



GORICA
PALACE



Project Snapshot

Key figures & positioning



Highlights

STARTING PRICE

115,000 €

BUILDING

G + 5 floors (6 total)

2 Elevators

Indoor Bike Parking

UNDERGROUND

2 levels (garage)

RESIDENTIAL UNITS

30 apartments

PENTHOUSE LEVEL

2 exclusive 2-bed units

PARKING

39 secure spaces

Tax Free Investment

GORICA PALACE | Zagorič, Podgorica

Architecture & Facade

Contemporary lines with premium material contrast



Design identity

- Predominantly white facade with deep grey accents and textured red brick elements.
- Large window openings to maximize daylight and interior comfort.
- Balconies & loggias designed for indoor–outdoor living.
- Expansive ground-floor glazing for transparency and an active street edge.
- Flat roof with recessed penthouse level.

Street-activating retail frontage

GORICA PALACE | Zagorič, Podgorica



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INTERIOR RENDERS

Interior Concept

Soft neutrals, warm wood, and clean detailing



Living room & dining



Kitchen & dining



TV wall & built-in storage




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Bedrooms & Bathrooms

Minimal, calm, and well-lit



Bedroom styling



Bedroom option



Bathroom finishes





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FLOOR PLANS

GROUND FLOOR

- Commercial Space 1 190.17 sqm
 - Commercial Space 2 136.59 sqm
 - Commercial Space 3 75.57 sqm
- TOTAL 402.33 sqm**



1st FLOOR



Apartment Plans

Selected layouts (illustrative)

1.01 J

1 HALL	3.29 sqm
2 LIVING ROOM	22.11 sqm
3 KITCHEN	3.89 sqm
4 BEDROOM	12.12 sqm
5 BATHROOM	3.67 sqm
6 BALCONY	3.99 sqm

TOTAL	49.07 sqm
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Apartment Plans

Selected layouts (illustrative)

1.02 J

1	HALL	3.29 sqm
2	LIVING ROOM	22.11 sqm
3	KITCHEN	3.89 sqm
4	BEDROOM	12.12 sqm
5	BATHROOM	3.67 sqm
6	BALCONY	3.99 sqm

TOTAL	49.07 sqm
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Apartment Plans

Selected layouts (illustrative)

1.03 J

1 HALL	3.34 sqm
2 LIVING ROOM	21.93 sqm
3 KITCHEN	3.68 sqm
4 BEDROOM	14.01 sqm
5 BATHROOM	6.06 sqm
6 BALCONY	5.07 sqm

TOTAL 54.09 sqm



Apartment Plans

Selected layouts (illustrative)

1.04 JJ

1 HALL	2.99 sqm
2 LIVING ROOM	23.49 sqm
3 KITCHEN	4.65 sqm
4 BEDROOM	18.66 sqm
5 BEDROOM	10.47 sqm
6 BATHROOM	4.20 sqm
7 BATHROOM	4.69 sqm
8 BALCONY	8.62 sqm
9 HALL	1.53 sqm
TOTAL	79.30 sqm



Apartment Plans

Selected layouts (illustrative)

1.05 J

1 HALL	3.59 sqm
2 LIVING ROOM	21.77 sqm
3 KITCHEN	3.81 sqm
4 BEDROOM	14.96 sqm
5 BATHROOM	4.51 sqm
6 BALCONY	5.84 sqm
TOTAL	54.48 sqm



Apartment Plans

Selected layouts (illustrative)

1.06 G

1	LIVING AREA	25.80 sqm
2	BATHROOM	3.54 sqm
3	BALCONY	3.26 sqm
TOTAL		32.60 sqm



Apartment Plans

Selected layouts (illustrative)

1.07 JJ

1	HALL	7.30sqm
2	LIVING ROOM	21.71 sqm
3	KITCHEN	5.18 sqm
4	BATHROOM	4.87 sqm
5	BEDROOM	9.14 sqm
6	BEDROOM	10.51 sqm
7	HALL	1.43 sqm
8	BALCONY	6.55 sqm
TOTAL		66.69 sqm



2nd FLOOR



Apartment Plans

Selected layouts (illustrative)

2.01 J

1 HALL	3.29 sqm
2 LIVING ROOM	22.11 sqm
3 KITCHEN	3.89 sqm
4 BEDROOM	12.12 sqm
5 BATHROOM	3.67 sqm
6 BALCONY	3.99 sqm

TOTAL	49.07 sqm
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Apartment Plans

Selected layouts (illustrative)

2.02 J

1 HALL	3.29 sqm
2 LIVING ROOM	22.11 sqm
3 KITCHEN	3.89 sqm
4 BEDROOM	12.12 sqm
5 BATHROOM	3.67 sqm
6 BALCONY	3.99 sqm

TOTAL	49.07 sqm
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Apartment Plans

Selected layouts (illustrative)

2.03 J

1 HALL	3.34 sqm
2 LIVING ROOM	21.93 sqm
3 KITCHEN	3.68 sqm
4 BEDROOM	14.48 sqm
5 BATHROOM	7.15 sqm
6 BALCONY	5.07 sqm

TOTAL	55.65 sqm
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Apartment Plans

Selected layouts (illustrative)

2.04 JJ

1	HALL	2.99 sqm
2	LIVING ROOM	23.49 sqm
3	KITCHEN	4.65 sqm
4	BEDROOM	19.22 sqm
5	BEDROOM	10.47 sqm
6	BATHROOM	4.20 sqm
7	BATHROOM	4.69 sqm
8	BALCONY	8.62 sqm
9	HALL	1.53 sqm
TOTAL		79.86 sqm



Apartment Plans

Selected layouts (illustrative)

2.05 J

1	HALL	3.59 sqm
2	LIVING ROOM	21.77 sqm
3	KITCHEN	3.81 sqm
4	BEDROOM	16.21 sqm
5	BATHROOM	4.67 sqm
6	BALCONY	5.84 sqm

TOTAL	55.89 sqm
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Apartment Plans

Selected layouts (illustrative)

2.06 G

1	LIVING AREA	25.80 sqm
2	BATHROOM	3.54 sqm
3	BALCONY	3.26 sqm
TOTAL		32.60 sqm



Apartment Plans

Selected layouts (illustrative)

2.07 JJ

1	HALL	7.30sqm
2	LIVING ROOM	21.71 sqm
3	KITCHEN	5.18 sqm
4	BATHROOM	4.87 sqm
5	BEDROOM	9.14 sqm
6	BEDROOM	10.51 sqm
7	HALL	1.43 sqm
8	BALCONY	6.55 sqm
TOTAL		66.69 sqm



3rd FLOOR



Apartment Plans

Selected layouts (illustrative)

3.01 J

1 HALL	3.29 sqm
2 LIVING ROOM	22.11 sqm
3 KITCHEN	3.89 sqm
4 BEDROOM	12.12 sqm
5 BATHROOM	3.67 sqm
6 BALCONY	3.99 sqm

TOTAL	49.07 sqm
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Apartment Plans

Selected layouts (illustrative)

3.02 J

1 HALL	3.29 sqm
2 LIVING ROOM	22.11 sqm
3 KITCHEN	3.89 sqm
4 BEDROOM	12.12 sqm
5 BATHROOM	3.67 sqm
6 BALCONY	3.99 sqm

TOTAL	49.07 sqm
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Apartment Plans

Selected layouts (illustrative)

3.03 J

1 HALL	3.34 sqm
2 LIVING ROOM	21.93 sqm
3 KITCHEN	3.68 sqm
4 BEDROOM	14.01 sqm
5 BATHROOM	6.06 sqm
6 BALCONY	5.07 sqm
TOTAL	54.09 sqm



Apartment Plans

Selected layouts (illustrative)

3.04 JJ

1 HALL	2.99 sqm
2 LIVING ROOM	23.49 sqm
3 KITCHEN	4.65 sqm
4 BEDROOM	18.66 sqm
5 BEDROOM	10.47 sqm
6 BATHROOM	4.20 sqm
7 BATHROOM	4.69 sqm
8 BALCONY	8.62 sqm
9 HALL	1.53 sqm
TOTAL	79.30 sqm



Apartment Plans

Selected layouts (illustrative)

3.05 J

1	HALL	3.59 sqm
2	LIVING ROOM	21.77 sqm
3	KITCHEN	3.81 sqm
4	BEDROOM	14.96 sqm
5	BATHROOM	4.51 sqm
6	BALCONY	5.84 sqm

TOTAL	54.48 sqm
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Apartment Plans

Selected layouts (illustrative)

3.06 G

1	LIVING AREA	25.80 sqm
2	BATHROOM	3.54 sqm
3	BALCONY	3.26 sqm
TOTAL		32.60 sqm



Apartment Plans

Selected layouts (illustrative)

3.07 JJ

1	HALL	7.30 sqm
2	LIVING ROOM	21.71 sqm
3	KITCHEN	5.18 sqm
4	BATHROOM	4.87 sqm
5	BEDROOM	9.14 sqm
6	BEDROOM	10.51 sqm
7	HALL	1.43 sqm
8	BALCONY	6.55 sqm
TOTAL		66.69 sqm



4th FLOOR



Apartment Plans

Selected layouts (illustrative)

4.01 J

1 HALL	3.29 sqm
2 LIVING ROOM	22.11 sqm
3 KITCHEN	3.89 sqm
4 BEDROOM	12.12 sqm
5 BATHROOM	3.67 sqm
6 BALCONY	3.99 sqm

TOTAL	49.07 sqm
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Apartment Plans

Selected layouts (illustrative)

4.02 J

1 HALL	3.29 sqm
2 LIVING ROOM	22.11 sqm
3 KITCHEN	3.89 sqm
4 BEDROOM	12.12 sqm
5 BATHROOM	3.67 sqm
6 BALCONY	3.99 sqm

TOTAL	49.07 sqm
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Apartment Plans

Selected layouts (illustrative)

4.03 J

1 HALL	3.34 sqm
2 LIVING ROOM	21.93 sqm
3 KITCHEN	3.68 sqm
4 BEDROOM	14.48 sqm
5 BATHROOM	7.15 sqm
6 BALCONY	5.07 sqm
TOTAL	55.65 sqm



Apartment Plans

Selected layouts (illustrative)

4.04 JJ

1	HALL	2.99 sqm
2	LIVING ROOM	23.49 sqm
3	KITCHEN	4.65 sqm
4	BEDROOM	19.22 sqm
5	BEDROOM	10.47 sqm
6	BATHROOM	4.20 sqm
7	BATHROOM	4.69 sqm
8	BALCONY	8.62 sqm
9	HALL	1.53 sqm
TOTAL		79.86 sqm



Apartment Plans

Selected layouts (illustrative)

4.05 J

1 HALL	3.59 sqm
2 LIVING ROOM	21.77 sqm
3 KITCHEN	3.81 sqm
4 BEDROOM	16.21 sqm
5 BATHROOM	4.67 sqm
6 BALCONY	5.84 sqm
TOTAL	55.89 sqm



Apartment Plans

Selected layouts (illustrative)

4.06 G

1	LIVING AREA	25.80 sqm
2	BATHROOM	3.54 sqm
3	BALCONY	3.26 sqm

TOTAL	32.60 sqm
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Apartment Plans

Selected layouts (illustrative)

4.07 JJ

1	HALL	7.30 sqm
2	LIVING ROOM	21.71 sqm
3	KITCHEN	5.18 sqm
4	BATHROOM	4.87 sqm
5	BEDROOM	9.14 sqm
6	BEDROOM	10.51 sqm
7	HALL	1.43 sqm
8	BALCONY	6.55 sqm

TOTAL	66.69 sqm
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PENTHOUSE

PENTHOUSE 5th FLOOR



Apartment Plans

Selected layouts (illustrative)

5.01 D

1	HALL	5.85 sqm
2	LIVING ROOM	48.39 sqm
3	KITCHEN WITH PANTRY	20.15 sqm
4	BEDROOM	17.06 sqm
5	BEDROOM	12.64 sqm
6	BATHROOM	3.62 sqm
7	BATHROOM	3.59 sqm
8	TOILET	2.50 sqm
9	BALCONY	2.99 sqm
10	BALCONY	6.24 sqm
11	HALL	2.97 sqm

TOTAL 126.00 sqm



Apartment Plans

Selected layouts (illustrative)

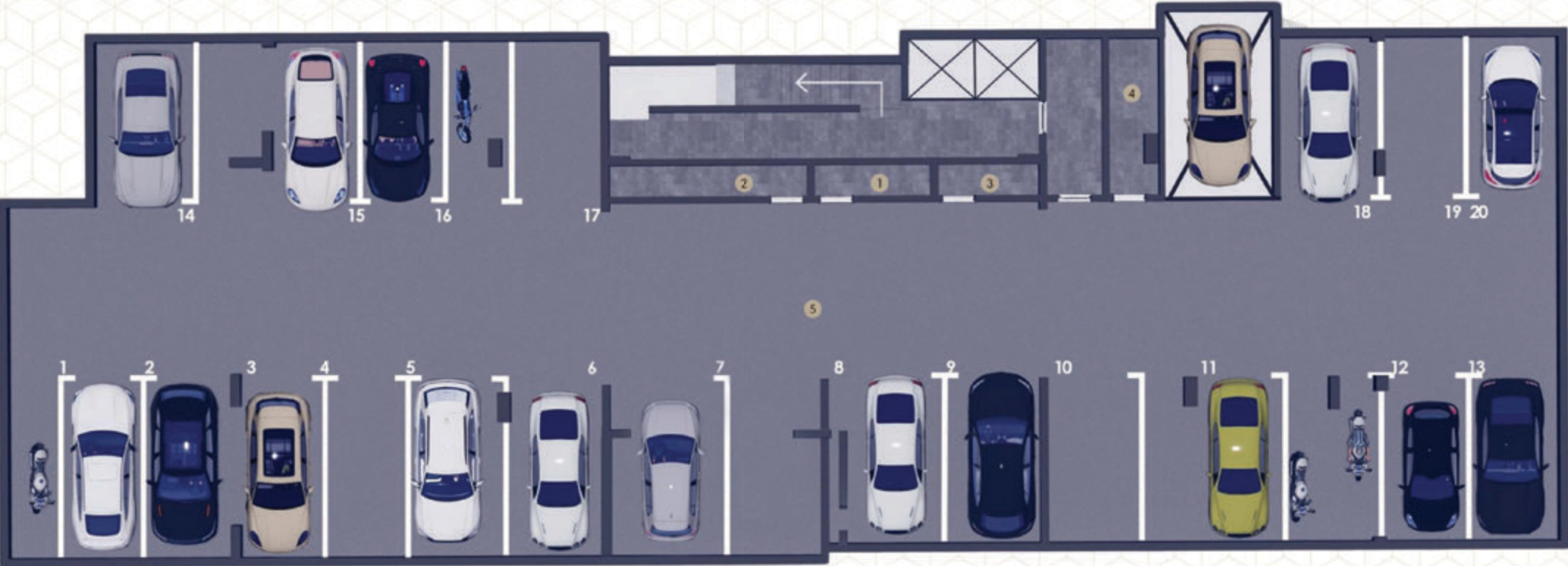
5.02 D

1	HALL	5.83 sqm
2	LIVING ROOM	48.38 sqm
3	KITCHEN WITH PANTRY	20.16 sqm
4	BEDROOM	17.06 sqm
5	BEDROOM	12.52 sqm
6	BATHROOM	3.62 sqm
7	BATHROOM	3.59 sqm
8	TOILET	2.50 sqm
9	BALCONY	2.99 sqm
10	BALCONY	6.24 sqm
11	HALL	2.97 sqm
TOTAL		125.86 sqm



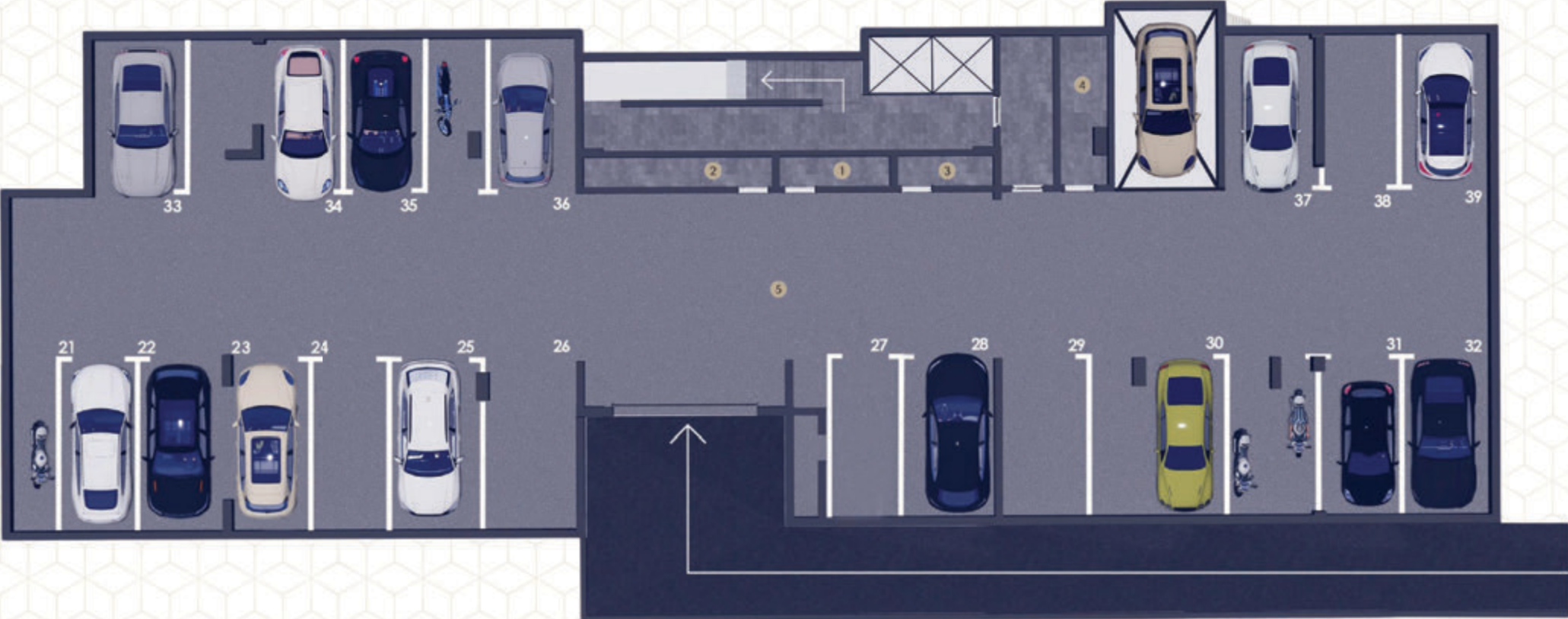
GARAGE LEVEL - 2

- Technical Room 1 3.32 sqm
- Technical Room 2 5.69 sqm
- Technical Room 3 2.89 sqm
- Technical Room 4 6.83 sqm
- Garage Space 610.09 sqm
- TOTAL 628.82 sqm**



GARAGE LEVEL - 1

- Technical Room 1 3.32 sqm
 - Technical Room 2 5.69 sqm
 - Technical Room 3 2.89 sqm
 - Technical Room 4 6.83 sqm
 - Garage Space 585.43 sqm
- TOTAL 604.16 sqm**





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LOCATION

Location & Connectivity

Zagorič, Podgorica — next to the new MUP building



Coordinates

42.456921, 19.266683

City Center

≈ 15 min walking

Big Fashion Mall

≈ 10 min by car

International School

≈ 10 min walking

Gorica Park

≈ 10 min walking

Markets

≈ 2 min walking

Airport

≈ 20 min by car

Scan to open map





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