



MONTENEGRO
PROSPECTS



PARKSIDE RESIDENCES

FLOORPLANS

DEVELOPED BY



S O L U M

Parkside Residences is a premium development just 2km from Tivat city center, offering 133 modern residences in studio, one- to five-bedroom configurations, along with select retail stores.

Nestled in lush Mediterranean greenery at 100m above sea level, it provides panoramic sea, park and mountain views in a tranquil, secure environment.

The contemporary design features expansive windows for natural light, while upper-level units boast breathtaking vistas.

Located 800m from the waterfront and beaches, Parkside Residences ensures both convenience and serenity. Residents enjoy exclusive amenities, including a swimming pool, children's playground, premium finishes, secure underground parking, private storage, and a designated entrance and driveway.

The development is part of a regulated, secure community with easy access to three international airports—Tivat (1.3km), Podgorica (88km), and Dubrovnik.

Experience the perfect blend of luxury, nature, and modern living at Parkside Residences.




**PARESIDE
RESIDENCES**
PROGETTO E COSTRUZIONE PER IL FUTURO





Building A



Building A | - Ground Floor



AS01 1BD		AS02 1BD		AS03 1BD		AS01 1BD	
INTERNAL AREA (SQM)	41,08	INTERNAL AREA (SQM)	40,62	INTERNAL AREA (SQM)	40,82	INTERNAL AREA (SQM)	49,96
EXTERNAL AREA (SQM)	2,73	EXTERNAL AREA (SQM)	2,73	EXTERNAL AREA (SQM)	2,73	EXTERNAL AREA (SQM)	
PRICE	SOLD	PRICE	SOLD	PRICE	SOLD	PRICE	SOLD

PARKSIDE RESIDENCES BY SOLUM

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Building A | Ground Floor



A001 | 1BD

INTERNAL AREA (SQM)	44,50
EXTERNAL AREA (SQM)	
PRICE	SOLD

A002 | 1BD

INTERNAL AREA (SQM)	44,97
EXTERNAL AREA (SQM)	
PRICE	SOLD

A003 | 1BD

INTERNAL AREA (SQM)	40,81
EXTERNAL AREA (SQM)	
PRICE	SOLD

A004 | 1BD

INTERNAL AREA (SQM)	49,96
EXTERNAL AREA (SQM)	
PRICE	SOLD

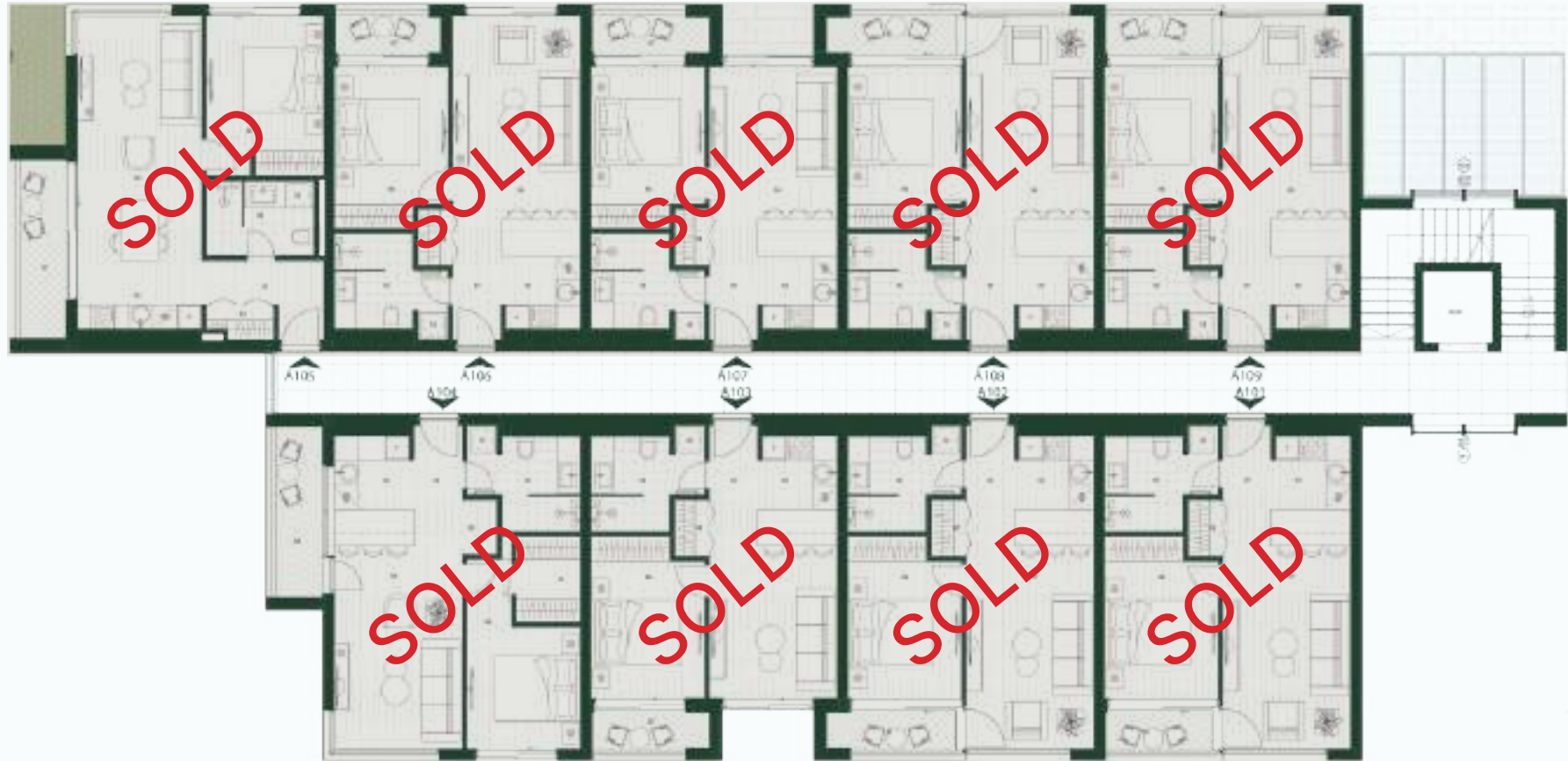
A005 | 2BD

INTERNAL AREA (SQM)	70,84
EXTERNAL AREA (SQM)	
PRICE	SOLD

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Building A | First Floor



A101 1BD		A102 1BD		A103 1BD		A104 1BD		A105 1BD		A106 1BD	
INTERNAL AREA (SQM)	44,50	INTERNAL AREA (SQM)	44,97	INTERNAL AREA (SQM)	40,81	INTERNAL AREA (SQM)	49,92	INTERNAL AREA (SQM)	50,16	INTERNAL AREA (SQM)	44,48
EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)	
PRICE	SOLD	PRICE	SOLD	PRICE	SOLD	PRICE	SOLD	PRICE	SOLD	PRICE	SOLD
A107 1BD		A108 1BD		A109 1BD		A110 1BD					
INTERNAL AREA (SQM)	40,81	INTERNAL AREA (SQM)	44,97	INTERNAL AREA (SQM)	44,50	INTERNAL AREA (SQM)	44,50				
EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)					
PRICE	SOLD	PRICE	SOLD	PRICE	SOLD	PRICE	SOLD				

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Building A | Second Floor



A201 1BD		A202 2BD		A203 2BD		A204 2BD		A205 2BD		A206 1BD	
INTERNAL AREA (SQM)	44,50	INTERNAL AREA (SQM)	64,00	INTERNAL AREA (SQM)	70,41	INTERNAL AREA (SQM)	69,94	INTERNAL AREA (SQM)	63,90	INTERNAL AREA (SQM)	44,97
EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)	
PRICE	SOLD	PRICE	SOLD	PRICE	SOLD	PRICE	SOLD	PRICE	SOLD	PRICE	SOLD

A207 1BD	
INTERNAL AREA (SQM)	SOLD
EXTERNAL AREA (SQM)	
PRICE	SOLD

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Building A | Third Floor



A301 1BD	A302 2BD	A303 2BD	A304 3BD	A305 1BD	A306 1BD
INTERNAL AREA (SQM) 44,50	INTERNAL AREA (SQM) 64,00	INTERNAL AREA (SQM) 70,46	INTERNAL AREA (SQM) 93,12	INTERNAL AREA (SQM) 40,82	INTERNAL AREA (SQM) 44,97
EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)
PRICE SOLD	PRICE SOLD	PRICE SOLD	PRICE SOLD	PRICE SOLD	PRICE SOLD

A307 1BD
INTERNAL AREA (SQM) 44,50
EXTERNAL AREA (SQM)
PRICE SOLD

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Building A | Fourth Floor



A401 PENTHOUSE	
INTERNAL AREA (SQM)	44,50
EXTERNAL AREA (SQM)	
PRICE	SOLD

A402 2B	
INTERNAL AREA (SQM)	88,44
EXTERNAL AREA (SQM)	90,55
PRICE	SOLD

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Building B



Building B | Ground Floor



B001 1BD	B002 1BD	B003 S	B004 2BD	B005 1BD	B006 1BD
INTERNAL AREA (SQM) 40,79	INTERNAL AREA (SQM) 47,24	INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 57,46	INTERNAL AREA (SQM) 41,30	INTERNAL AREA (SQM) 41,24
EXTERNAL AREA (SQM) 11,44	EXTERNAL AREA (SQM) 12,24	EXTERNAL AREA (SQM) 7,92	EXTERNAL AREA (SQM) 15,32	EXTERNAL AREA (SQM) 12,35	EXTERNAL AREA (SQM) 12,24
PRICE 153.700€	PRICE 159.000€	PRICE 116.600€	PRICE 227.900€	PRICE 159.000€	PRICE 159.000€
B007 S	B008 2BD	B009 1BD	B010 1BD	B011 S	
INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 57,41	INTERNAL AREA (SQM) 44,35	INTERNAL AREA (SQM) 40,81	INTERNAL AREA (SQM) 34,85	
EXTERNAL AREA (SQM) 7,92	EXTERNAL AREA (SQM) 15,21	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	
PRICE 116.600€	PRICE 227.900€	PRICE 150.520€	PRICE 137.800€	PRICE 111.300€	

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Building B | First Floor



B101 2BD	B102 S	B103 1BD	B104 1BD	B105 1BD	B106 1BD
INTERNAL AREA (SQM) 57,21	INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 44,97	INTERNAL AREA (SQM) 44,50	INTERNAL AREA (SQM) 44,50	INTERNAL AREA (SQM) 44,97
EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)
PRICE 196.10€	PRICE 100.70€	PRICE 153.70€	PRICE 153.70€	PRICE SOLD	PRICE SOLD
B107 S	B108 2BD	B109 1BD	B110 1BD	B111 S	B112 2BD
INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 57,41	INTERNAL AREA (SQM) 44,50	INTERNAL AREA (SQM) 44,97	INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 57,41
EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)
PRICE 100.70€	PRICE SOLD	PRICE 153.700€	PRICE SOLD	PRICE SOLD	PRICE 196.100€
B113 2BD	B114 S	B115 1BD	B116 1BD		
INTERNAL AREA (SQM) 57,21	INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 45,03	INTERNAL AREA (SQM) 44,50		
EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)		
PRICE 196.100€	PRICE 100.700€	PRICE 153.700€	PRICE 153.700€		

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Building B | Second Floor



B201 2BD	B202 S	B203 1BD	B204 1BD	B205 1BD	B206 1BD
INTERNAL AREA (SQM) 57,21	INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 44,97	INTERNAL AREA (SQM) 44,50	INTERNAL AREA (SQM) 44,50	INTERNAL AREA (SQM) 44,96
EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)
PRICE SOLD	PRICE 106.000€	PRICE 163.240€	PRICE 163.240€	PRICE 163.240€	PRICE SOLD
B207 S	B208 2BD	B209 1BD	B210 1BD	B211 S	B212 2BD
INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 57,41	INTERNAL AREA (SQM) 44,50	INTERNAL AREA (SQM) 44,97	INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 57,46
EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)
PRICE SOLD	PRICE SOLD	PRICE SOLD	PRICE SOLD	PRICE SOLD	PRICE SOLD
	B213 2BD	B214 S	B215 1BD	B216 1BD	
	INTERNAL AREA (SQM) 57,21	INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 44,97	INTERNAL AREA (SQM) 44,55	
	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	
	PRICE SOLD	PRICE 106.000€	PRICE 163.240€	PRICE 163.240€	

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Building B | Third Floor



B301 2BD	B302 S	B303 1BD	B304 1BD	B305 1BD	B306 1BD
INTERNAL AREA (SQM) 57,21	INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 44,97	INTERNAL AREA (SQM) 44,50	INTERNAL AREA (SQM) 44,50	INTERNAL AREA (SQM) 44,97
EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)
PRICE 217.300€	PRICE SOLD	PRICE 172.780€	PRICE 172.780€	PRICE 172.780€	PRICE SOLD
B307 S	B308 2BD	B309 1BD	B310 1BD	B311 S	B312 2BD
INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 57,41	INTERNAL AREA (SQM) 44,50	INTERNAL AREA (SQM) 44,97	INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 57,41
EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)
PRICE SOLD	PRICE SOLD	PRICE 172.780€	PRICE SOLD	PRICE SOLD	PRICE 217.300€
B313 2BD	B314 S	B315 1BD	B316 1BD		
INTERNAL AREA (SQM) 57,21	INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 44,97	INTERNAL AREA (SQM) 44,55		
EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)		
PRICE SOLD	PRICE SOLD	PRICE 172.780€	PRICE 172.780€		

PARKSIDE RESIDENCES BY SOLUM

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Building B | Fourth Floor



B401 2BD	B402 S	B403 1BD	B404 1BD	B405 1BD	B406 1BD
INTERNAL AREA (SQM) 56,87	INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 44,97	INTERNAL AREA (SQM) 44,50	INTERNAL AREA (SQM) 44,50	INTERNAL AREA (SQM) 44,97
EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)
PRICE 238.500€	PRICE 121.900€	PRICE 185.500€	PRICE 185.500€	PRICE 185.500€	PRICE 185.500€
B407 S	B408 2BD	B409 2BD	B410 3BD	B411 1BD	
INTERNAL AREA (SQM) 27,06	INTERNAL AREA (SQM) 57,07	INTERNAL AREA (SQM) 84,05	INTERNAL AREA (SQM) 181,35	INTERNAL AREA (SQM) 44,50	
EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM)	EXTERNAL AREA (SQM) 58,82	EXTERNAL AREA (SQM)	
PRICE SOLD	PRICE SOLD	PRICE 349.800€	PRICE 1.007.000€	PRICE 185.500€	

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Building C



Building C | - Ground Floor



CS01 | 1BD

INTERNAL AREA (SQM)	45,03
EXTERNAL AREA (SQM)	18,24
PRICE	174.900€

CS02 | 1BD

INTERNAL AREA (SQM)	41,39
EXTERNAL AREA (SQM)	19,77
PRICE	169.600€

CS03 | 1BD

INTERNAL AREA (SQM)	41,35
EXTERNAL AREA (SQM)	21,13
PRICE	169.600€

CS04 | 1BD

INTERNAL AREA (SQM)	41,92
EXTERNAL AREA (SQM)	23,04
PRICE	169.600€

CS05 | 1BD

INTERNAL AREA (SQM)	41,35
EXTERNAL AREA (SQM)	23,88
PRICE	169.600€

CS06 | 1BD

INTERNAL AREA (SQM)	41,35
EXTERNAL AREA (SQM)	21,13
PRICE	169.600€

CS07 | 1BD

INTERNAL AREA (SQM)	41,39
EXTERNAL AREA (SQM)	19,77
PRICE	169.600€

CS08 | 2BD

INTERNAL AREA (SQM)	86,93
EXTERNAL AREA (SQM)	33,23
PRICE	339.200€

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Building C | Ground Floor



C001 | 1BD

INTERNAL AREA (SQM)	44,97
EXTERNAL AREA (SQM)	
PRICE	SOLD

C002 | 1BD

INTERNAL AREA (SQM)	41,39
EXTERNAL AREA (SQM)	
PRICE	SOLD

C003 | 1BD

INTERNAL AREA (SQM)	45,39
EXTERNAL AREA (SQM)	
PRICE	SOLD

C004 | 1BD

INTERNAL AREA (SQM)	44,92
EXTERNAL AREA (SQM)	23,04
PRICE	153.700€

C005 | 1BD

INTERNAL AREA (SQM)	44,92
EXTERNAL AREA (SQM)	
PRICE	153.700€

C006 | 1BD

INTERNAL AREA (SQM)	45,39
EXTERNAL AREA (SQM)	
PRICE	SOLD

C007 | 1BD

INTERNAL AREA (SQM)	41,39
EXTERNAL AREA (SQM)	
PRICE	SOLD

C008 | 2BD

INTERNAL AREA (SQM)	86,96
EXTERNAL AREA (SQM)	
PRICE	312.700€

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Building C | First Floor



C101 1BD	
INTERNAL AREA (SQM)	44,98
EXTERNAL AREA (SQM)	
PRICE	159.000€

C102 1BD	
INTERNAL AREA (SQM)	41,39
EXTERNAL AREA (SQM)	
PRICE	SOLD

C103 1BD	
INTERNAL AREA (SQM)	45,39
EXTERNAL AREA (SQM)	
PRICE	SOLD

C104 1BD	
INTERNAL AREA (SQM)	44,92
EXTERNAL AREA (SQM)	
PRICE	163.240€

C105 1BD	
INTERNAL AREA (SQM)	44,92
EXTERNAL AREA (SQM)	
PRICE	163.240€

C106 1BD	
INTERNAL AREA (SQM)	45,39
EXTERNAL AREA (SQM)	
PRICE	163.240€

C107 1BD	
INTERNAL AREA (SQM)	41,39
EXTERNAL AREA (SQM)	
PRICE	148.400€

C108 2BD	
INTERNAL AREA (SQM)	86,96
EXTERNAL AREA (SQM)	
PRICE	328.600€

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Building C | Second Floor



C201 | 1BD

INTERNAL AREA (SQM)	44,97
EXTERNAL AREA (SQM)	
PRICE	169.600€

C202 | 1BD

INTERNAL AREA (SQM)	41,40
EXTERNAL AREA (SQM)	
PRICE	159.000€

C203 | 1BD

INTERNAL AREA (SQM)	45,39
EXTERNAL AREA (SQM)	
PRICE	172.780€

C204 | 1BD

INTERNAL AREA (SQM)	44,92
EXTERNAL AREA (SQM)	
PRICE	172.780€

C205 | 1BD

INTERNAL AREA (SQM)	44,92
EXTERNAL AREA (SQM)	
PRICE	SOLD

C206 | 1BD

INTERNAL AREA (SQM)	45,39
EXTERNAL AREA (SQM)	
PRICE	SOLD

C207 | 3BD

INTERNAL AREA (SQM)	138,67
EXTERNAL AREA (SQM)	
PRICE	349.800€

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Building C | Third Floor

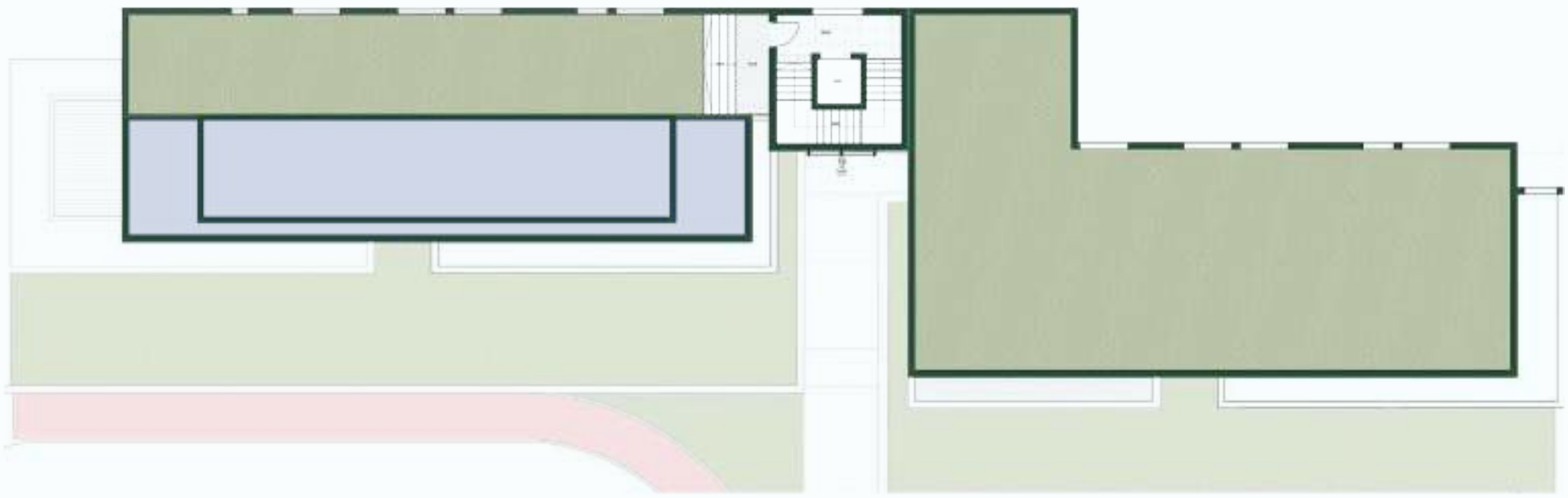


C301 2BD		C302 1BD		C303 1BD		C304 1BD		C305 1BD		C306 2BD	
INTERNAL AREA (SQM)	85,61	INTERNAL AREA (SQM)	45,39	INTERNAL AREA (SQM)	44,92	INTERNAL AREA (SQM)	44,92	INTERNAL AREA (SQM)	45,39	INTERNAL AREA (SQM)	109,07
EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)		EXTERNAL AREA (SQM)	6,50
PRICE	360.400€	PRICE	182.320€	PRICE	182.320€	PRICE	182.320€	PRICE	182.320€	PRICE	530.000€

PARKSIDE RESIDENCES BY SOLUM

DISCLAIMER: Reference to any measured area or definition is in accordance with International Property Measurement Standards (IPMS) published by the International Property Measurement Standards Coalition (IPMSC). The Net Internal Area comprises internal floor space and outdoor areas, excluding internal and external walls, and other structural elements. The Total Sellable Area encompasses all internal and external spaces, including all walls, columns and structural elements. Apartment designs and layouts presented are indicative and subject to change. The specifications are as of the brochure's preparation date and may be adjusted in accordance with permitted variances under apartment sale contracts. Floorplans are not to scale, provided for guidance only, and dimensions are approximate sizes.

Building C | Fourth Floor



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