



BOULEVARD

BEYOND YOUR EXPECTATIONS

*Building 2*

Bellevue  
— RESIDENCE —





Bellevue  
— RESIDENCE —

Live *Brilliantly*  
Dream *Boldly*





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# Welcome to Bellevue

— RESIDENCE —



Where architectural innovation and unparalleled quality converge to offer a premier investment opportunity. Developed by a Swiss company, our complex is a testament to cutting-edge design, comfort, and sustainability.

Bellevue Residence features two residential buildings, offering a diverse selection of seven accommodation types: Penthouses, studios, one-bedroom, and two-bedroom apartments. These thoughtfully designed units cater to both families and individuals, providing a range of options to suit various lifestyles.

For the first time in Dobra Voda, homeowners can experience unparalleled benefits that elevate everyday living to a new level. Bellevue Residence is more than just a home; it's a unique sanctuary where comfort, security, and exclusivity converge to create an exceptional living experience. Discover a place where every detail is crafted to enhance your daily life, offering a complete sense of well-being and refinement.



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# Exceptional Amenities



Bellevue Residence offers residents easy access to a variety of amenities that promote a healthy, fulfilling lifestyle and a safe living environment.



Camera surveillance



Smart home



Private parking



Fitness facility



Private pool



Maintenance



500m from the beach



Security





Dobra Voda, district of Bar, which stands out in tourism with its 270 days of sunshine a year, and in trade with the country's only commercial port, is also Montenegro's most popular sea city. While tourists stay in the country for an average of 5 days, they stay in Bar for an average of 9 days. In Montenegro, you can go to Italy only by car ferry from Bar. Bar is the only sea city connected with Europe by railway. The last stop of the European highway project is again Bar. Likewise, the 'Ultra High-Speed Train' project, which is planned to be completed within 10 years, will extend to Bar by rail. Therefore, Bar draws attention as the region with the highest premium with an annual real estate valuation rate of 20 percent in the country. Montenegro where every corner is appreciated, is a center of attraction for investors all over Europe.



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*Discover*  
Your new home in  
*Montenegro*

Luxury, Technology, and Profitability

A Prestigious Location with Cutting-Edge Technology  
and Assured Profitability

Imagine a place where comfort, security, and technology unite to offer an exceptional quality of life. Welcome to our new real estate development in Montenegro, crafted by a renowned Swiss company known for precision and reliability.



# Why Bellevue — RESIDENCE —

With the luxury seaside property market booming, Bellevue Residence promises secure profitability and strong potential for appreciation.

Each apartment features a smart home system and smart key access, ensuring modern convenience and security that attract discerning renters and buyers.

Our attention to detail, with high quality tiling, combined with high ceilings and large windows, creates a premium living environment that stands out in the market.

High-quality insulation, air conditioning, and solar panels make Bellevue Residence an eco-friendly choice, reducing operating costs and appealing to environmentally-conscious tenants.

Enjoy breathtaking sea views from every residence, offering a serene and inspiring atmosphere that enhances rental and resale value.

Invest in Bellevue Residence and secure your place in one of the most sought-after luxury seaside developments. Discover a profitable opportunity where innovation, quality, and sustainability meet.





# Bellevue

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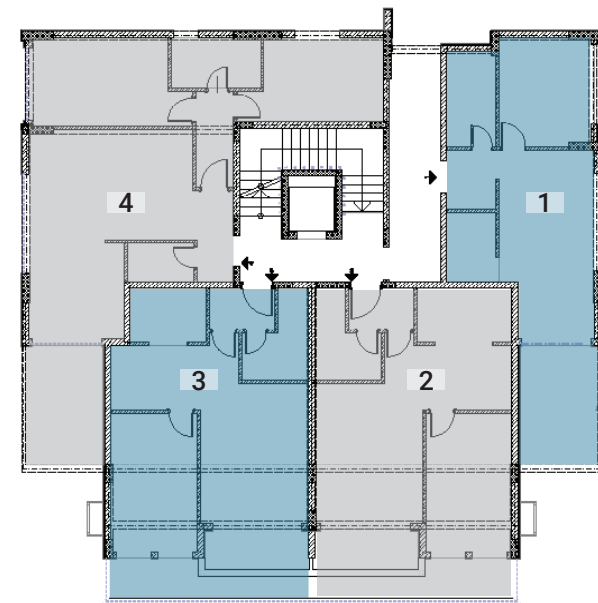




# *A Selection of* Exceptional Residences



1<sup>st</sup> floor



Apartment structure:  
no. 1 (one bedroom)  
no. 2 (one bedroom)  
no. 3 (one bedroom)  
no. 4 (two bedroom)



2<sup>nd</sup> floor



Apartment structure:  
no. 5 (one bedroom)  
no. 6 (one bedroom)  
no. 3 (one bedroom)  
no. 4 (two bedroom)

3<sup>rd</sup> floor



Apartment structure:  
no. 5 (one bedroom)  
no. 6 (one bedroom)  
no. 3 (one bedroom)  
no. 4 (two bedroom)



4<sup>th</sup> floor



Apartment structure:  
no. 5 (one bedroom)  
no. 6 (one bedroom)  
no. 3 (one bedroom)  
no. 4 (two bedroom)

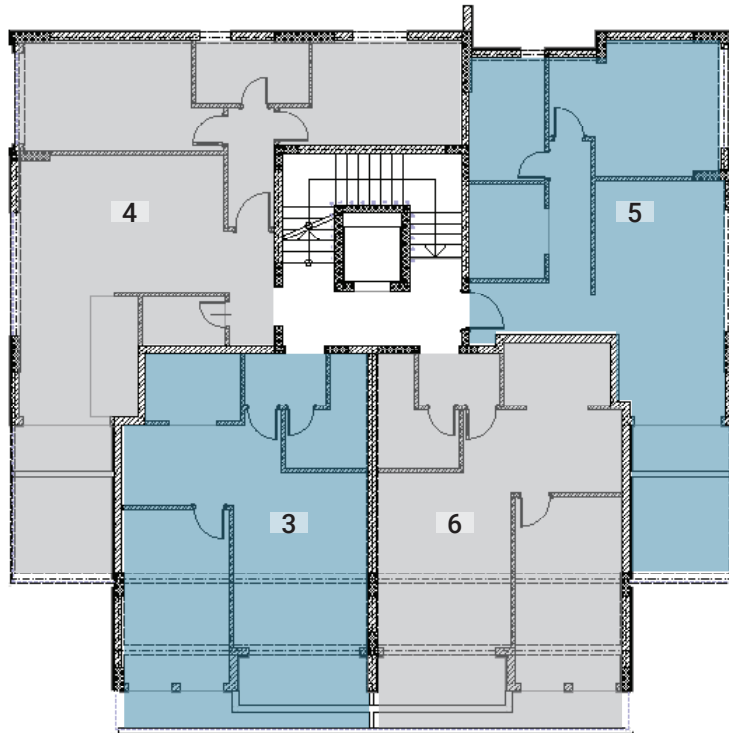
5<sup>th</sup> floor



Apartment structure:  
no. 5 (one bedroom)  
no. 6 (one bedroom)  
no. 3 (one bedroom)  
no. 4 (two bedroom)

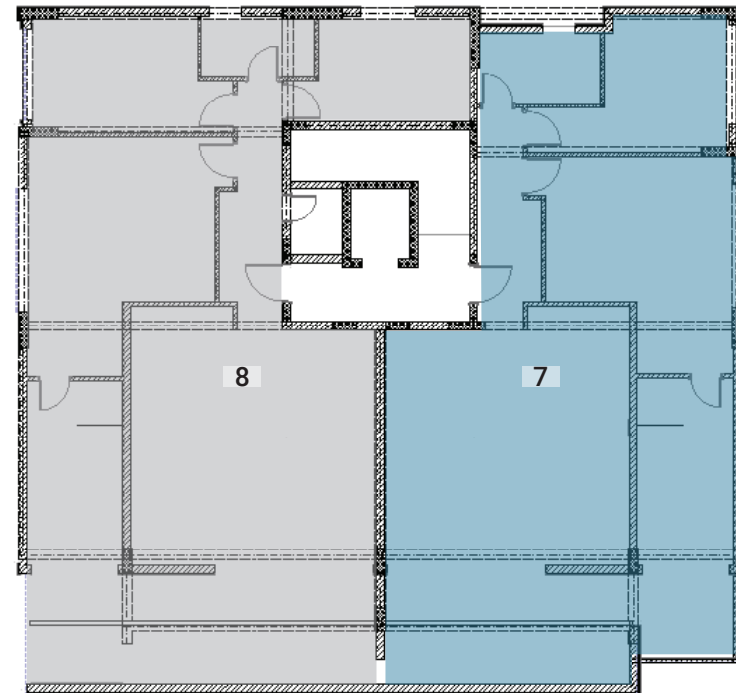


6<sup>th</sup> floor



Apartment structure:  
no.5 (one bedroom)  
no. 6 (one bedroom)  
no. 3 (one bedroom)  
no. 4 (two bedroom)

7<sup>th</sup> floor



Apartment structure:  
no.7 (2 bedroom penthouse)  
no.8 (3 bedroom penthouse)



## One Bedroom

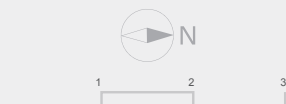
No:  
01

Level:  
01

### Internal Areas

1. Entrance	2.91m <sup>2</sup>
2. Bathroom	4.63m <sup>2</sup>
3. Bedroom	9.64m <sup>2</sup>
4. Living area	16.89m <sup>2</sup>
5. Kitchen	3.49m <sup>2</sup>
6. Balcony	9.70m <sup>2</sup>

Total 47.26 m<sup>2</sup>



Entrance ➡





One Bedroom

No:  
02

Level:  
01

Internal Areas

1. Entrance	2.67m <sup>2</sup>
2. Bathroom	4.48m <sup>2</sup>
3. Bedroom	11.83m <sup>2</sup>
4. Livign area	22.45m <sup>2</sup>
5. Kitchen	5.28m <sup>2</sup>
6. Balcony	8.90m <sup>2</sup>

Total 55.61 m<sup>2</sup>





## One Bedroom

No:  
03

Level:  
01-06

### Internal Areas

1. Entrance	2.67m <sup>2</sup>
2. Bathroom	4.48m <sup>2</sup>
3. Bedroom	11.83m <sup>2</sup>
4. Living area	22.34m <sup>2</sup>
5. Kitchen	4.20m <sup>2</sup>
6. Balcony	8.90m <sup>2</sup>

Total 54.42 m<sup>2</sup>





## Two Bedroom

No:  
04

Level:  
01-06

### Internal Areas

1. Entrance	3.33m <sup>2</sup>
2. WC	2.63m <sup>2</sup>
3. Corridor	3.60m <sup>2</sup>
4. Living area	23.68m <sup>2</sup>
5. Kitchen	3.72m <sup>2</sup>
6. Bathroom	4.48m <sup>2</sup>
7. Bedroom	12.66m <sup>2</sup>
8. Bedroom	10.72m <sup>2</sup>
9. Balcony	9.70m <sup>2</sup>

Total 74.52 m<sup>2</sup>





One Bedroom

No:  
05

Level:  
02-06

Internal Areas

1. Entrance	7.91m <sup>2</sup>
2. Bathroom	5.89m <sup>2</sup>
3. Bedroom	12.97m <sup>2</sup>
4. Living area	18.39m <sup>2</sup>
5. Kitchen	4.63m <sup>2</sup>
6. Balcony	9.70m <sup>2</sup>

Total 59.49 m<sup>2</sup>



Entrance ➡





One Bedroom

No:  
06

Level:  
02-06

Internal Areas

1. Entrance	2.67m <sup>2</sup>
2. Bathroom	4.48m <sup>2</sup>
3. Bedroom	12.64m <sup>2</sup>
4. Livign area	22.69m <sup>2</sup>
5. Kitchen	4.50m <sup>2</sup>
6. Balcony	8.90m <sup>2</sup>

Total 55.88 m<sup>2</sup>





Two Bedroom

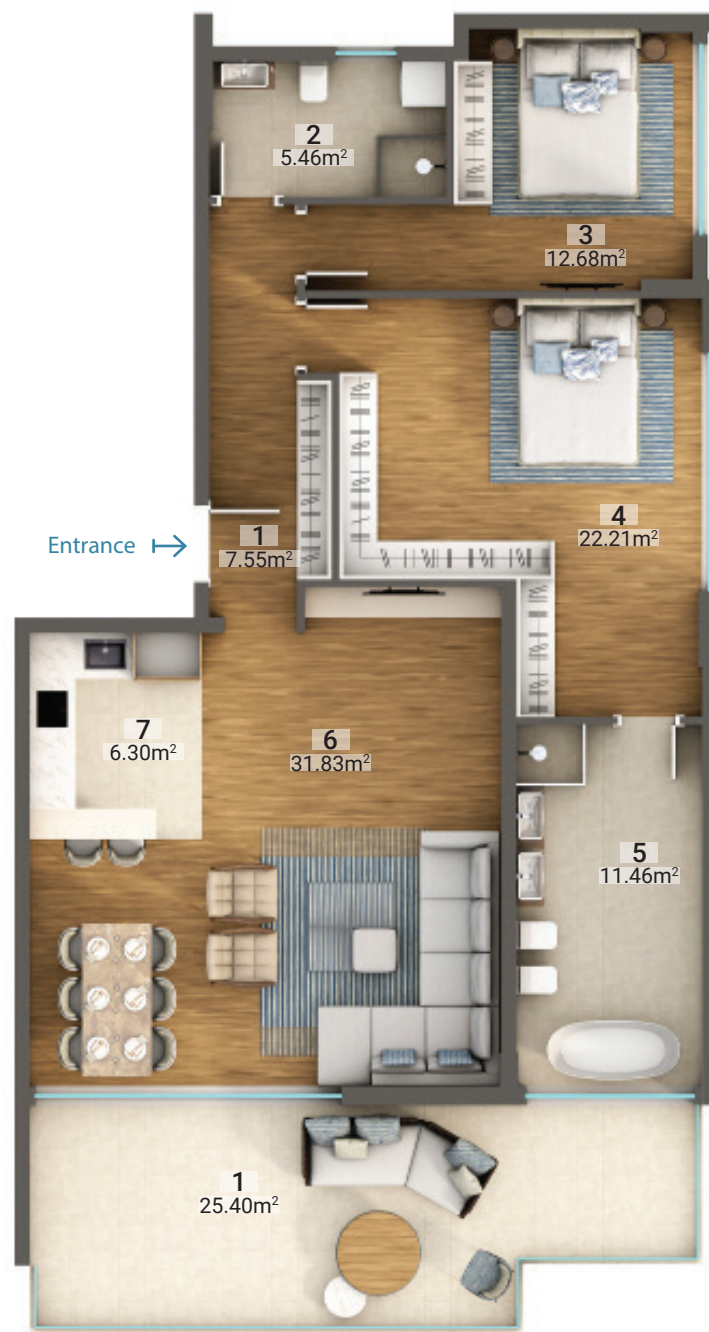
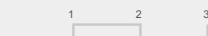
No:  
07

Level:  
07

Internal Areas

1. Entrance	7.55m <sup>2</sup>
2. Bathroom	5.46m <sup>2</sup>
3. Bedroom	12.68m <sup>2</sup>
4. Bedroom	22.21m <sup>2</sup>
5. Bathroom	11.46m <sup>2</sup>
6. Living area	31.83m <sup>2</sup>
7. Kitchen	6.30m <sup>2</sup>
8. Balcony	25.40m <sup>2</sup>

Total 122.9m<sup>2</sup>





## Three Bedroom

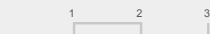
No:  
08

Level:  
07

### Internal Areas

1. Entrance	7.22m <sup>2</sup>
2. Bathroom	4.31m <sup>2</sup>
3. Bedroom	10.83m <sup>2</sup>
4. Bedroom	13.18m <sup>2</sup>
5. Bedroom	24.91m <sup>2</sup>
6. Bathroom	11.27m <sup>2</sup>
7. Living area	31.83m <sup>2</sup>
8. Kitchen	6.30m <sup>2</sup>
9. WC	2.14m <sup>2</sup>
10. Balcony	27.30m <sup>2</sup>

Total 139.3 m<sup>2</sup>





See for  
*yourself*  
Visit our Model Apartment



Contact us now:

Visit our sales office today to explore our model apartments and discuss your project with our specialized advisors. We will guide you through every step to ensure your complete satisfaction.

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For more information or to schedule a visit, do not hesitate to contact us. We are eager to help you find the perfect home, where luxury and technology meet.





















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