BUDVABLUE
apartments



PODKOŠLJUN · BUDVA · MONTENEGRO

A completed residence on the Budva hillside

One- and two-bedroom apartments, ready to move in

THE PROJECT

Finished, and ready to visit

BudvaBlue was completed in June 2025. The two blocks stand around a shared courtyard with an outdoor pool, with a reception at the entrance, a fitness room and an indoor garage beneath Block A.

BudvaBlue is two residential blocks on the green slopes above Budva, on Montenegro's Adriatic coast, with a forested hillside directly behind them and the town and sea below.

June 2025
Completed

2
Blocks, around a shared courtyard

46
Apartments in total

15
Apartments for sale today

≈ 900 m
To the beach





Budva and Sveti Nikola island, seen from above the project

LOCATION

Podkošljun, Budva

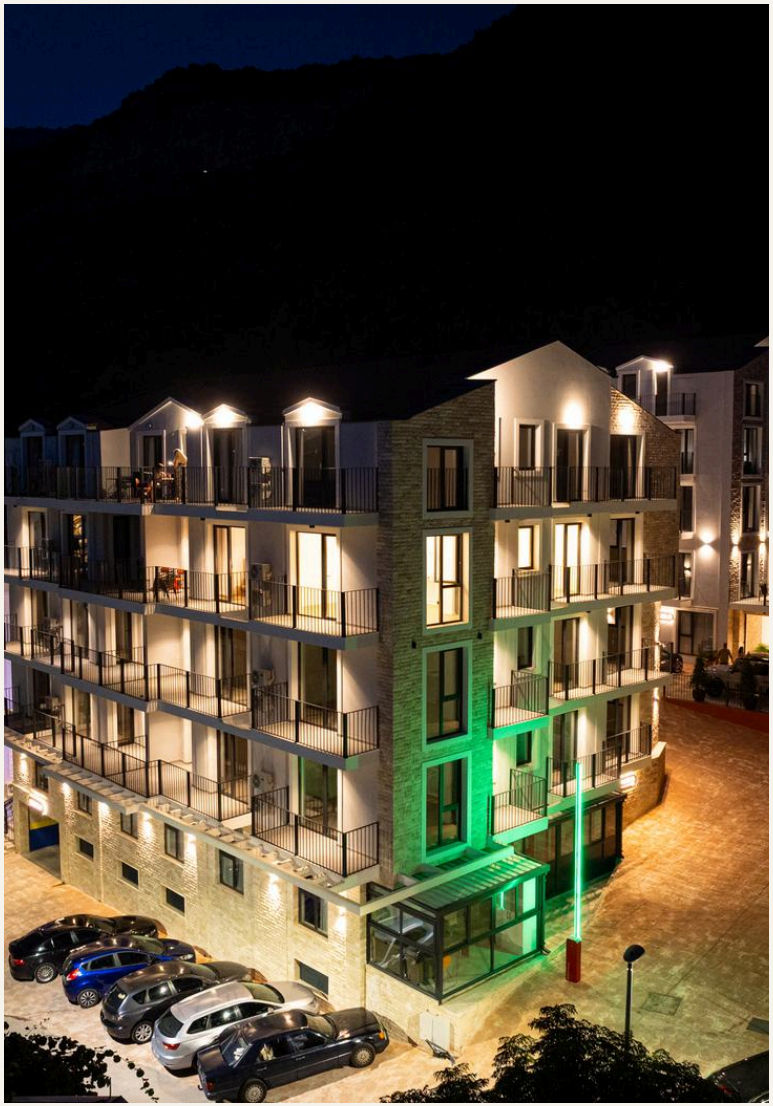
Podkošljun is a residential neighbourhood of Budva on the slopes above the town, near the HDL hypermarket. BudvaBlue stands here, with a forested hillside directly behind the buildings and the town and coast below.

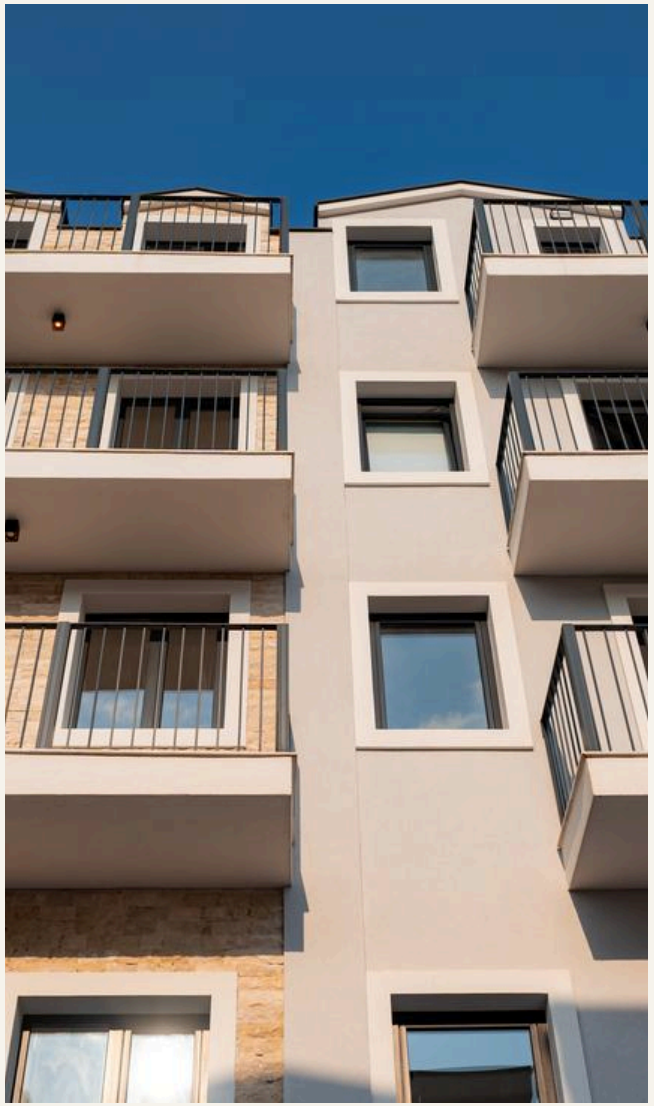
Budva is one of the best-known towns on Montenegro's Adriatic coast and the centre of the Budva Riviera. It is known for its walled Old Town on a small peninsula, its beaches and its long season. Montenegro uses the euro.

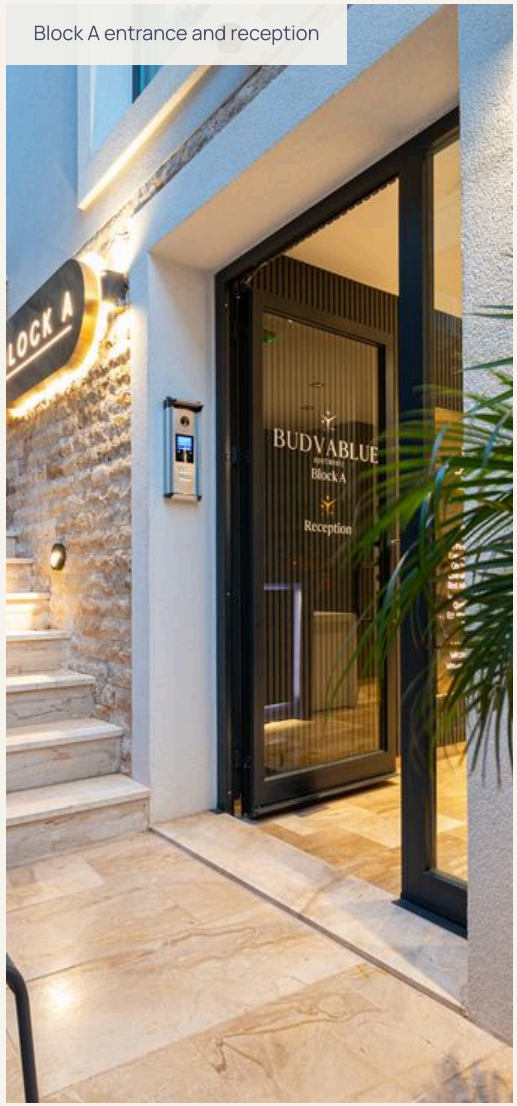
Find us
Topliški put BB, 85310 Budva
Scan for directions

THE BUILDINGS

Two blocks, one courtyard







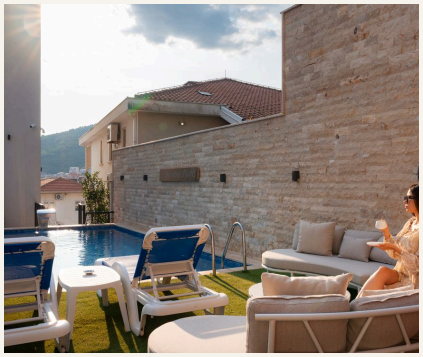
Block A entrance and reception

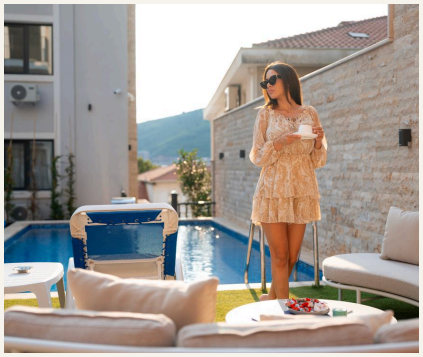
SHARED SPACES

Outdoor swimming pool

The pool sits in the courtyard between Block A and Block B, protected by the buildings on both sides. It is an outdoor pool of 28 m², with sun loungers on the deck: a place for a swim before breakfast or an evening by the water a few steps from your door.

Open air | 28 m² | Courtyard between Block A and Block B







Arriving home



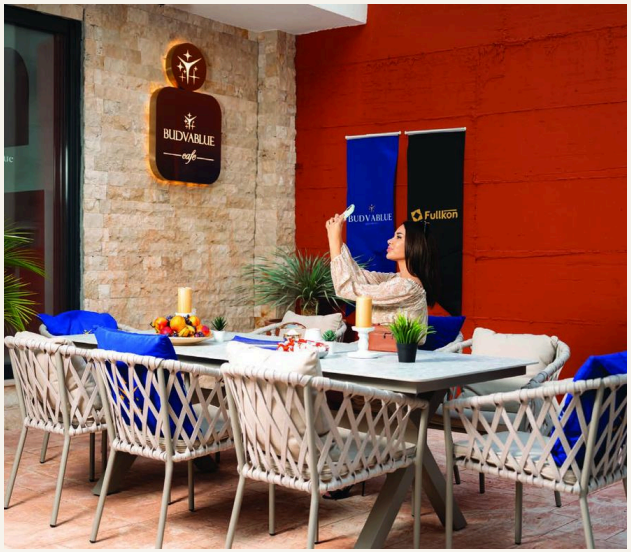
Reception

You enter BudvaBlue through a reception area at the building entrance, finished in the project's blue with marble floors.



Corridors, stairs and lift

Corridors and landings are finished in marble, with soft wall lighting and illuminated floor signs. A lift with a mirrored cabin and a marble staircase link the floors.



BudvaBlue Café

BudvaBlue Café is a lounge for residents, not a commercial café. Make yourself a coffee in the kitchen and take a break, meet your neighbours, or use it for a get-together such as a birthday or a dinner with friends.



Indoor garage beneath Block A

SHARED SPACES

Parking

Outdoor car park

Open-air spaces between Block A and Block B and in front of Block A, free for apartment owners. The shared area between the blocks is signposted “Garage B”; it is open, not a covered garage.

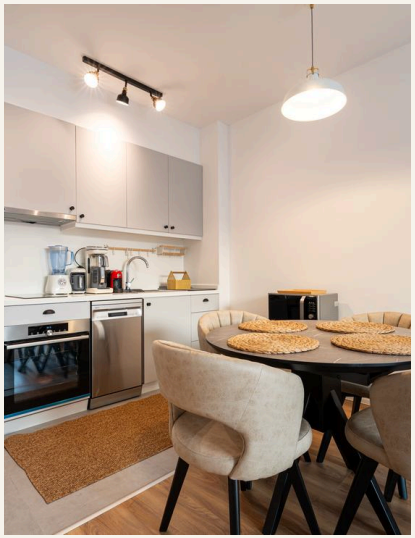
Indoor garage

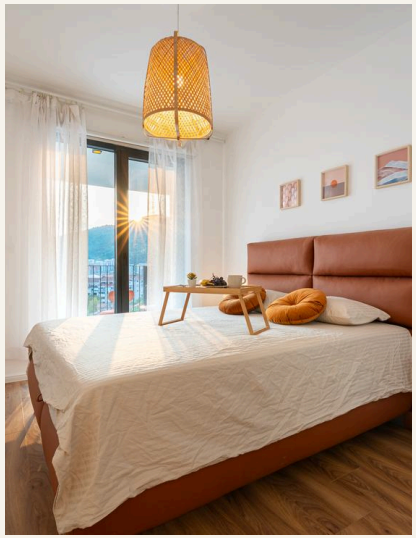
Covered garage beneath Block A with 10 parking spaces, sold separately. Ask the sales team which spaces are available.

Fitness room

The fitness room is inside the building, so a workout does not depend on the weather or a drive across town. It is equipped with cardio equipment and is for residents.









INSIDE THE APARTMENTS

Finishes and equipment

- Elevators
- 24/7 CCTV camera system
- Video intercom
- Steel apartment doors
- Heat- and sound-insulated windows
- Air conditioning
- Laminate wood flooring
- Acrylic panel kitchen cabinets and worktops
- Fully equipped bathrooms with water heaters

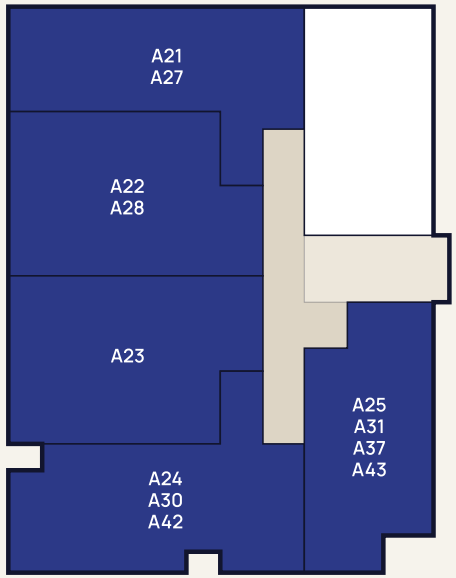
Furnished delivery is possible on request, at extra cost.

Shown: an apartment with the A22 / A23 / A28 layout, photographed furnished.

15 apartments, six floor plans

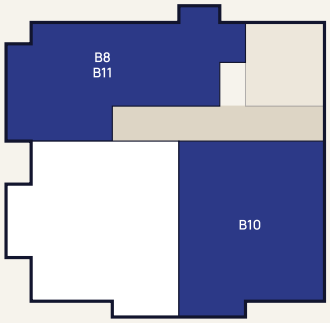
Each layout repeats on every floor in the same position. Highlighted: positions with apartments for sale. Availability as of 27 November 2026.

Block A



4th floor	A42 A43
3rd floor	A37
2nd floor	A27 A28 A30 A31
1st floor	A21 A22 A23 A24 A25

Block B



4th floor	—
3rd floor	B11
2nd floor	B8 B10
1st floor	—



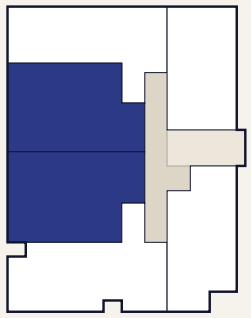
BLOCK A · ONE-BEDROOM APARTMENT

A22 / A23 / A28

1. Entrance hall
2. Living room with open kitchen
3. Bedroom
4. Bathroom
5. Balcony

APARTMENT	FLOOR	NET AREA
A22	1st floor	49.84 m²
A23	1st floor	49.97 m²
A28	2nd floor	49.84 m²

Net area as stated in the title deed; the actual area may be slightly larger. Plan not to scale.



Position on the floor, Block A



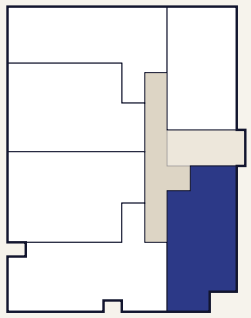
BLOCK A · ONE-BEDROOM APARTMENT

A25 / A31 / A37 / A43

1. Entrance hall
2. Living room with open kitchen
3. Bedroom
4. Bathroom
5. Balcony

APARTMENT	FLOOR	NET AREA
A25	1st floor	39.95 m²
A31	2nd floor	42.60 m²
A37	3rd floor	42.60 m²
A43	4th floor	42.60 m²

Net area as stated in the title deed; the actual area may be slightly larger. Plan not to scale.



Position on the floor, Block A



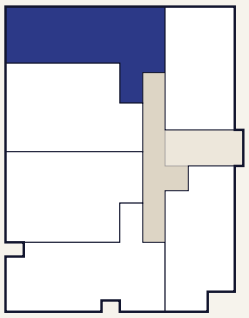
BLOCK A · TWO-BEDROOM APARTMENT

A21 / A27

1. Entrance hall
2. Living room with open kitchen
3. Bedroom
4. Bedroom
5. Bathroom
6. Balcony

APARTMENT	FLOOR	NET AREA
A21	1st floor	46.64 m²
A27	2nd floor	46.64 m²

Net area as stated in the title deed; the actual area may be slightly larger. Plan not to scale.



Position on the floor, Block A



BLOCK A · TWO-BEDROOM APARTMENT

A24 / A30 / A42

1. Entrance hall
2. Living room with open kitchen
3. Bedroom
4. Bedroom
5. Bathroom
6. Balcony
7. Balcony
8. Balcony

APARTMENT	FLOOR	NET AREA
A24	1st floor	51.02 m²
A30	2nd floor	51.02 m²
A42	4th floor	51.02 m²

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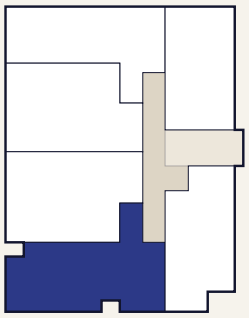


Position on the floor, Block A



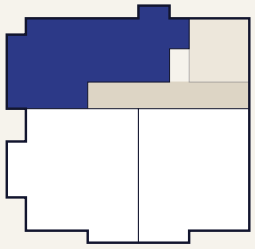
BLOCK B · ONE-BEDROOM APARTMENT

B8 / B11

1. Entrance hall
2. Living room with open kitchen
3. Bedroom
4. Bathroom
5. Balcony
6. Balcony

APARTMENT	FLOOR	NET AREA
B8	2nd floor	36.16 m²
B11	3rd floor	36.16 m²

Net area as stated in the title deed; the actual area may be slightly larger. Plan not to scale.



Position on the floor, Block B



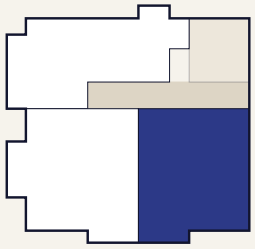
BLOCK B · TWO-BEDROOM APARTMENT

B10

1. Entrance hall
2. Living room with open kitchen
3. Bedroom
4. Bedroom
5. Bathroom
6. Balcony

APARTMENT	FLOOR	NET AREA
B10	2nd floor	41.67 m²

Net area as stated in the title deed; the actual area may be slightly larger. Plan not to scale.



Position on the floor, Block B



From a third-floor balcony in Block A. Views differ by block, floor and apartment.

WHO YOU SPEAK TO

Sold directly by the project owner

BudvaBlue was developed and built by Fullkon Group, the company through which Emre Group operates in Montenegro. When you write to BudvaBlue you reach the project's own sales team, not an intermediary. Emre Group has been developing residential projects in Turkey since 1995.

Fullkon Group

Emre Group's company in Montenegro and the builder of BudvaBlue.

Emre Group

Emre Group, Istanbul: residential projects in Turkey since 1995.

BUDVABLUE
apartments

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Plans, photos and the current list of apartments for sale
budvablue.com

Photographs show the completed buildings. Floor plans are illustrative and not to scale. Net areas are as stated in each apartment's title deed; actual areas may be slightly larger. Availability as of 27 November 2026 and subject to change. Prices are shared on request by the sales team. This brochure is not an offer or a contract.