INTRODUCING

BALKANESTATE

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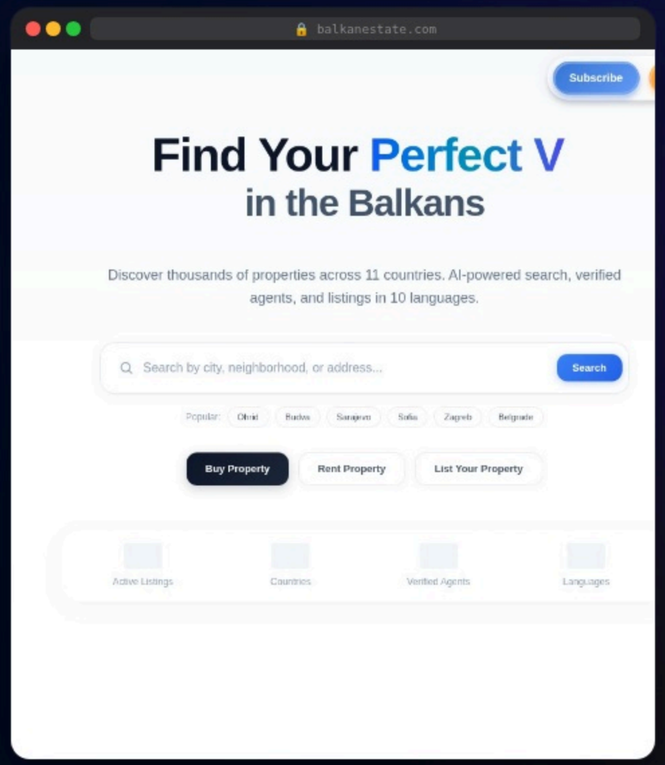
The Real Estate Platform Built for the Balkans

Find your **Dream Home** — across 10 countries.

10	10	4	38+
COUNTRIES	LANGUAGES	USER ROLES	FEATURES

Serbia · Montenegro · Croatia · Bosnia · N. Macedonia · Albania · Kosovo · Bulgaria · Romania · Greece



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02 — THE PROBLEM

The Balkan Property Market Is Broken

Fragmented Across 10 Countries

Buyers must navigate dozens of local portals — each with different languages, formats, and standards. No unified experience exists.

Language Barriers Block Buyers

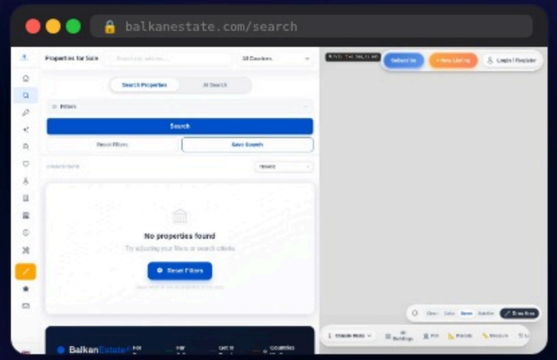
Cross-border property search is nearly impossible. International buyers can't navigate local portals in unfamiliar languages.

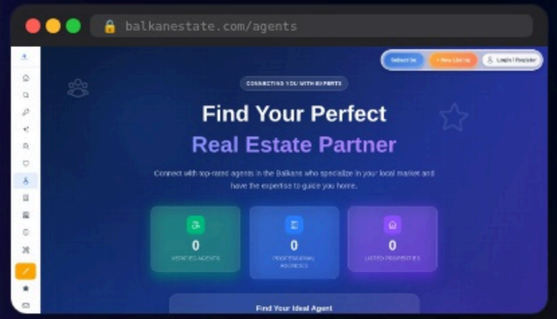
No Verification or Trust

Buyers have no way to verify agent credentials. Fraud and misrepresentation are common pain points across the region.

Outdated, Slow Platforms

Existing portals run on old tech — poor mobile experience, no real-time communication, no smart tools. The market deserves better.





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03 — THE SOLUTION

One Platform for Everyone

Buyers
Search, discover, connect with verified sellers across 10 countries

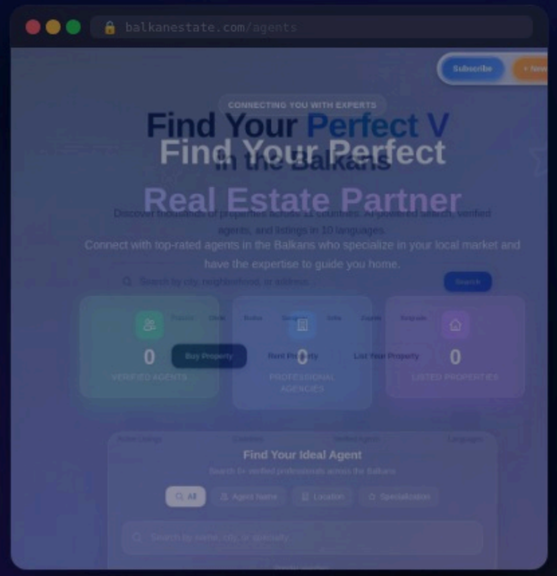
Sellers
List properties and reach buyers across the whole region

Agents
Professional profiles, direct leads, real-time messaging

Agencies
Full team management, portfolio analytics, subscription plans

Click any role above to see exactly what they get on BalkanEstate.

- 10 COUNTRIES
- 10 NATIVE LANGUAGES
- PWA — WORKS OFFLINE
- REAL-TIME UPDATES



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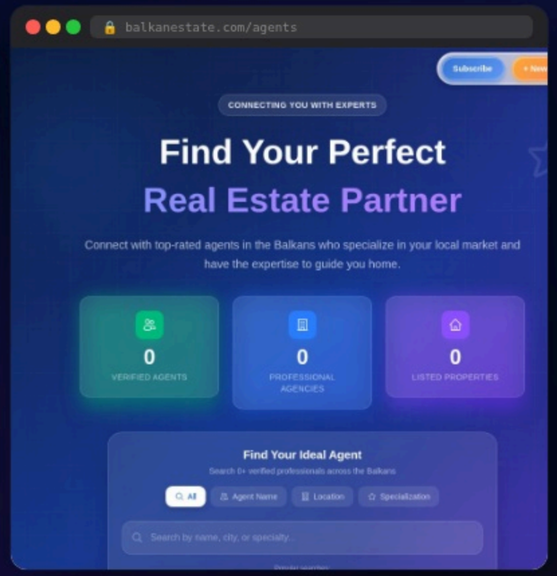

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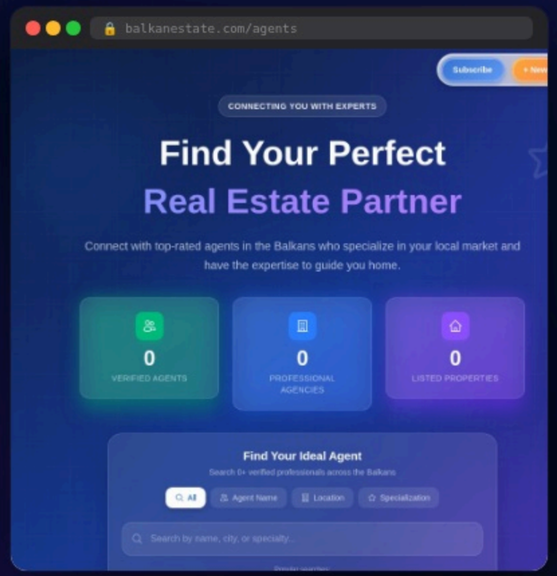

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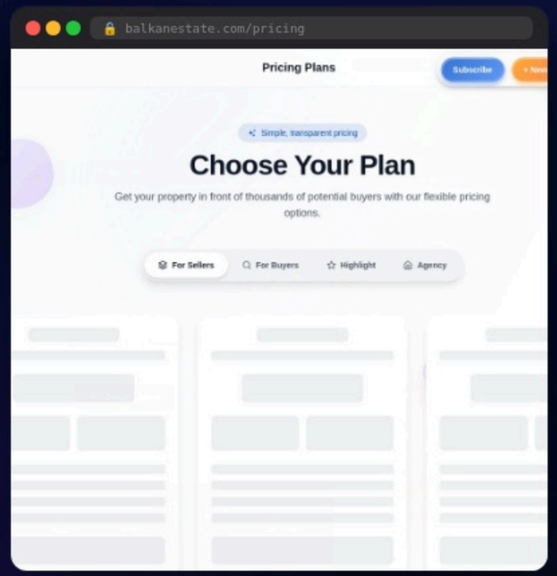

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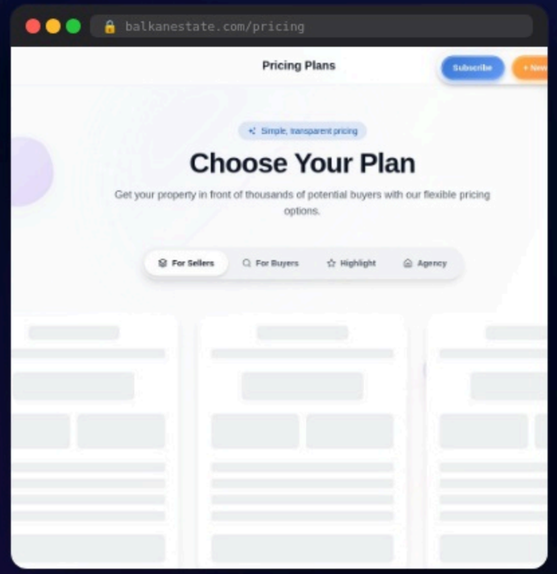

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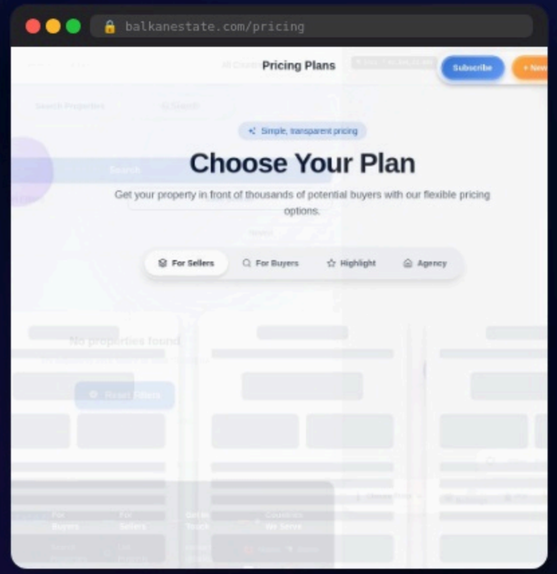

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04 — PROPERTY DISCOVERY

Find Your Perfect Property

🔍 Search city, neighborhood, address...

For Sale | For Rent | Price ▾ | Beds ▾ | Property Type ▾ | Area (m²) ▾ | More Filters

- 🗺️ **Draw-on-Map Search** — draw any zone, see every listing inside it live
- 👁️ **3 View Modes** — list, grid, or full-screen map
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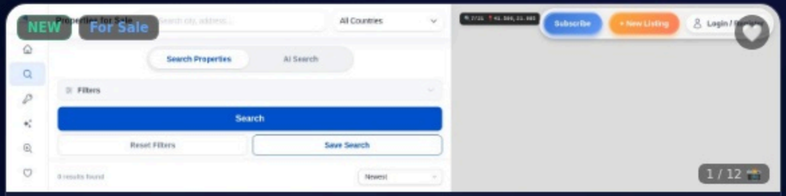

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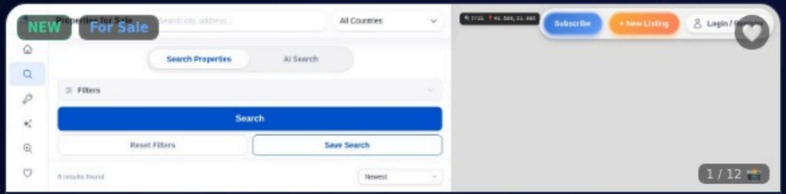

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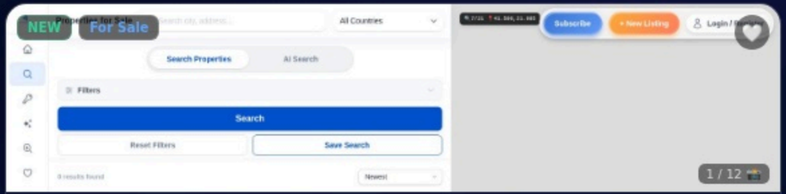

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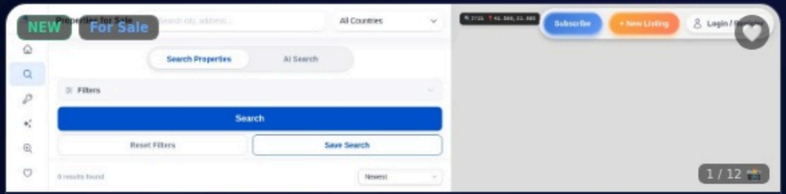

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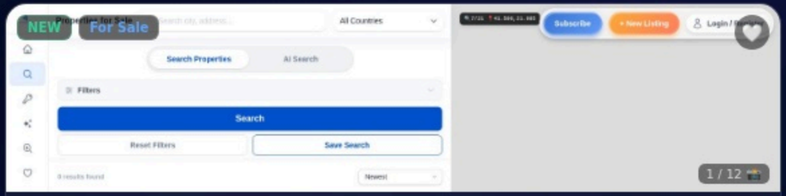

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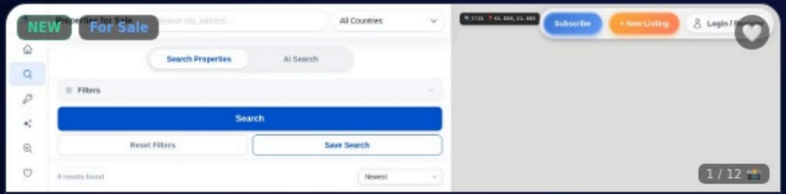

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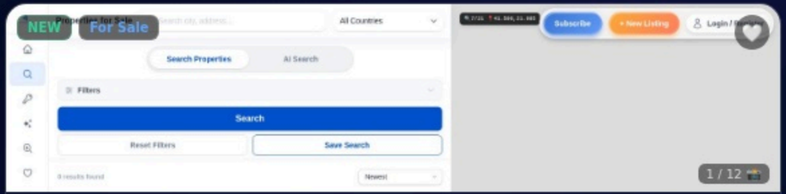

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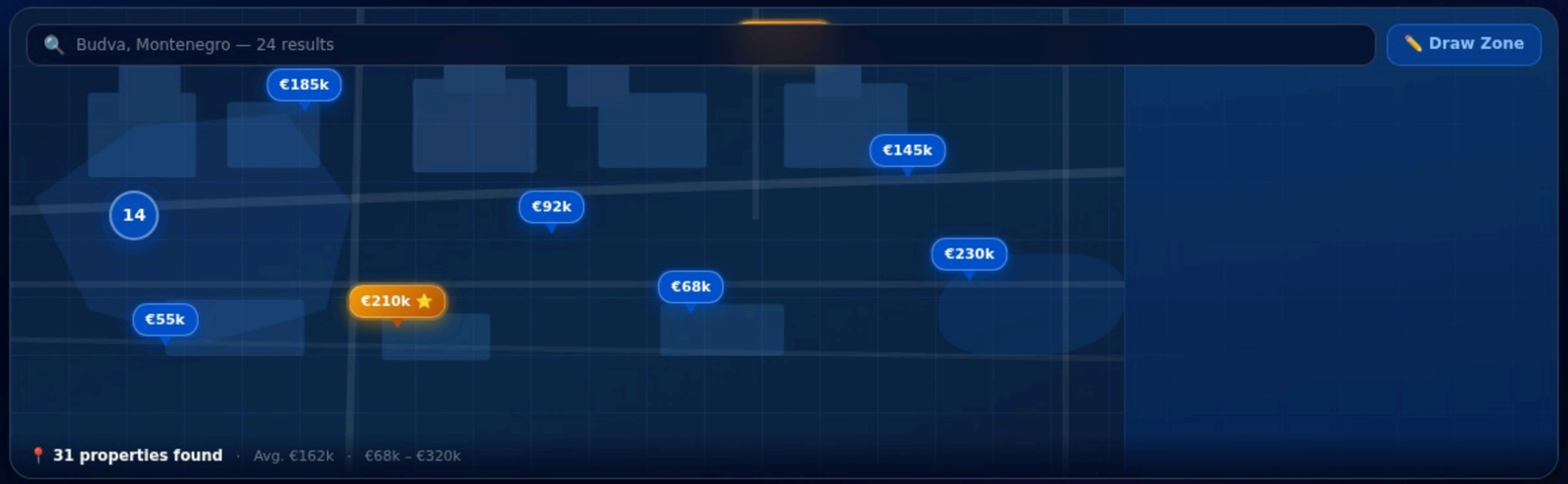

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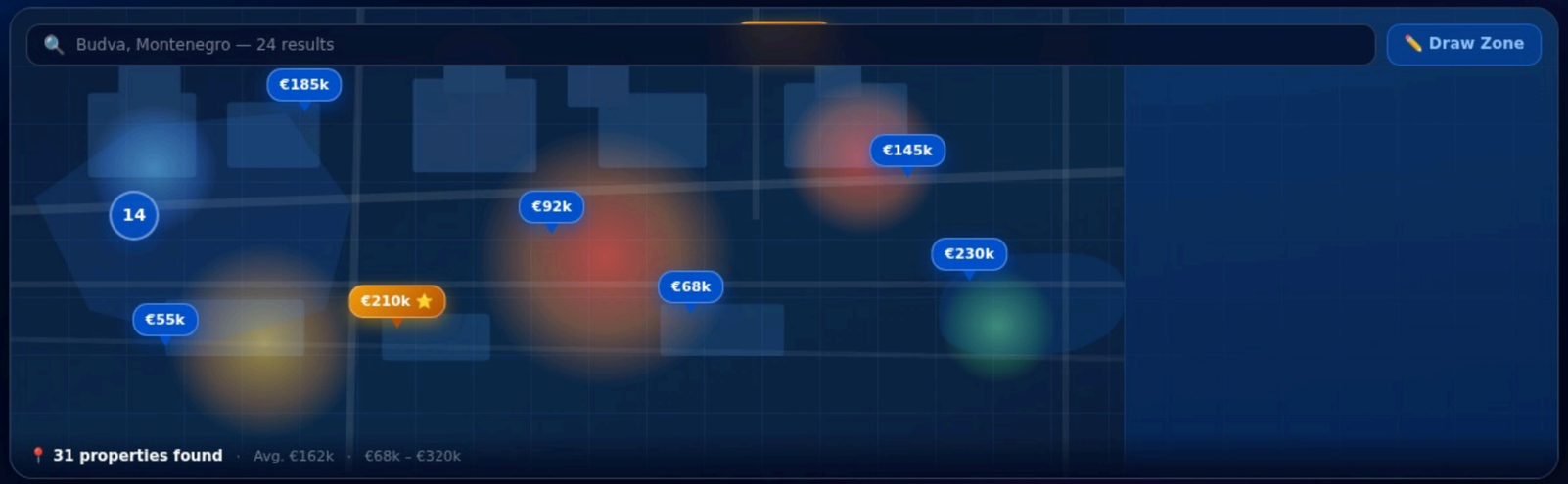

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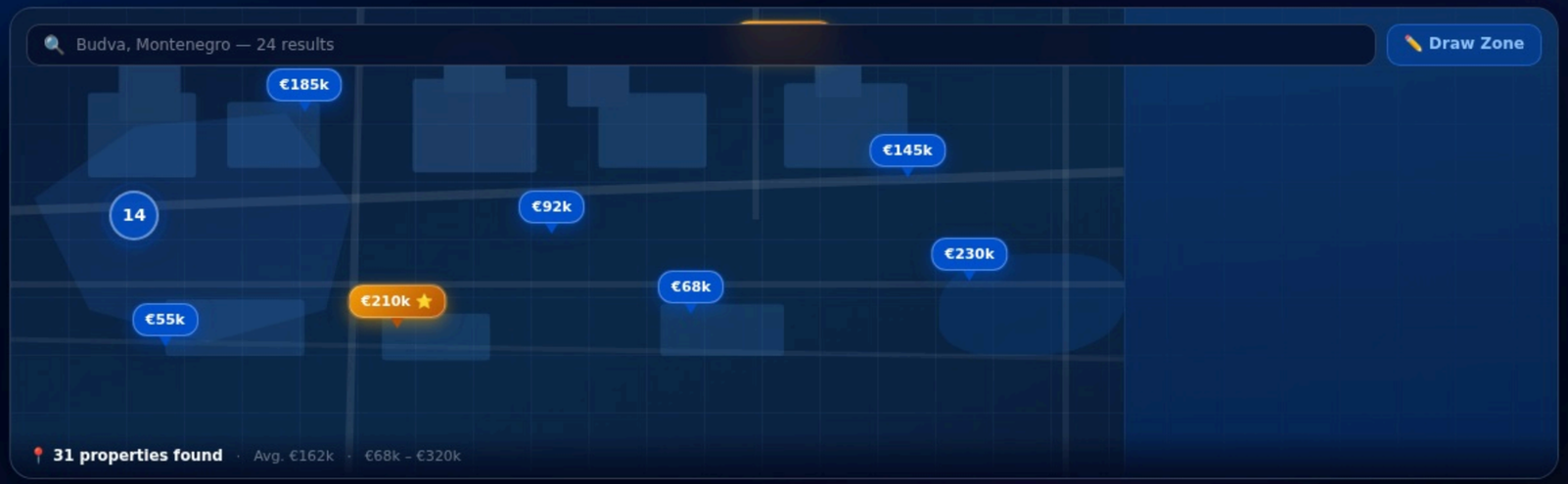

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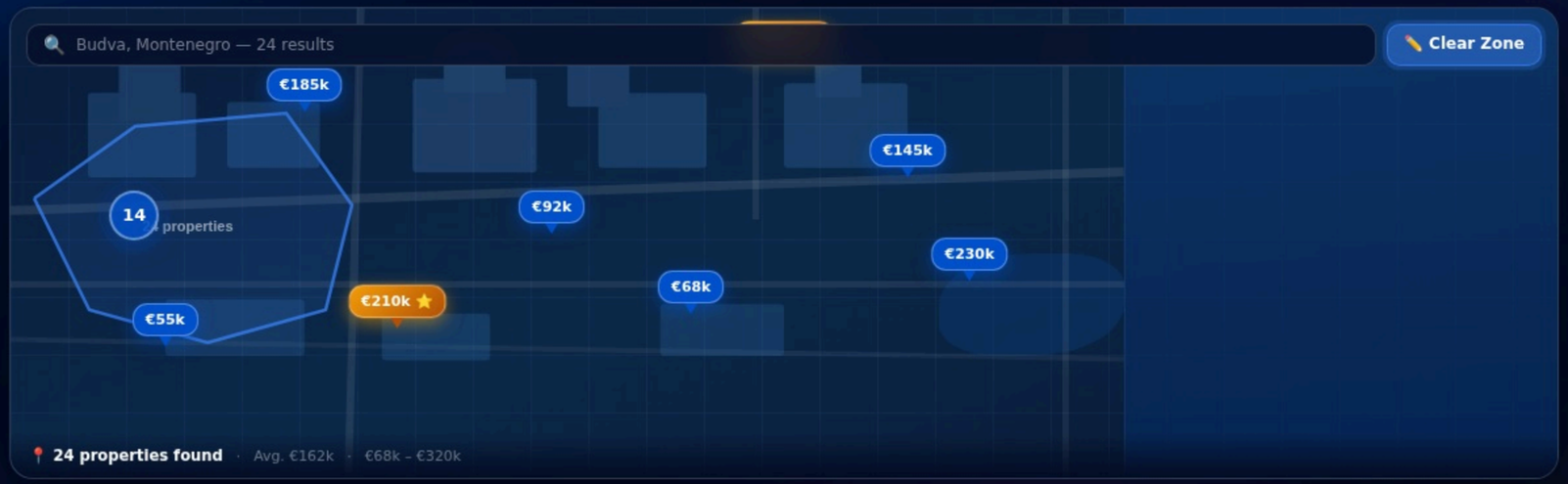

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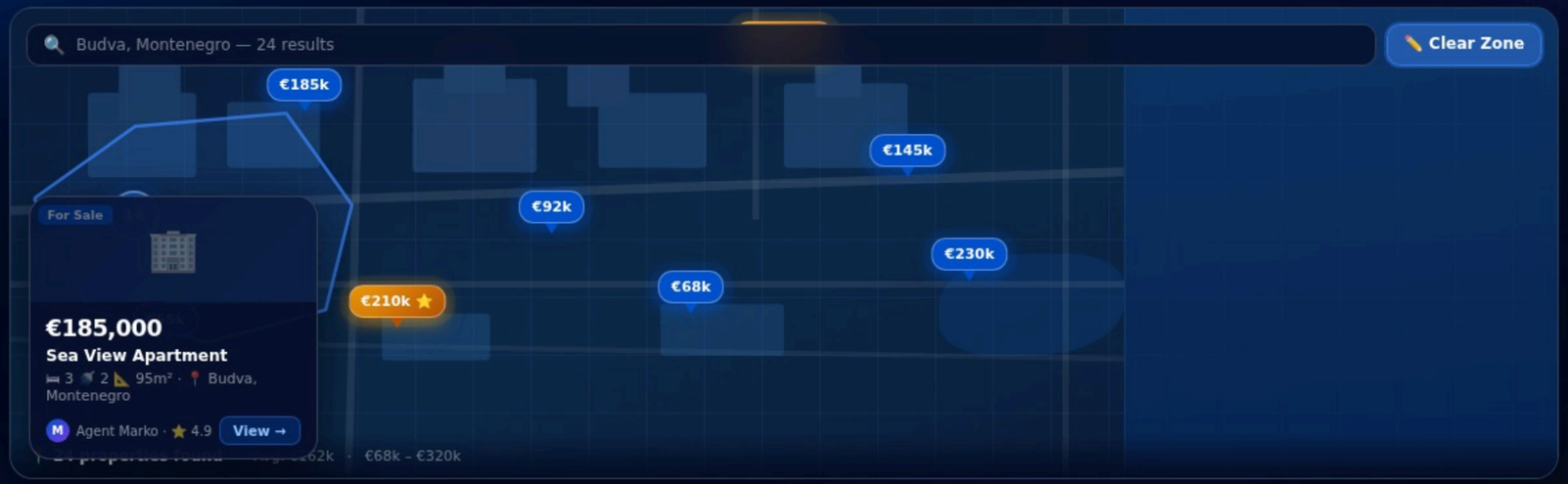

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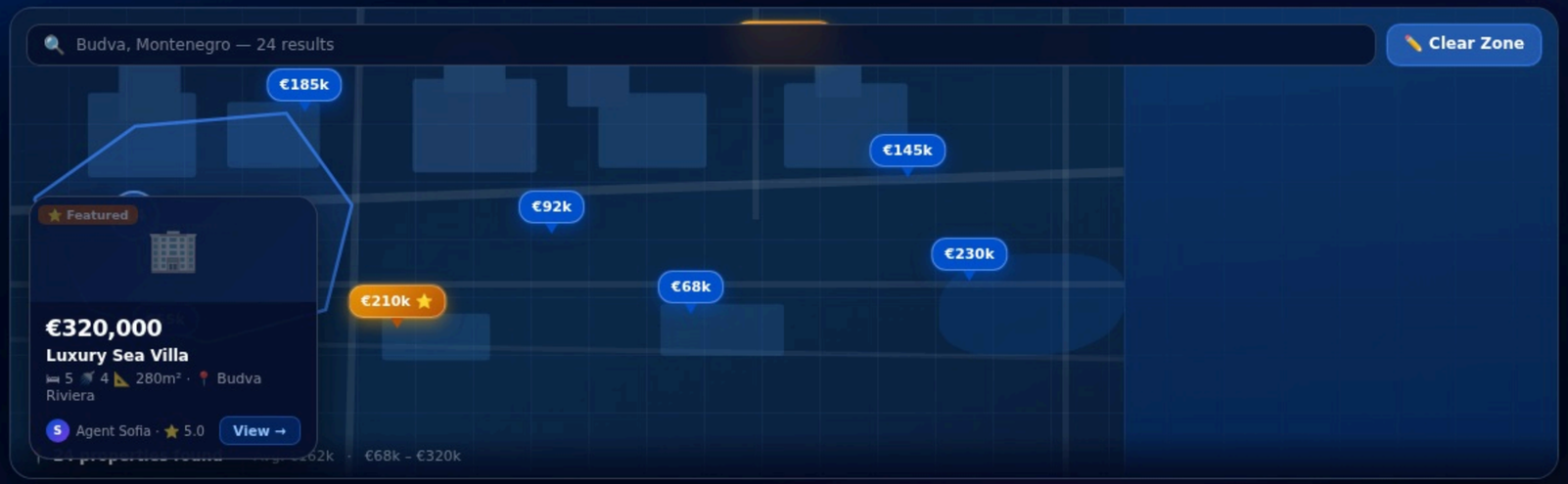

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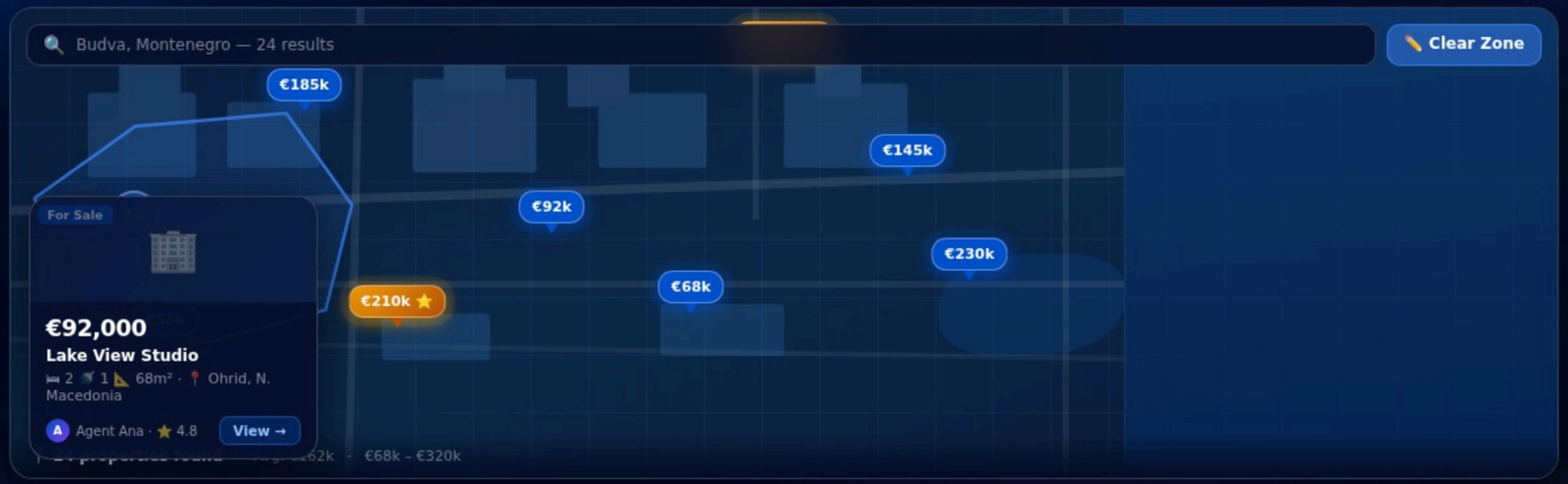

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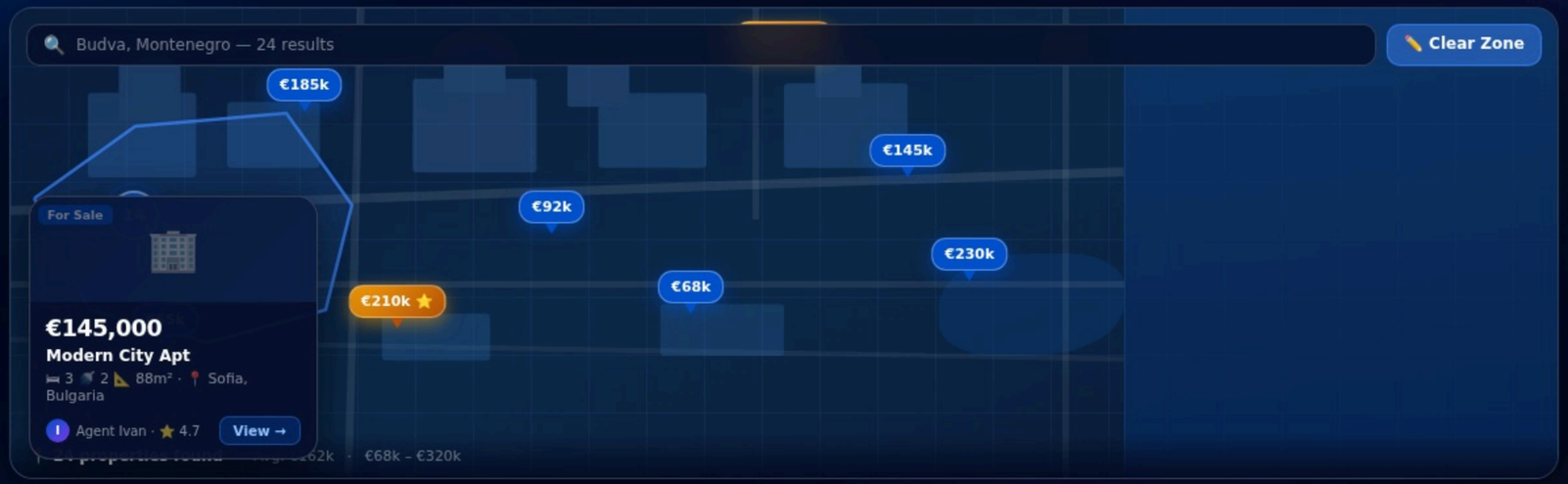


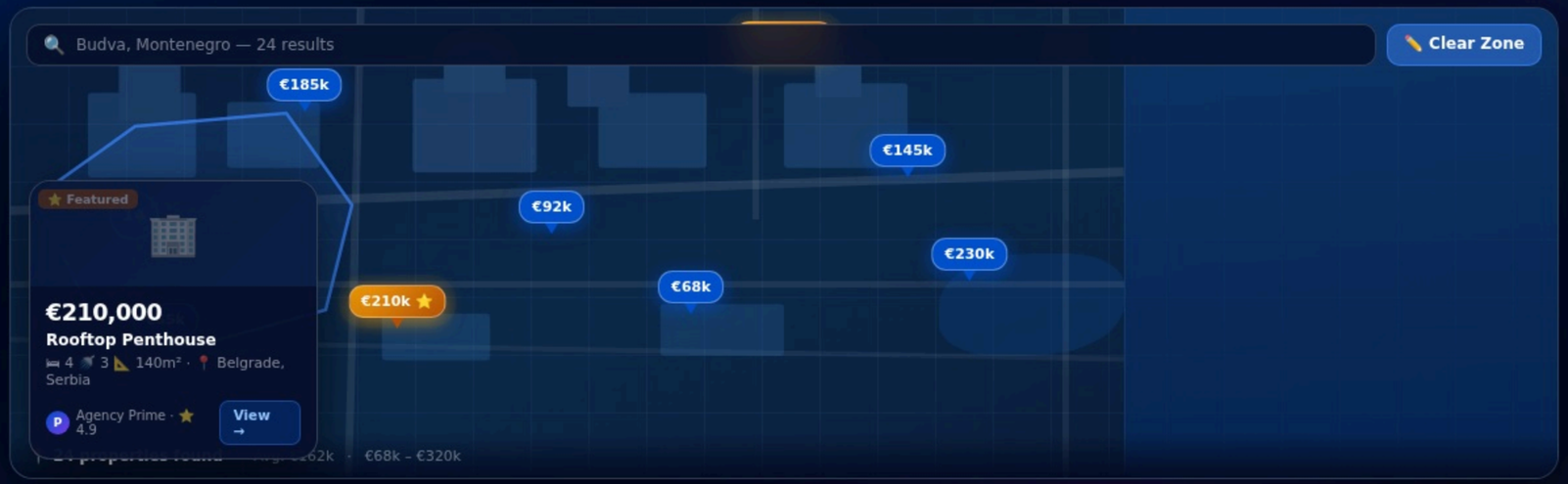
FEATURES: ✏️ Draw any zone | 📌 Price bubbles | 🌡 Price heatmap | 🏙 3D city tilt | 🛰 Satellite view | 🔵 Auto-clustering | 🔄 Synced with list | 🌍 10 countries

📸 Add Screenshots hover image areas to replace

05 — 3D INTERACTIVE MAP

Search by Drawing on the Map

🗺 Standard | 🛰 Satellite | 🌡 Heatmap | 🏙 3D Tilt



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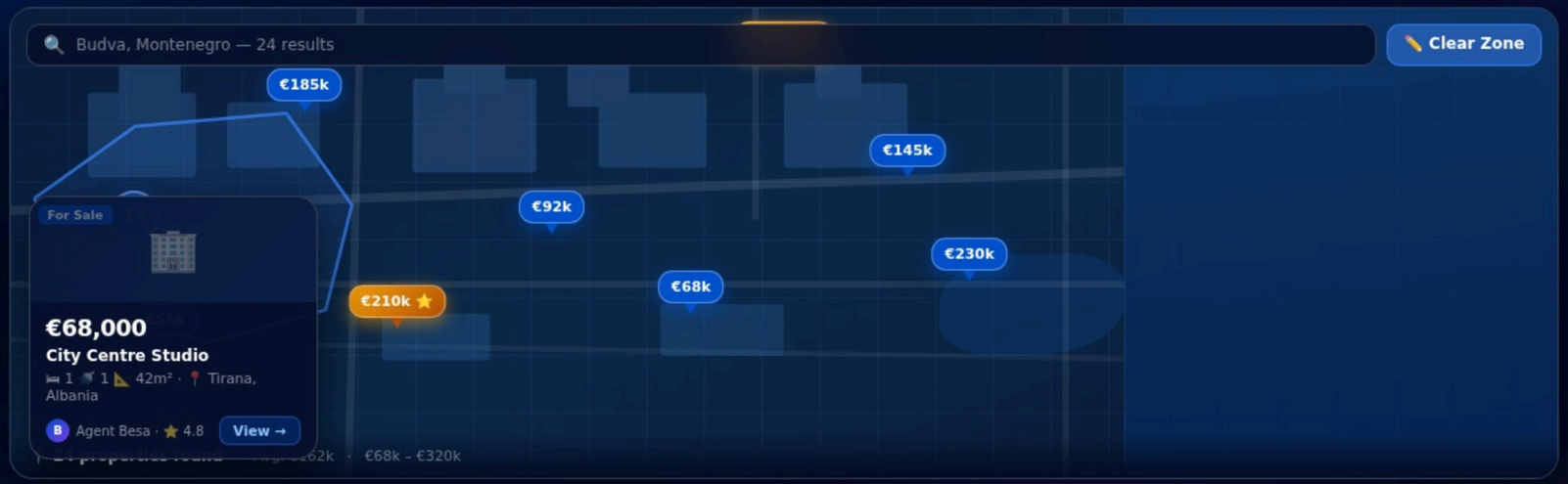

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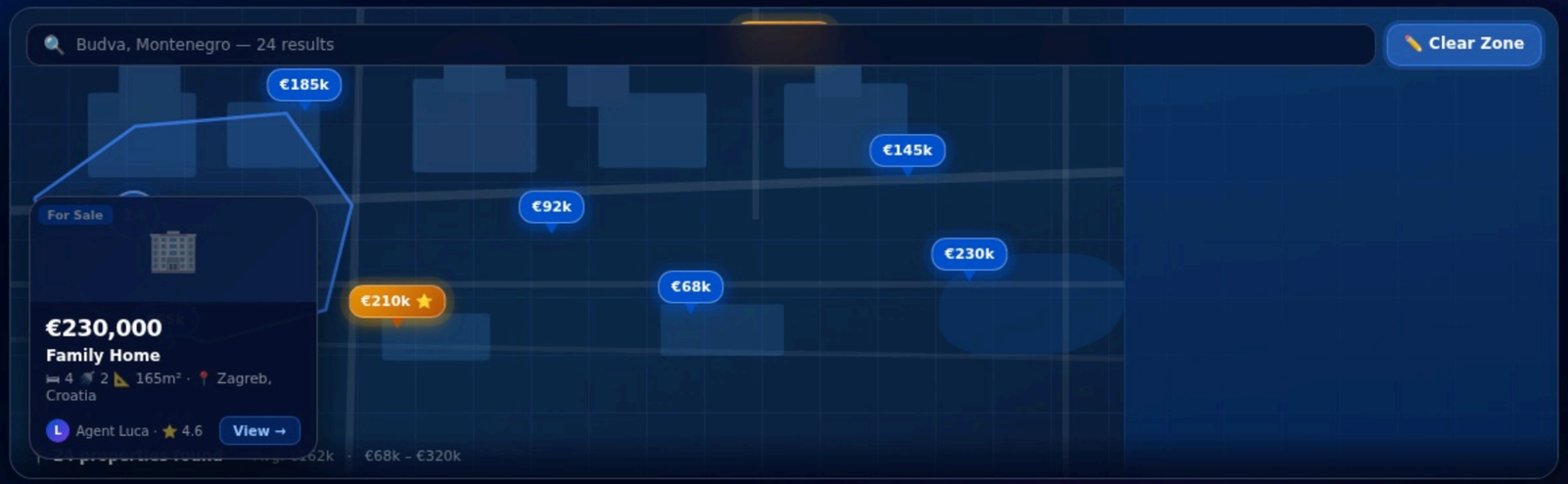

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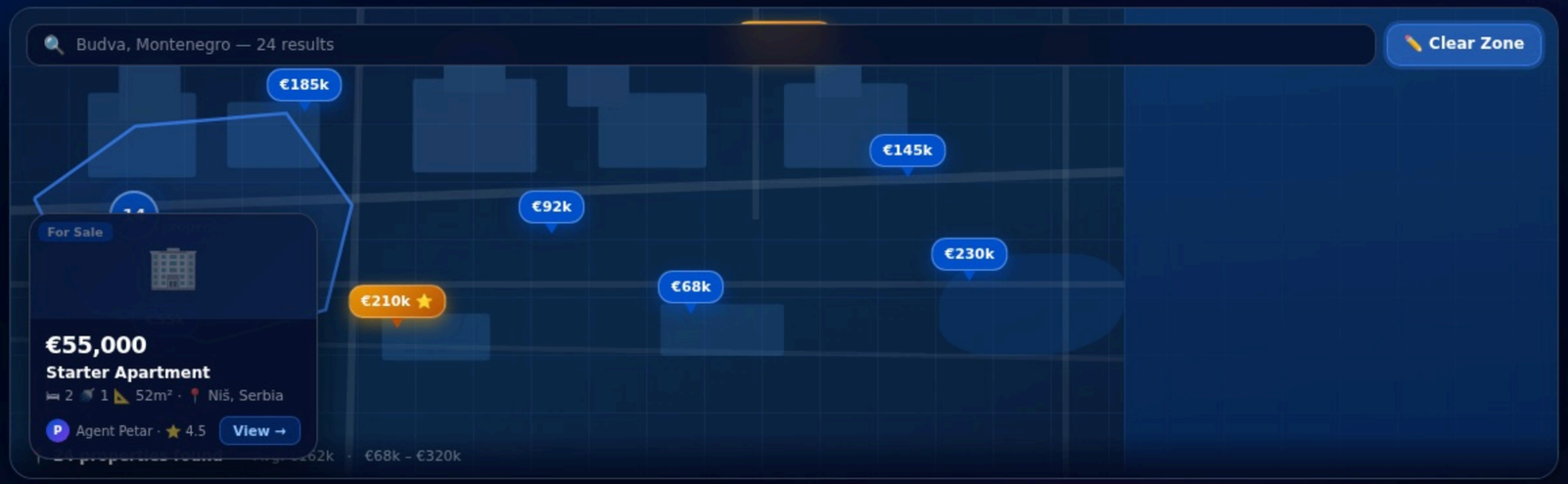

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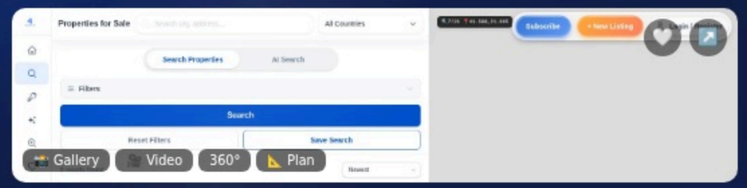
06 — PROPERTY LISTINGS

Everything on One Page



€185,000

3 beds · 2 baths · 95 m² · €1,947/m²

📍 Budva, Montenegro

🅿️ Parking 🏊 Pool 🌊 Sea View ❄️ A/C 🔐 Security

📍

Neighborhood Insights

Schools, hospitals, transit links, restaurants, parks — all shown on the listing with walking distances.

📊

Market Context

Price per m², local market trends, how this listing compares to similar properties nearby.

📅

Schedule a Viewing

Pick a date and time directly from the listing. Automatic calendar invite sent. Confirmation in real time.

📸 Add Screenshots hover image areas to replace

06 — PROPERTY LISTINGS

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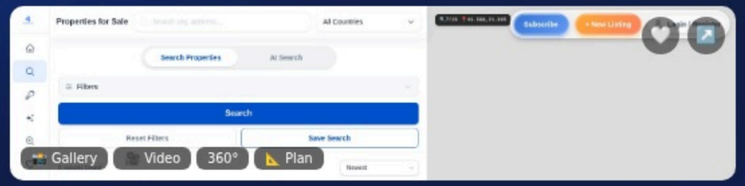

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📍 Neighborhood Insights

Live data around every property

What's nearby?

🏫 Schools
3 within 10 min walk

🏥 Healthcare
Hospital 8 min · Clinic 4 min

🚇 Transit
Metro 3 min · Bus stop 1 min

🌳 Parks
Budva City Park — 7 min walk

🍽️ Dining
40+ restaurants within 500m

🛒 Shopping
Supermarket 4 min · Mall 15 min

🏖️ Beach
Sandy beach — 6 min walk

⚡ Walkability Score: **94 / 100** — Walker's Paradise

📸 Add Screenshots hover image areas to replace

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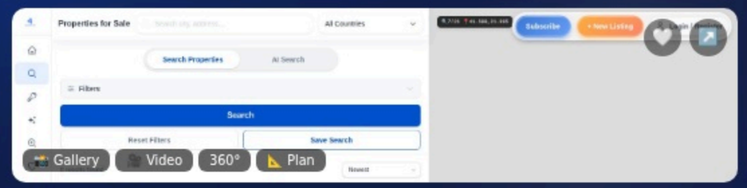

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📊 Market Context

How this property compares to the market

Price per m² comparison

This Property	€1,947/m²
Similar nearby	€2,100/m²
Budva avg	€2,350/m²
Montenegro avg	€1,720/m²
Region high	€2,890/m²

✅ **7% below market average**
Good value vs comparable listings in Budva

9-month price trend

📅 Listed
14 days ago

👁️ Views
247 this week

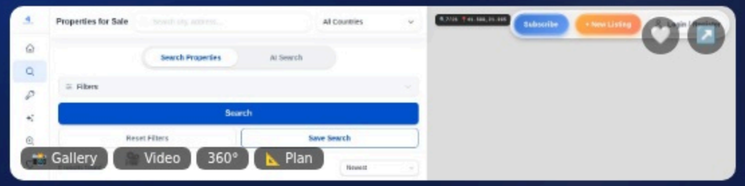
❤️ Saved by
89 users

📉 Price drop
−€5,000 (Nov)

📸 Add Screenshots hover image areas to replace

06 — PROPERTY LISTINGS

Everything on One Page



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📅

Schedule a Viewing

Pick a date and time directly from the listing. Automatic calendar invite sent. Confirmation in real time.

📅 Schedule a Viewing

Book directly from the listing — instant confirmation

Choose a date

January 2025

Mon	Tue	Wed	Thu	Fri	Sat	Sun
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Selected · Booked

Pick a time

- 🕐 09:00 — Available
- 🕐 10:00 — Available
- 🚫 11:00 — Unavailable
- 🕐 14:00 — Available
- 🕐 15:00 — Available
- 🚫 16:00 — Unavailable
- 🕐 17:00 — Available

Your details

Full name
Maria Johnson

Phone
+49 172 555 0123

Note (optional)
Interested in sea view units

🏢 **Sea View Apartment**
📍 Budva, Montenegro · Agent Marko

Confirm Viewing Request

📅 Schedule a Viewing

Book directly from the listing — instant confirmation

Choose a date

January 2025

Mon	Tue	Wed	Thu	Fri	Sat	Sun
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
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- 🚫 16:00 — Unavailable
- 🕐 17:00 — Available

Your details

✅

Viewing Requested!

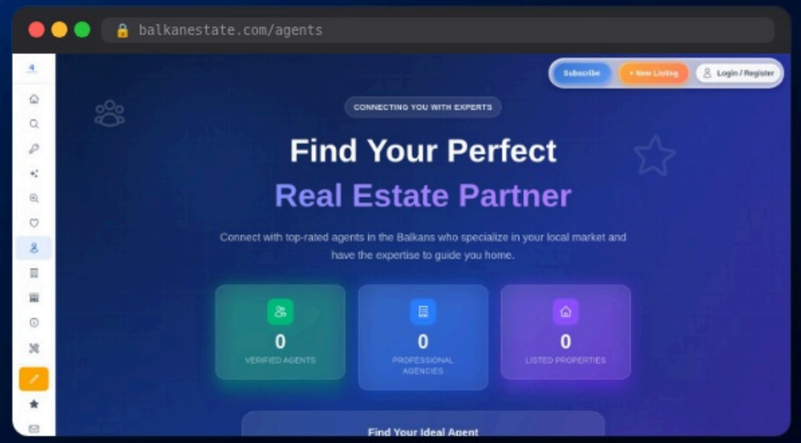
Agent Marko will confirm within 2 hours.
A calendar invite has been sent to your email.

📅 Jan 15 · 10:00 AM
🏢 Sea View Apartment, Budva

BalkanEstate.com

Verified Professionals You Can Trust

📸 Add Screenshots hover image areas to replace



MK

✅ Verified Pro

MarkoKović

★★★★★ 4.9 (127 reviews)

🏠 243 sales 📅 8 yrs

🇷🇸 SR 🇬🇧 EN 🇩🇪 DE

💬 Message 👤 Profile

AP

✅ Verified Pro

Ana Petrescu

★★★★★ 4.8 (89 reviews)

🏠 156 sales 📅 5 yrs

🇷🇴 RO 🇬🇧 EN 🇫🇷 FR

💬 Message 👤 Profile

BL

✅ Verified Pro

Besa Loshi

★★★★★ 5.0 (61 reviews)

🏠 98 sales 📅 4 yrs

🇦🇱 SQ 🇬🇧 EN 🇮🇹 IT

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🏆 Regional Leaderboards

⚡ Response Time Shown

📊 Full Sales History

BalkanEstate.com

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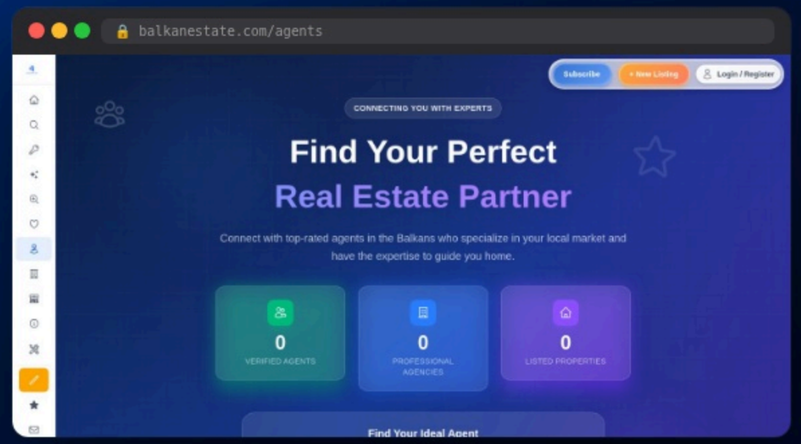

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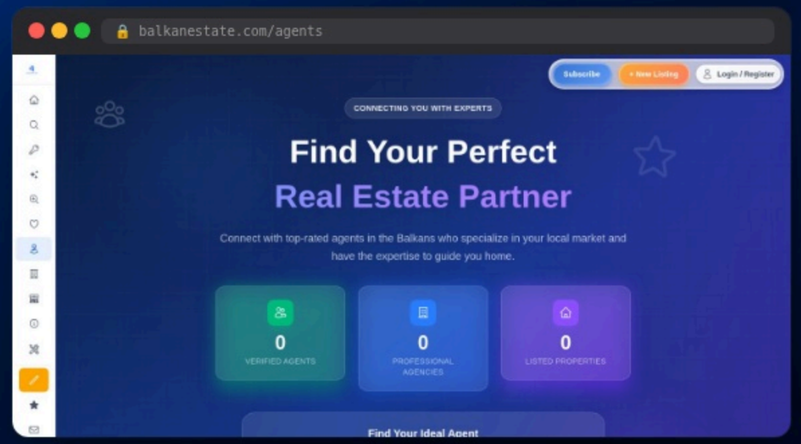

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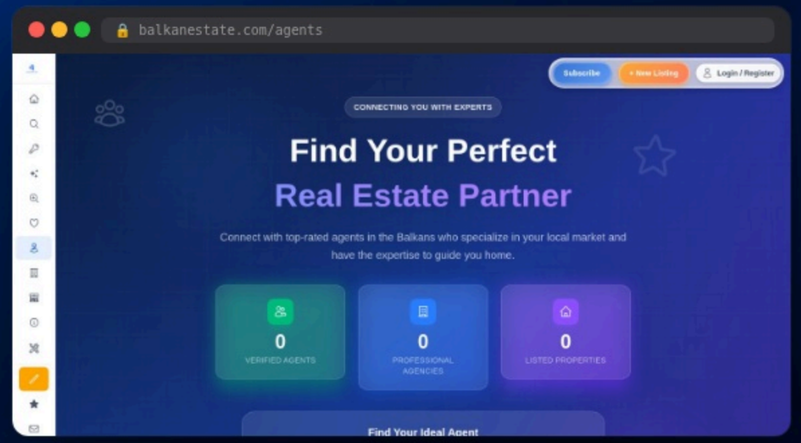

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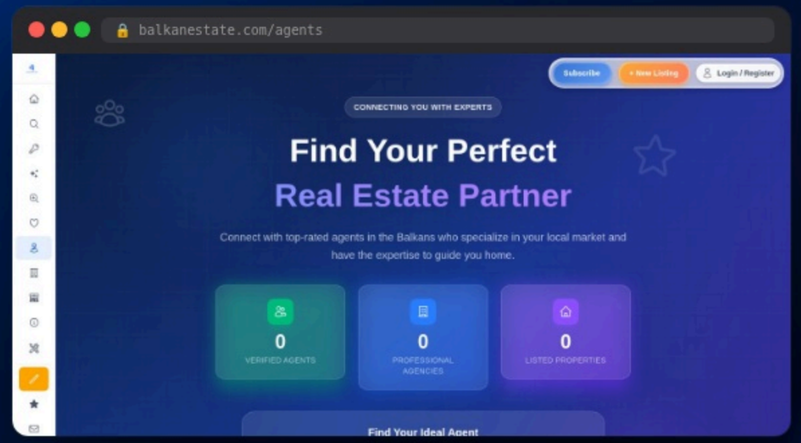

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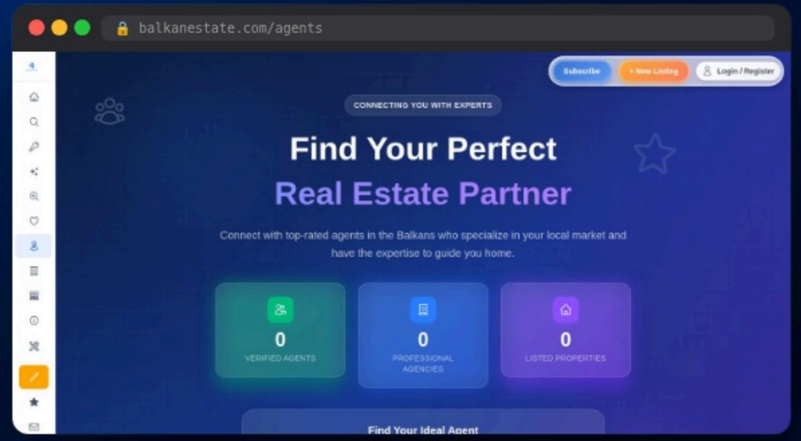

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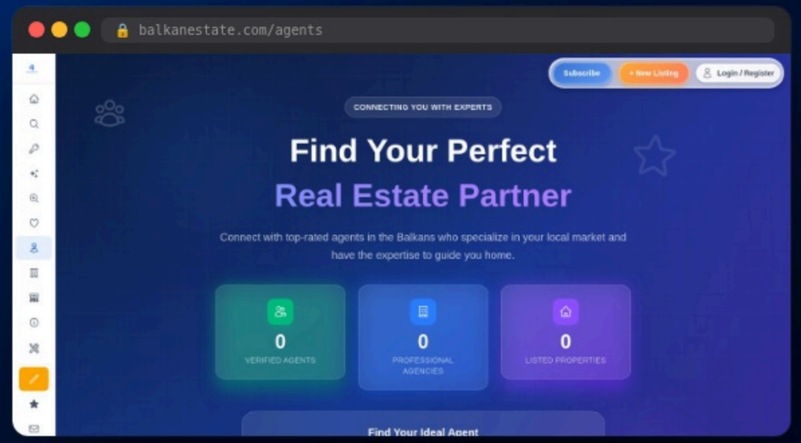

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🏘️ AI Neighborhood Analysis

Gemini AI-powered area intelligence

AI Neighborhood Report

Powered by Google Gemini

Budva Old Town area is a high-demand coastal neighborhood with strong investment fundamentals. Tourism-driven rental yields average **6.8%** annually. The area saw **+12% price growth** in 2024, driven by EU buyer interest and infrastructure improvements.

🛡️ Safety Score	8.4/10
🏫 School Quality	7.9/10
🚶 Walkability	9.2/10
📈 Investment Grade	A+
🔊 Noise Level	Low

Market Trends — Budva

2022	€1,650/m²	↑ +8%
2023	€1,780/m²	↑ +10%
2024	€1,970/m²	↑ +12%
2025	€2,150/m²	↑ +9% (forecast)

💡 AI Investment Insight

Properties in this zone have outperformed the Montenegro average by 4% over the last 3 years. Short-term rental potential is high due to proximity to the old town and beach access.

Similar recent sales nearby

Jadranski Put 14	€192,000	€2,021/m²
Mediteranska 5	€178,500	€1,878/m²
Cara Lazara 8	€201,000	€2,115/m²

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