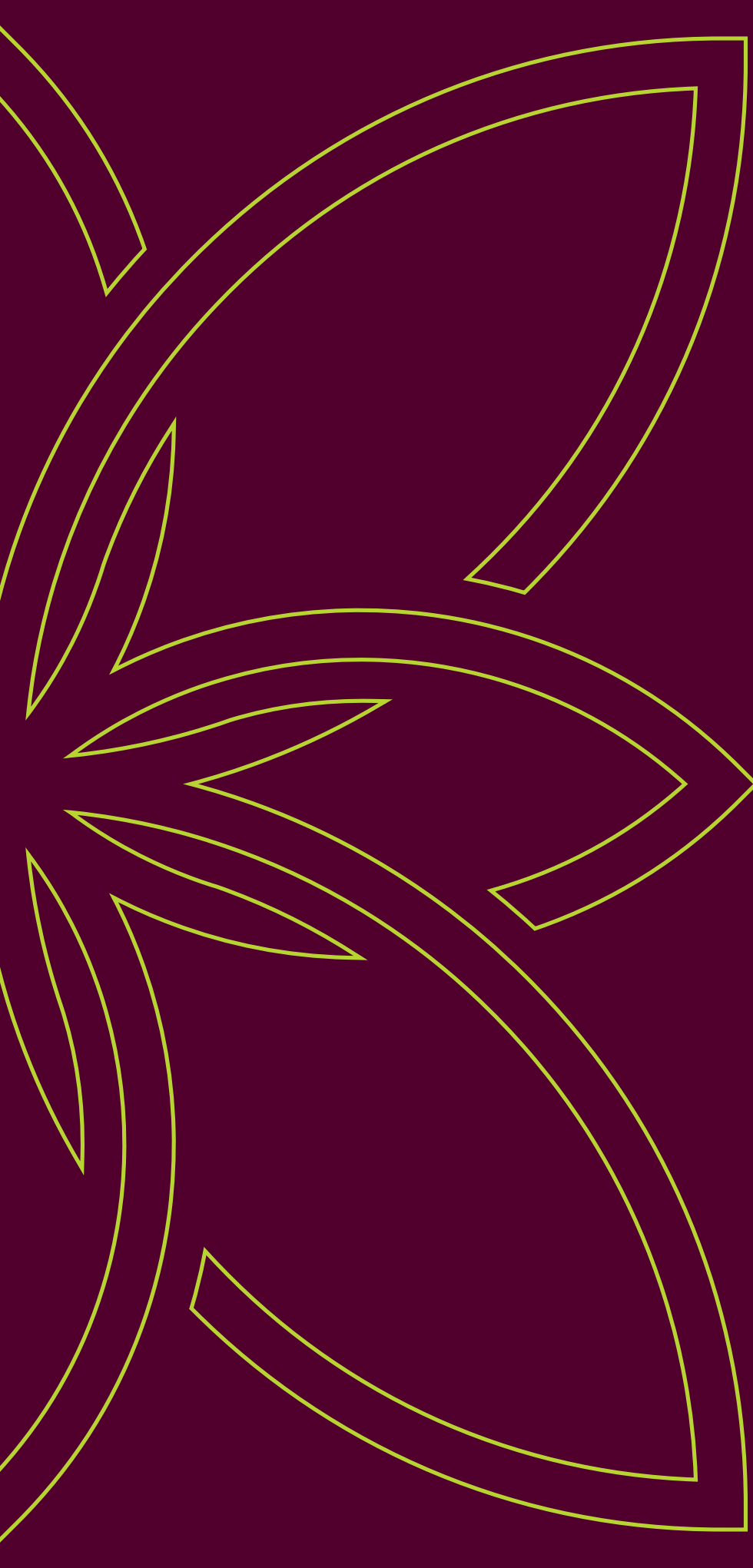




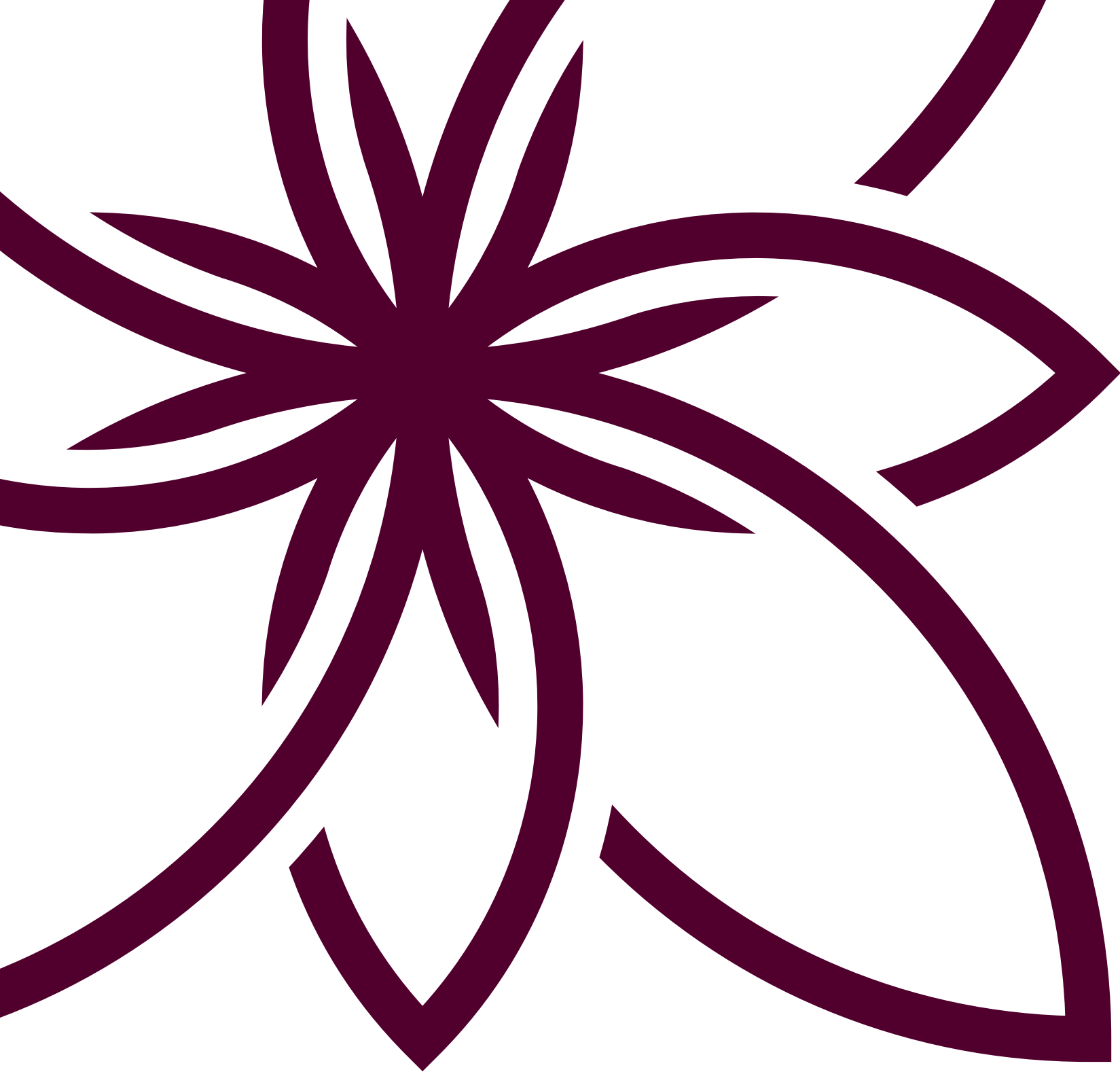
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F L O R A



FIDIJA

F L O R A



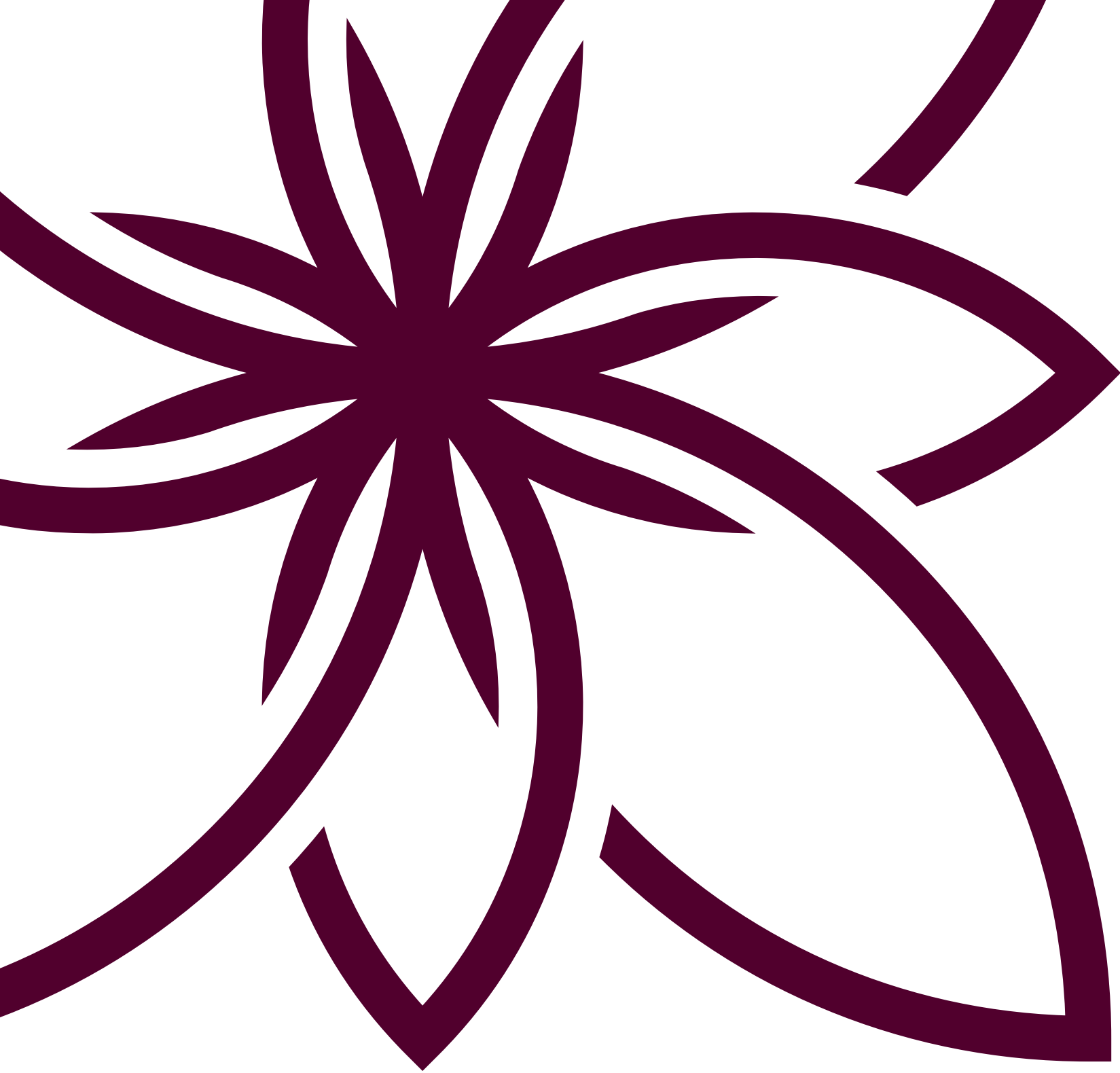


FIDIJA

F L O R A

GRADSKI ŽIVOT U RITMU PRIRODE

URBAN LIFE IN RHYTHM WITH NATURE



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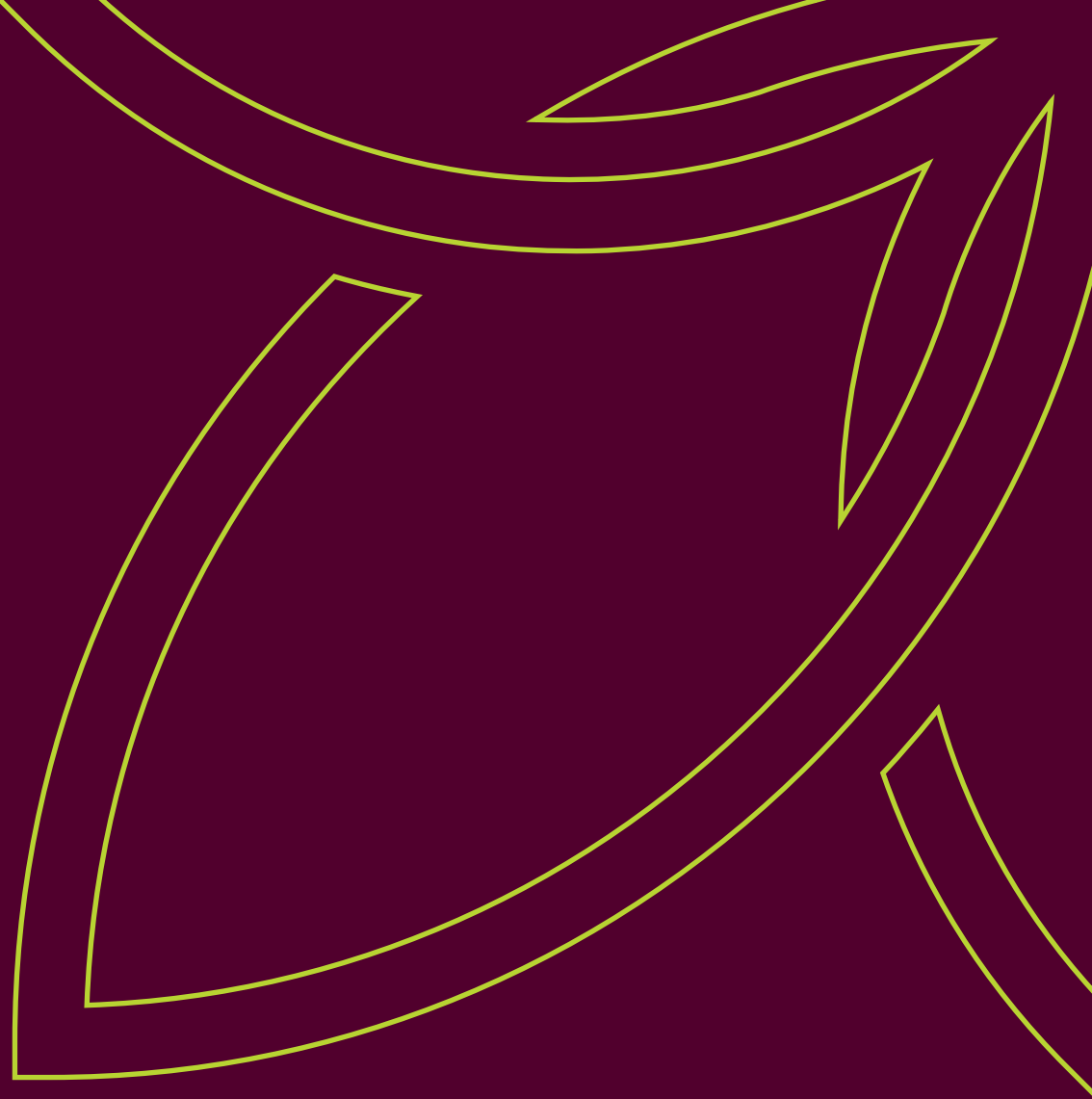
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Fidija Invest d.o.o.
Fidija Invest d.o.o.

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01





LIVOD

INTRODUCTION





Zelena oaza savremenog stanovanja

Stambeni kompleks Fidija Flora, smješten u naselju Zagorič u Podgorici, donosi novu dimenziju savremenog porodičnog stanovanja – onu u kojoj priroda i grad funkcionišu u savršenoj ravnoteži. U dijelu grada koji prolazi kroz pažljivo oblikovanu transformaciju, ovaj projekat se izdvaja kao jedinstvena cjelina koja njeguje blizinu zelenila, otvoren prostor i visok kvalitet života. Svojim arhitektonskim izrazom, funkcionalnim rješenjima i snažnim akcentom na prirodno okruženje, postavlja nove standarde stanovanja.

A Green Oasis of Contemporary Living

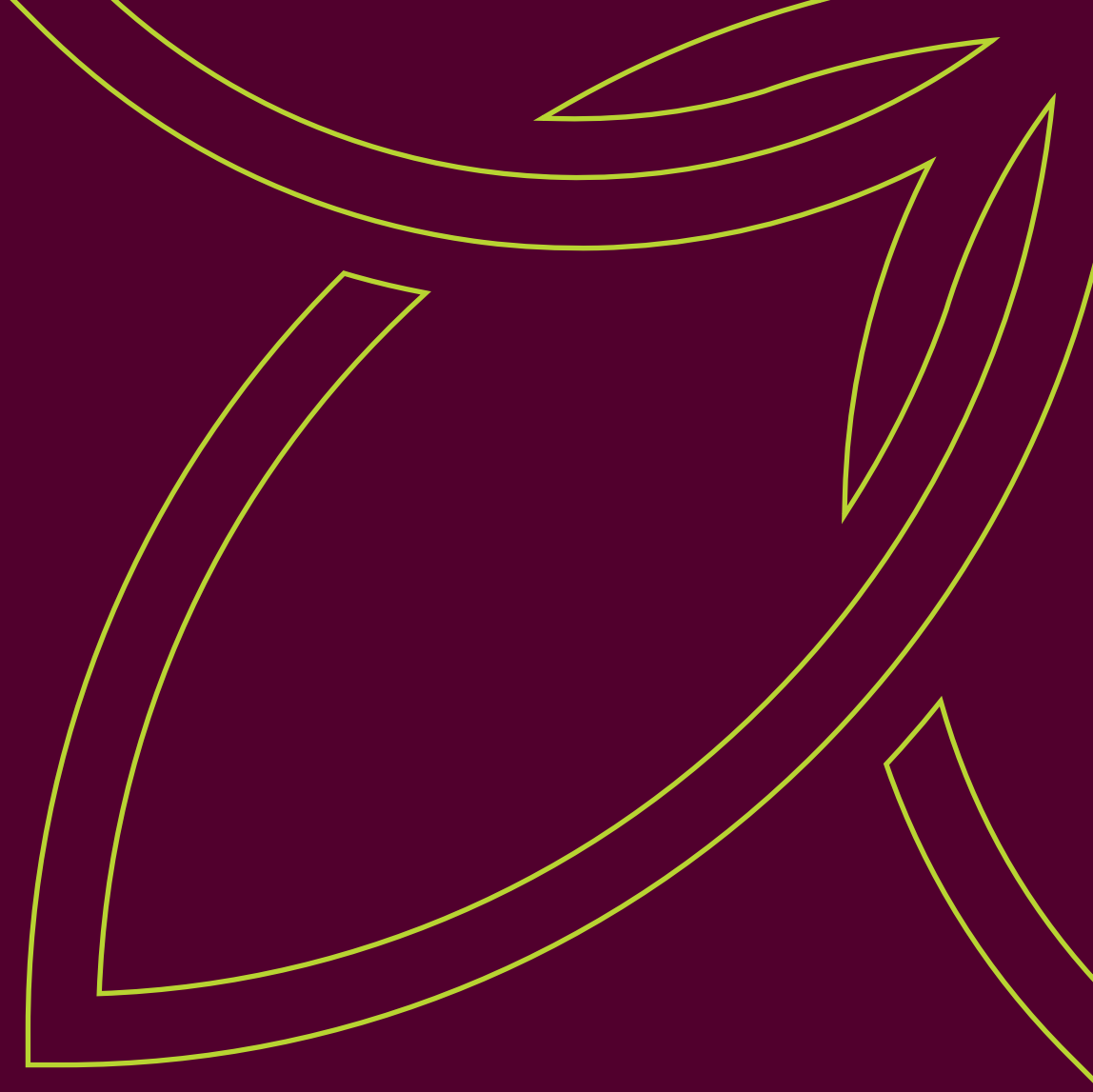
The Fidija Flora residential complex, located in the Zagorič neighbourhood of Podgorica, introduces a new dimension of contemporary family living – one defined by balance, space and a natural sense of flow between the urban environment and surrounding greenery. Positioned within a thoughtfully evolving part of the city, the development stands out for its proximity to green space, generous open areas and an exceptional quality of life. Refined architecture, carefully considered layouts and a strong connection to nature combine to establish a new benchmark for modern living.



FIDIJA

FLORA





02



LOKACIJA

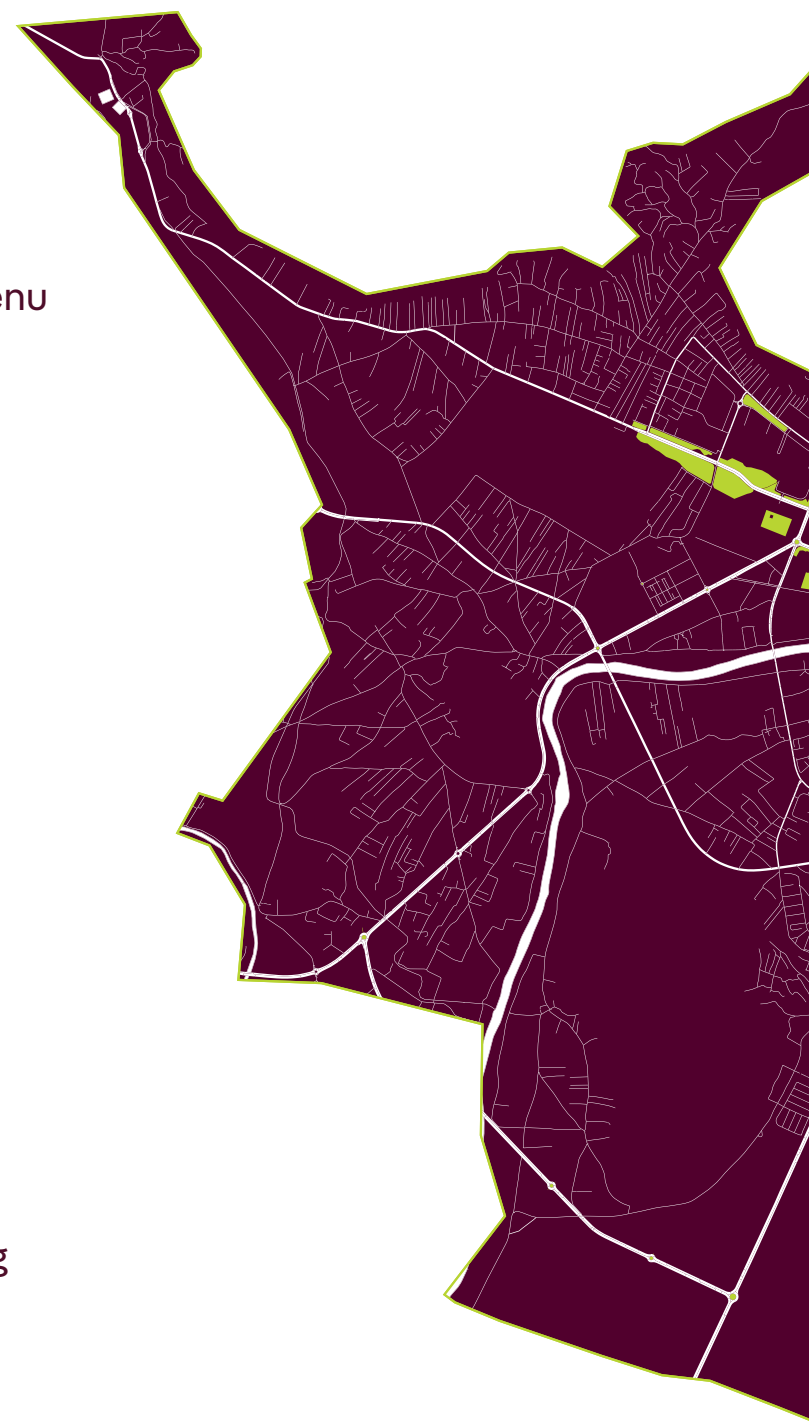
LOCATION

Razvijena infrastruktura na dohvat ruke

Pažljivo odabrana lokacija kompleksa Fidija Flora omogućava jednostavnu i brzu povezanost, uz potpuno razvijenu savremenu infrastrukturu. Uz objekat su predviđene saobraćajnice u skladu sa Detaljnim urbanističkim planom (DUP), a planirano je i proširenje glavne saobraćajnice (Ulica II Crnogorskog Bataljona), koja povezuje naselje Zagorič sa ostalim djelovima grada. U samom naselju i njegovom neposrednom okruženju dostupni su državni i privatni vrtići, dok se neposredno uz lokaciju objekta prostire nedavno izgrađeno i moderno opremljeno park-igralište Zagorič za djecu. U blizini su i park-šuma Gorica, kao i korito rijeke Morače.

Seamless Infrastructure Within Easy Reach

The carefully chosen location of Fidija Flora offers excellent connectivity supported by fully developed modern infrastructure. The surrounding roads follow the Detailed Urban Plan, including the planned expansion of II Crnogorskog Bataljona Street, linking the Zagorič neighbourhood with the wider city. Residents benefit from nearby state and private nurseries, the recently completed Zagorič children's park and playground, as well as the Gorica park forest and the banks of the River Morača, providing ample opportunities for recreation and outdoor living.





Udaljenost do najvažnijih gradskih sadržaja i saobraćajnica

Distances to Key City Amenities and Transport Links



Naselje City kej
City Kej Residential

0,4 km

6 min



Park-šuma Gorica
Park-šuma Gorica

1 km

13 min



Osnovna škola "Branko Božović"
"Branko Božović" Primary School

1,2 km

10 min 3 min



Gimnazija "Slobodan Škerović"
"Slobodan Škerović" High School

1,6 km

15 min 5 min



Gradski stadion
City stadium

1,9 km

20 min 6 min



Osnovna škola "Sutjeska"
"Sutjeska" Primary School

2 km

6 min



Trg nezavisnosti
Independence Square

2,7 km

25 min 8 min



KBC Podgorica
Clinical Centre of Podgorica

3,6 km

10 min



Autoput priključenje
Motorway access

3,7 km

9 min



PC Captial Plaza
Capital Plaza business centre

2,7 km

8 min



Autobuska i željeznička stanica
Bus and railway stations

3,6 km

10 min



TC BIG Fashion
BIG Fashion shopping centre

3,7 km

9 min



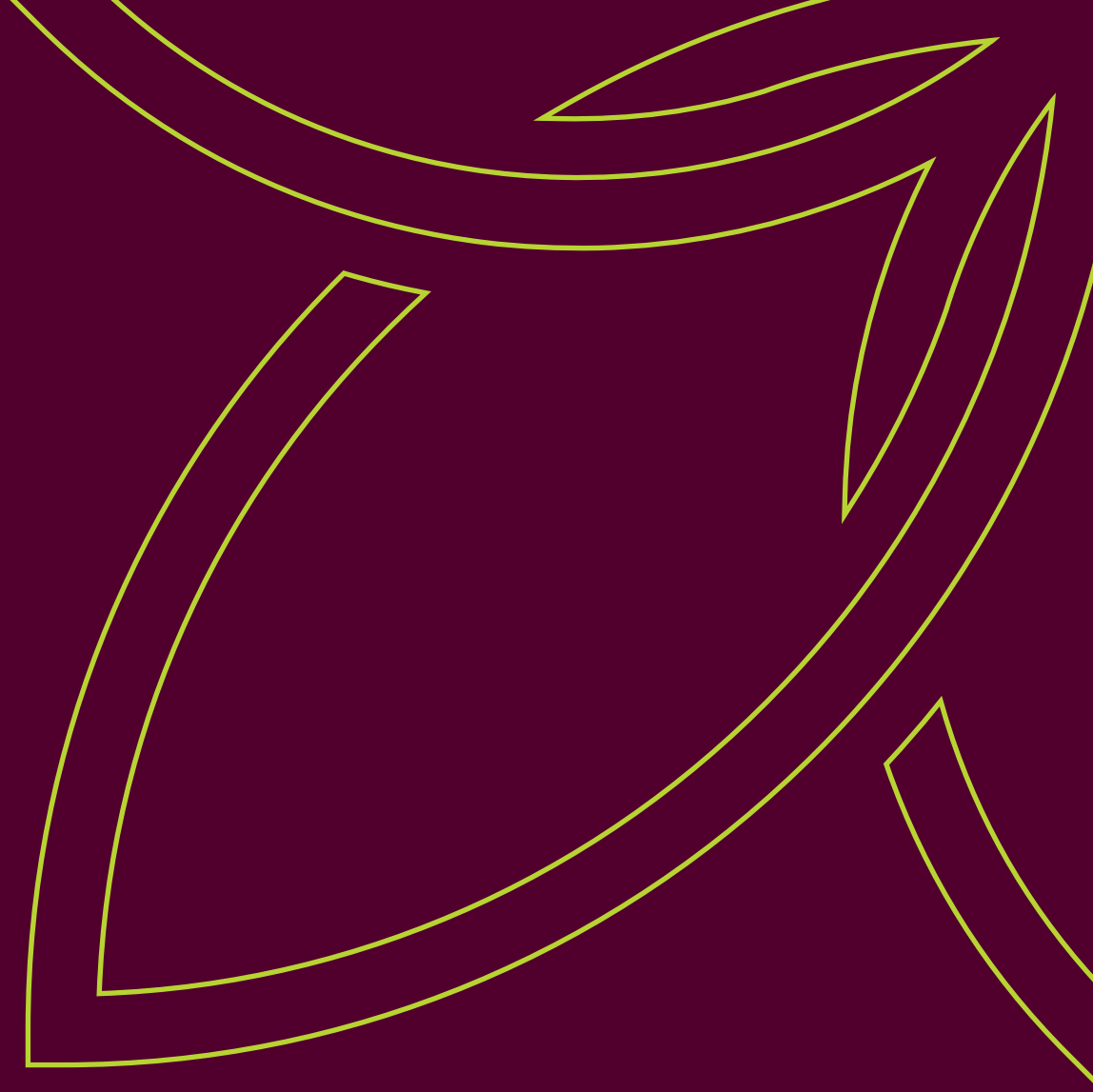
Aerodroma Golubovci
Golubovci Airport

14 km

24 min







03



VIZIJA PROJEKTA
I ARHITEKTONSKO RJEŠENJE
PROJECT VISION
& ARCHITECTURAL CONCEPT



Arhitektura u dijalogu s prirodom

Kompleks je osmišljen kao harmonična cjelina u kojoj se savremeni stil stanovanja prožima sa prirodnim okruženjem. Više od polovine lokacije zauzimaju zelene i otvorene površine, stvarajući prostrane, svijetle i mirne ambijente za porodični život, odmor i rekreaciju. Istovremeno, energetske efikasan dizajn objekata omogućava udobnost i održivost svakodnevnog života, kombinujući estetiku, funkcionalnost i brigu o budućnosti.



Architecture in Dialogue with Nature

The complex is designed as a harmonious whole, where contemporary living blends seamlessly with the natural surroundings. Over half of the site is dedicated to green and open spaces, creating bright, spacious and tranquil environments for family life, relaxation and recreation. At the same time, the buildings' energy-efficient design ensures comfort and sustainability in everyday living, combining aesthetics, functionality and care for the future.



Suptilna elegancija savremenog izraza

Arhitektonsko oblikovanje kompleksa odlikuju čiste linije i kombinacija plemenitih fasadnih materijala – opeke i maltera u toplim, zemljanim tonovima, uz svijetle akcente na terasama. Ova pažljivo usklađena kompozicija daje zgradi elegantan i moderan, a istovremeno nenametljiv karakter, skladno uklopljen u estetski identitet okruženja.

Terase su oplemenjene žardinjerama koje prostoru daju dodatnu dinamiku i zelenilo. Vegetacija se postepeno uzdiže duž fasade, stvarajući snažan vizuelni kontrast svijetlim tonovima, dok istovremeno pruža prirodnu zaštitu od sunca i doprinosi formiranju prijatne mikroklike.

Subtle Elegance in Contemporary Design

The complex features clean lines and a refined combination of façade materials, with brick and render in warm, earthy tones, accented by lighter touches on the terraces. This carefully harmonised composition gives the buildings an elegant, modern yet understated character, seamlessly integrated into the surrounding environment.

Terraces are enhanced with planters, introducing greenery and movement, while vegetation rising along the façades creates a striking contrast with the lighter tones, provides natural sun protection and contributes to a comfortable microclimate



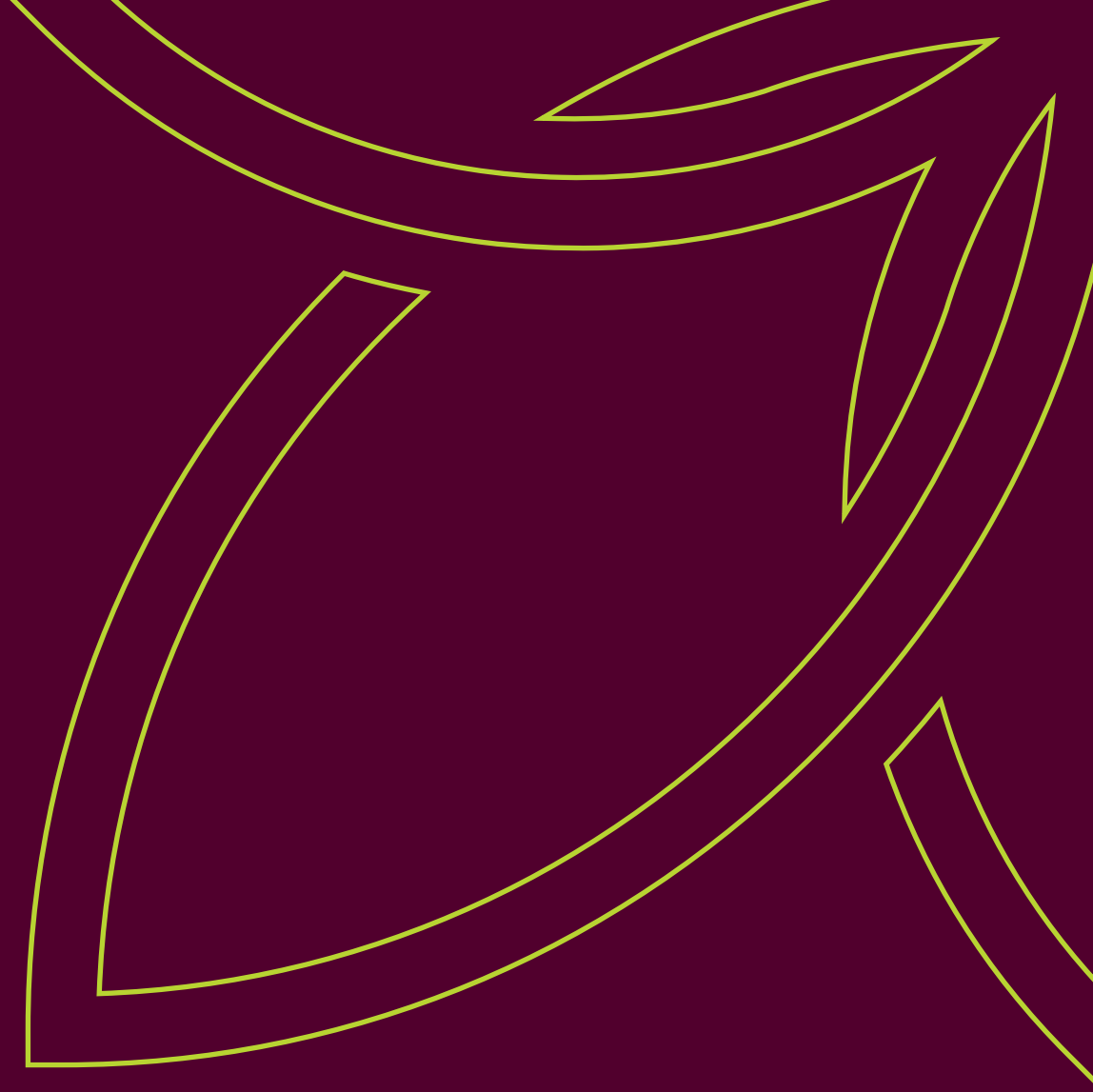
Otvoreni horizonti

Urbanističko rješenje projekta Fidijsa Flora omogućava obilje prirodne svjetlosti, osjećaj prostranosti i trajnu vrijednost svakog stambenog prostora. U zavisnosti od orijentacije, stanovi imaju otvorene poglede ka brojnim repnim i prepoznatljivim tačkama Podgorice – brdu Gorica, mostu Milenijum, koritu rijeke Morače i njenom ušću sa Zetom, Malom brdu, lokalitetu Duklje, Rogamima, sjevernom dijelu Zagoriča, Zlatici, kao i silueti urbanog jezgra grada.



Open Horizons

The urban design of Fidiya Flora maximises natural light, enhances the sense of space and ensures lasting value for every home. Depending on their orientation, apartments enjoy open views of Podgorica's most recognisable landmarks: Gorica Hill, the Millennium Bridge, the banks and confluence of the Morača and Zeta rivers, Malo Brdo, the Duklja site, Rogami, the northern part of Zagorič, Zlatica, as well as the silhouette of the city centre.



04



SADRŽAJI

AMENITIES





Fleksibilno i funkcionalno stanovanje

Kompleks se sastoji od dvije podzemne i šest nadzemnih etaža. Podzemni nivoi obuhvataju tehničke prostorije, ostave za stanare, prostor za odlaganje bicikala i dječjih kolica, kao i garažu sa adekvatnim brojem parking mjesta.

Predviđena su dva kontrolisana ulaza u objekat sa recepcijama. Projektovano je ukupno 78 stambenih jedinica raspoređenih na svim nadzemnim etažama od prizemlja do petog (povučenog) sprata. U ponudi će biti različiti tipovi stanova koji su osmišljeni da odgovore na raznovrsne potrebe i stilove života:

- Tip – garsonjera od 28 m²,
- Tip – jednosoban od 49 do 54 m²,
- Tip – jednoiposoban od 66 do 86 m²,
- Tip – dvosoban od 75 do 89 m²
- Tip – trosoban od 122 m²

Flexible & Functional Living

The complex comprises two underground and six above-ground levels. The basement floors house technical rooms, storage for residents, bicycle and baby stroller storage, as well as a garage with a sufficient number of parking spaces.

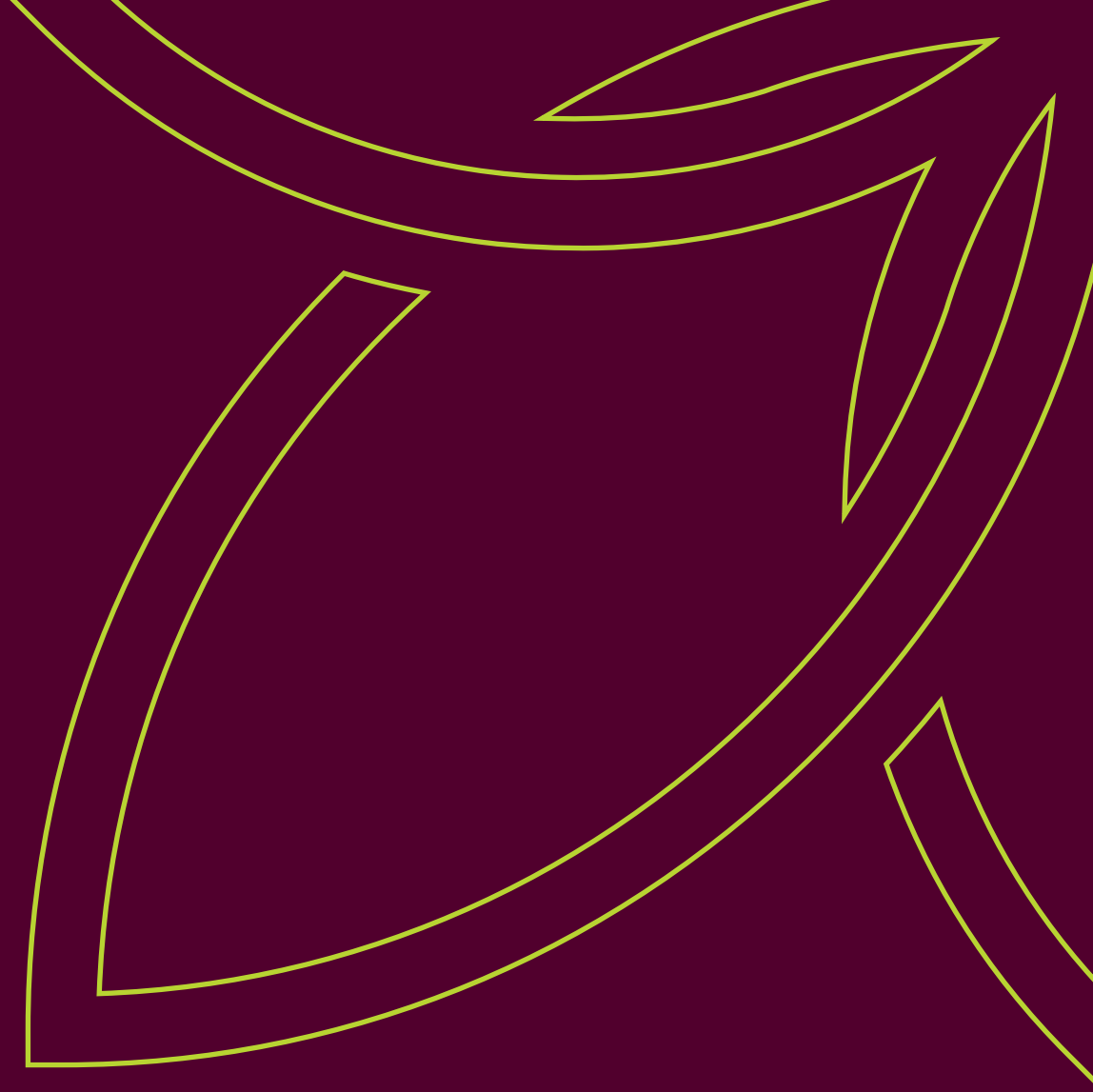
There are two controlled entrances with reception areas. A total of 78 residential units are distributed across the above-ground floors, from the ground level up to the fifth recessed floor. A variety of apartment types are offered to meet diverse needs and lifestyles:

- Studio apartment from 28 m²
- One-bedroom apartment from 49 to 54 m²
- One-and-a-half-bedroom apartment from 66 to 86 m²
- Two-bedroom apartment from 75 to 89 m²
- Three-bedroom apartment of 122 m²









05



STANOVI

APARTMENTS



Domovi za svaki stil života

Stambene jedinice osmišljene su tako da zadovolje različite potrebe korisnika, pružajući fleksibilnost i raznovrsnost u izboru životnog prostora. Jednosobni i jednoiposobni stanovi idealni su za pojedince i mlade parove, kao i za investitore koji traže pouzdan povraćaj uložених sredstava. Za porodice sa djecom, koje traže veći životni prostor, u ponudi su prostrani i funkcionalni stanovi sa dvije i tri spavaće sobe.



Homes for Every Lifestyle

The residential units are designed to suit a variety of lifestyles, combining flexibility with thoughtful layouts. One-bedroom and one-and-a-half-bedroom apartments are perfect for individuals, young couples or investors seeking a reliable return, while two- and three-bedroom apartments provide spacious, functional homes for families.

Privatni prostori za uživanje na otvorenom

Posebnu atrakciju kompleksa čine stanovi na povučenom, posljednjem spratu, koji raspolažu prostranim terasama sa velikim žardinjerama i automatskim sistemom irigacije.

Stanovi u prizemlju posjeduju privatna dvorišta koja unose dodatnu vrijednost i osjećaj domaće udobnosti. Dvorišta su blago izdignuta iznad nivoa ulice i ograđena prirodnim zelenilom, što stanarima omogućava privatnost i stvara miran, zaštićen kutak za boravak na otvorenom.

Private Outdoor Spaces

A standout feature of the complex is the penthouse apartments on the top recessed floor, which boast expansive terraces with large planters and an automatic irrigation system.

Ground-floor apartments benefit from private gardens that add both value and a sense of homely comfort. Slightly raised above street level and enclosed by greenery, these gardens offer privacy and create a peaceful, sheltered outdoor retreat.



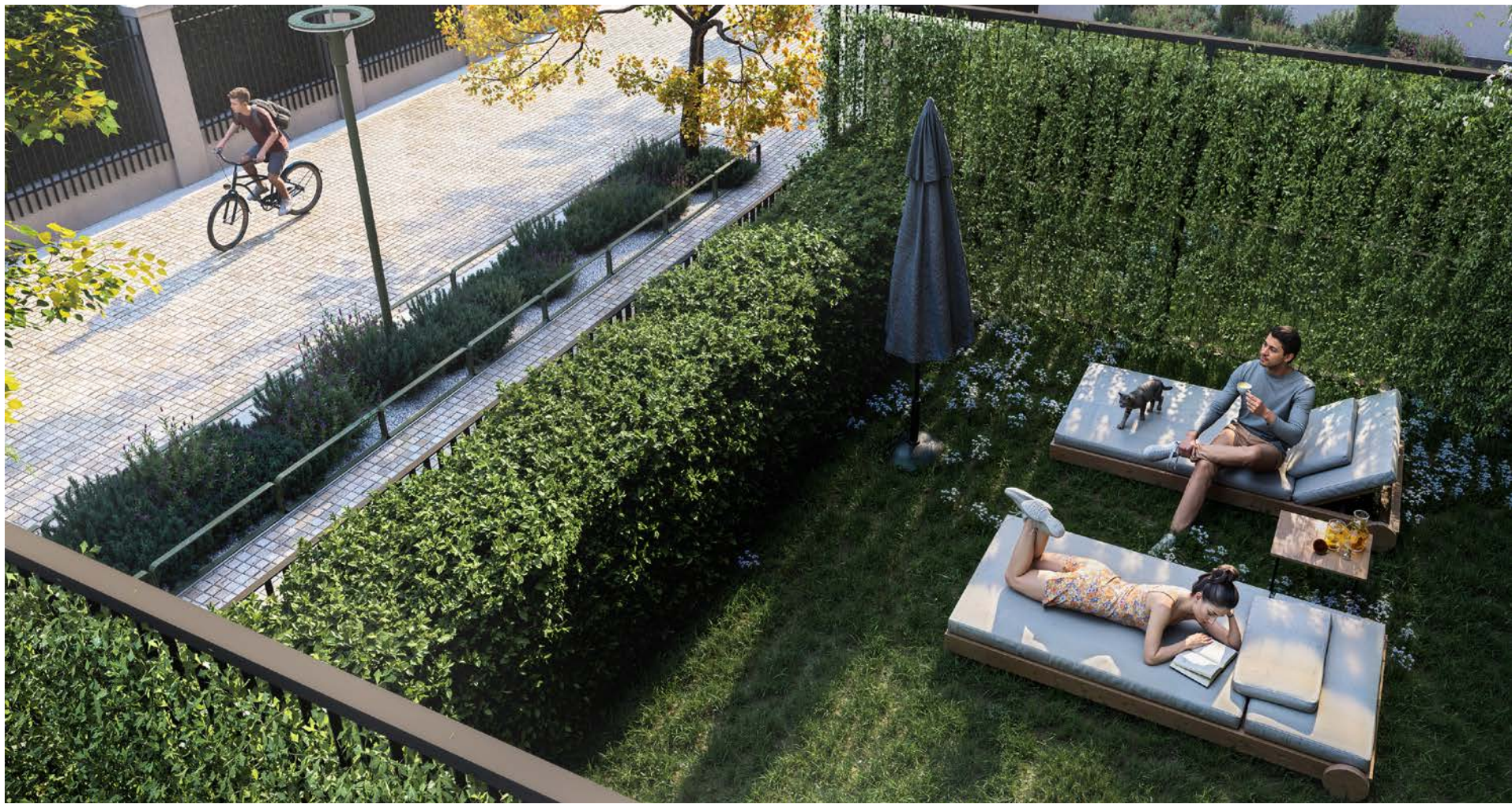




Sigurnost, komfor i moderan dizajn

Svaka stambena jedinica opremljena je pažljivo odabranim unutrašnjim elementima vrhunskog kvaliteta. Hrastov troslojni parket renomiranog proizvođača postavljen je u dnevnim boravcima, spavaćim sobama i hodnicima, dok su kupatila opremljena prvoklasnim keramičkim pločicama, podnim grijanjem, sanitarnom opremom poznatih brendova te spuštenim plafonima sa ugradnom rasvjetom.

Dodatni komfor i sigurnost osigurani su blindiranim ulaznim vratima, podnom izolacijom i video-interfonom. Svi stanovi opremljeni su unutrašnjim i spoljašnjim klima jedinicama, a stanovi u prizemlju izdvajaju se privatnim dvorištima sa pažljivo uređenim visokim i niskim zelenilom, kao i spoljašnjim česmama.



Security, Comfort & Modern Design

Each apartment is fitted with carefully selected, high-quality interior finishes. Oak three-layer parquet from a renowned manufacturer is installed in living rooms, bedrooms and hallways, while bathrooms feature premium ceramic tiles, underfloor heating, branded sanitaryware and recessed ceiling lighting.

Additional comfort and security are provided by reinforced entrance doors, sound insulation and video intercom systems. All apartments are equipped with indoor and outdoor air-conditioning units, while ground-floor units are enhanced by private gardens with thoughtfully arranged high and low greenery and outdoor water supply.

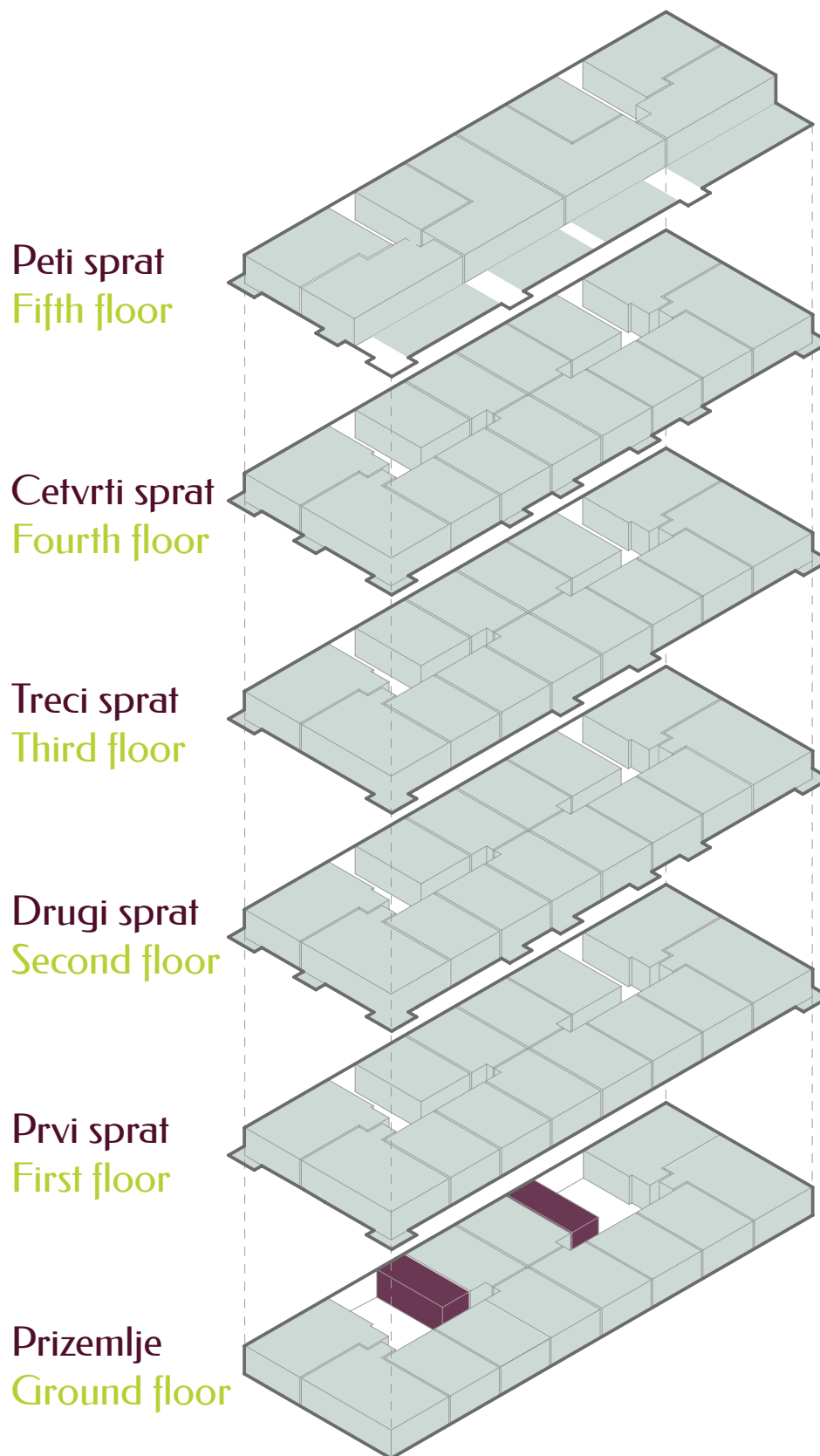
Garsonjera

Studio apartment

Dijagram tipologije stanova
po etazama

Apartment Typology
Diagram by Floor

27.69 m²



Garsonjera tip 01

Studio Apartment Type 01

Dijagram tipologije stanova po etažama

Apartment Typology Diagram by Floor

Površina stana / Apartment area

27.69 m²

Peti sprat

Fifth floor

Četvrti sprat

Fourth floor

Treći sprat

Third floor

Drugi sprat

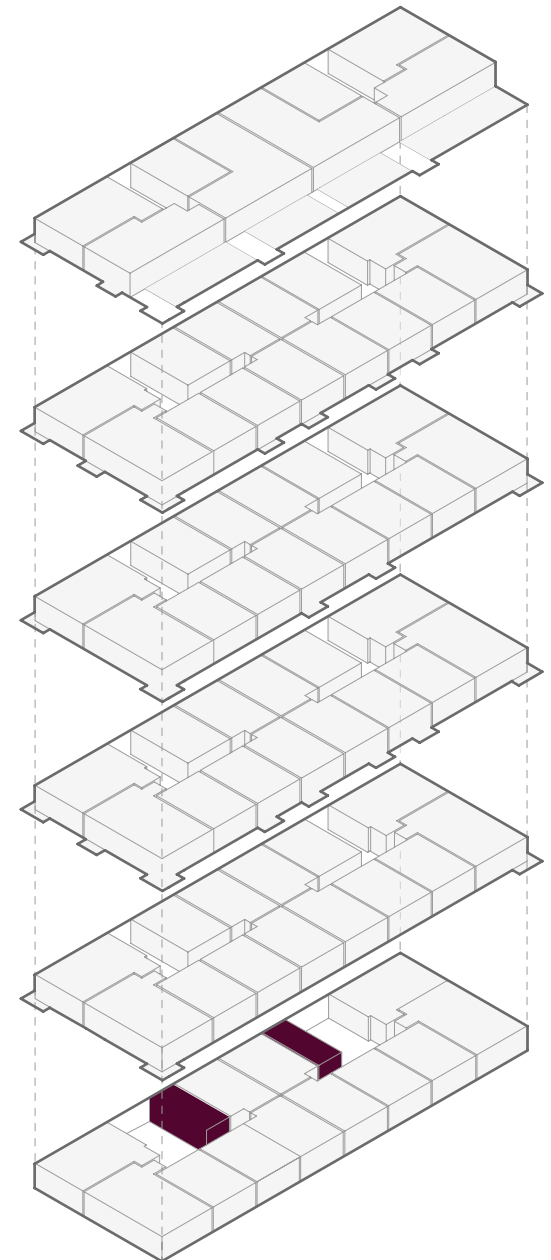
Second floor

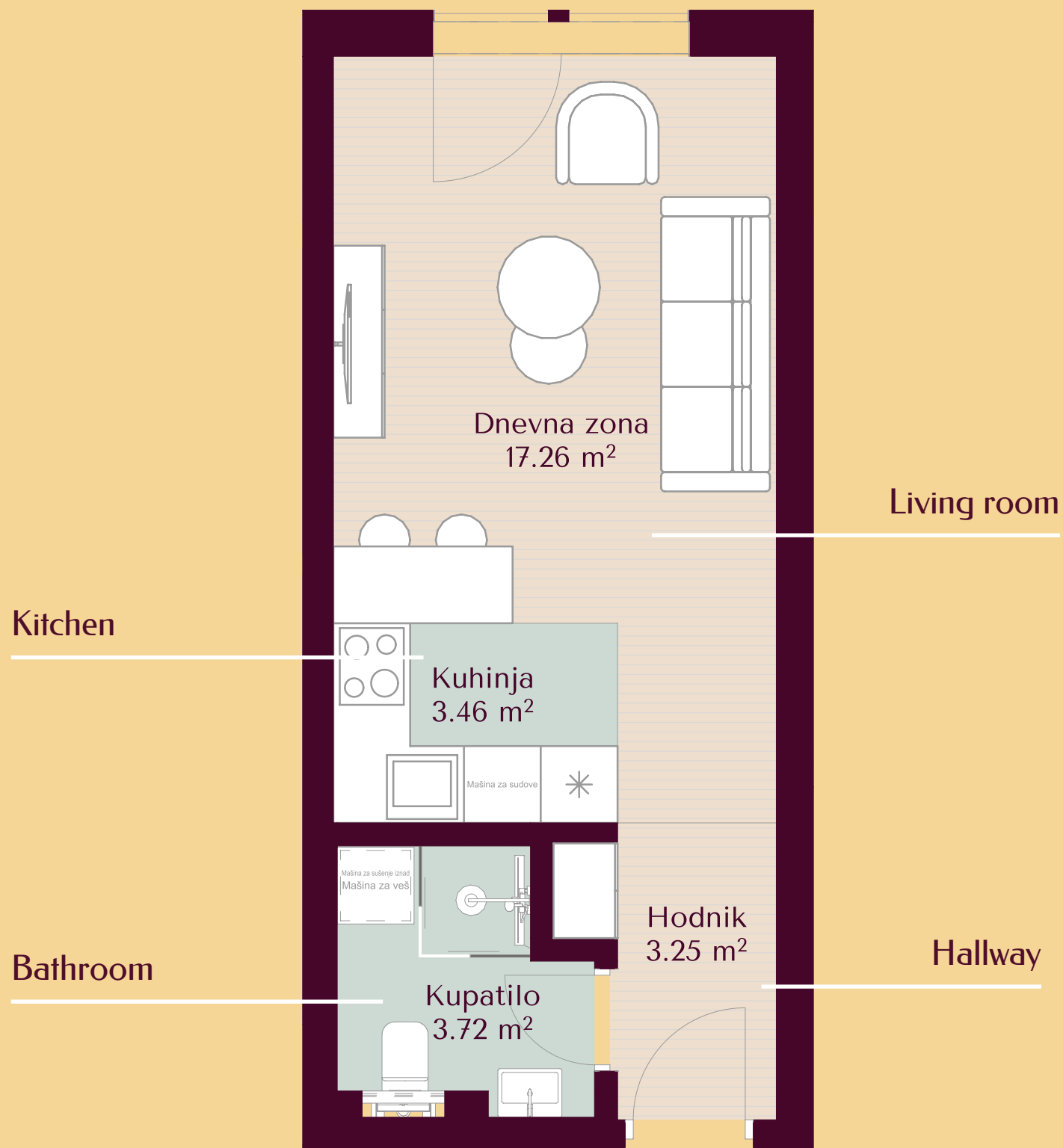
Prvi sprat

First floor

Prizemlje

Ground floor





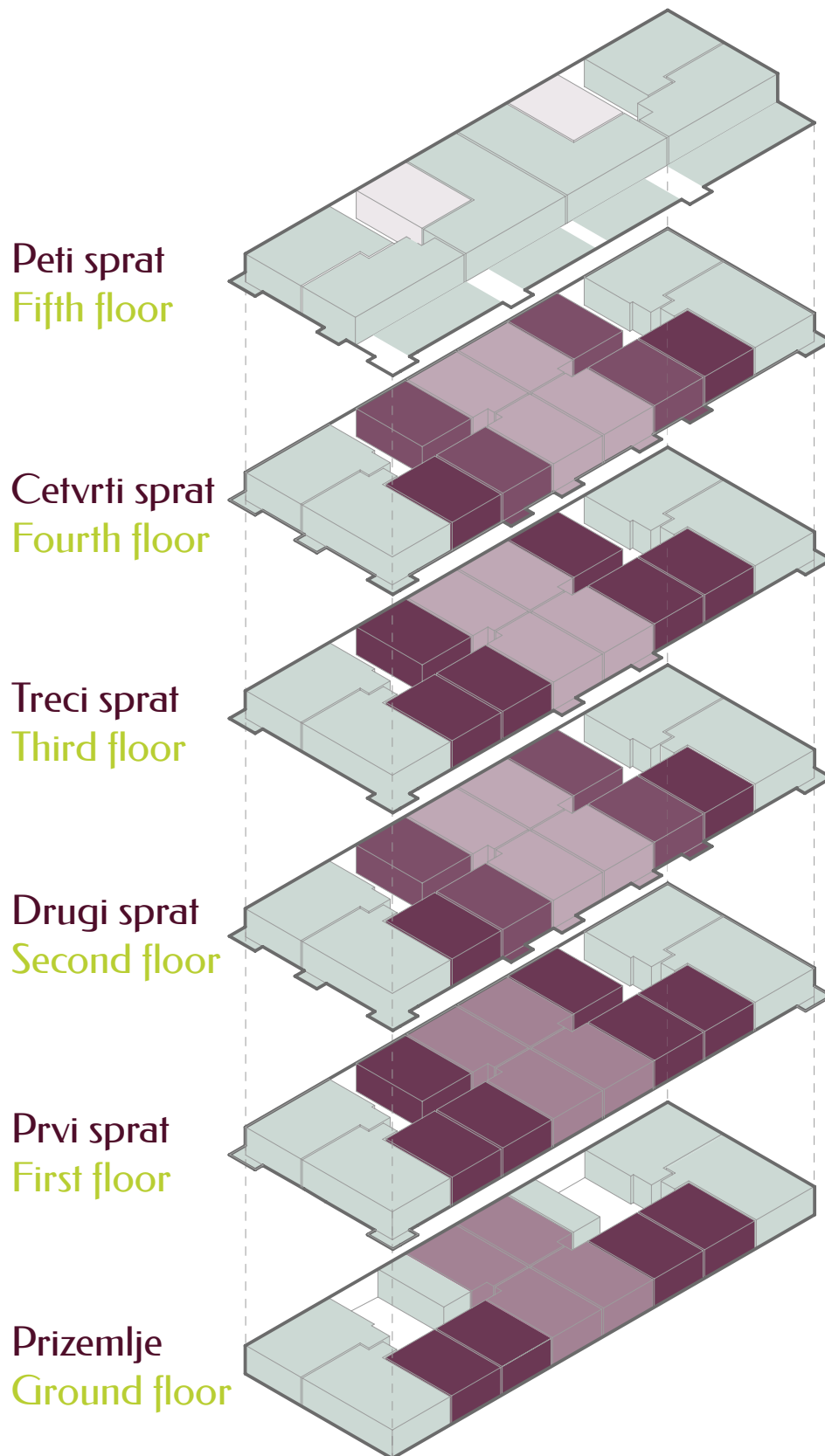
Jednosobni

One-bedroom

Dijagram tipologije stanova
po etazama

Apartment Typology
Diagram by Floor

49.13 m² - 56.31 m²



Jednosobni tip 01

One-bedroom Type 01

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area

49.78 m²

Peti sprat

Fifth floor

Četvrti sprat

Fourth floor

Treći sprat

Third floor

Drugi sprat

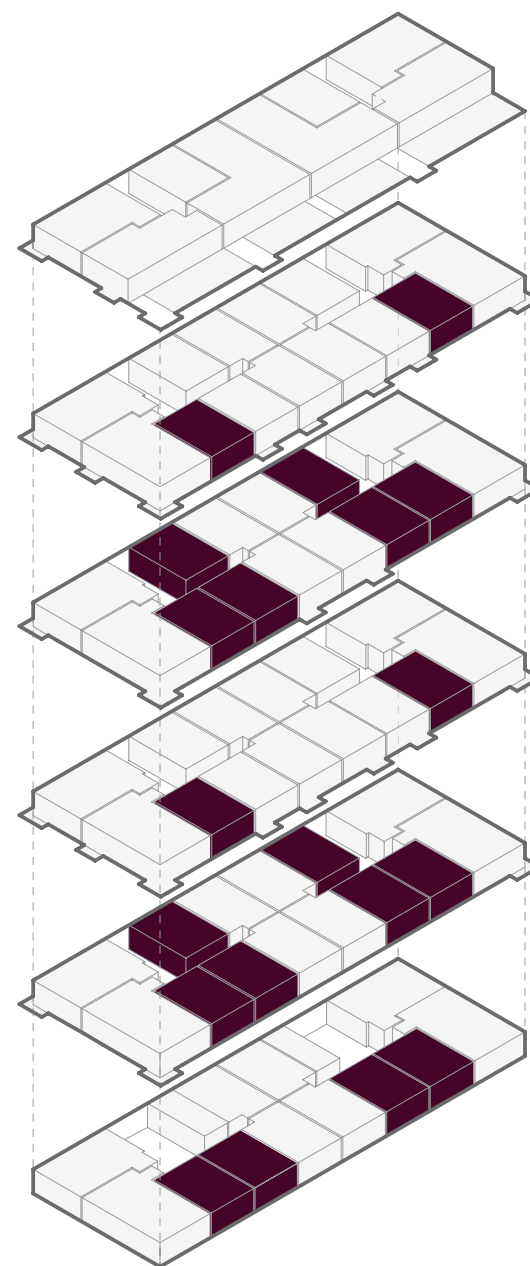
Second floor

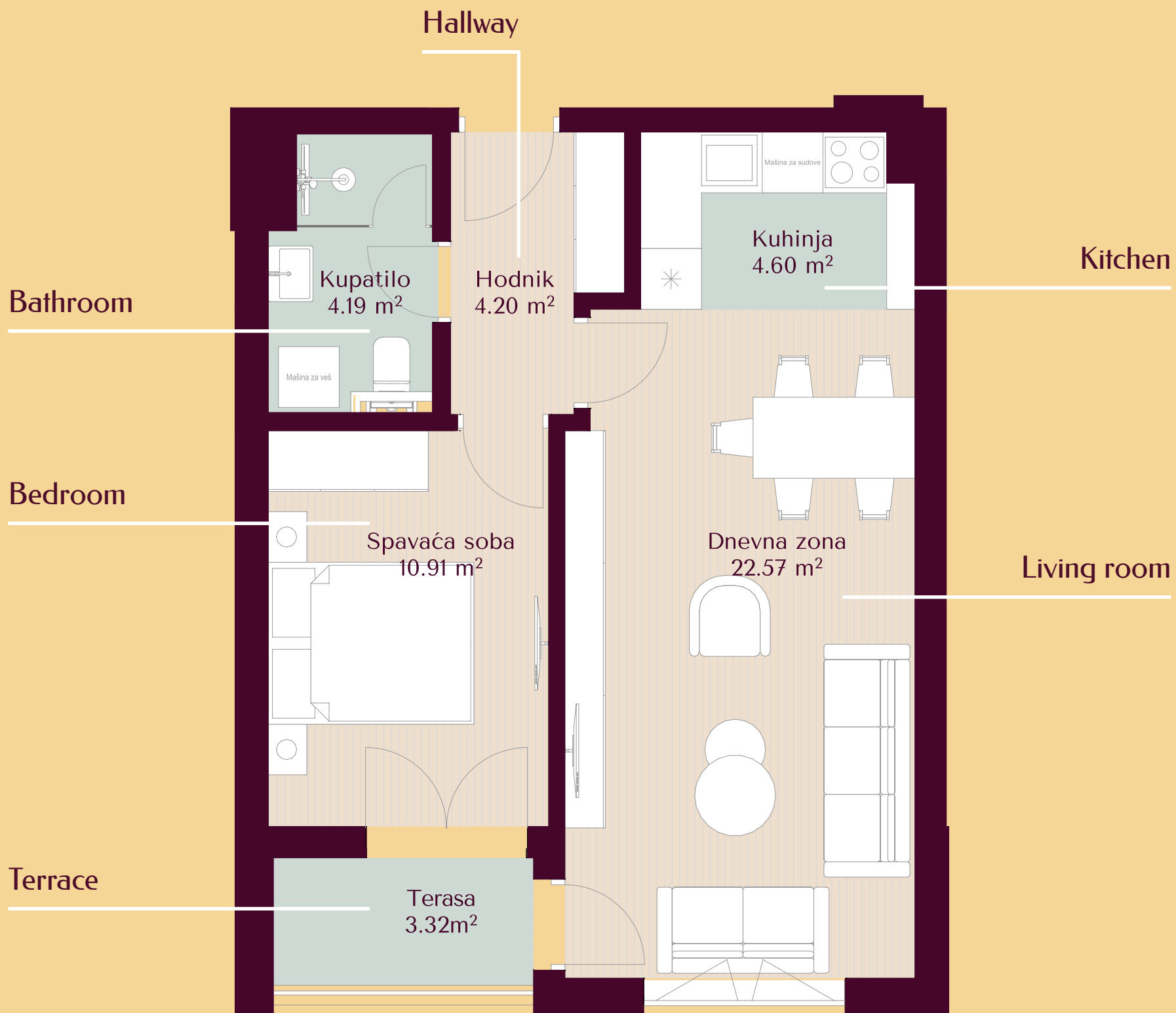
Prvi sprat

First floor

Prizemlje

Ground floor





Jednosobni tip 02

One-bedroom Type 02

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area

52.60 m²

Peti sprat

Fifth floor

Četvrti sprat

Fourth floor

Treći sprat

Third floor

Drugi sprat

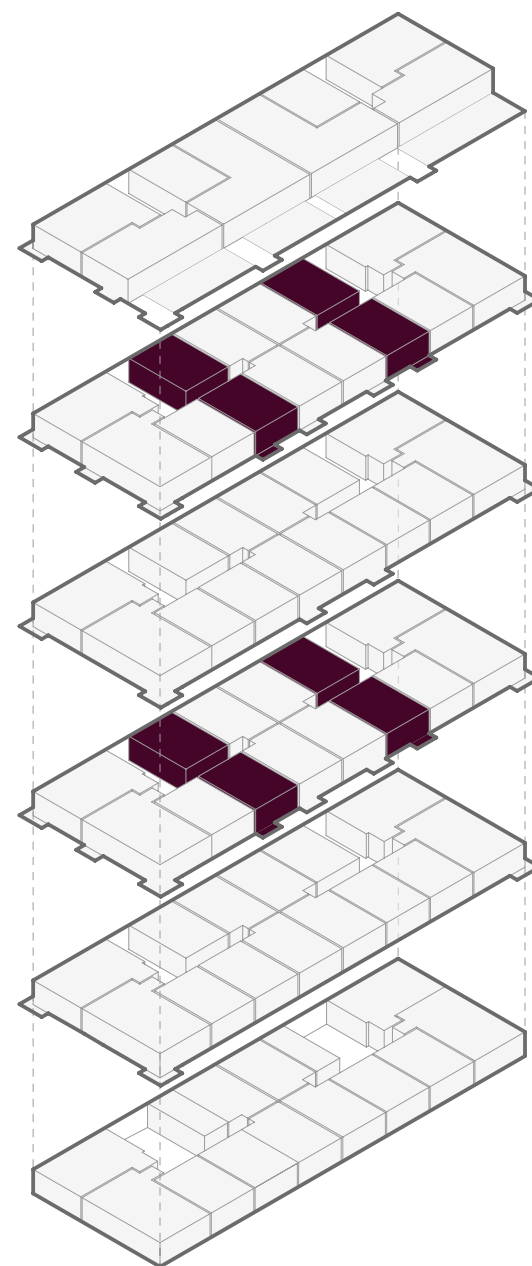
Second floor

Prvi sprat

First floor

Prizemlje

Ground floor





Jednosobni tip 03

One-bedroom Type 03

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area

53.44 m²

Peti sprat

Fifth floor

Četvrti sprat

Fourth floor

Treći sprat

Third floor

Drugi sprat

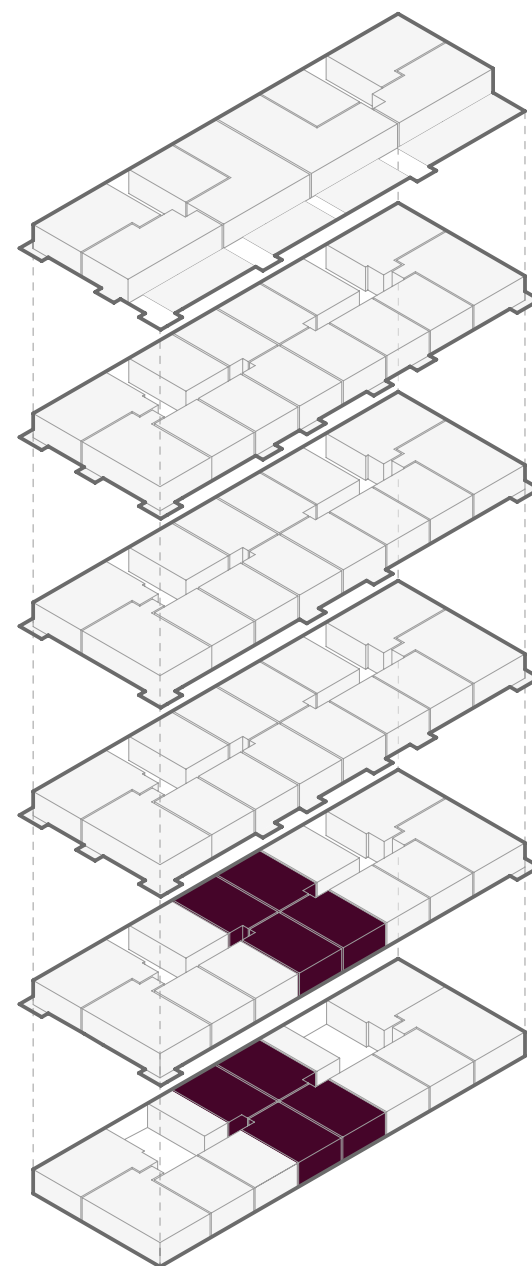
Second floor

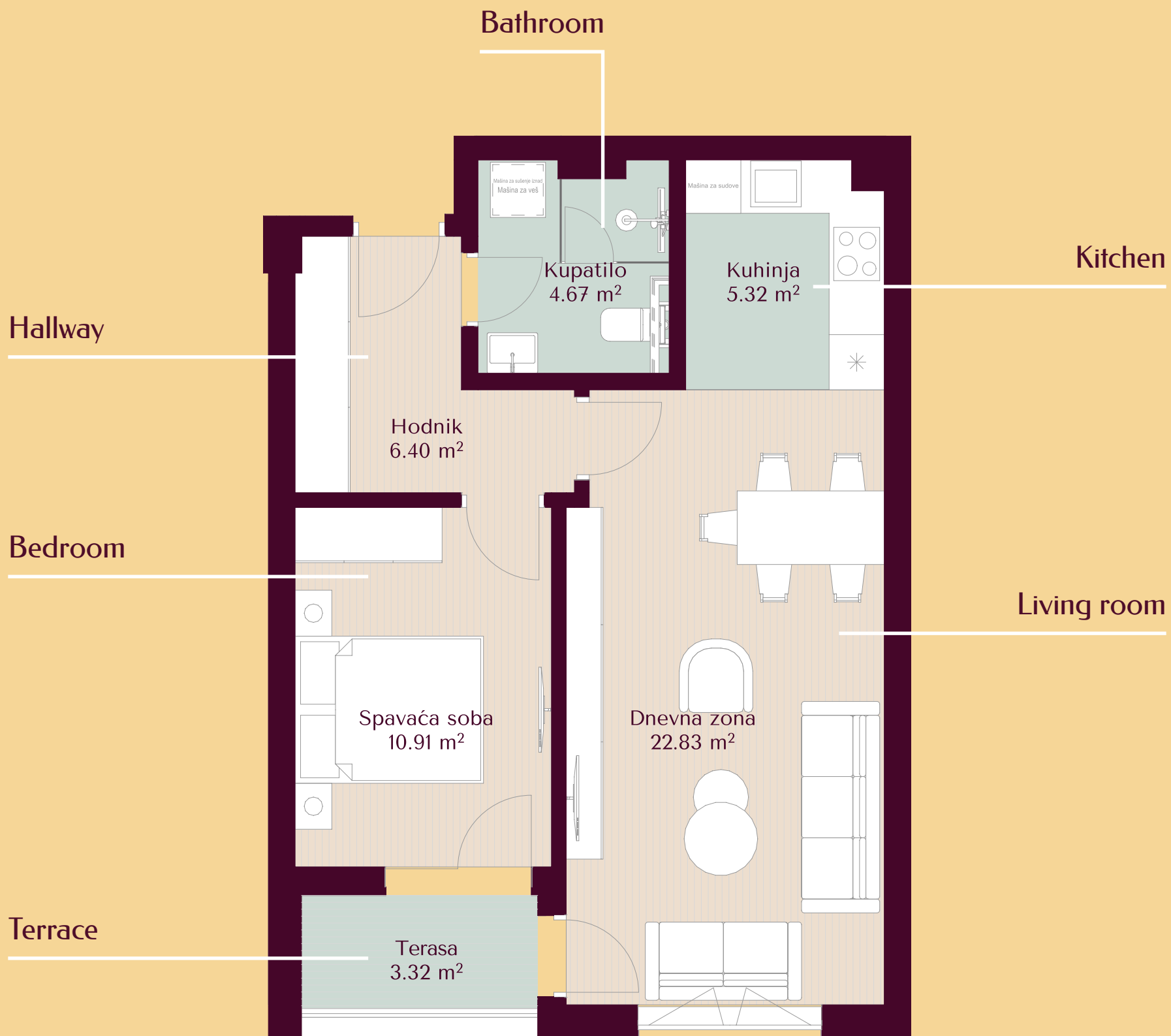
Prvi sprat

First floor

Prizemlje

Ground floor





Jednosobni tip 04

One-bedroom Type 04

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area

56.31 m²

Peti sprat

Fifth floor

Četvrti sprat

Fourth floor

Treći sprat

Third floor

Drugi sprat

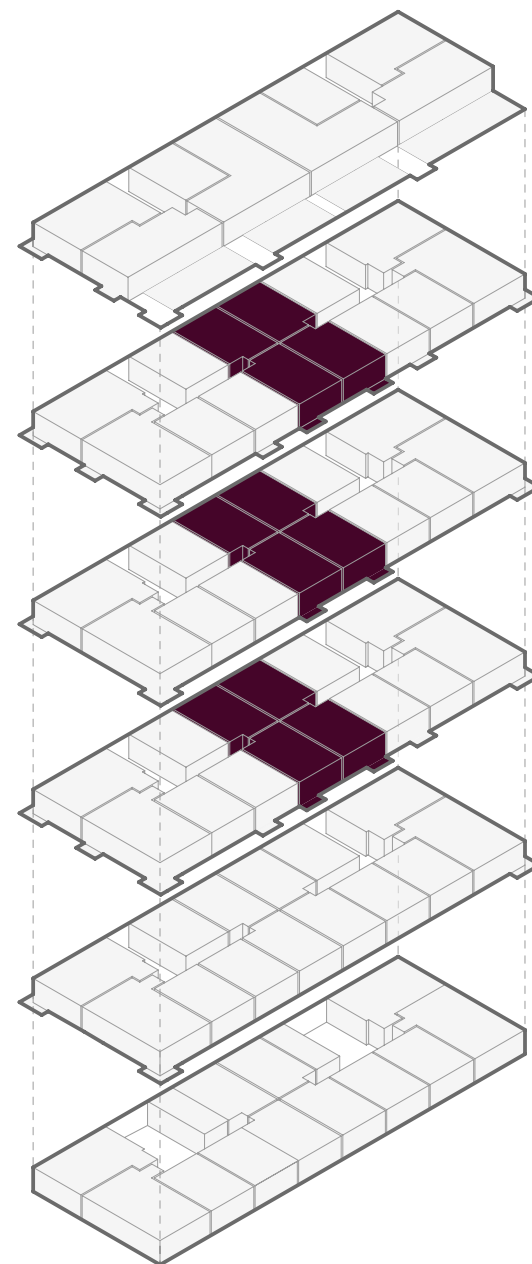
Second floor

Prvi sprat

First floor

Prizemlje

Ground floor





Jednosobni tip 05

One-bedroom Type 05

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area

49.13 m²

Peti sprat

Fifth floor

Četvrti sprat

Fourth floor

Treći sprat

Third floor

Drugi sprat

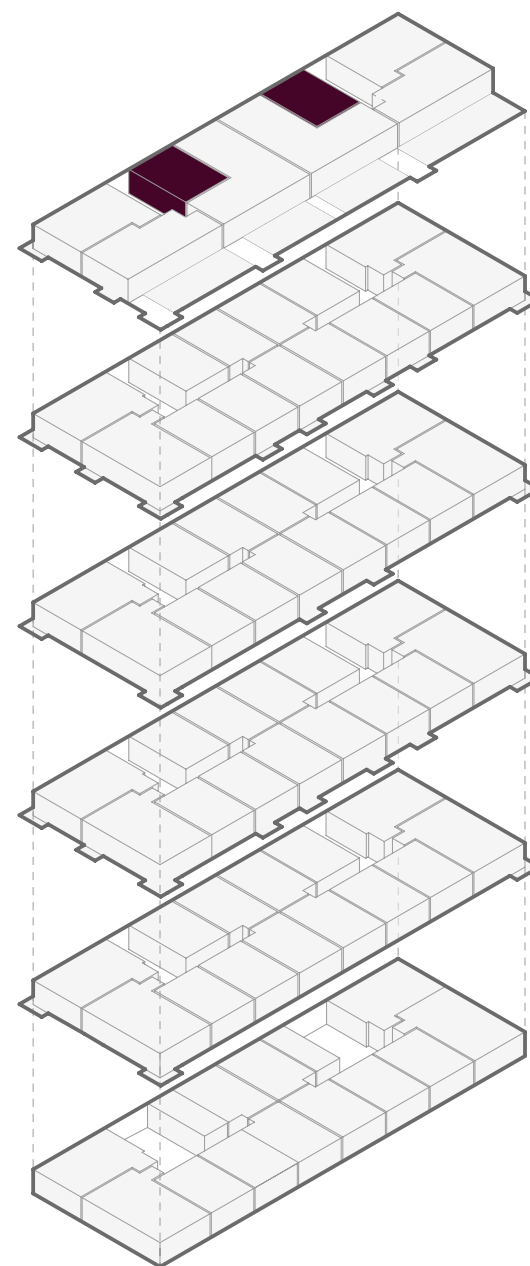
Second floor

Prvi sprat

First floor

Prizemlje

Ground floor





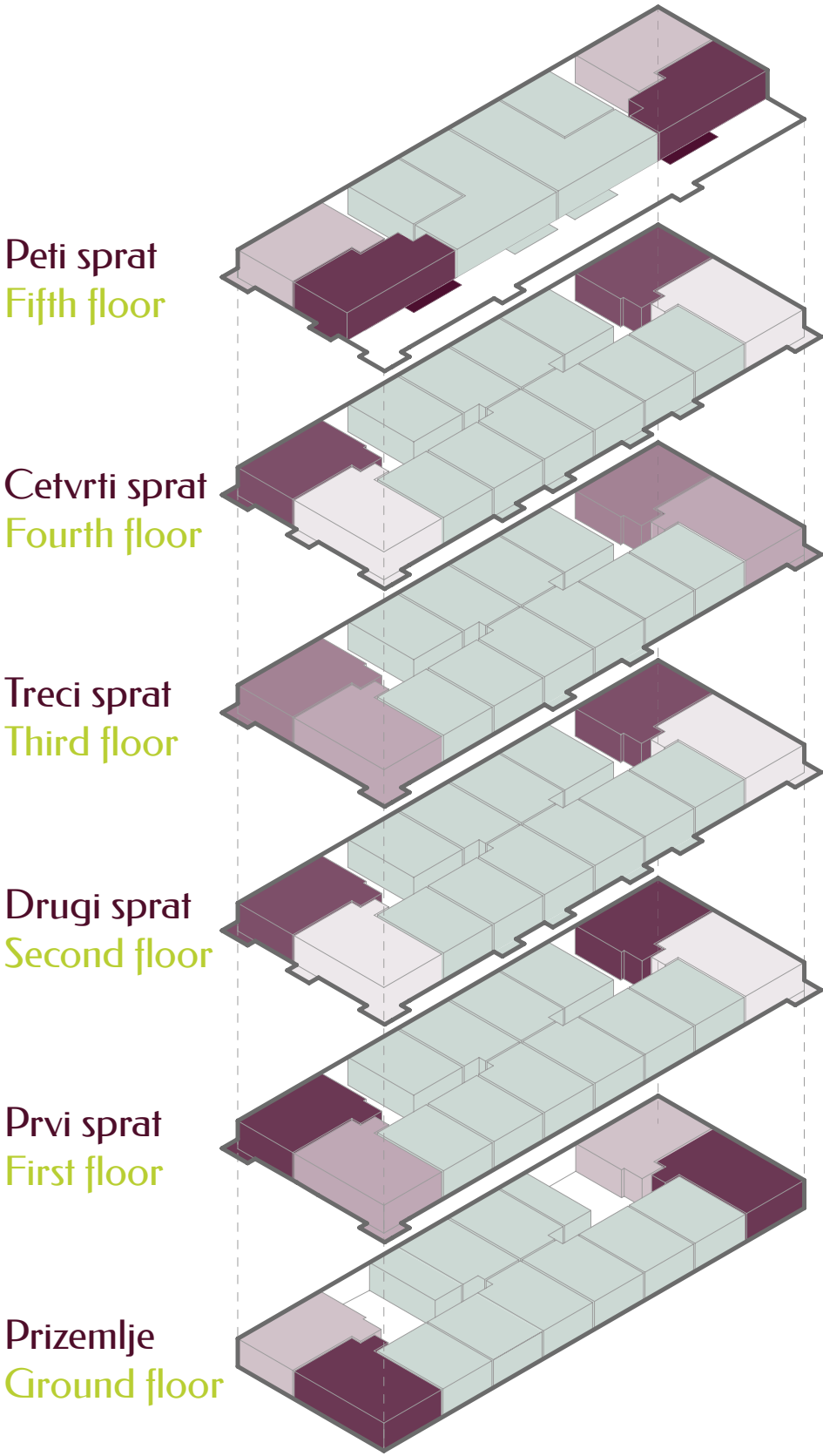
Dvosobni

Two-bedroom

Dijagram tipologije stanova
po etazama

Apartment Typology
Diagram by Floor

69.11 m² - 90.16 m²



Dvosobni tip 01

Two-bedroom Type 01

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana bez manje terase /
Apartment area without a smaller terrace

85.35 m²

Površina stana sa manjom terasom (2,46 m²) /
Apartment area with a smaller terrace (2,46 m²)

87.81 m²

Peti sprat
Fifth floor

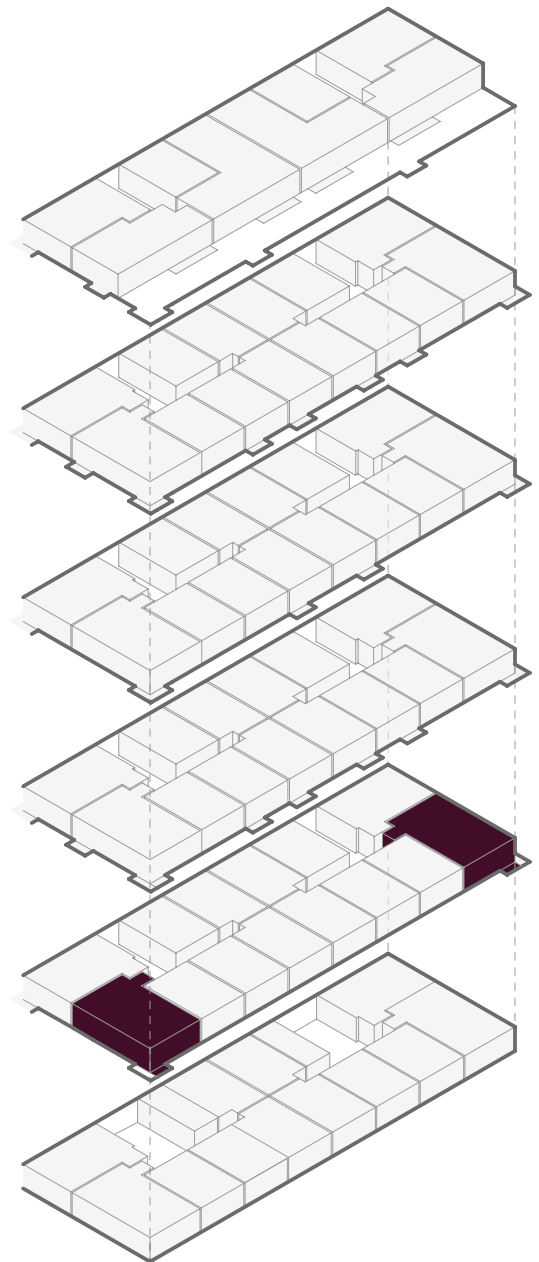
Četvrti sprat
Fourth floor

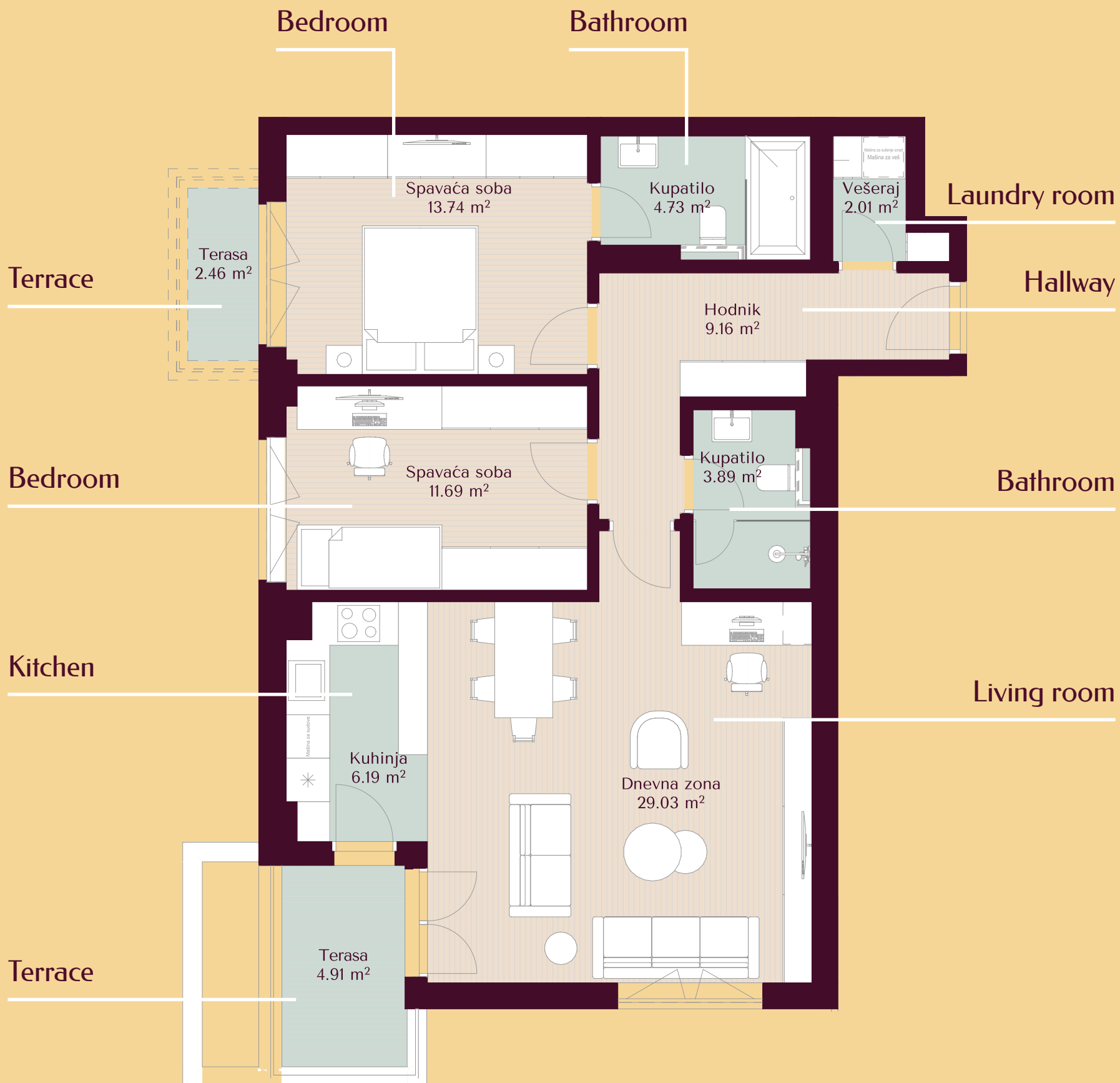
Treći sprat
Third floor

Drugi sprat
Second floor

Prvi sprat
First floor

Prizemlje
Ground floor





Dvosobni tip 02

Two-bedroom Type 02

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area

85.64 m²

bez manje terase / without a smaller terrace

88.21 m²

sa manjom terasom 2.46 m² / with a smaller terrace 2.46 m²

90.16 m²

sa manjom terasom 4.42 m² / with a smaller terrace 4.42 m²

Peti sprat
Fifth floor

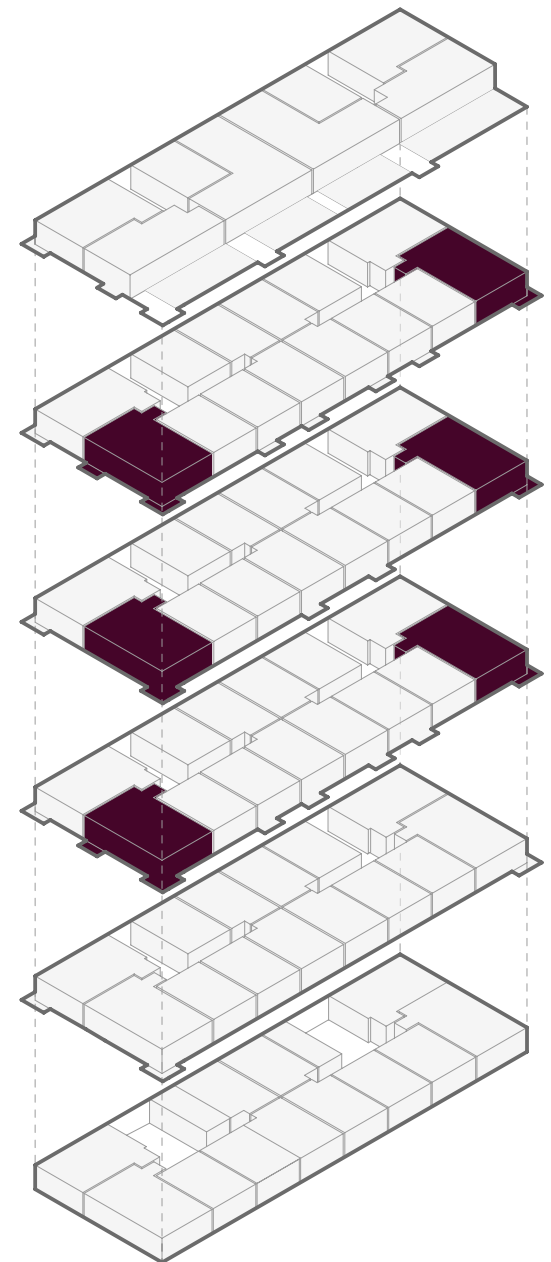
Četvrti sprat
Fourth floor

Treći sprat
Third floor

Drugi sprat
Second floor

Prvi sprat
First floor

Prizemlje
Ground floor





Dvosobni tip 03

Two-bedroom Type 03

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area
76.25 m²

Peti sprat
Fifth floor

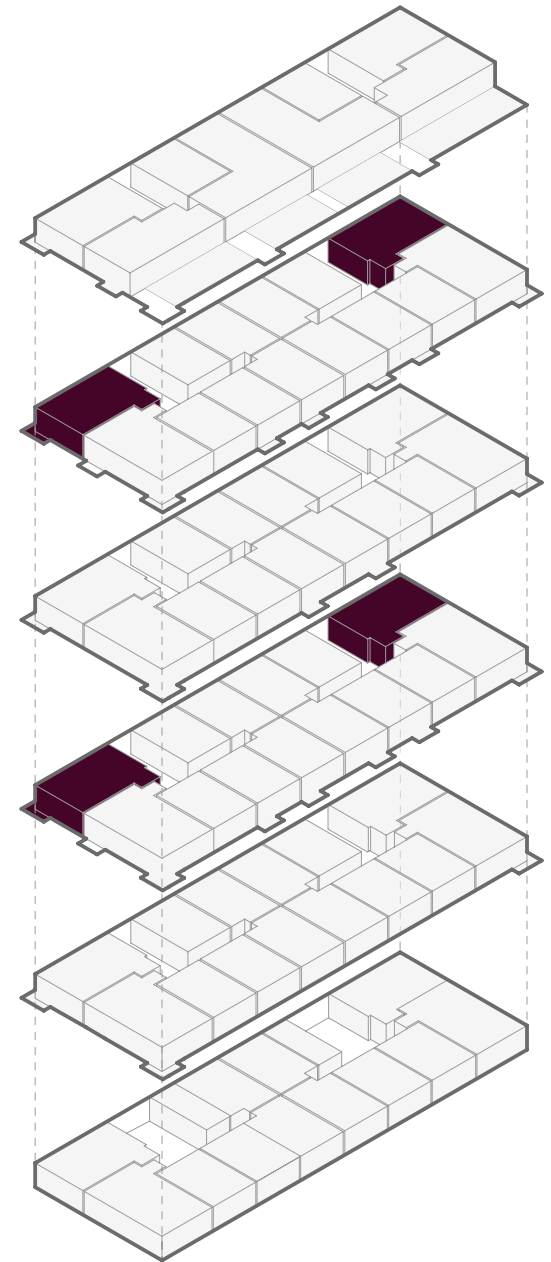
Četvrti sprat
Fourth floor

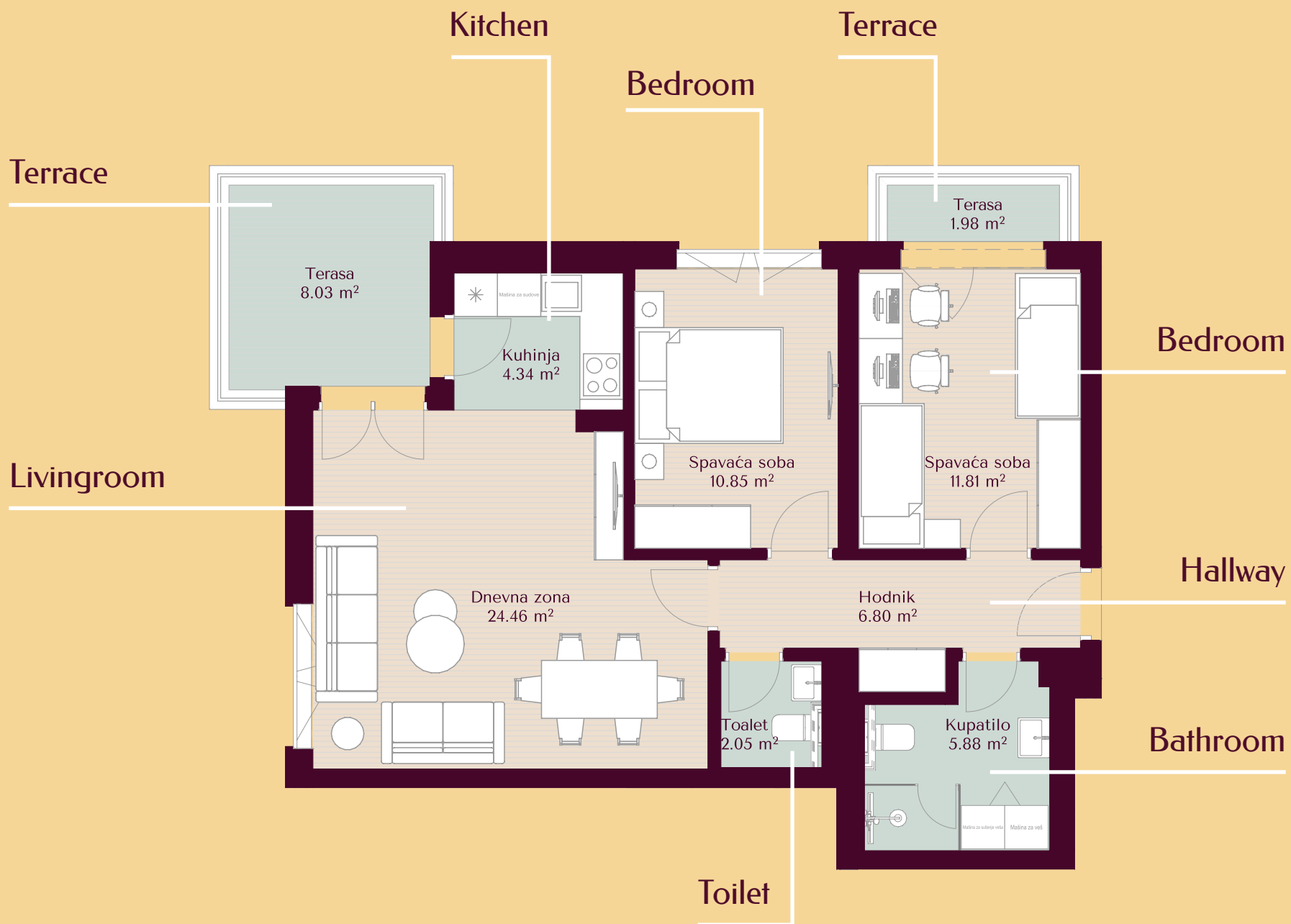
Treći sprat
Third floor

Drugi sprat
Second floor

Prvi sprat
First floor

Prizemlje
Ground floor





Dvosobni tip 04

Two-bedroom Type 04

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area
76.76 m²

Peti sprat
Fifth floor

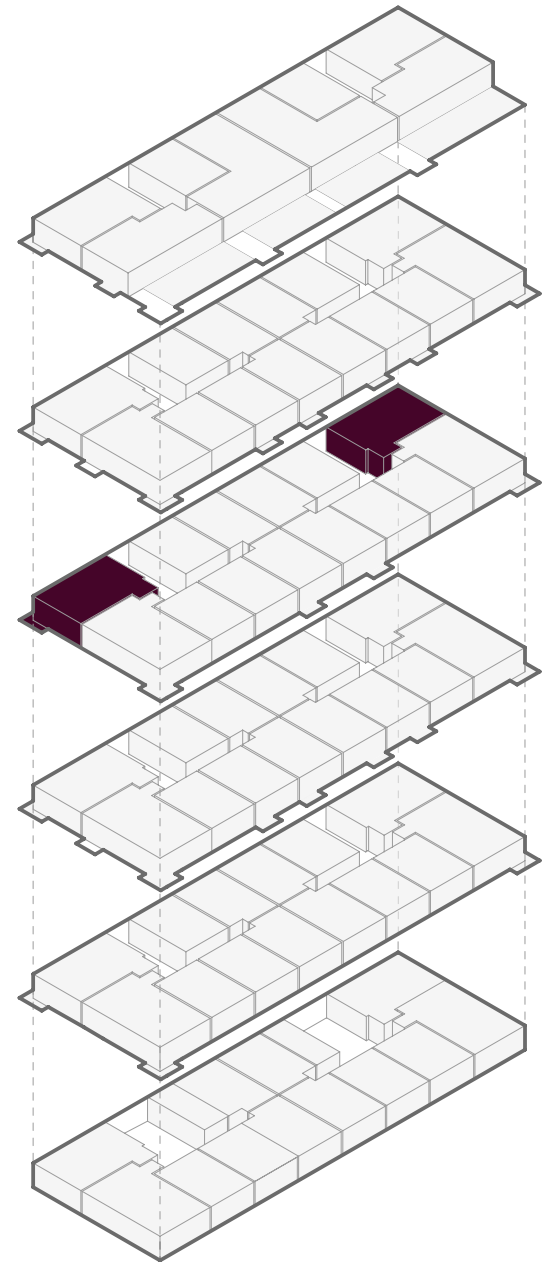
Četvrti sprat
Fourth floor

Treći sprat
Third floor

Drugi sprat
Second floor

Prvi sprat
First floor

Prizemlje
Ground floor





Dvosobni tip 05

Two-bedroom Type 05

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area

66.14 m²

Peti sprat

Fifth floor

Četvrti sprat

Fourth floor

Treći sprat

Third floor

Drugi sprat

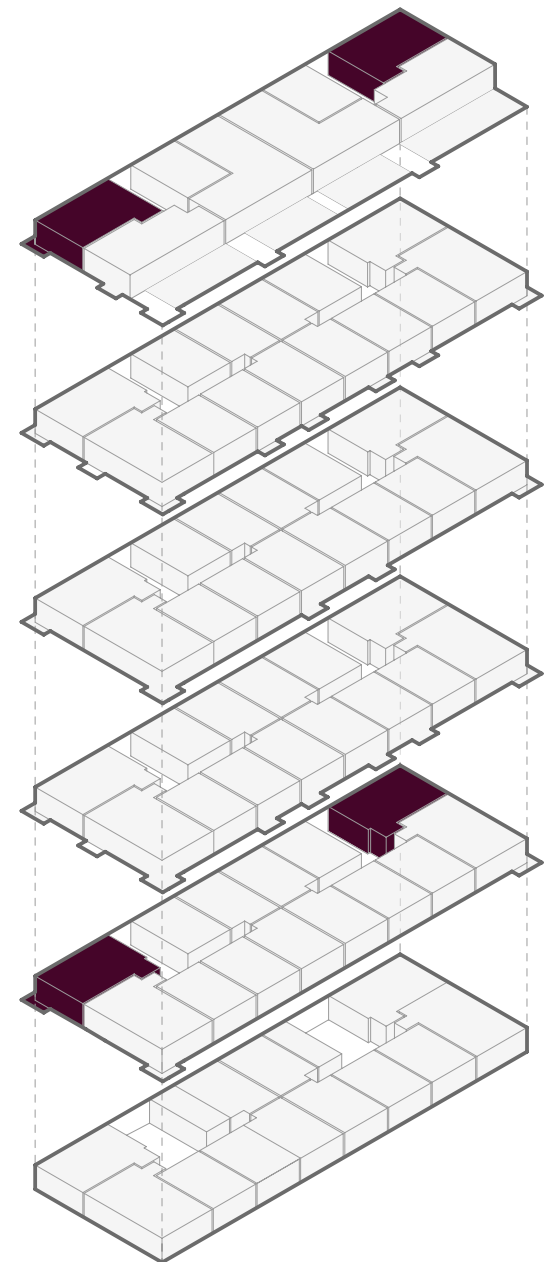
Second floor

Prvi sprat

First floor

Prizemlje

Ground floor





Dvosobni tip 06

Two-bedroom Type 06

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area
80.61 m²

Peti sprat
Fifth floor

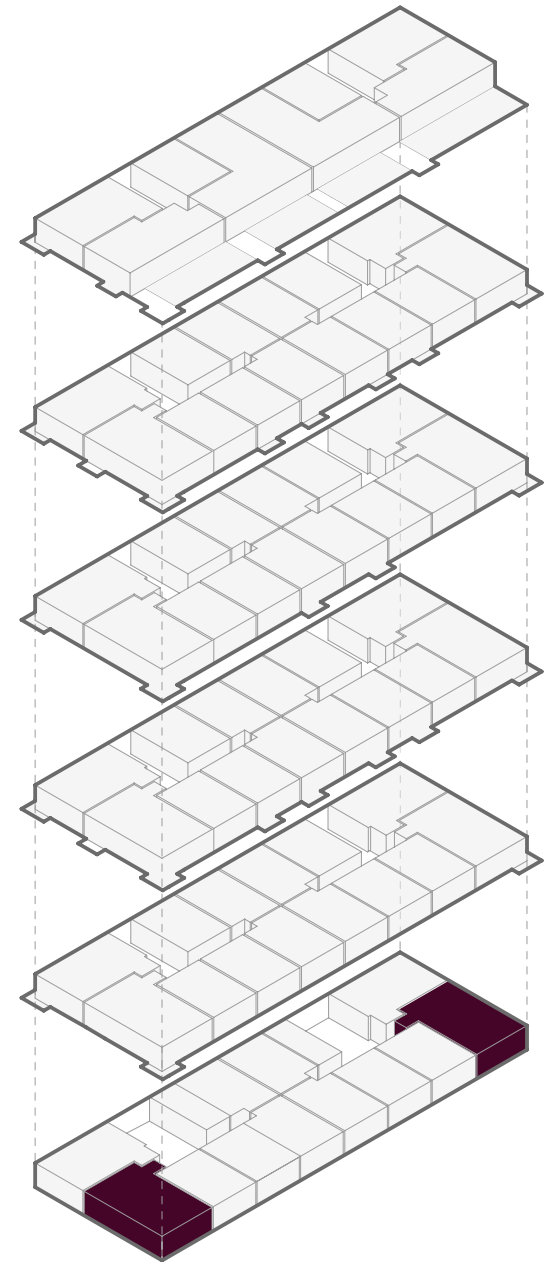
Četvrti sprat
Fourth floor

Treći sprat
Third floor

Drugi sprat
Second floor

Prvi sprat
First floor

Prizemlje
Ground floor





Dvosobni tip 07

Two-bedroom Type 07

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area
69.11 m²

Peti sprat
Fifth floor

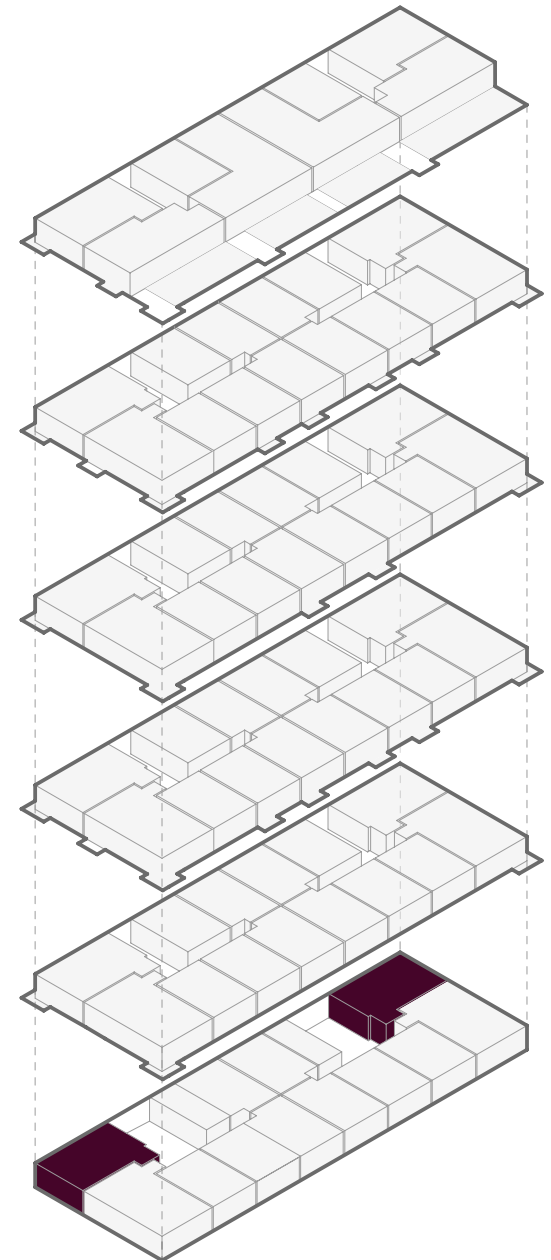
Četvrti sprat
Fourth floor

Treći sprat
Third floor

Drugi sprat
Second floor

Prvi sprat
First floor

Prizemlje
Ground floor





Dvosobni tip 08

Two-bedroom Type 08

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area

87.71 m²

sa manjom terasom 2,46 m² / with a smaller terrace 2,46 m²

89.66 m²

sa većom terasom 4,42 m² / with a larger terrace 4,42 m²

Peti sprat
Fifth floor

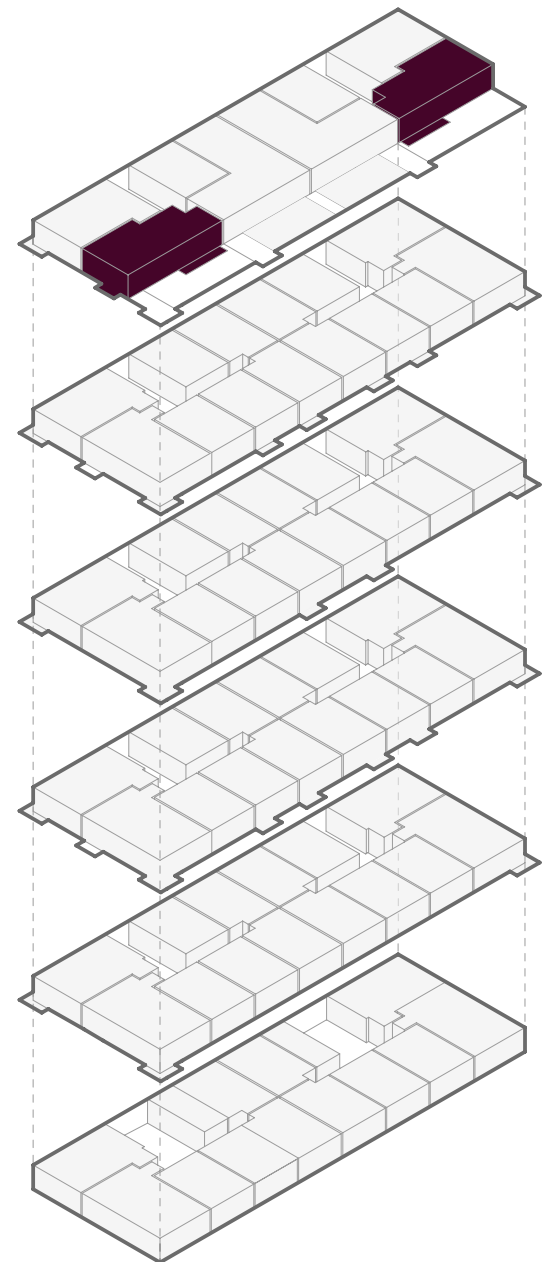
Četvrti sprat
Fourth floor

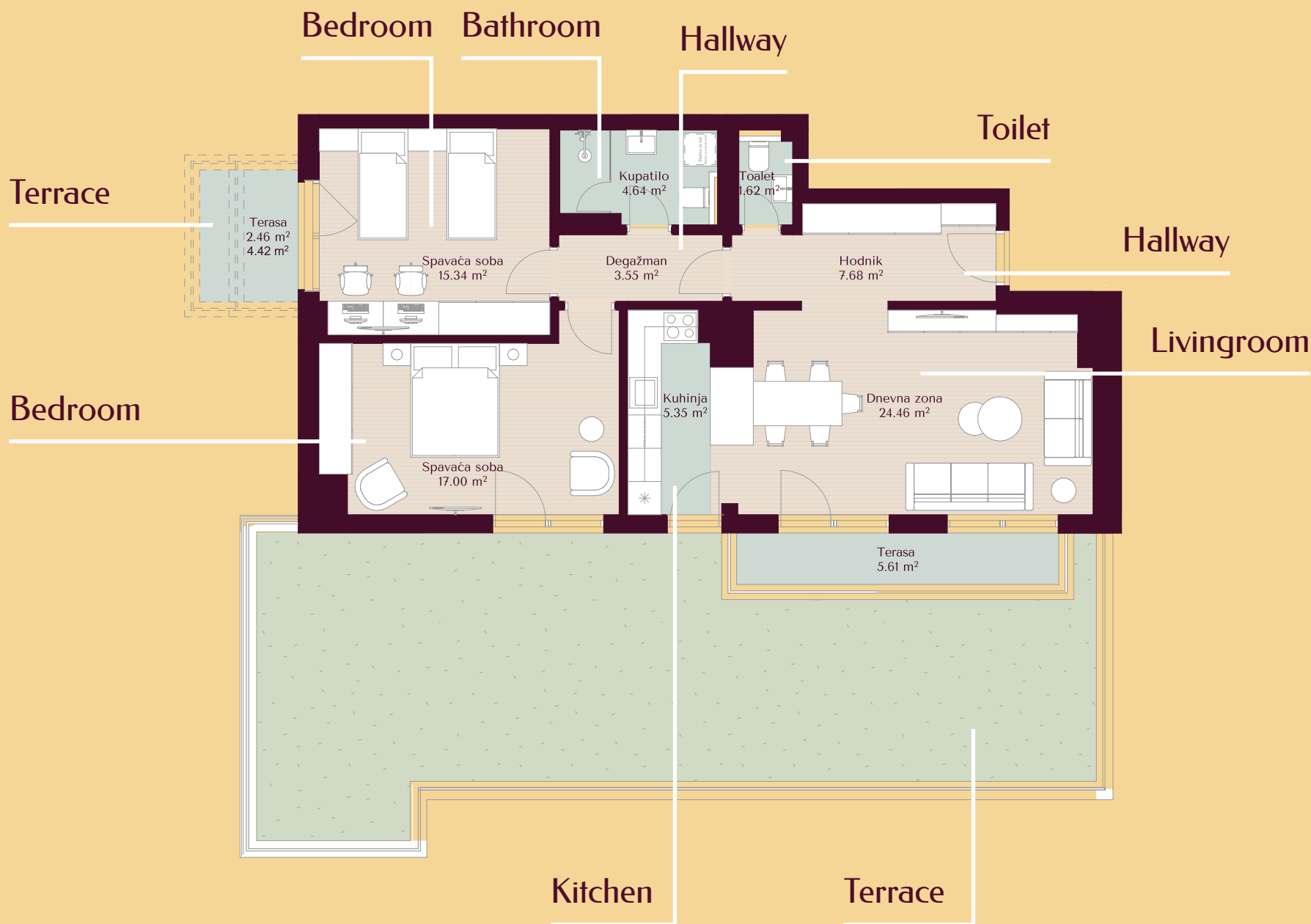
Treći sprat
Third floor

Drugi sprat
Second floor

Prvi sprat
First floor

Prizemlje
Ground floor





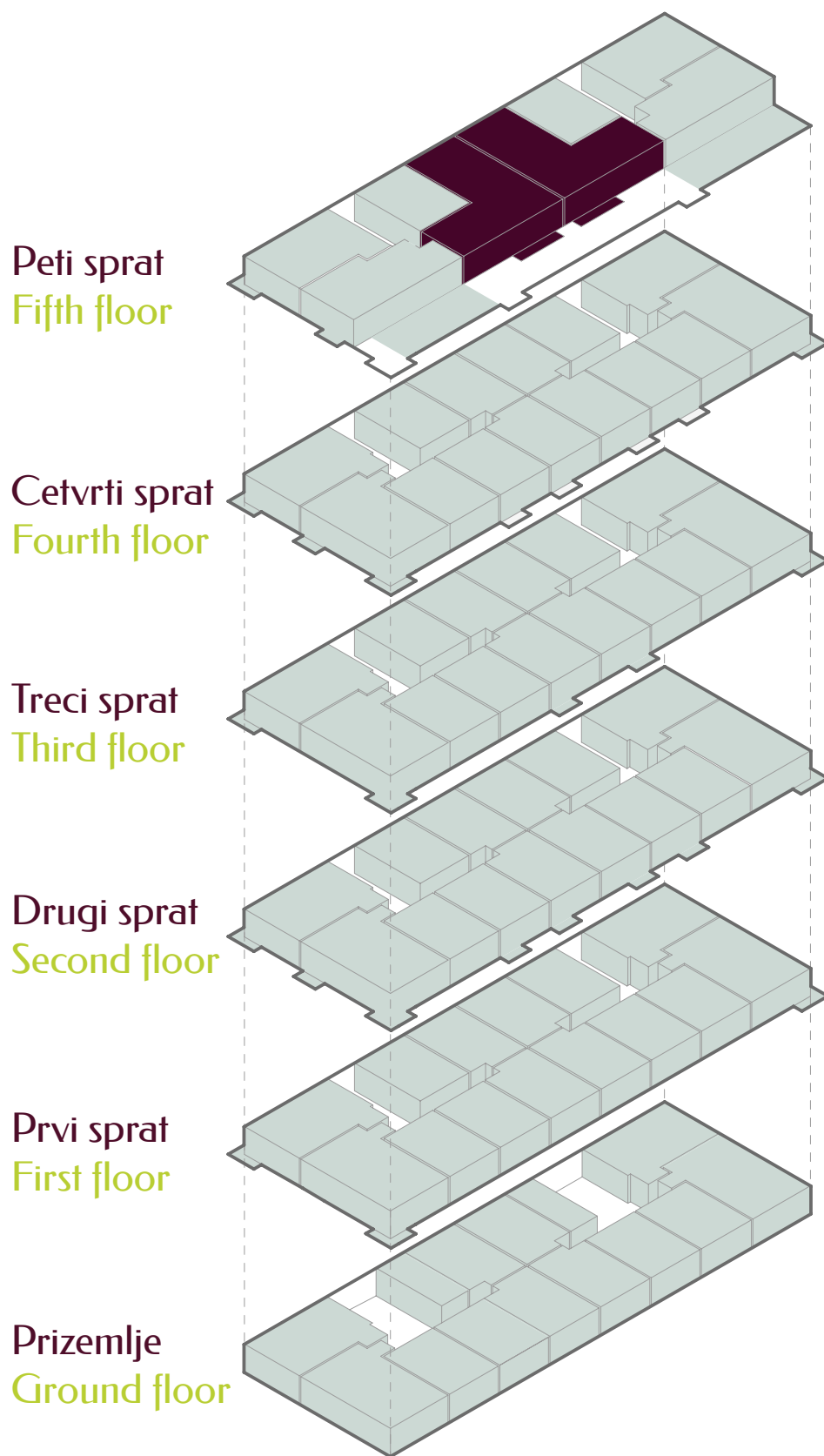
Trosobni

Three-bedroom

Dijagram tipologije stanova
po etazama

Apartment Typology
Diagram by Floor

122.05 m²



Trosobni tip 01

Three-bedroom Type 01

Dijagram tipologije stanova po etazama

Apartment Typology Diagram by Floor

Površina stana / Apartment area

122.05 m²

Peti sprat

Fifth floor

Četvrti sprat

Fourth floor

Treći sprat

Third floor

Drugi sprat

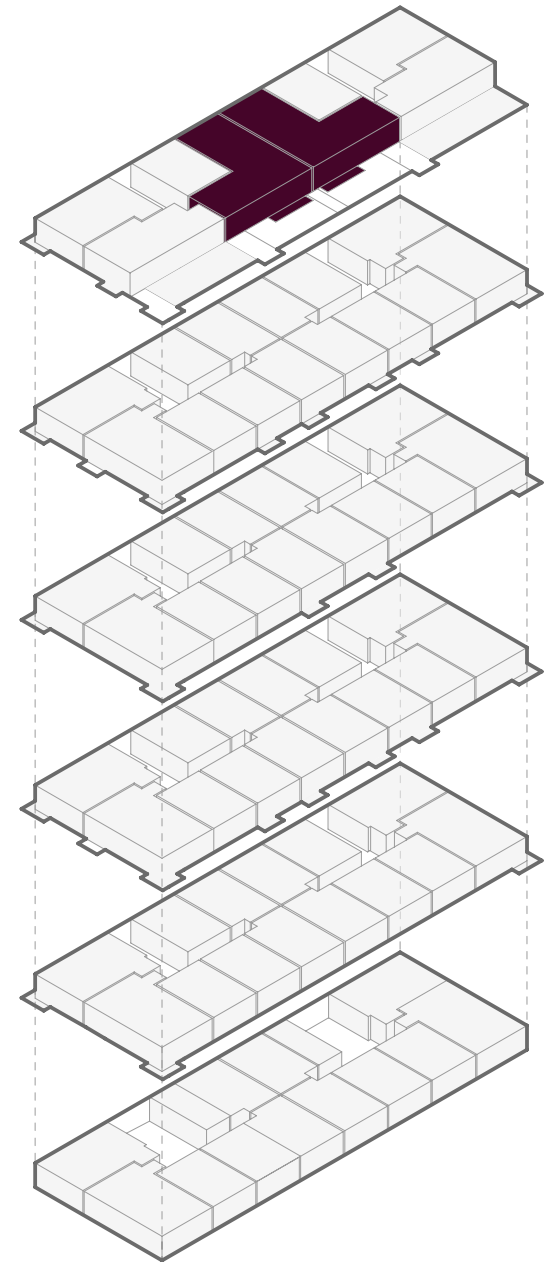
Second floor

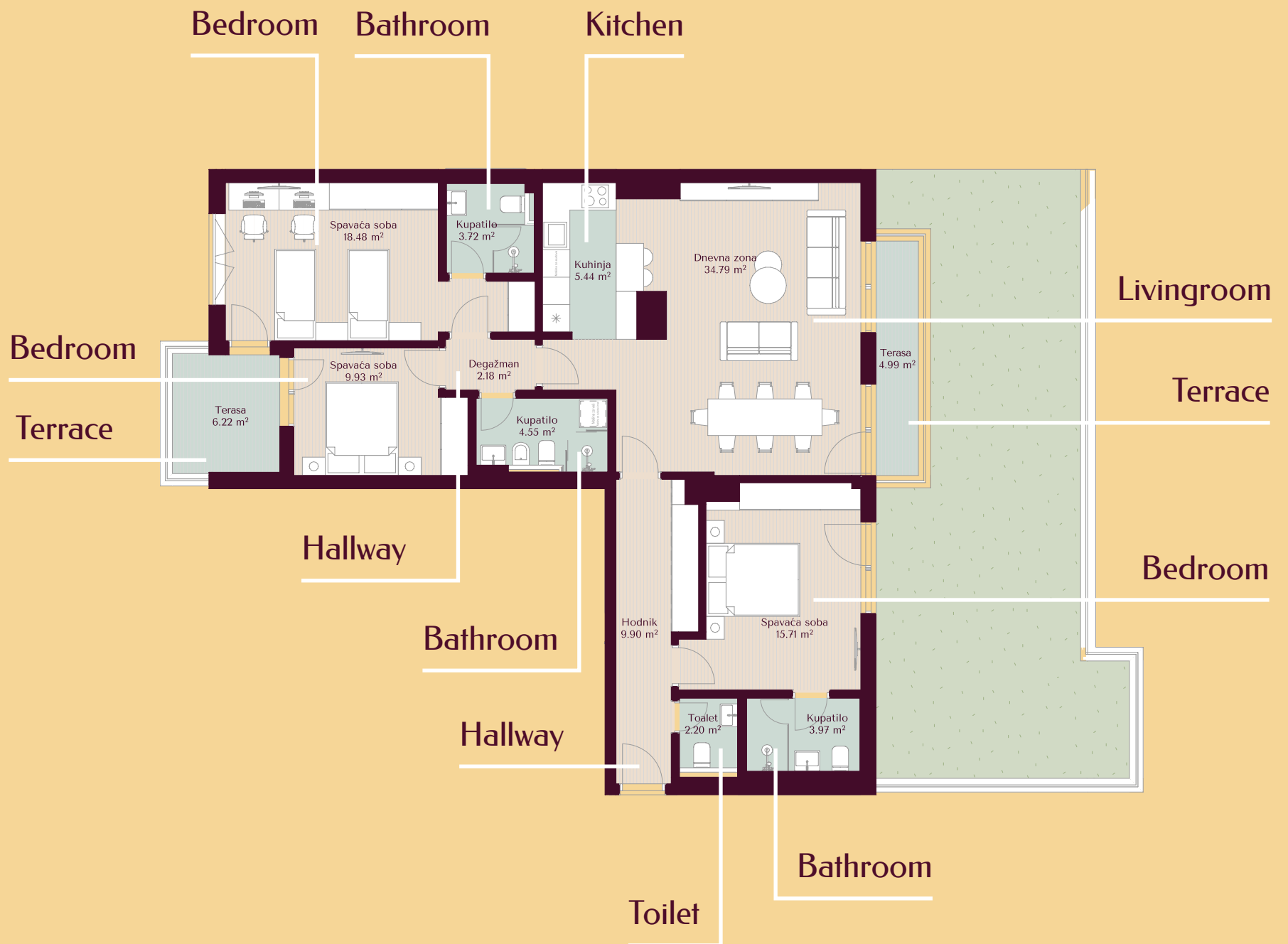
Prvi sprat

First floor

Prizemlje

Ground floor



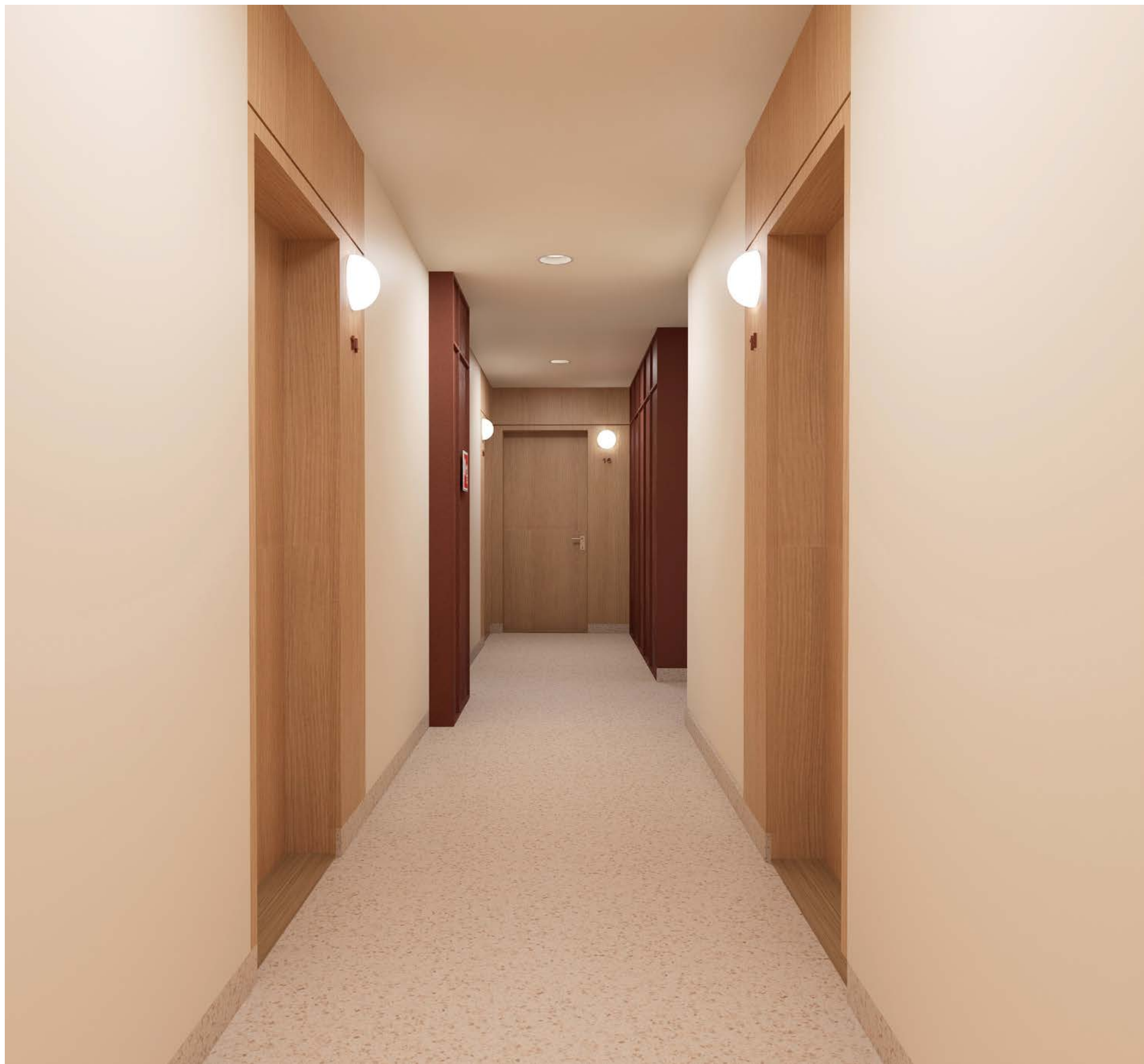


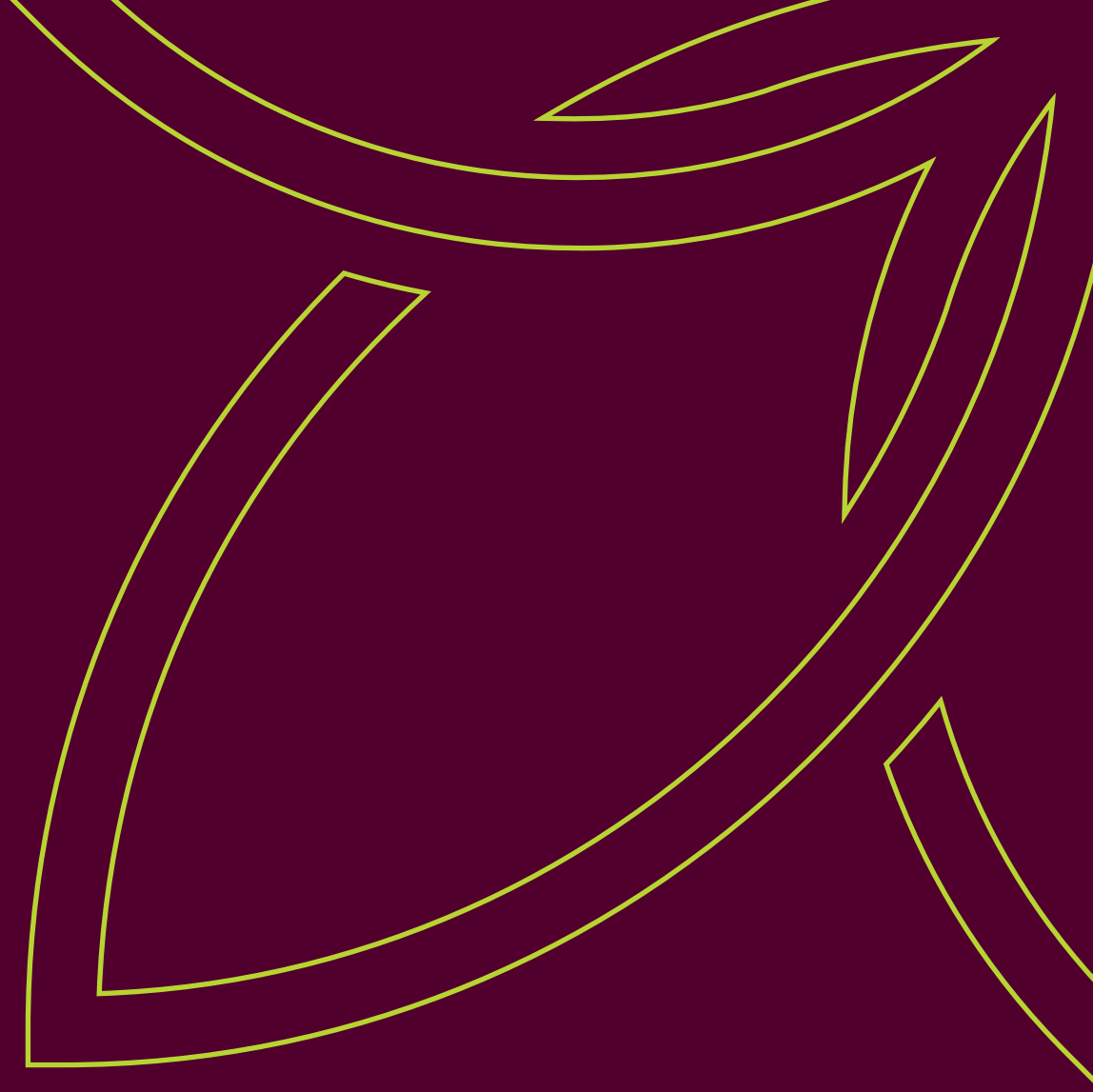


>00 01|07 04 29|35
01 08|14 05 36|39
02 15|21 G1 PM01 | PM44
03 22|28 G2 PM01 | PM46

6

07





06



FIDIJA INVEST
D.O.O.

Tradicija pouzdanosti i vrhunskog kvaliteta u građevinarstvu

Osnovana 2010. godine, kompanija Fidija Invest d.o.o. proistekla je iz matične kompanije IGP Fidija d.o.o. iz Podgorice, koja je osnovana 1987. godine u Sarajevu, a od 1992. godine uspješno posluje u Crnoj Gori, pružajući usluge inženjeringa i građenja objekata visokogradnje i niskogradnje. Sa portfoliom koji obuhvata brojne realizovane investicije u Podgorici, na primorju i u Beogradu, ističe se kao pouzdan investitor, poznat po izgradnji kvalitetnih stanova i poslovnih prostora.

A Tradition of Reliability & Quality in Construction

Fidija Invest d.o.o. was established in 2010 as a subsidiary of IGP Fidija d.o.o., which originated in Sarajevo in 1987. Since 1992, the company has successfully operated in Montenegro, offering engineering and construction services for highrise and civil engineering projects. With a portfolio that spans numerous completed developments in Podgorica, along the Montenegrin coast and in Belgrade, Fidija Invest has earned a reputation as a trusted investor, renowned for delivering high-quality homes and commercial spaces.





FIDIJA

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