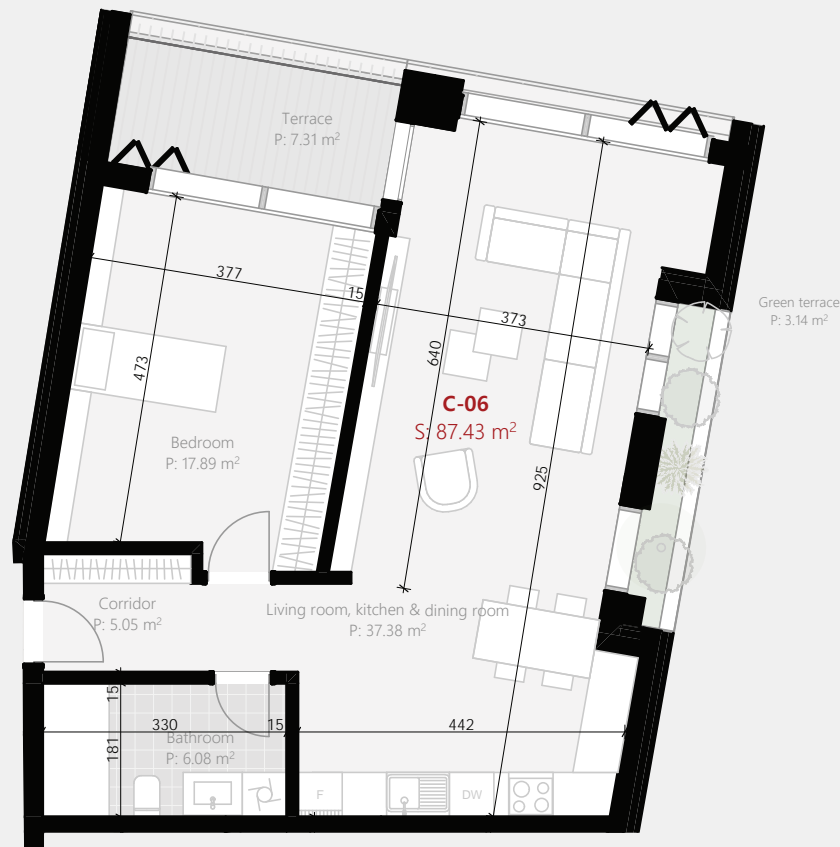
Neto Area:	73.34 m ²
Bruto Area:	86.73 m ²
Green Terrace	3.52 m ²





ELITE PREMIUM

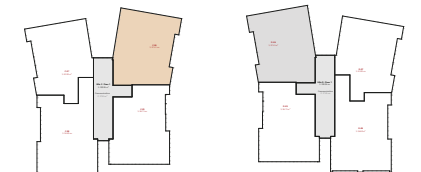
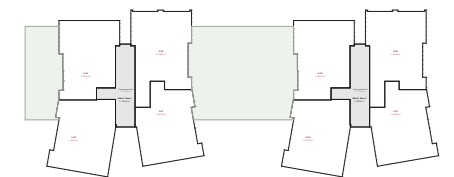
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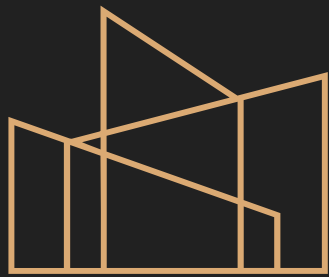


C-06 - D - E - F

01. Corridor	5.05 m ²
02. Living Room, Kitchen & Dining Room	37.38 m ²
03. Bedroom	17.89 m ²
04. Bathroom	6.08 m ²
05. Terrace	7.31 m ²

Neto Area:	73.71 m ²
Bruto Area:	87.43 m ²
Green Terrace	3.14 m ²





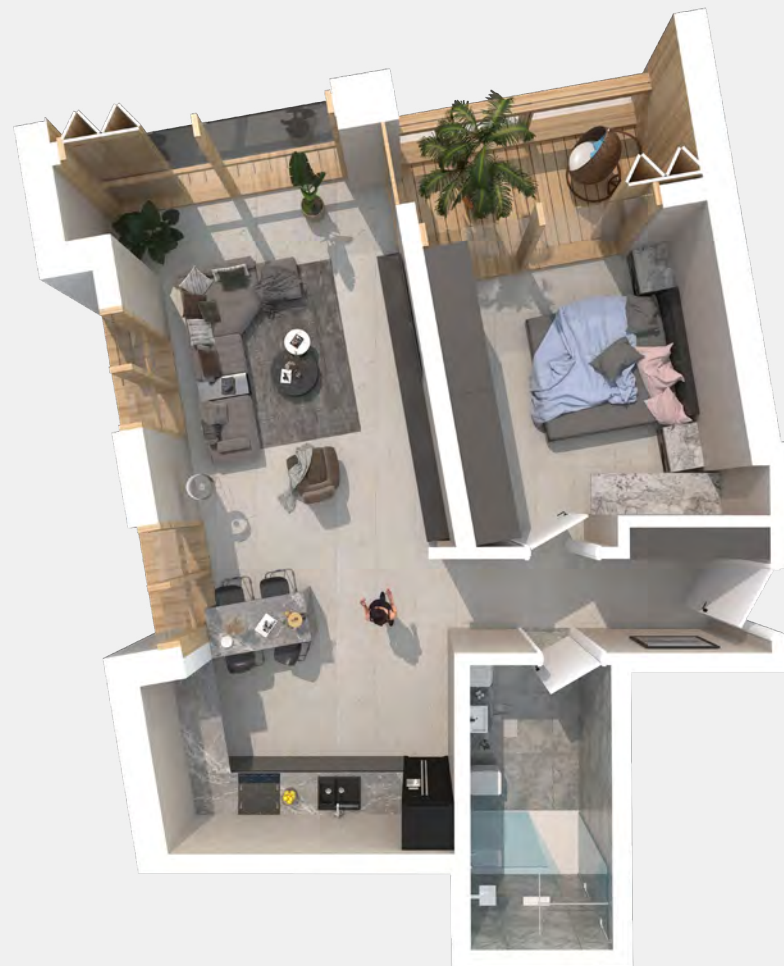
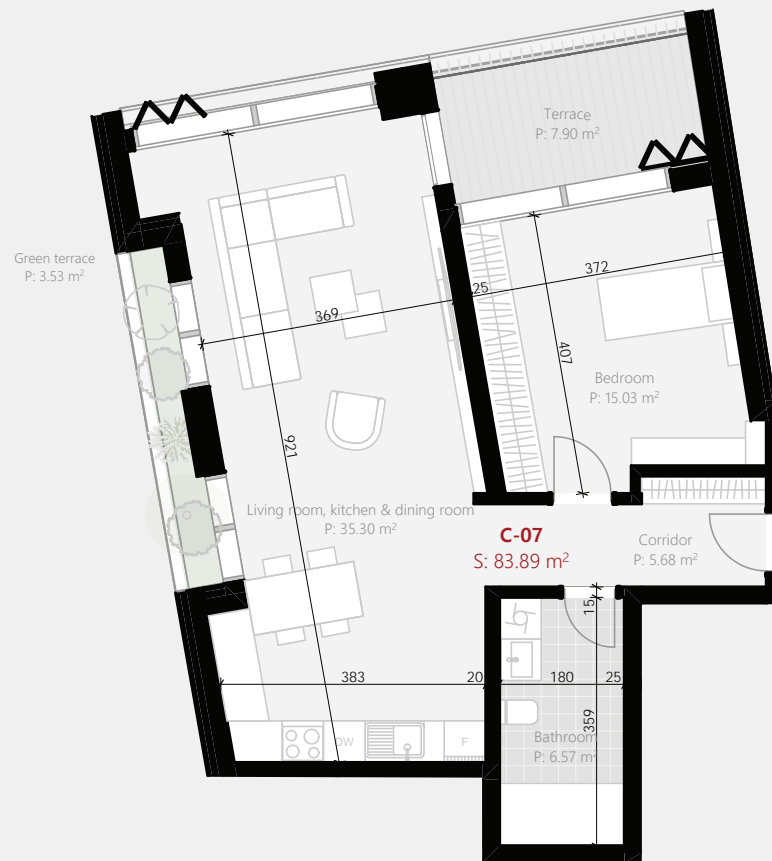
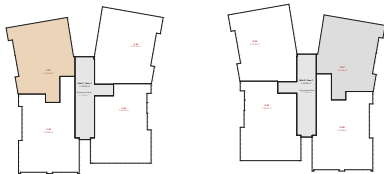
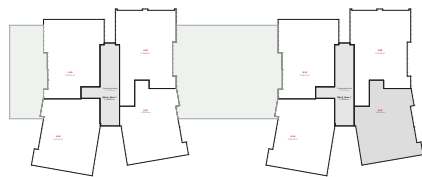
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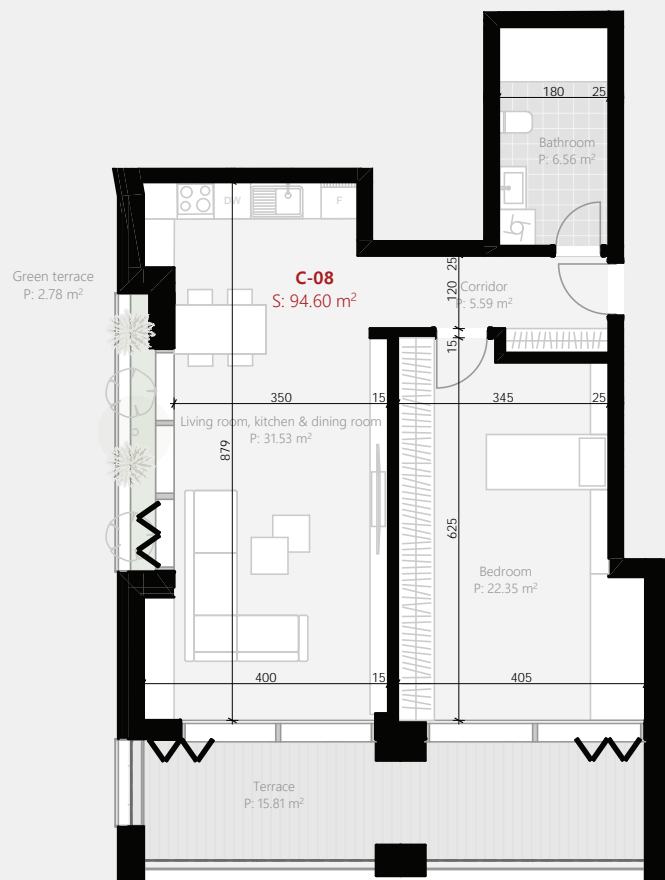
YOU DREAM IT. WE BUILD IT.

B - C-07 - D - E - F

- | | |
|--|----------------------|
| 01. Corridor | 5.68 m ² |
| 02. Living Room, Kitchen & Dining Room | 35.30 m ² |
| 03. Bedroom | 15.03 m ² |
| 04. Bathroom | 6.57 m ² |
| 05. Terrace | 7.90 m ² |

Neto Area: 70.48 m²
 Bruto Area: 83.89 m²
 Green Terrace 3.53 m²



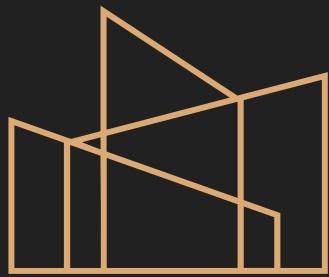


B - C-08 - D - E - F

01. Corridor	5.59 m ²
02. Living Room, Kitchen & Dining Room	31.53 m ²
03. Bedroom	22.35 m ²
04. Bathroom	6.56 m ²
05. Terrace	15.81 m ²

Neto Area:	81.84 m ²
Bruto Area:	94.60 m ²
Green Terrace	2.78 m ²





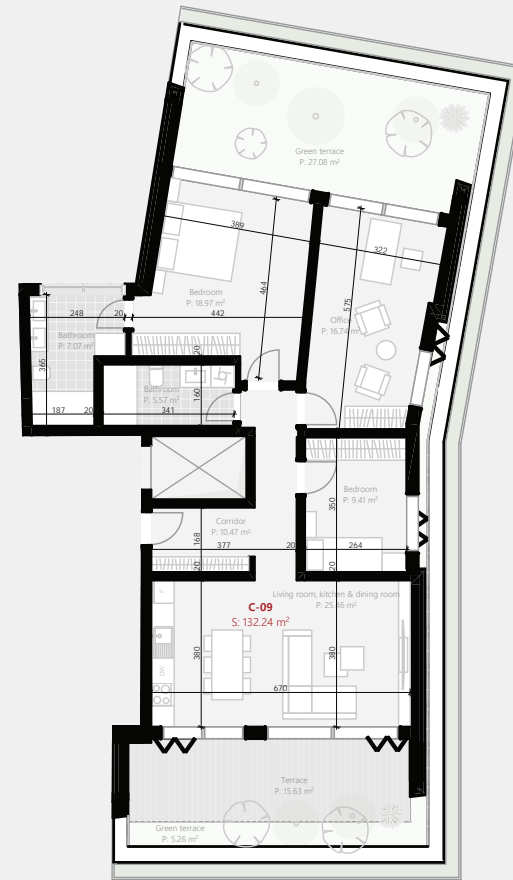
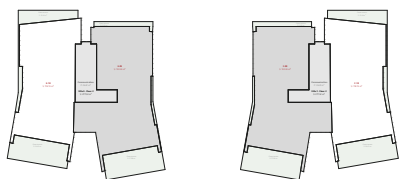
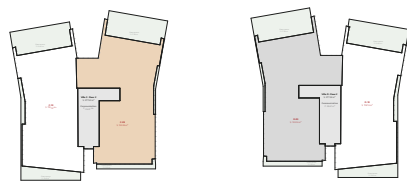
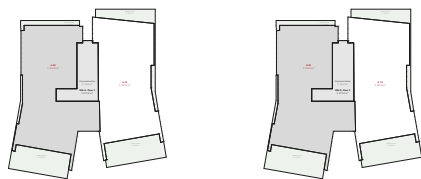
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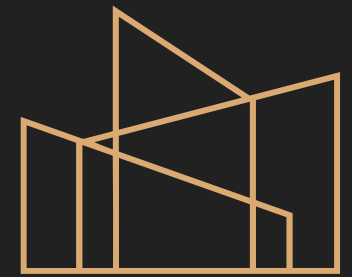
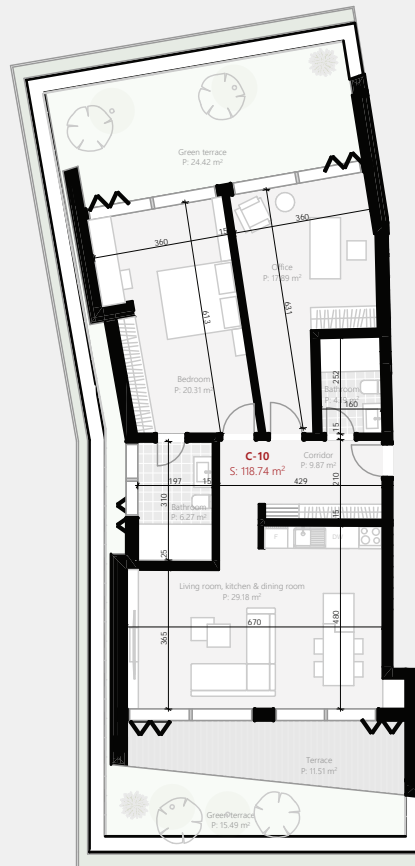
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A - B - C-09 - D - E - F

01. Corridor	10.47 m ²
02. Living Room, Kitchen & Dining Room	25.46 m ²
03. Bedroom	18.97 m ²
04. Bedroom	9.41 m ²
05. Office	16.74 m ²
06. Bathroom	5.57 m ²
07. Bathroom	7.07 m ²
08. Terrace	15.63 m ²

Neto Area:	109.32 m ²
Bruto Area:	132.24 m ²
Green Terrace	32.34 m ²





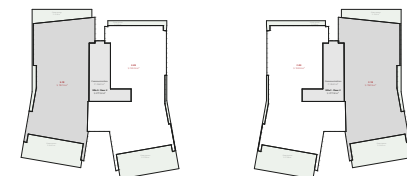
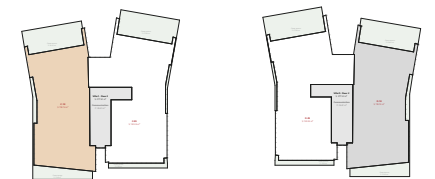
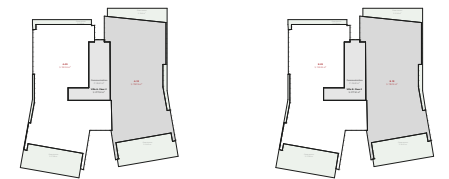
ELITE PREMIUM

YOU DREAM IT. WE BUILD IT.

A - B - C-10 - D - E - F

01. Corridor	9.87 m ²
02. Living Room, Kitchen & Dining Room	29.18 m ²
03. Bedroom	20.31 m ²
04. Office	17.89 m ²
05. Bathroom	4.19 m ²
06. Bathroom	6.27 m ²
07. Terrace	11.51 m ²

Neto Area:	99.22 m ²
Bruto Area:	118.74 m ²
Green Terrace	39.91 m ²



02

RESTAURANT

Interior Visualizations

**Dine in style.
Stay for the feeling.**



**Where the interior is as
tasteful as the cuisine.**





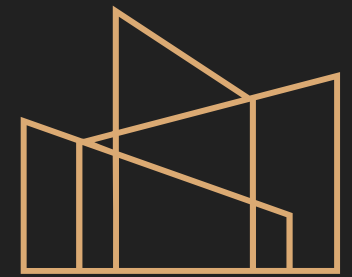
THE TASTE OF ELEGANCE IN A SETTING
OF SERENITY.



02

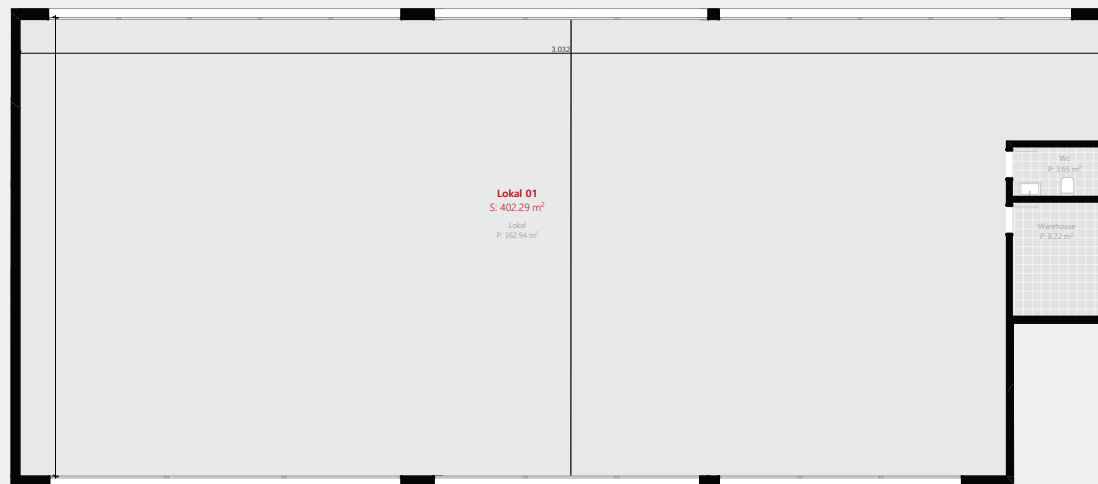
RESTAURANT

Floorplan



ELITE PREMIUM

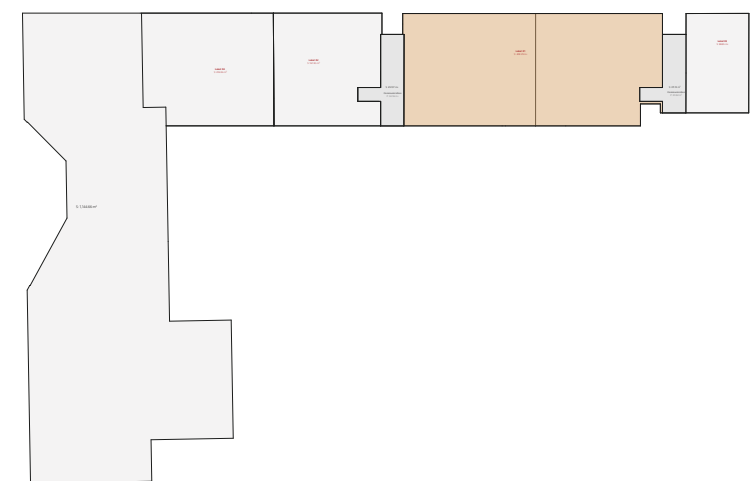
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Local 01

01. Lokal	362.94 m ²
02. Wc	3.65 m ²
03. Warehouse	8.22 m ²

Neto Area:	374.81 m ²
Bruto Area:	402.29 m ²



03

COFFEE SHOP

Interior Visualizations

**A cozy corner to sip,
smile & stay awhile.**

Coffee





COFFEE

ESPRESSO

LATTE

MACCHIATO

MOCHA

HAND POURED COFFEE

TEA



2.5

2.5

3

3.5

4

5

FFEE

5

3.5

Coffee

SANREMO
Green

HANEL

Your daily ritual, framed in
ELEGANCE.



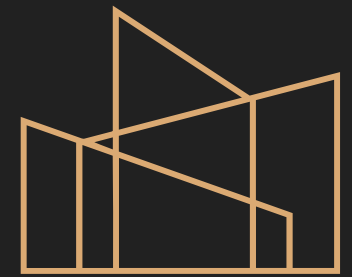


Natural light, warm tones, and perfect brews.

03

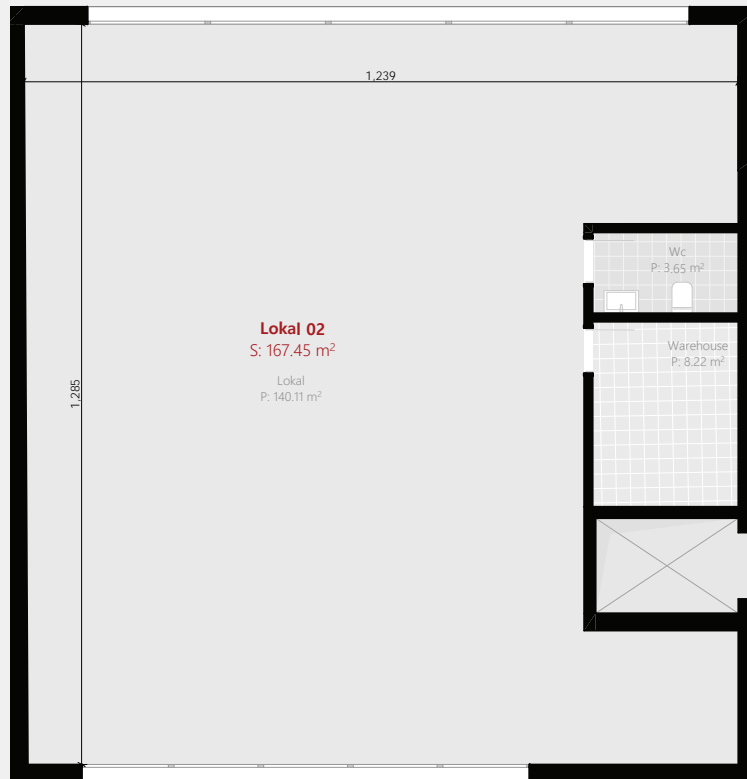
COFFEE SHOP

Floorplan



ELITE PREMIUM

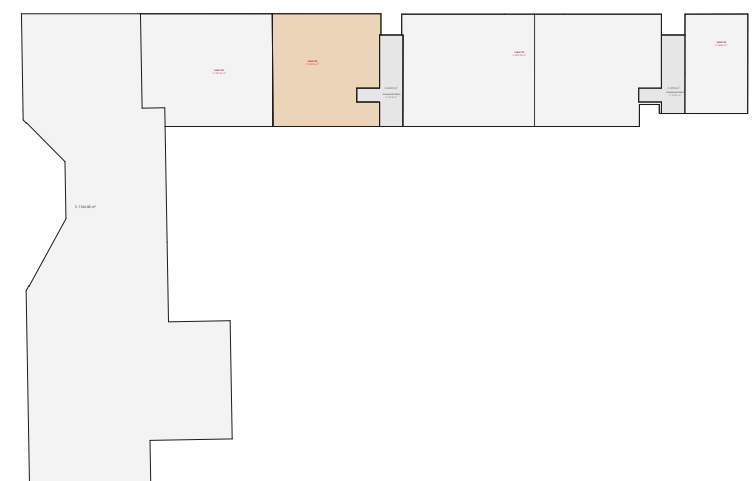
YOU DREAM IT. WE BUILD IT.



Local 02

01. Lokal	140.11 m ²
02. Wc	3.65 m ²
03. Warehouse	8.22 m ²

Neto Area:	151.98 m ²
Bruto Area:	167.45 m ²



04

BAKERY

Interior Visualizations

**Coastal comfort
in every bite.**



*Choose
Your Taste*







EVERY DETAIL FEELS
HOMEMADE.



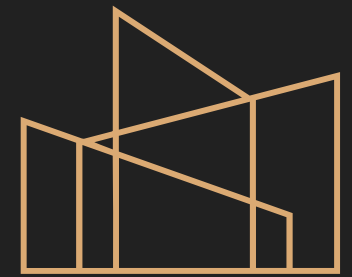


Where every pastry comes with a side of sunshine.

04

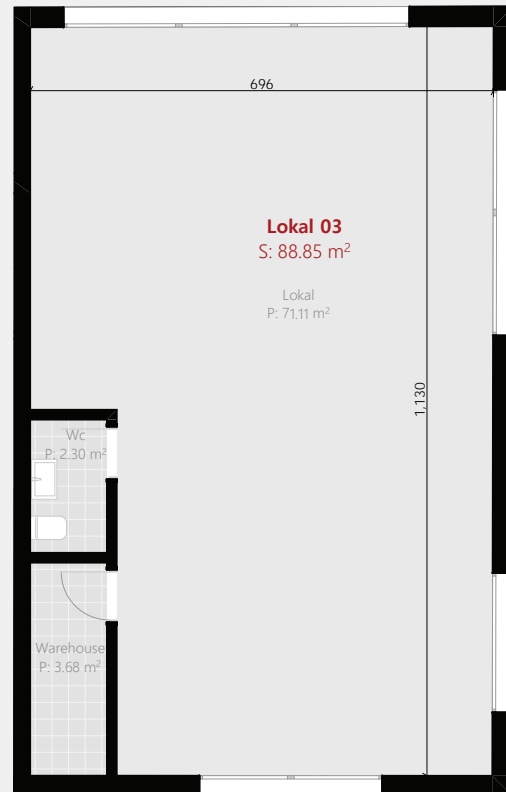
BAKERY

Floorplan



ELITE PREMIUM

YOU DREAM IT. WE BUILD IT.



Lokal 03

01. Lokal	77.11 m ²
02. Wc	2.30 m ²
03. Warehouse	3.68 m ²

Neto Area:	83.09 m ²
Bruto Area:	88.85 m ²



05

CLOTHING STORE

Interior Visualizations

A space
where fashion
feels natural.









Minimal. Coastal. Timeless.



Minimalism with a luxurious soul.



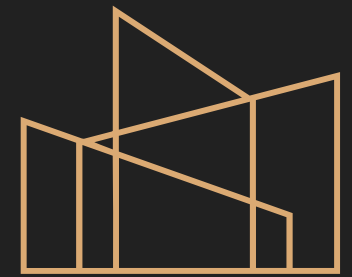




05

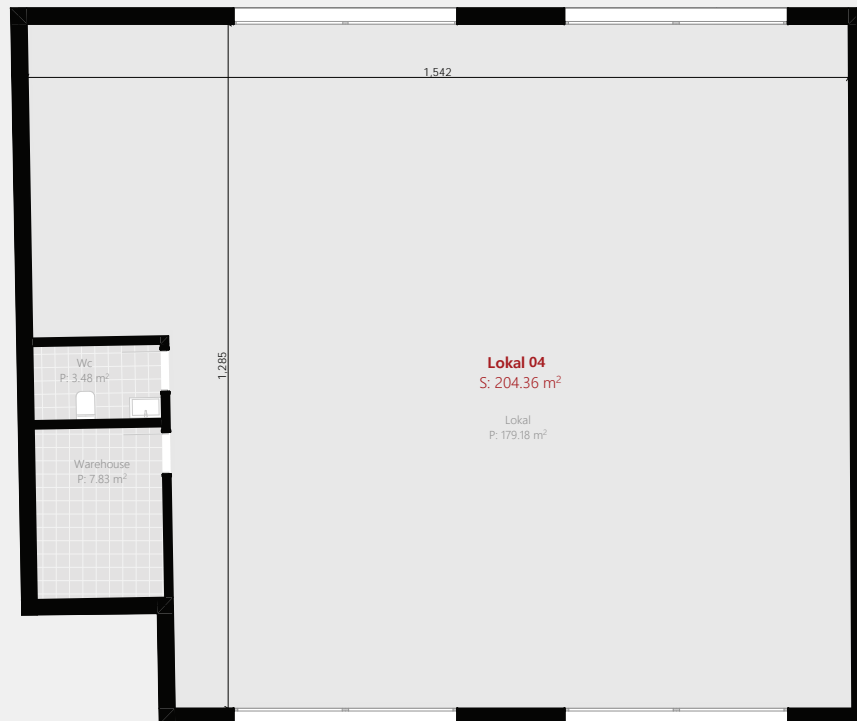
CLOTHING STORE

Floorplan



ELITE PREMIUM

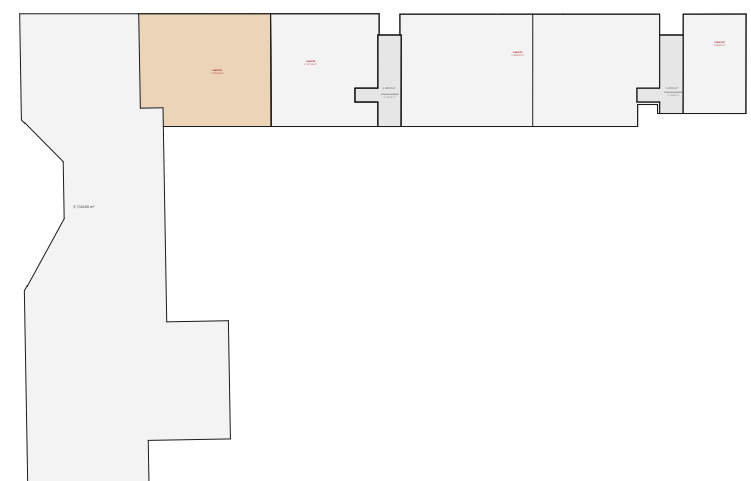
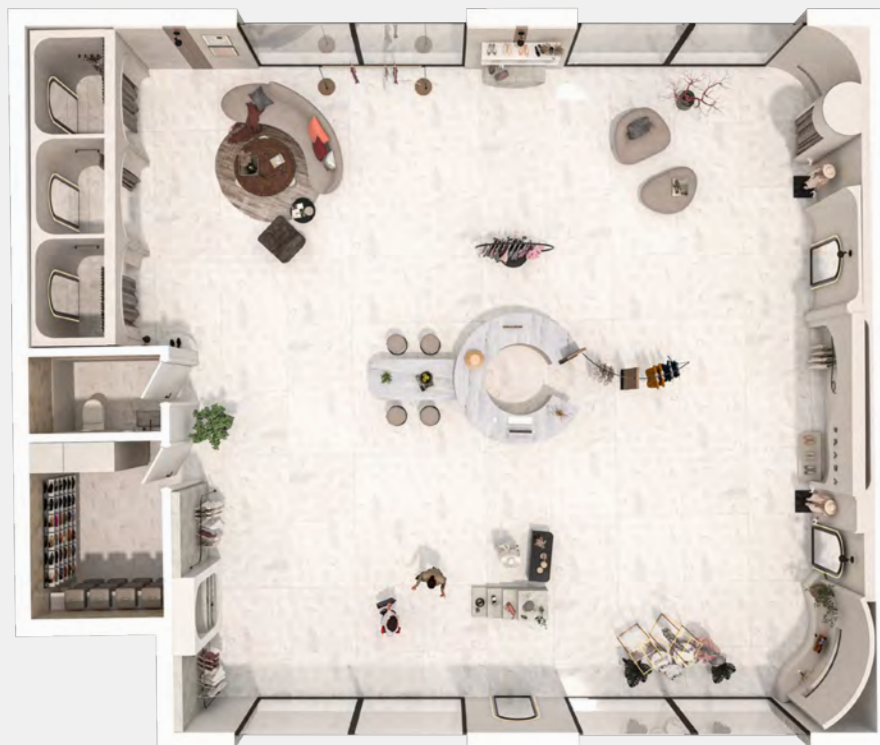
YOU DREAM IT. WE BUILD IT.

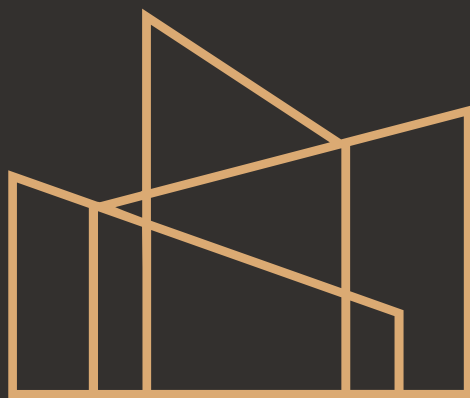


Lokal 04

01. Lokal	179.18 m ²
02. Wc	3.48 m ²
03. Warehouse	7.83 m ²

Neto Area:	190.49 m ²
Bruto Area:	204.36 m ²





ELITE PREMIUM

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THE EPITOME OF LUXURY LIVING

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