



# MOUNTAIN RETREAT BY DUKLEY

## Phase II

*Nature. Community. Return.*





# PROJECT EVOLUTION

Mountain Retreat by Dukley is more than a resort.  
It is the creation of a new-generation mountain lifestyle  
cluster in Kolašin.

## Phase I - Successfully Delivered

- Boutique mountain residences delivered
- Low-density, privacy-focused concept established
- Architecture harmonized with nature
- Dukley premium service standards implemented

## Phase II — Approved and Entering Launch Phase

- Signature restaurant concept
- Event center and social spaces
- Extended family and leisure infrastructure
- Lifestyle and wellness facilities

Mountain Retreat is entering its next chapter of growth.

Phase II



## NEW INFRASTRUCTURE — EXPANDING THE PROJECT'S VALUE

*Mountain Retreat  
becomes a true mountain  
destination hub.*



Glamping cabins (a new accommodation format)



Event center for weddings, retreats, and business gatherings



Outdoor pool



Expanded parking facilities



Two children's playgrounds



The only dedicated dog playground in Kolašin



New restaurant (opening May 2026)



Direct access to equipped hiking trails

# SIGNATURE RESTAURANT — THE HEART OF THE RESORT



**Opening: May 2026**

**Concept:**

- Contemporary Italian fusion cuisine with authentic wood-fired tradition
- Seasonal menu built around premium local organic produce
- Refined après-ski atmosphere transitioning into vibrant evening social life

**Unique Positioning in Northern Montenegro**

- Italian culinary artistry with authentic wood-fired heritage
- Seasonal ingredients, locally sourced and thoughtfully curated
- A seamless transition from alpine elegance to elevated evening gatherings



# GLAMPING — A NEW WAY TO EXPERIENCE MOUNTAIN LIVING

## Nature. Privacy. Refined Comfort.

Glamping at Mountain Retreat offers the opportunity to wake up surrounded by mountains, hear the silence of the forest, while maintaining Dukley's premium service standards. This is not just additional accommodation. It is a new living experience.

### Who is it for?

#### For guests seeking:

- Digital detox
- Yoga and wellness retreats
- Romantic weekends
- A “slow living” format
- Privacy without isolation

#### It is a year-round format:

In winter — an alternative to traditional accommodation. In summer — a premium outdoor experience.

#### For property owners:

- Additional guest flow to the complex
- Increased overall property value
- Extended seasonality
- Higher infrastructure utilization

#### Glamping:

- Makes Mountain Retreat multi-format
- Attracts a younger international audience
- Creates an Instagram-friendly environment
- Increases operational profitability

## EVENT CENTER — A MOUNTAIN RESIDENCE FOR MEANINGFUL GATHERINGS

**A space where people connect,  
celebrate, and create.**

**Mountain Retreat is more than a resort — it is a destination  
designed for unforgettable events in the heart of northern  
Montenegro.**

The Event Center is designed for:

- Mountain weddings with panoramic views
- Private celebrations and milestone events
- Wellness and mindfulness retreats
- Creative workshops and artistic residencies
- Boutique conferences and B2B gatherings
- Exclusive closed-format events

*This is not just a venue.  
It is a new standard for gatherings in  
northern Montenegro.*

### **Why it elevates the destination:**

- A year-round event venue in the mountains
- Unique atmosphere combining nature and architecture
- A rare setting for intimate yet large-scale gatherings
- Attraction of international and regional audiences
- Enhanced prestige of the entire complex

Mountain Retreat becomes one of the few venues in northern Montenegro offering this scale and format.

### **Who is it for?**

- Atmospheric mountain weddings
- Family celebrations
- Wellness and yoga retreats
- Elegant private events
- Leadership and creative retreats
- Team retreats
- Strategy sessions in an inspiring setting
- Boutique business events

# ACTIVE LIFESTYLE — MOUNTAINS AS PART OF EVERYDAY LIFE

## Live inside nature, not next to it.

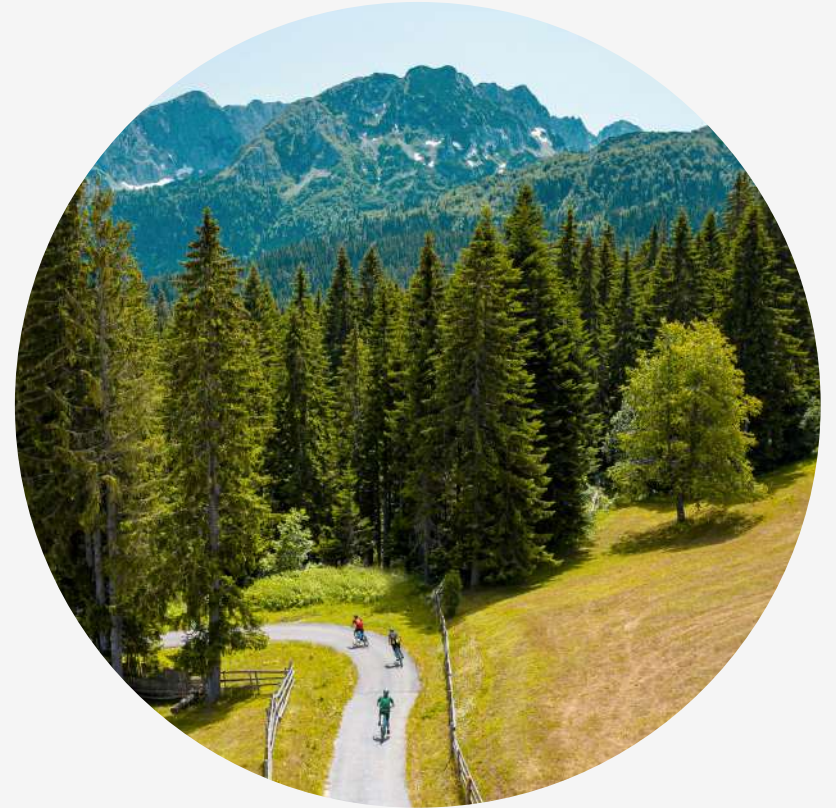
Phase II provides direct access to equipped hiking trails.  
Step out of your residence — and you are already on the route.

## Dukley Activity Ecosystem:

**An exclusive collection of curated experiences available to guests and owners through our trusted local partnerships:**

- Scenic horseback expeditions through untouched mountain terrain
- Guided ATV and off-road mountain adventures
- White-water rafting on the Tara River
- Golf at the Lipovo course
- Curated yoga and wellness retreats
- Open-air fitness and breathing sessions

**A seamless extension of the residence - where nature, sport, and well-being become part of everyday life.**



# MULTI-FORMAT LIVING — A PROJECT THAT ADAPTS TO YOU

## One complex — multiple life scenarios.

Mountain Retreat Phase II is designed as a flexible environment that responds to different needs of guests and owners.

### Events, Retreats & Gatherings

- Destination weddings and private celebrations
- Wellness and mindfulness retreats
- Creative residencies and workshops
- Boutique conferences and curated B2B events
- Brand launches and exclusive gatherings
- Leadership retreats and strategy sessions
- Cultural and art events

### Seasonal Living & Active Escape

- Yoga retreats and wellness programs
- Digital detox
- Ski and winter sports seasons
- Sports and mountain routes
- Family holidays
- Romantic getaways
- Adventure-focused stays
- Remote work in nature



Phase II



# FAMILY ENVIRONMENT & PET-FRIENDLY CONCEPT

**A multi-generational alpine community designed for year-round living.**

Mountain Retreat Phase II creates a secure, comfortable, and nature-integrated environment for families, children, and pets combining privacy, safety, and outdoor freedom.

## **A Refined Space for Modern Families**

- Architecturally integrated children's playgrounds designed with natural materials
- Fully gated, private territory with discreet security
- Car-restricted internal areas for enhanced tranquility
- Landscaped walking paths and forest surroundings
- Calm, low-density environment ensuring privacy
- Spacious layouts ideal for pet owners
- Scenic mountain walking routes directly from the residence



# KEY OWNERSHIP ADVANTAGES

A structured investment opportunity combined with lifestyle privileges.

## Guaranteed Return Program

- 8% annual return guaranteed for 3 years
- Predictable income structure
- Reduced construction risk

## Limited Availability of villas

- Only 9 units remaining
- Exclusive low-density inventory
- Entry at a confirmed growth stage

## Flexible Payment Options & EU Perspective

- Montenegro's planned EU accession
- Residence permit available upon property purchase
- Cryptocurrency accepted



## Dukley Loyalty Club Access

All villa owners receive full access to the Dukley ecosystem:

- 15 complimentary nights annually across Dukley properties (Dreams – Tivat | Gardens – Budva | Residences – Budva)
- 10% privileges at restaurants, SPA, and accommodation
- 24/7 priority concierge and service assistance

Ownership extends beyond one address — into a curated lifestyle network across Montenegro.

# SUMMER SEASON – 100% PRE-BOOKED

International demand is confirmed. The project is expanding in response to market interest.

## What This Means for Villa Buyers:

- Demand is already validated
- The destination is gaining momentum
- Limited villas remain available
- Entry at this stage precedes the next growth phase
- As the project evolves, availability naturally decreases.
- Ownership today means positioning ahead of the next chapter.

Limited villas remain — contact our sales team for availability and pricing.

