

WHEN DREAMS FIND AN ADDRESS

THE FIRST SUPER-LUXURY GATED COMPLEX IN PODGORICA





When a home breathes together with nature

When choosing the place we will proudly call our home, the most important criteria are peace, a sense of security, and the possibility to shape the rhythm of our own lives. Emerald Garden Residence is such a place.

In the Podgorica neighbourhood of Zagorič, where the bustling city meets the green surroundings of Gorica Hill, a new standard of super-luxury living is being born.

With carefully designed architecture that embraces the highest sustainability standards and infrastructure that brings residents a harmony of elegance and comfort, Emerald Garden Residence combines top-quality construction, thoughtful spatial design, and amenities tailored to the standards of luxurious modern living.

EMERALD



Nature. Exclusivity. Home.

THE PEAK OF PRESTIGIOUS
RESIDENTIAL OFFER

A comfortable life in the green city oasis

📍 ZAGORIČ, PODGORICA



Park Forest Gorica
5 min



Elementary School
"Branko Božović"
1 min



Health Center
5 min



Voli Megamarket
3 min



Gymnasium
"Slobodan Škerović"
5 min



Shopping Center
"Big Fashion"
10 min



Kindergarten "Maša"
1 min



École Française Européenne
de Podgorica
5 min



Market
5 min



Post Office
5 min



Polyclinic
Hipokrat
4 min



Airport
20 min



A lush garden courtyard with a winding path, modern buildings, and birds flying in the sky. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The garden is filled with various trees, including a large, vibrant green tree on the left and a flowering tree with white blossoms. The path is a light, sandy color, curving through the greenery. In the background, modern buildings with large windows and balconies are visible. The sky is a soft, hazy blue with several birds in flight. The overall atmosphere is peaceful and serene.

Close to
everything that matters.

AN OASIS OF NATURE, PEACE,
AND LUXURY.

Apartments

DESIGNED TO FIT
YOUR LIFESTYLE



Types OF APARTMENTS

In Emerald Garden Residence, every apartment is an authentic story about comfort, freedom, and a lifestyle where, when it comes to quality, there is no room for compromise.

The residential units in Emerald Garden Residence are carefully designed to meet different needs and lifestyles, offering not only functionality, but also a warm feeling of home and the sophisticated art of living.

Within the complex, there are a total of
106 residential units of different structures:

9

PENTHOUSES

with a prestigious
view and access to
a private courtyard

32

THREE-BEDROOM
APARTMENTS

offering families
even more
comfort and
space

19

TWO-BEDROOM
APARTMENTS

designed for
modern family
needs

39

ONE-BEDROOM
APARTMENTS

ideal for
individuals and
couples

7

STUDIO
APARTMENTS



PENTHOUSE APARTMENTS

Size range: 159 m² to 500 m²

Penthouse apartments offer an open-concept space and sophisticated interior, representing the very top of the prestigious residential offer.

The living zone consists of a modernly designed living room, dining area, and kitchen, while two comfortable bedrooms, including a master bedroom with a private bathroom, provide the perfect combination of functionality and comfort.

A large terrace and private courtyard with a captivating panoramic view make these apartments an exclusive living space where luxury and the beauty of nature become inseparable.









THREE-BEDROOM APARTMENTS

Size range: 91 m² to 168 m²

Spacious and elegant, three-bedroom apartments provide an ideal home for families who value comfort, functionality, and prestige.

With three comfortable bedrooms and a bright living area complemented by modern finishing touches, these apartments represent a blend of contemporary family living and a secure investment in the future.







TWO-BEDROOM APARTMENTS

Size range: 84 m² to 106 m²

Two-bedroom apartments of various sizes and layouts offer a spacious living area consisting of a living room, kitchen, and dining area, two comfortable bedrooms, and a terrace overlooking greenery or the inner courtyard.

The spaciousness and functional layout make these apartments the perfect choice for families seeking the ideal combination of comfort, luxury, and urban living.





ONE-BEDROOM APARTMENTS

Size range: 51 m² to 58 m²

Spacious and functional one-bedroom apartments are ideal for individuals and couples. They consist of a comfortable hallway, living room, dining area, kitchen, bedroom, and terrace or private garden.

Private courtyards of the ground-floor apartments create a feeling of warmth and harmony that only nature can bring.









STUDIO APARTMENTS

Size range: 41 m² to 45 m²

Studio apartments within the Emerald Garden Residence complex are conceived as the ideal first home for young individuals and couples.

The practical and cozy open-plan space unites the living room, sleeping area, and kitchen, while ground-floor apartments with access to a private garden provide an additional sense of freedom and homely warmth.







ALL APARTMENTS ARE CHARACTERIZED BY:

- » Energy efficiency class A
- » Premium materials and technical equipment
- » Terraces and courtyards with impressive views
- » Modern, functional, and luxurious interiors

Materials

Emerald Garden Residence carefully and thoughtfully creates harmony between luxurious aesthetics, while every built-in element reflects commitment to quality, comfort, and the exclusivity of an investment that gains value over time.

From the warmth of wooden entrance doors and ventilated facades with thermal insulation, through advanced smart-home systems, to precisely executed sound insulation, every element reflects a construction dedication to quality, comfort, and exclusivity that time makes even more valuable.

All materials used in the complex were selected according to the highest criteria of exclusivity, aesthetics, and energy sustainability. The investor especially emphasizes the top-quality ceramics and flooring by the renowned manufacturer **Porcelanosa**, joinery combining premium wood and aluminium, and smart heating and cooling systems that ensure perfect temperature 365 days a year.



FACADE

The Emerald Garden Residence features a ventilated facade system insulated with 15 cm of mineral wool. For residents, this means a stable indoor temperature and lower heating and cooling costs.

Wood-aluminium windows with an inner spruce frame provide excellent thermal and sound insulation, ensuring a space with less noise and minimal energy loss, along with an elegant, timeless appearance.



ENTRANCE AND INTERIOR DOORS

The choice of materials in every part of the project was inspired by the desire to create a feeling of safety, durability, and quiet luxury from the very first step into the apartment.

That feeling was achieved with 2.7 m high entrance doors by VHM Solutions, recognized for their natural solid wood finish — a symbol of durability, strength, and the beauty of artisanal craftsmanship.

The interior doors also feature VHM Solutions premium quality, ensuring that transitions between rooms maintain the same level of workmanship and aesthetics.



FLOORS, CERAMIC TILES AND SANITARY ELEMENTS

The flooring and finishes used in Emerald Garden Residence reflect a sophisticated style that becomes even more refined and beautiful over time. Aiming to achieve the highest level of warmth and elegance, the floors are covered with three-layer oak parquet by the world-renowned manufacturer Porcelanosa.

Bathroom ceramics and sanitary elements are also from the Porcelanosa range, confirming the story of excellence, refined aesthetics, and the long-term value of the property.



TECHNICAL SYSTEMS AND COMFORT

In Emerald Garden Residence, smart home management systems, automatic flood sensors, and fire protection systems are planned.

For the plumbing and sewage system, as well as the underfloor heating and cooling system with heat pumps, the world-leading brand Rehau was chosen. For our residents, this means energy-efficient living, safety, and peaceful sleep — without concerns about installations or hidden costs.



WALLS, SOUND INSULATION AND INTERNAL STRUCTURE

Believing that peace, comfort, and privacy begin with the walls surrounding you, Emerald Garden Residence uses Wienerberger AKU blocks (25 cm thick) for internal partition walls, known for exceptional sound and thermal insulation.

Sound protection exceeds the highest standards, with 57 dB insulation between units and floors, transforming the apartments into true sanctuaries, protected from the noise of the outside world.

An aerial photograph of a lush green golf course. A dark, diagonal path or shadow cuts across the frame from the top left towards the bottom right. The grass is vibrant green and appears well-maintained.

Amenities for residents

Emerald Garden Residence sets new standards for urban living, combining superior comfort, elegance, and a unique sense of home. Every segment of this super-luxury complex is carefully designed to provide security, a wealth of amenities, and a sense of community, belonging, and balance between urban and natural living.

In addition to apartment keys, future residents receive a new concept of smart and secure living, growing, and enjoying life. Emerald Garden Residence brings a perfect balance of nature and urban lifestyle, with premium facilities that create a unique experience of peace and satisfaction.

EMERALD

Wellness and Spa center

The art of pure enjoyment

In Emerald Garden Residence, the luxury of everyday life includes a space designed for complete relaxation. After a busy day, it's time to step into your personal wellness world: discover the revitalizing powers of the sauna, indulge in the lavish experience of the Turkish bath, and enjoy a massage that relaxes and rejuvenates — all just a few steps from your home.



Spacious sauna for total relaxation of body and mind



Turkish bath – a ritual that revitalizes your every day



Massages – a relaxing experience of self-care



Semi-Olympic swimming pool

Your private space for recreation and relaxation

A semi-olympic swimming pool, **25 meters long**, occupies the central part of the wellness zone at **Emerald Garden Residence**, offering a luxurious swimming experience in privacy, within an environment filled with peace and refined elegance.



Water purification system



Pleasant heated water throughout all seasons



Exclusively available to residents of the complex



Carefree childhood in a safe environment

Emerald Garden Residence creates a safe and inspiring space for the youngest residents, where play, learning, and creativity coexist in perfect harmony. For parents, Emerald Garden Residence means peace and safety; for children — an environment that encourages them to develop their talents while enjoying a carefree childhood.



School and kindergarten

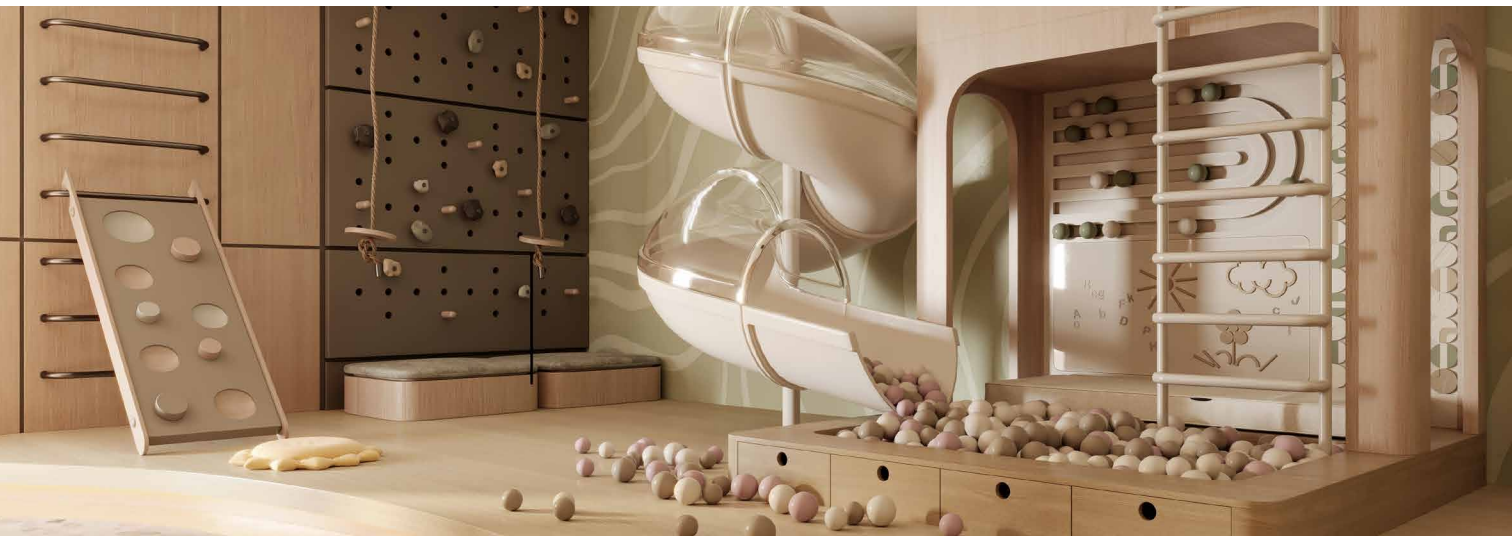
within the complex – easy and safe access to education and preschool



Space for educational, creative, and sports activities – a place for play and socializing 365 days a year



Safe and stimulating surroundings for the youngest, right next to home





Nature park

In the heart of Emerald Garden Residence, over an area of 5,000 m², a unique nature park is being created — an oasis of peace and beauty for all residents. This is a space where you can enjoy greenery, recreation, and relaxing walks every day, distanced from the city rush, despite its immediate proximity.

5,000 m² of exclusive paradise that brings peace and awakens inspiration



An oasis of peace and carefully selected plant species for relaxing rituals



Walking paths and a children's playground for play, recreation, and socializing



Commercial facilities

Everything that matters — within your reach

In Emerald Garden Residence, everything you need for everyday life is just a few steps away from your home. From morning coffee and meals, to shopping and personal care, to flexible spaces for work and creativity — the complex offers the convenience and comfort of modern urban living, without leaving your residential environment.



Café and international restaurants



Shops, pharmacy, bank, and mini market – shopping has never been easier



Space for coworking, studying, or creative activities



Security

Comfort begins with safety

In Emerald Garden Residence, every detail is designed to give residents a complete sense of safety and peace. From the moment you step through the entrance, until you arrive home, the complex surrounds you with carefully designed security systems and constant supervision.



Constant video surveillance and access control



Reception and security 24/7



Advanced safety systems in apartments



Well-lit corridors and courtyards



Special services for residents

Exclusive benefits that make life easier and more enjoyable

In Emerald Garden Residence, luxury is also reflected in services that shape everyday life to fit your peace and satisfaction. All residents have access to personalized services and support that make life simpler, more organized, and more pleasant — just as a home of this class deserves.



Concierge and administrative support



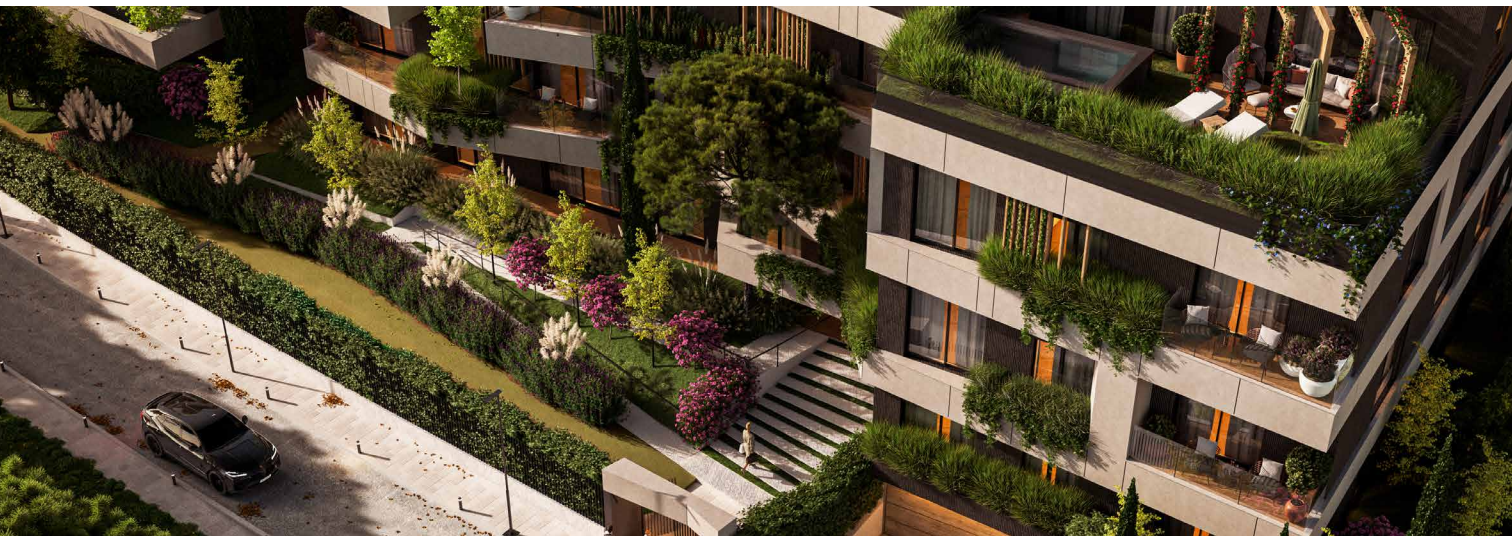
Organization of events and residents' activities



Parking with valet service



Availability of maintenance and repair services when needed



VHM Development

the signature of reliability and construction innovation

VHM Development brings together a team of experienced professionals and collaborates with renowned partners, choosing premium materials, advanced technological systems, and sustainable constructions — all with the goal of creating spaces where you will live beautifully and feel good.

We believe that home is the most precious place of creation, growth, and quality of life. Through its previous projects — the luxury residential building Emerald Garden in Podgorica and Emerald Mountain Resort in Žabljak — VHM Development has proven its dedication to uncompromising quality, innovative architecture, and long term value.

By choosing the Emerald Garden Residence project and VHM Development as your partner, you choose a home backed by a company with a proven reputation for excellence and a clear vision for the future.



VHM
DEVELOPMENT



SCHEDULE A PRESENTATION

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