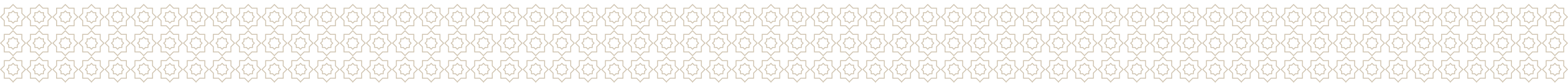




DUKLEY
HOTEL & RESORT

The New Mediterranean





Welcome to The New Mediterranean

Nestled into the lushly landscaped gardens and mature pine, cypress and olive groves of the Zavala Peninsula in Budva (Montenegro), Dukley Hotel & Resort indulges its guests with the privileges of a five-star hotel; an enviable locale with chic facilities, comprehensive service and attentive staff.

We offer complete privacy with sweeping views of the Adriatic sea, direct access to the coastal estate's exclusive beachfront, and a selection of stylish drink and dining venues.



EXPERIENCE EXCELLENCE. LUXURIATE IN PRIVACY.

We have created a place where you can truly replenish yourself, a place where you will feel like you are a part of an exceptional world, but with the comfort and convenience as if you were right at home. With a total of 65 rooms and residences, each one of them is designed to exude a distinctive setting and vibe. Our intention is to offer a place you can call your own, regardless of your purpose for travel.





RELAX WITHIN WONDER HOME

Created to overcome five-star luxury in terms of design and equipment, our spacious residences are, first of all, spaces of serenity and relaxation.

Unity with divine landscape and breathtaking views are enabled by vast glass surfaces, while absolute privacy and tranquility are preserved.

Contemporary and elegant interiors are conceived with distinctive attention to the last detail, from finest premium furnishings and fittings to prestigious equipment, furniture and bathroom amenities, all sourced from luxurious European brands.

ONE-BEDROOM / ONE-BEDROOM DELUXE

RESIDENCES



Designed for adventurous travelers and couples, our One-Bedroom residences are available in extra comfort, throughout 80 m² - 155 m² sizes.

With capacity for 2 adults and one kid, it also represents flexible option for families and business travels.

The experience is enhanced with stunning full or partial Sea View that you can indulge in from your terrace.



TWO-BEDROOM / TWO-BEDROOM DELUXE RESIDENCES



Lose yourself in the luxury of being pampered in our spacious Two-Bedroom (110-130 m²) and lavish Two-Bedroom Deluxe (130-175 m²) residences, where tranquility and comfort are there to fulfill your day.

They are an ideal choice for large families or groups seeking for luxurious setting for a vacation of a lifetime. Large terraces and unobstructed panoramic views are there to help you embrace the natural surroundings of our Pinewood forests and the astonishing Adriatic Sea as you put your mind at ease.



THREE-BEDROOM RESIDENCES

✿ If you are seeking the exceptional, our Three-Bedroom residences boast immaculate opulence and expansive footage with a terrace that offers a stunning view of the Adriatic Sea.

✿ Three master bedrooms feature luxurious queen size beds and large walk-in closets, as well as ensuite bathrooms with spacious showers.

✿ The living room offers an additional sleeping option for a child with a comfortable sofa bed.



FOUR-BEDROOM RESIDENCES



Get the ultimate holiday experience at one of our Four-Bedroom Residences, designed for your utmost comfort.

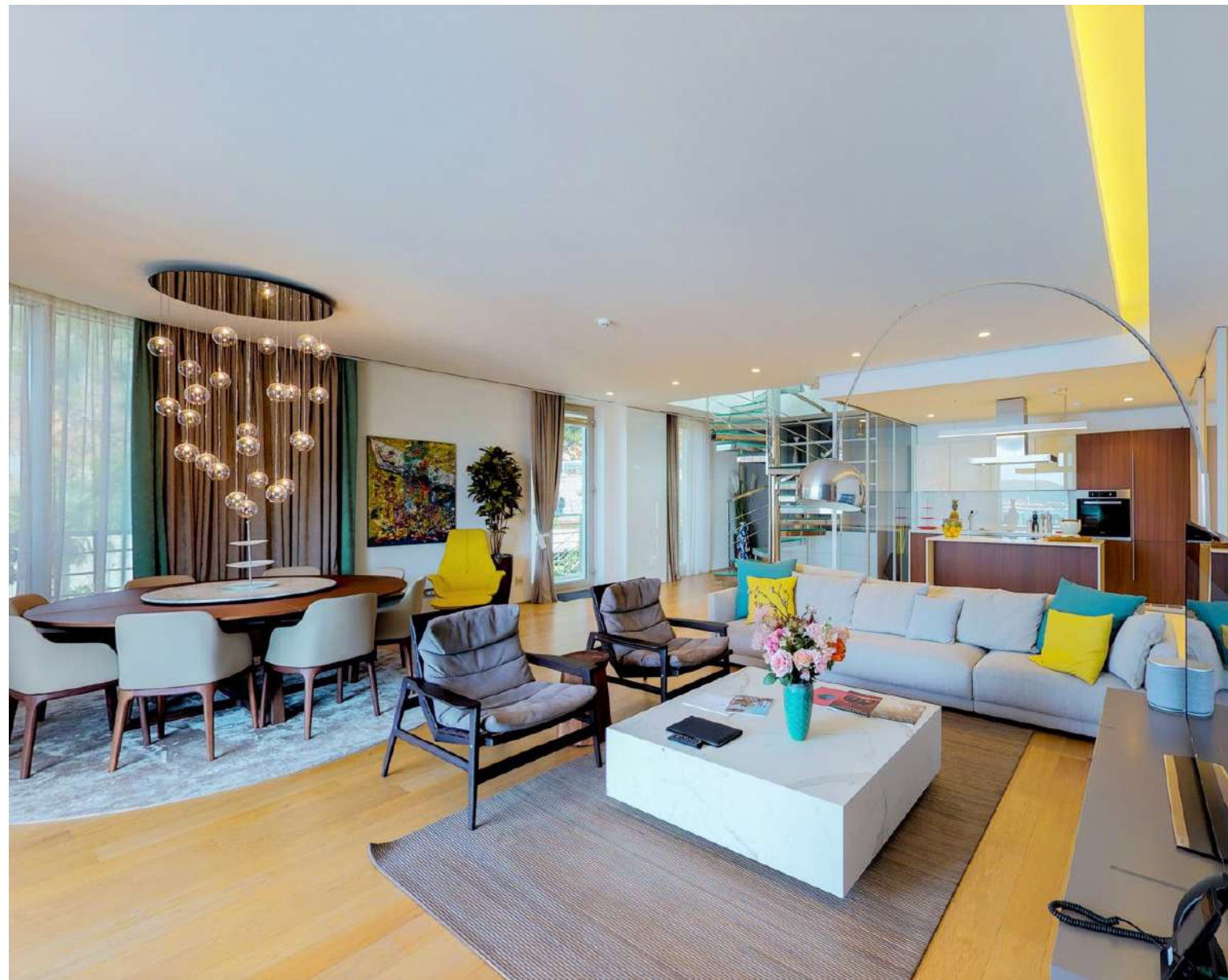
Ideal for large families and groups, Four-Bedroom Residences offer much-needed space for you to reunite and reconnect with your loved ones, space for you to create a lifetime of memories.



PENTHOUSE RESIDENCES

Elevate your stay in Montenegro and indulge in the ultimate luxury experience in one of our sprawling, opulent Penthouse Residences (300-500 m²).

Our Penthouses are ideal for couples and families, whether after the perfect wedding, as the ideal honeymoon comes along or for the imminent and extravagant family getaway amidst the inspiring views of the Budva Riviera.





INFINITY HOTEL BY DUKLEY

Alongside uniquely designed luxury residences of the Dukley Hotel & Resort, our 5* Infinity Hotel by Dukley adds to the exclusive offer of the Zavala peninsula with its 15 elegant and spacious rooms.

Perched atop the highest point of the Zavala, Infinity Hotel by Dukley boasts breathtaking views over Budva and Bečići, as well as an enticing blend of luxury, opulence and Dukley's signature style.

ROOM CATEGORY:

Club room	sea view with terrace
Deluxe room	sea view with terrace
Deluxe room	sea view without terrace
Comfort room	sea view with terrace
Comfort room	sea view without terrace
Superior room	garden view without terrace

Room size: 26-58 m²

LEISURE AT WONDER COAST

At Dukley Hotel & Resort our goal is to create an all-around unique and fulfilling experience for all of our guests, ensuring that each day is a new enlightenment.

Alongside the spacious and elegant interiors, wisely using what nature has provided, we have created unique places of indulgence to ensure that no moment is wasted - 3 private beaches, infinity pool, 3 restaurants with different cuisines, conference hall, up to 7 unique event venues, art gallery, creative studio, kindergarten and kids club, Pilates and yoga studio and much more.





DUKLEY SEAFRONT RESTAURANT

An ultimate dining experience

Our award-winning restaurant is conceived to introduce Fresh & Fine Food concept with its outstanding gastronomic variety.

Dukley's expert kitchen team is a mix of young and innovative chefs with one idea - love for food and indulging all your senses.

Creating a perfect balance of fresh and local ingredients, our chefs will take you on a memorable gastronomical journey with their authentic recipes.

DUKLEY BEACH & BAR

*The place where you
begin and end your day.*

Embodied with heaps of fine sand, a champagne & cocktail bar, savory food, and the utmost comfortable sunbeds, Dukley Beach & Bar creates an urban oasis in the heart of the city of Budva.

Luxuriate on the lush sunbeds, savor the exceptional delicacies prepared by our chefs at Dukley Seafront Restaurant and glaze upon the turquoise blue waters of the Adriatic accompanied by chill music and the Mediterranean breeze.





KEY WEST BEACH & RESTAURANT BY NIKKI BEACH

Key West beach is an entirely new world, a place you come to get away. A place where you stay.

Feel welcomed in its airy beach-shack-chick interiors and unwind with a cocktail, enjoy some light Caribbean Latino flare and catch the breeze.

Get a taste of the island life in this relaxed refuge that features innovative new dishes, all wrapped with a solid groove of calypso beats.

ESCAPE BEACH & RESTAURANT BY NIKKI BEACH

Escape the ordinary at Dukley's newest addition, brought to you by Nikki Beach.

Escape Beach & Restaurant is a unique concept, offering **the best atmosphere for a casual and secluded beach experience** by day that, as the sun sets, becomes an ideal setting for an aperitivo and a dinner as a couple or with family and friends.

This is the place where local & Mediterranean cuisine come together, the place that you can escape to and enjoy with your feet in the sand and light sea breeze on your body.

Whether you are seeking a casual daytime chill-out spot or a memorable evening meal, Escape is the perfect choice.

The design of the restaurant also accommodates special events and weddings with various food, beverage, and entertainment packages.





DUKLEY INFINITY POOL CLUB

In addition to our three unique private beaches, our Infinity Pool Club offers an enticing blend of luxury, opulence and style adorned with mesmerizing ambiance.

Revel in the capturing views of Budva's Riviera and St. Nikola's Island from a seductive environment of the rooftop pool deck.

Enjoy refreshing sips and delicious light bites as you take in the beautiful surroundings and breathtaking views.

WELLBEING WONDER

We believe that the best results in terms of wellbeing can be achieved in a natural and secluded ambiance, matching personal needs in the best possible way.

Enjoy intimate moments of tranquility and relaxation with our tailor-made Wellness & Spa services designed to help you achieve complete physical regeneration.





DUKLEY WELLBEING

*Experience harmony,
regeneration and relaxation.
Let us give you an inspiration
to make a change.*

Once you arrive at Dukley, our specialists will help you create full-time-wellbeing program during your stay. Enjoy special massages in the stunning ambiance of our seaside SPA cabana or in the privacy of your residence.

*Get lost in the ambience of a gentle breeze,
sounds of the waves and the calming hands of
our professional massage therapist.*

Experience regeneration, feel the harmony.

Relax & rejuvenate your body and mind.

PILATES & FITNESS BODY & MIND STUDIO

*Recharge, rebalance,
revive.*

Replenish yourself amidst our lush gardens with private Pilates & fitness classes designed to empower not just your body, but mind and spirit as well.

We know that everybody is unique, which is why we found a unique fitness concept to suit your every need and want.

Guided by our expert team you will raise your body capacity to a new level, improve the quality of movement and breathing, increase the level of awareness and energy, and finally - strengthen your spirit.



KIDS WONDERLAND

Within our gardens we have created a world for educational and social growth.

Arts, crafts and board games, educational programs, culinary inclusive practices, and exploration of beautiful nature provide an unforgettable experience for all children.

In our Kids Club, children make creative choices in their learning, while the educators and animators offer age-appropriate activities to guide the process.

We have created the concept which provides a sense of relief for both you and your children:

Kindergarten - for our guests who would like to enjoy an extended stay and need a daily children's program with a full meal included.

Kids Club - a specially equipped area for children's recreational activities, accompanied by educators and animators.



DUKLEY ART

As something much more than an ordinary luxury resort and residential complex, Dukley boasts cutting-edge, high-quality art which is presented through permanent and temporary art exhibitions, as well as street art pieces scattered across the Zavala peninsula.

Let your imagination soar as you walk through our open-air gallery filled with beautiful sculptures, murals and art installations by some of the greatest artists such as Valery Kazas,

Andrei Lublinsky, Konstantin Benkovic, Ivan Gorshkov, Antonina Fathulina, Vlada Jurashka and Vasily Dmitryuk.

Arrange a private tour with the world-famous gallerist Marat Guelman to uncover all of the stories behind the masterpieces and discover a whole other dimension - a world designed to move you, to provoke and inspire, delight and intrigue you, leaving you hungry for more.



OPEN HEART STUDIO

Seek more than just an ordinary holiday experience.

Embark on numerous activities with our professional artist from the Open Heart Studio, develop your artistic skills and enjoy art ceramics, deco modeling, decoration & various art classes.



7 EVENT VENUES – FOR ALL OF LIFE CELEBRATIONS!

Want to raise a glass to the success of your personal or company's achievements?

At our seven exclusive and serene locations, you'll enjoy an eclectic atmosphere, friendly staff, and the food exciting as the surroundings!

Our venues can accommodate up to 1000 guests providing an outstanding business environment, as well as an ambiance to satisfy your every desire.

The latest audio-visual, business support and telecommunications technology, alongside handcrafted design services and romantic sceneries can enhance events of all sizes and types, satisfying the most demanding taste.



CONFERENCE HALL

Our multifunctional conference hall at Infinity Hotel by Dukley can accommodate up to 150 delegates theatre-style and is ideal for conferences, training sessions or workshops. The conference hall is fully equipped with state-of-the-art amenities providing an ideal choice for all your MICE activities. Providing mobile partitions, the hall can be divided into 3 breakout rooms, creating ideal spaces for any smaller meetings.

ADDITIONAL SERVICES OFFERED:

- Business Center
- Sound system with microphone
- Laptop
- White board with eraser
- Notepads and pens
- Personalized signage for the meeting venue
- Simultaneous translation
- LCD TV
- Gala dinner
- Business Lunches
- Coffee breaks
- Airport transfers
- Welcome cocktail
- Audio-visual support and assistance
- Special room rates



DUKLEY WEDDINGS

*From an aspiration to
a dream Wedding*

At Dukley Hotel & Resort you will enjoy a level of personal service and care.

We understand that every couple is unique and every wedding distinctive.

Our team of knowledgeable and attentive wedding coordinators can offer as much or as little guidance and inspiration as you require to make the planning of your wedding as smooth and stress-free as possible.



ACTIVITIES & TOURS

Seek your adventure!

At Dukley Hotels & Resort our goal is to create an all-around unique and fulfilling experience for all our guests by offering the advanced and outstanding service within our resort but also by creating a unique and memorable experience in our minuscule country.

Let us show you one of the Europe's best kept secrets - land where sea and mountains flawlessly intertwine into one seamless landscape; a land that boasts five national parks and four UNESCO heritage sites; a place that is home to the Mediterranean's only fjord, world's highest mausoleum, Europe's

deepest canyon and one of the three remaining rainforests in the old continent; a land endowed with more than one hundred sandy and pebble beaches that extend over the 293 km long coast, as well as more than thirty lakes, scattered everywhere, from its shoreline to the mountains in the north.

Yachting and sailing, ATV and Jeep off-road tours, Tara river white water rafting, big game fishing, kite surfing, helicopter tours and so much more can be arranged for you as you experience The New Mediterranean.



HEALTH CARE

DUKLEY DENTAL CLINIC

FAMILY DOCTOR

As an alluring tourism destination, Montenegro has also emerged as an attractive destination for health and dental tourism, providing high-quality services in addition to enjoyment and money-saving.

Our complex boasts **Dukley Dental Clinic** that gathers the finest experts in the field who perform the most demanding procedures using state-of-the-art equipment.

In addition to the Dukley Dental Clinic, **a family doctor** is available within our complex to provide health care aid to all guests and residents.



WONDER AMENITIES

Further, please find the list of basic complimentary and additional services in all Dukley Hotel & Resort residences



Residence features:

- High-end furniture equipment
- High-speed cable & Wi-Fi internet connection
- Personal Tea and Coffee making facilities
- Private terrace with furniture and optional hot tub
- LED TV
- In-Room Safe
- Baby cot (upon request)
- Hairdryer

Additional Services:

- Mini-Bar
- Room Service
- Kids club and Babysitting Services
- Excursion and tour guide services
- In-room Chef's cooking Master Class
- Wedding & event organization
- Laundry and Ironing services
- Water sport activities
- Art workshops
- Dukley Dental Clinic
- Family doctor
- Pilates & fitness classes
- Spa

Complimentary Services:

- Sunbeds set at one of our Beaches
- Signature breakfast experience
- E-Car services within complex premises
- Taxi boat to Budva Old Town
- Multilingual concierge service
- Parking space

DUKLEY MARINA

Set sail to the New Mediterranean and experience the best of the world of luxury.

In the stunning gardens of the Zavala peninsula we have created an urban oasis of sweet fragrances and every modern amenity you can think of. On the opposite side of the Budva bay, beneath the ramparts of the Old town of Budva, we have created a true nautical haven.

Our Dukley Marina is an international port of entry with a seasonal border control which is open from May 1st through November 1. It boasts 560 berths in total, including berths for superyachts of up to 70 m.

Dukley Marina is committed to providing all its customers with competitive rates for superb services and facilities, as well as additional benefits that are a trademark of Dukley's unique luxury lifestyle.



DUKLEY MARINA

OPEN

All year

CAPACITY

560

MAXIMUM DRAFT **5M**

MAXIMUM LENGTH **70M**

156.4 MHz

Channel 8

MARINA LOCATION

GPS: 42°16' 49"N 18°50' 18.6"E

www.dukleymarina.com

info@dukleymarina.com



BERTHING

Berthing capacity: 560 (including berths for super yachts of up to 70 m);

The marina can support vessels with a maximum draft of 5 m.

TECHNICAL SERVICES

Crane for small boats (SWL 5T)

SECURITY SERVICES

24-hour security with CCTV;

On-site maritime police.

GENERAL SERVICES

24-hour water supply;

24-hour power supply;

Outdoor car parking;

Full marina assistance;

Concierge service;

Water taxi;

Fuel dock;

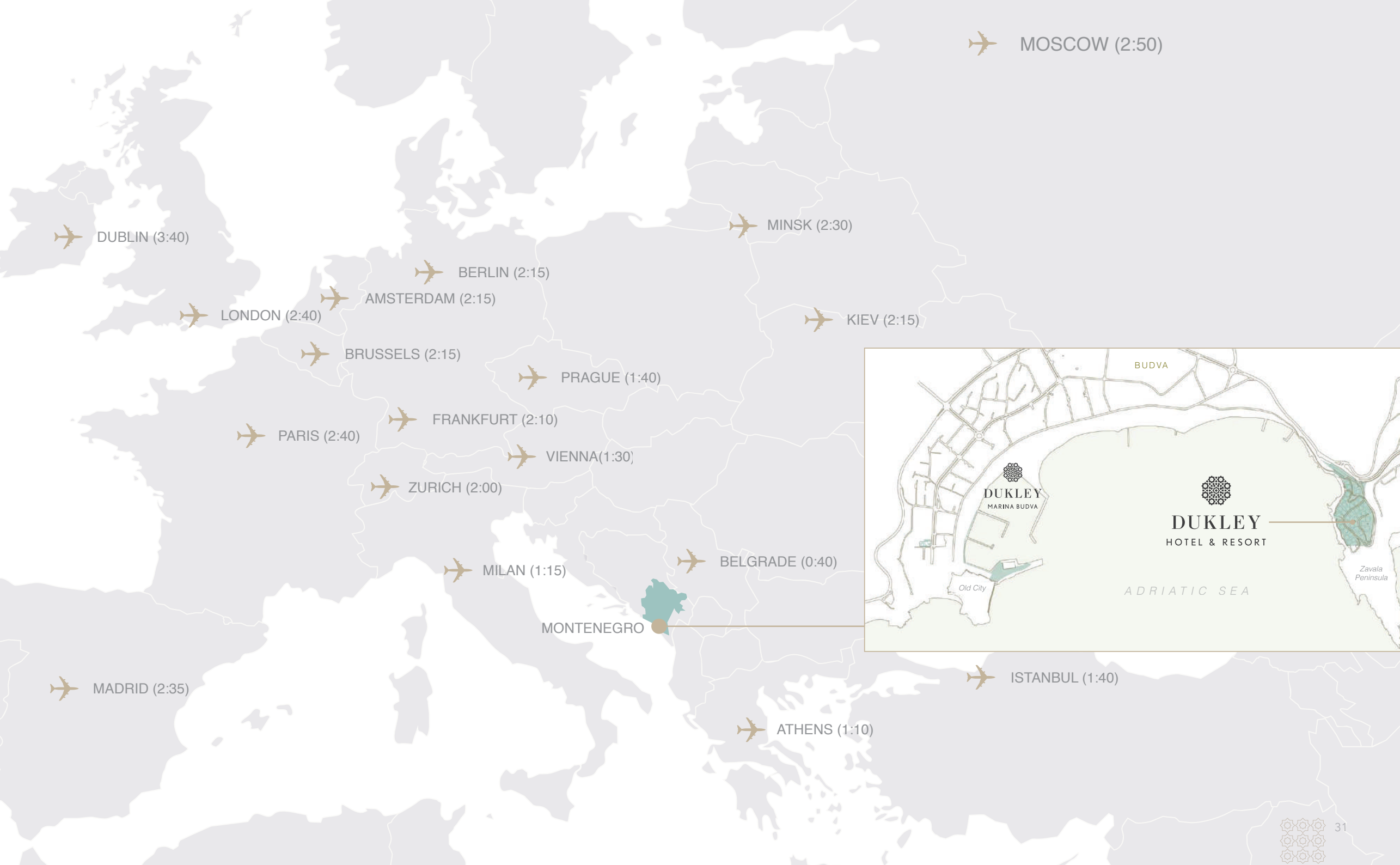
Wi-Fi (free of charge);

Border cross;

Pilot boat service;

Diving services;

Pilotage (for yachts over 1000 GT and commercial boats over 500 GT).



✈️ MOSCOW (2:50)

✈️ DUBLIN (3:40)

✈️ MINSK (2:30)

✈️ BERLIN (2:15)

✈️ AMSTERDAM (2:15)

✈️ LONDON (2:40)

✈️ KIEV (2:15)

✈️ BRUSSELS (2:15)

✈️ PRAGUE (1:40)

✈️ PARIS (2:40)

✈️ FRANKFURT (2:10)

✈️ VIENNA (1:30)

✈️ ZURICH (2:00)

✈️ MILAN (1:15)

✈️ BELGRADE (0:40)

MONTENEGRO



✈️ MADRID (2:35)

✈️ ISTANBUL (1:40)

✈️ ATHENS (1:10)

DUKLEY MAP

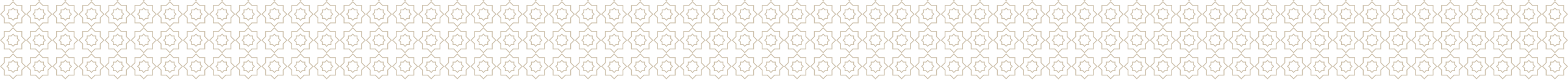


- 1. Dukley Seafront Restaurant
- 2. Dukley Beach
- 3. Key West Beach & Restaurant by Nikki Beach
- 4. Escape Beach & Restaurant by Nikki Beach
- 5. Infinity Pool Club

- 6. 5* Hotel (Coming Soon)
- 7. Kids Club
- 8. Sales Office
- 9. Reception
- 10. Kids Center

- 11. Parking
- 12. E-car Stations
- 13. Taxi Boat (to Dukley Marina)
- 14. Hotel Harmonia by Dukley
- 15. Infinity hotel by Dukley

- 16. Dukley Dental Clinic
- 17. Family doctor
- 18. SPA cabana



DUKLEY
HOTEL & RESORT



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