

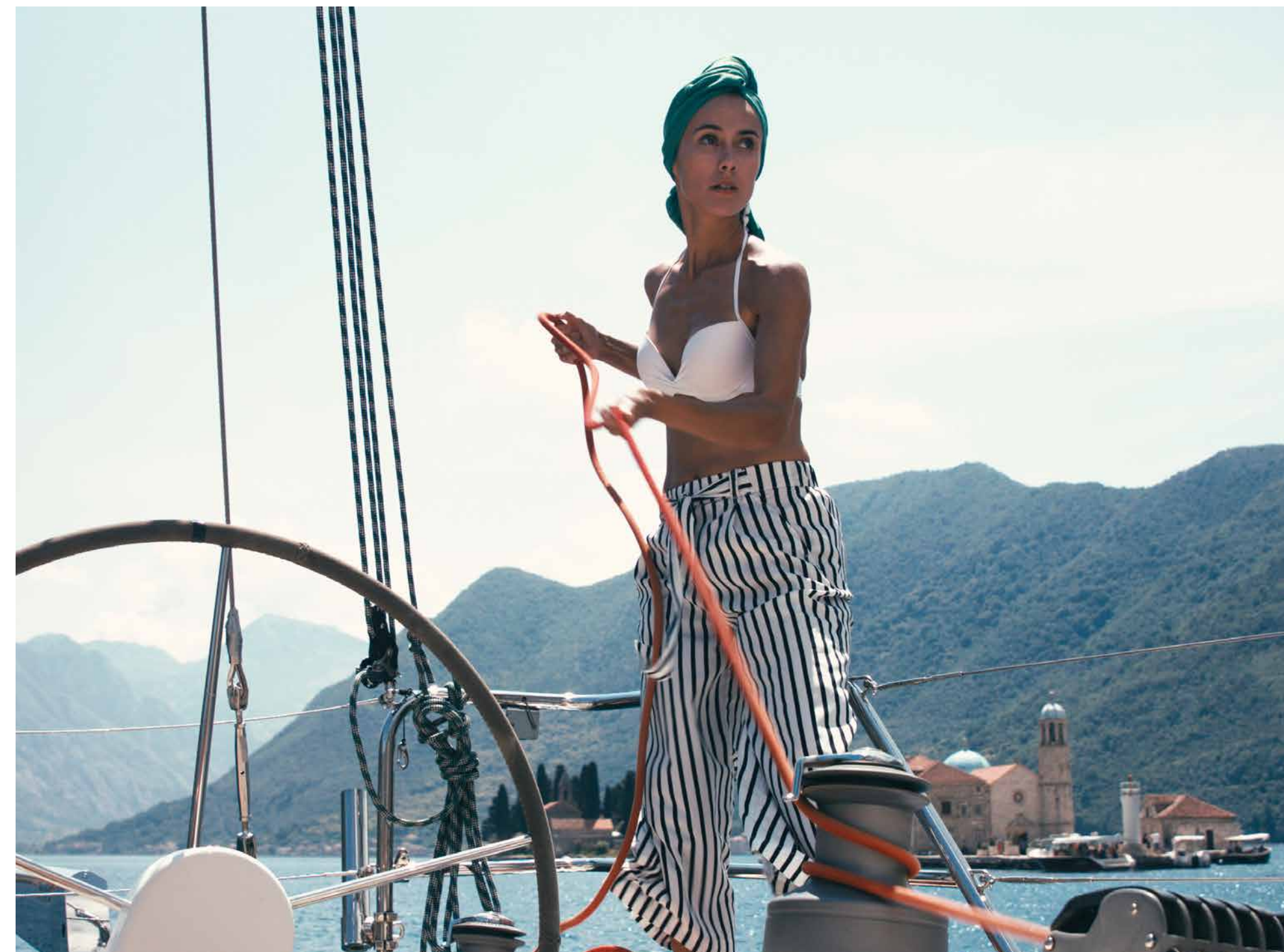
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# NAVIGATE

THE VIEW FROM PORTO MONTENEGRO



WHERE A MAGICAL COASTLINE  
OF ROCKY ISLETS AND INLETS  
MEETS THE SEA.



Sailing in the Bay of Kotor.



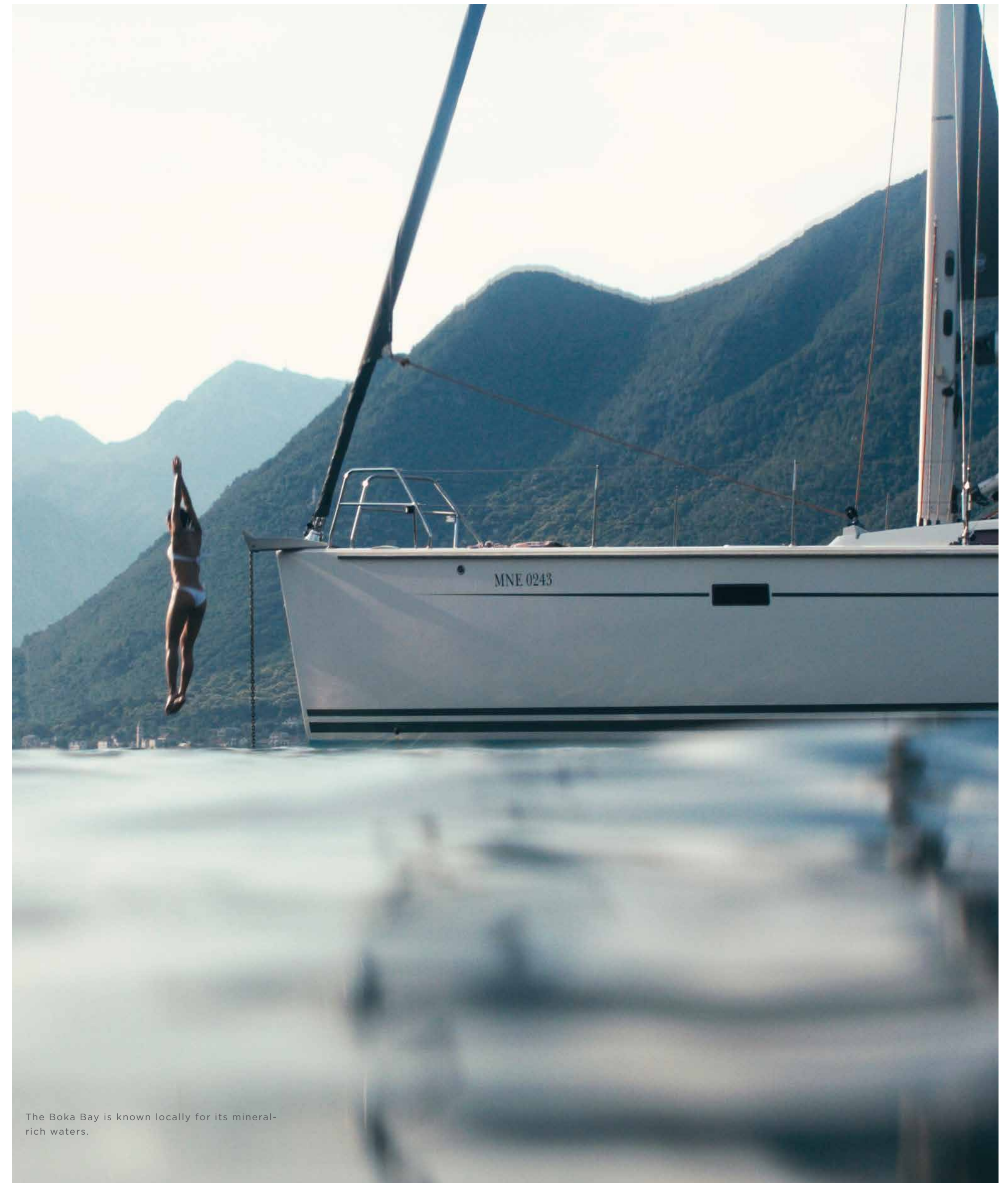
# THE BEARINGS



VENTURE TO THE ADRIATIC COAST  
OF MONTENEGRO AND DISCOVER  
THE SPECTACULAR BAY OF KOTOR.  
HERE FORMATIONS OF ISLANDS  
AND COVES CREATE HARBOURS,  
HAVENS - AND OPPORTUNITY.

NESTLED IN THE BAY IS THE  
HISTORIC TOWN OF TIVAT.

WITH ITS DEEP WATER,  
PROTECTIVE HARBOUR AND AN  
INTERNATIONAL AIRPORT CLOSE  
BY, THIS LOCATION HOUSES  
THE LUXURY HOMEPORT AND  
RESIDENTIAL VILLAGE, PORTO  
MONTENEGRO.



The Boka Bay is known locally for its mineral-rich waters.



The butterfly-shaped Boka Bay is made up of inlets and coves, stretching out towards the open sea of the Adriatic. The islets of Our Lady of the Rocks and St George in the foreground look on to the town of Perast behind it - 4NM from Porto Montenegro.







# THE NAUTICAL MILE



IN THE PAST, THE BAY OF KOTOR  
SERVED THE SHIPS OF MANY  
IMPERIAL POWERS, FROM THE  
ROMANS TO THE VENETIANS,  
OTTOMANS AND AUSTRO-  
HUNGARIANS. MONTENEGRO  
BECAME PART OF YUGOSLAVIA  
IN 1918, REGAINING ITS  
INDEPENDENCE IN 2006.

ONCE HOME TO A FLEET OF  
1,000 VENETIAN SHIPS, THE  
AREA'S STRATEGIC IMPORTANCE  
CONTINUED INTO MODERN TIMES  
WITH TIVAT SERVING AS A KEY  
OPERATIONAL NAVAL BASE FOR  
MOST OF THE 20TH CENTURY.



The historic Perast waterfront and majestic mountains of the Bay of Kotor.



Austro-Hungarian vessels in 1916;  
Tivat was a busy base for the Central  
Powers during the First World War.







# THE JOURNEY

ESTABLISHED IN 2009, PORTO MONTENEGRO HAS SINCE BECOME THE MOST COMPREHENSIVE, FULL-SERVICE MARINA AND RESIDENTIAL VILLAGE IN THE ADRIATIC. AT ITS HEART ARE MORE THAN 450 BERTHS FOR YACHTS UP TO 250M METRES IN LENGTH, WITH CAPACITY FOR 850 UPON PROJECT COMPLETION.

THE VILLAGE IS HOME TO OVER 400 COMPLETED RESIDENCES, THE DELUXE FIVE-STAR REGENT PORTO MONTENEGRO HOTEL, OVER 55 BOUTIQUES, BARS, INTERNATIONAL RESTAURANTS, ICONIC YACHT CLUB COMPLEX, AND ONSITE KNIGHTSBRIDGE SCHOOLS INTERNATIONAL.



Lemon yellow facades of the Regent Porto Montenegro hotel contrasting with bright blue skies and rocky mountain scenery.

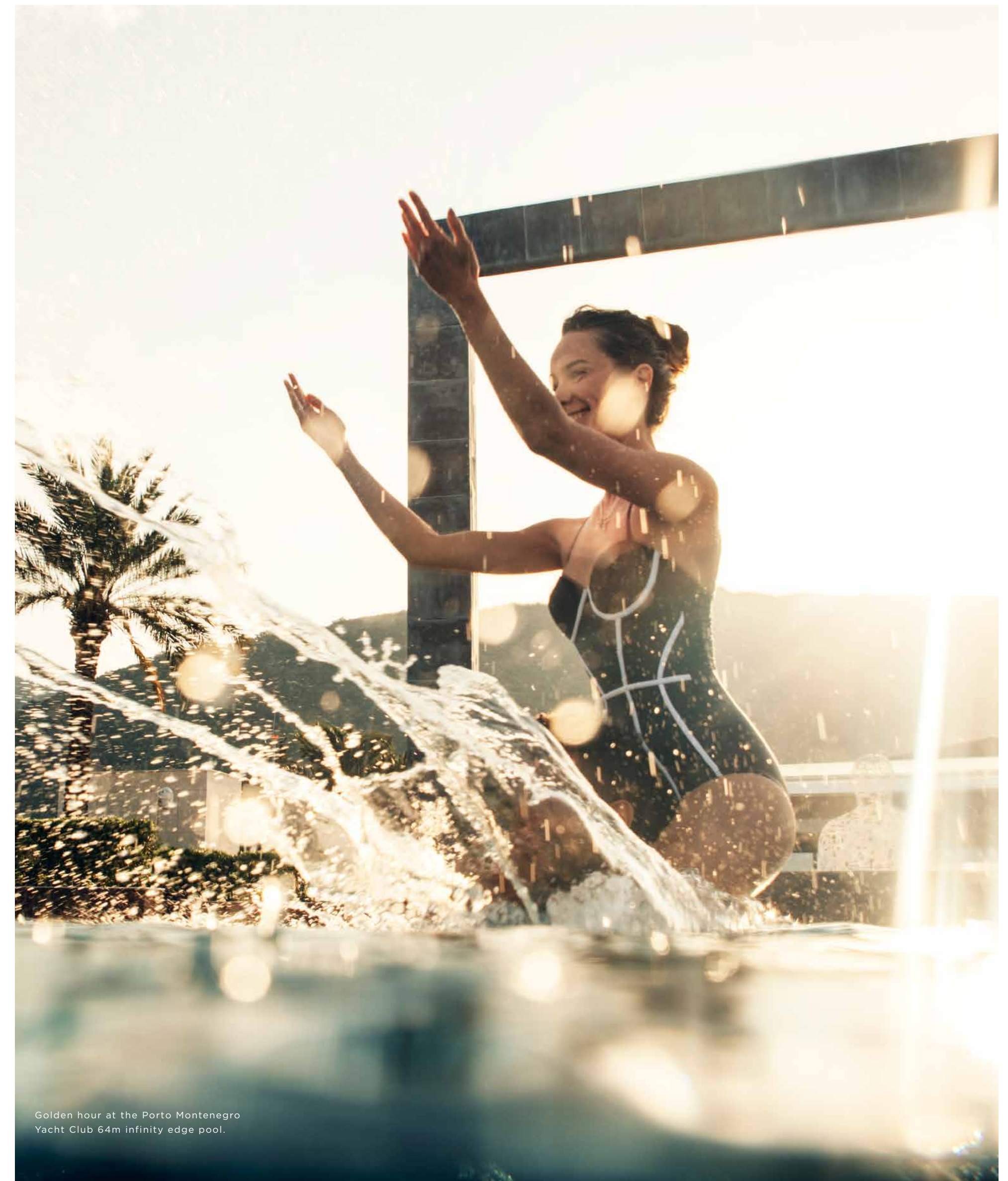




The marina has over 450 secure berths ranging from 12 to 250 metres in length, accommodating the largest yachts afloat.



A SUBLIME SETTING FOR SUNSET  
TRAINING, RELAXATION AND  
RENDEZVOUS.



Golden hour at the Porto Montenegro  
Yacht Club 64m infinity edge pool.



The bay is a jewel for keen sailors, hosting both local and globally prestigious regattas each year.





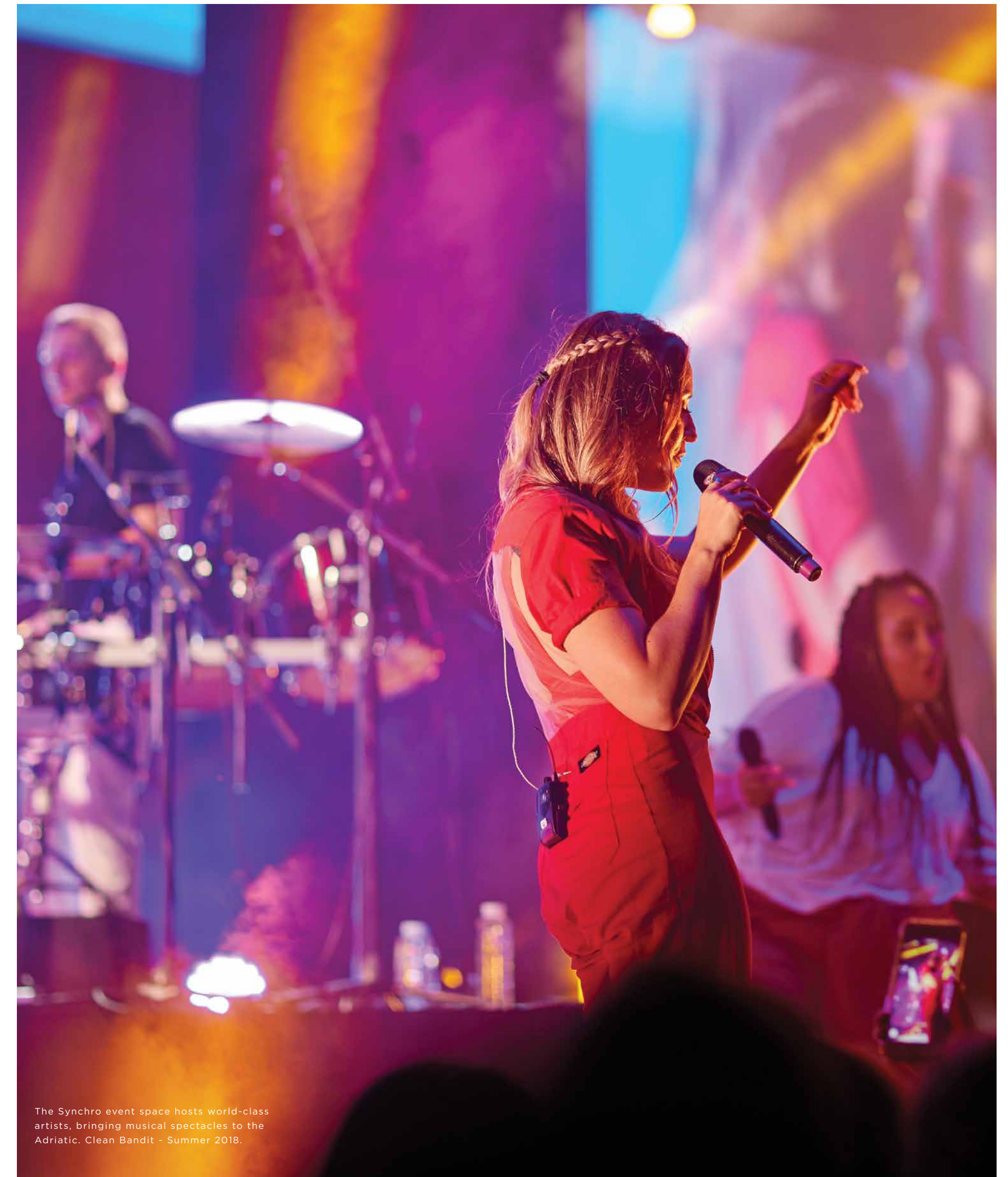


Left: Resistance training with a difference at the nautically-inspired fitness and volleyball haven, the Outdoor Gym.

Right: Summer Garden party at the BlueRoom concept and events space.



THE VILLAGE LIFESTYLE  
PROMISE EXTENDS FROM  
DINING, TO SPORTS AND OTHER  
ENTERTAINMENT.



The Synchro event space hosts world-class artists, bringing musical spectacles to the Adriatic. Clean Bandit - Summer 2018.





Waterfront residences combine traditional architecture and a contemporary finish with soft colours, elegant stone and hardwoods.





A view from the top: The Regent Pool Club Residences offer breathtaking views of the Bay, with a 360 degree waterfront and mountain panorama.



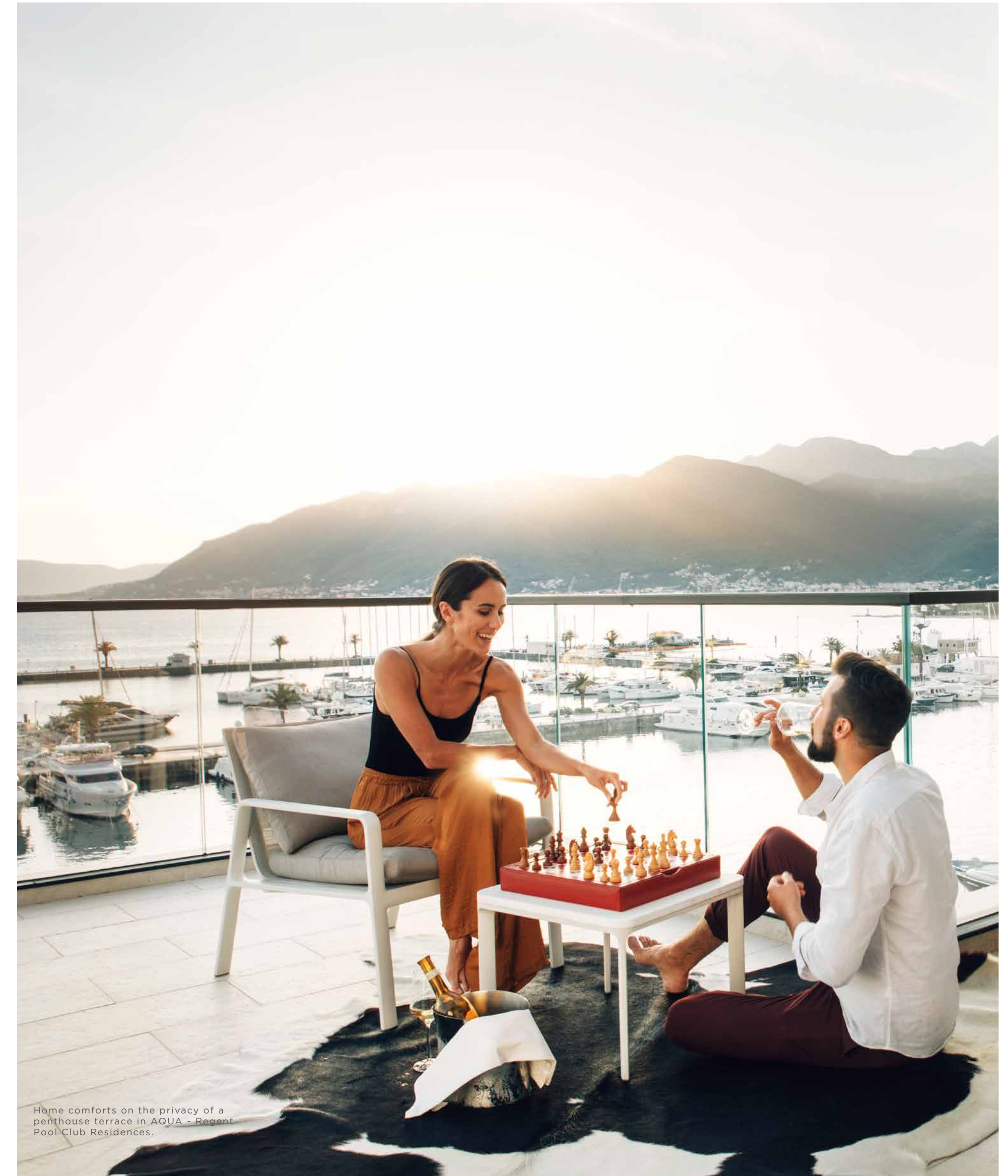


# THE NEW HORIZONS



BY COMPLETION, PORTO MONTENEGRO'S MARINA WILL BE THE LARGEST IN THE MEDITERRANEAN WITH BERTHS FOR 850 YACHTS, 300 OF WHICH WILL BE SPECIFICALLY RESERVED FOR SUPERYACHTS UP TO 250M, WITH A DEDICATED FULL-SERVICE REPAIR AND REFIT FACILITY IN NEARBY BIJELA.

WITH ITS LUXURY RESIDENCES, THE REGENT HOTEL, INTERNATIONAL RETAIL AND DINING, SPORTS, AND ENTERTAINMENT AMENITIES, PORTO MONTENEGRO IS A COMPREHENSIVE COMMUNITY OF UNIQUE APPEAL WITH A PREMIUM LIFESTYLE PROMISE.



Home comforts on the privacy of a penthouse terrace in AQUA - Regent Pool Club Residences.



A view of Strada Navale retail and dining promenade from Elena Residences (left), with the Regent hotel and AQUA residences across the pass.







Elegant interiors of a one bedroom unit in Elena Residences. Colour scheme: *Mare* from the M Residences collection.

Left: Bedroom Interior detail  
Right: Living room.

# **ELENA RESIDENCES** **The epitome of uncompromised, sophisticated living**

Sparkling with modern indulgence whilst retaining the comforting air of a family home, Elena Residences were built to exceptional standard and impeccable taste. Crowning the central boulevard and forming the heart of Porto Montenegro alongside Regent Pool Club Residences, these homes benefit from prestigious location, design brilliance, buzzing waterfront and neighbouring mountains views. With contemporary design inspired by the Italian Riviera and bespoke servicing and furnishing solutions, the building combines a modern core with elegant and refined interiors, offering residents comfort in close proximity to world-class retail and dining amenities.

Each of the 50 high-specification, studio, one-, two- and three-bedroom units and penthouses (41 to 289m2) comes with a private terrace, access to a residents-only pool and private gym, reception service and 24-hour security. The first floor of the residences are brought to life with an international café, restaurant and shopping scene.







Left: The best of Elena Residences, overlooking the Regent Pool Club podium and Bay of Tivat.

Right: Warming colour palette for a deep slumber; Elena Residences.



THE REGENT PORTO MONTENEGRO  
SITS AT THE HEART OF THE  
MARINA COMMUNITY AND IS  
COMPRISED OF 86 ROOMS AND  
MANAGED PRIVATE RESIDENCES.

THE LIVING SPACES ARE  
DISTINGUISHED BY THEIR MULTI-  
FUNCTIONAL DESIGN, WITH A  
CENTRAL ATRIUM HOUSING A  
LUSH ITALIAN GARDEN AND  
GROUND FLOOR PRIVATE  
EVENTS SPACE.

THE GOURMET CORNER, LIBRARY  
BAR AND DINING ROOM PROVIDE  
GASTRO AND ENTERTAINING  
OPTIONS ALONGSIDE THE HOTEL'S  
INDOOR AND OUTDOOR POOLS,  
SIGNATURE REGENT SPA AND  
FITNESS CENTRE.



The sunny side: The Regent Porto Montenegro at sundown.





### **REGENT POOL CLUB RESIDENCES** **Contemporary grandeur and serene elegance**

A testament to both architectural and design excellence, the Regent Pool Club Residences promise both contemporary and effortless living and sea-inspired tranquility. Designed by lead architects WATG London, the Regent Pool Club Residences are comprised of two wings, forming part of the branded residential collection of the Regent Porto Montenegro and enjoying the full use of the Regent the hotel's five-star facilities and services.

Clustered around a lush, multi-tiered podium, featuring swimming pools, a pool bar and landscaped gardens, these contemporary residences bring a note of Italian Riviera chic to Porto Montenegro's rapidly evolving waterfront.

The first wing - AQUA - launched in summer 2017, offering a fresh, crisp aesthetic both inside and out. AQUA houses a total of 62 luxurious, 1-3 bedroom residences ranging from 69 to 340m2 split across five floors, with full-height glazing, spacious terraces and premium penthouses. The second wing - BAIA - launched in summer 2019, forming the perfect accompaniment to the complex, offering a total of 67 studio, 1-3 bedroom units ranging from 41 to 512m2, alongside impressive penthouse suites.

In line with the principles of a hotel condominium, investors can access hassle-free ownership thanks to on-site rental management that takes care of all maintenance and rental administration.



Left: Picture-perfect views of the marina and Bay from the Regent Pool Club Residences.

Right: Contemporary penthouse interiors by Tino Zervudachi and MHZ Paris.





Left: Envious views from the heights of the RPCR BAIA wing.

Right: Stylish interiors of a BAIA three-bedroom penthouse unit.

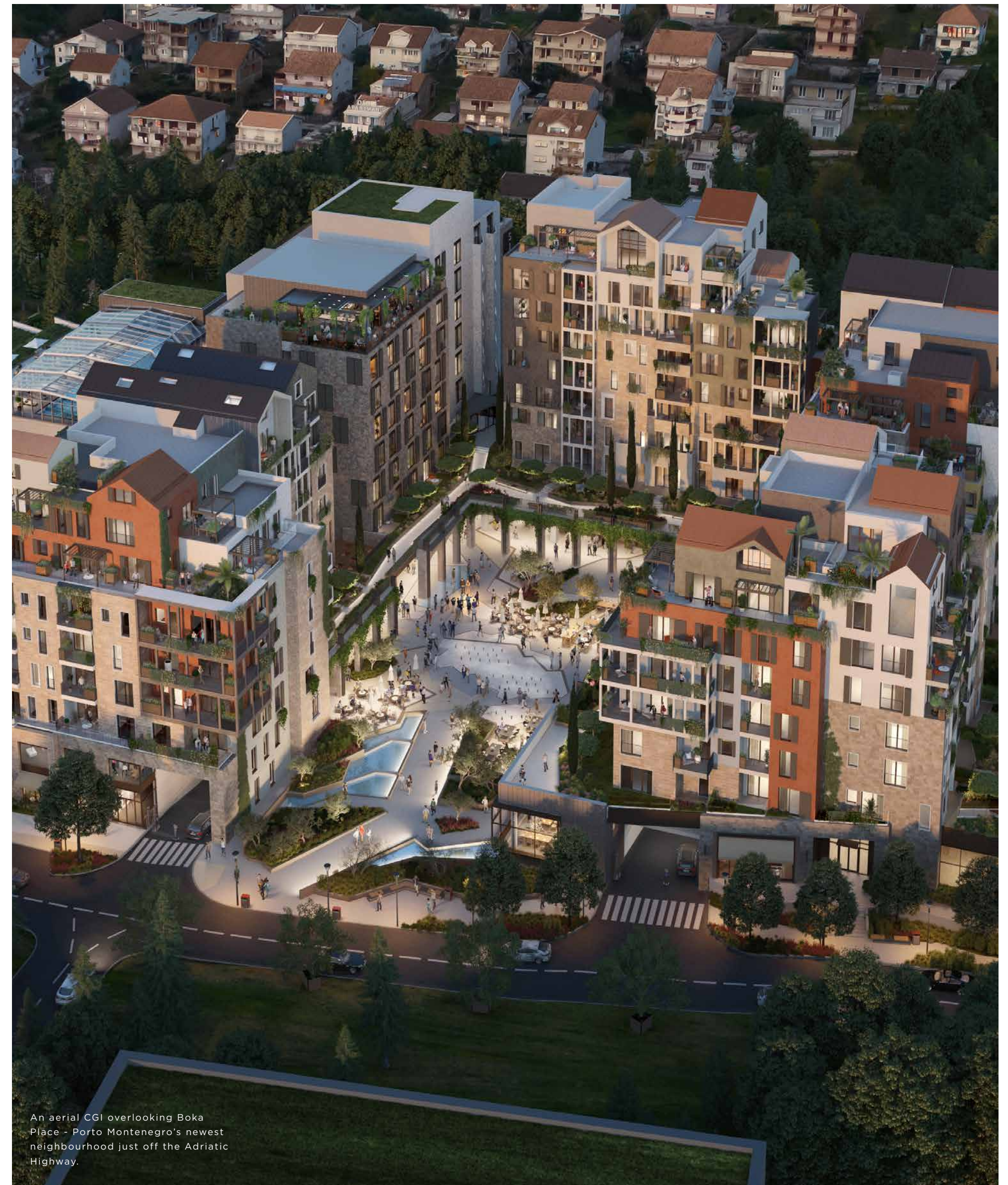




Pink skies over the Regent Pool Club Residences.



BOKA PLACE SITS ON AN  
ELEVATED BANK THAT OVERLOOKS  
THE GLAMOUR AND BUSTLE OF  
PORTO MONTENEGRO'S  
WATERFRONT VILLAGE BELOW.  
SET BACK FROM THE BAY OF  
KOTOR BUT CLOSE ENOUGH TO  
BE INFUSED WITH MARINE VIEWS  
AND SALTED AIR, THIS IS THE  
POINT WHERE THE VITALITY OF  
URBAN-INSPIRED LIVING MEETS  
THE RESTORATIVE NATURE OF THE  
ADRIATIC SEA.



An aerial CGI overlooking Boka Place - Porto Montenegro's newest neighbourhood just off the Adriatic Highway.





Left: A lifestyle of relaxation and ease at Boka Place.

Right: View of the residential neighbourhood and central square.

# **BOKA PLACE** **A neighbourhood of companionship and verve**

Explore this urban enclave of lively escapades and join the bustle of its everyday. At Boka Place, life flows organically around a central square - the point at which all elements connect and intertwine, where people meet and new synergies form. Spaces beckon you to stay, laugh and play in contemporary comfort and in the company of friends. From SIRO, a wellness-infused hotel by Kerzner International, to a leisure hub filled with boutiques, pop-up galleries and after-hours alchemy, there is everything you need to indulge all expected whims and impulsive desires.







Left: Contemporary, fitness-inspired designs at SIRO-branded managed residences.

Right: A collection of spaces to live, eat, shop, stay and recharge - effortless living in Boka Place.

### A NEIGHBOURHOOD OF FRIENDSHIP AND WELLBEING

At the heart of Boka Place, bright and spacious residences of natural simplicity and light-filled interiors act as sanctuaries that have been designed to revitalise the mind, body and soul.

Choose from a collection of SIRO-managed or private residences in this urban-inspired enclave and immerse yourself in understated luxury and a life better lived.

The managed residence property portfolio at Boka Place qualifies for the Montenegrin Citizenship by Investment Programme (CBI), offering a new dimension on investment incentives at Porto Montenegro.





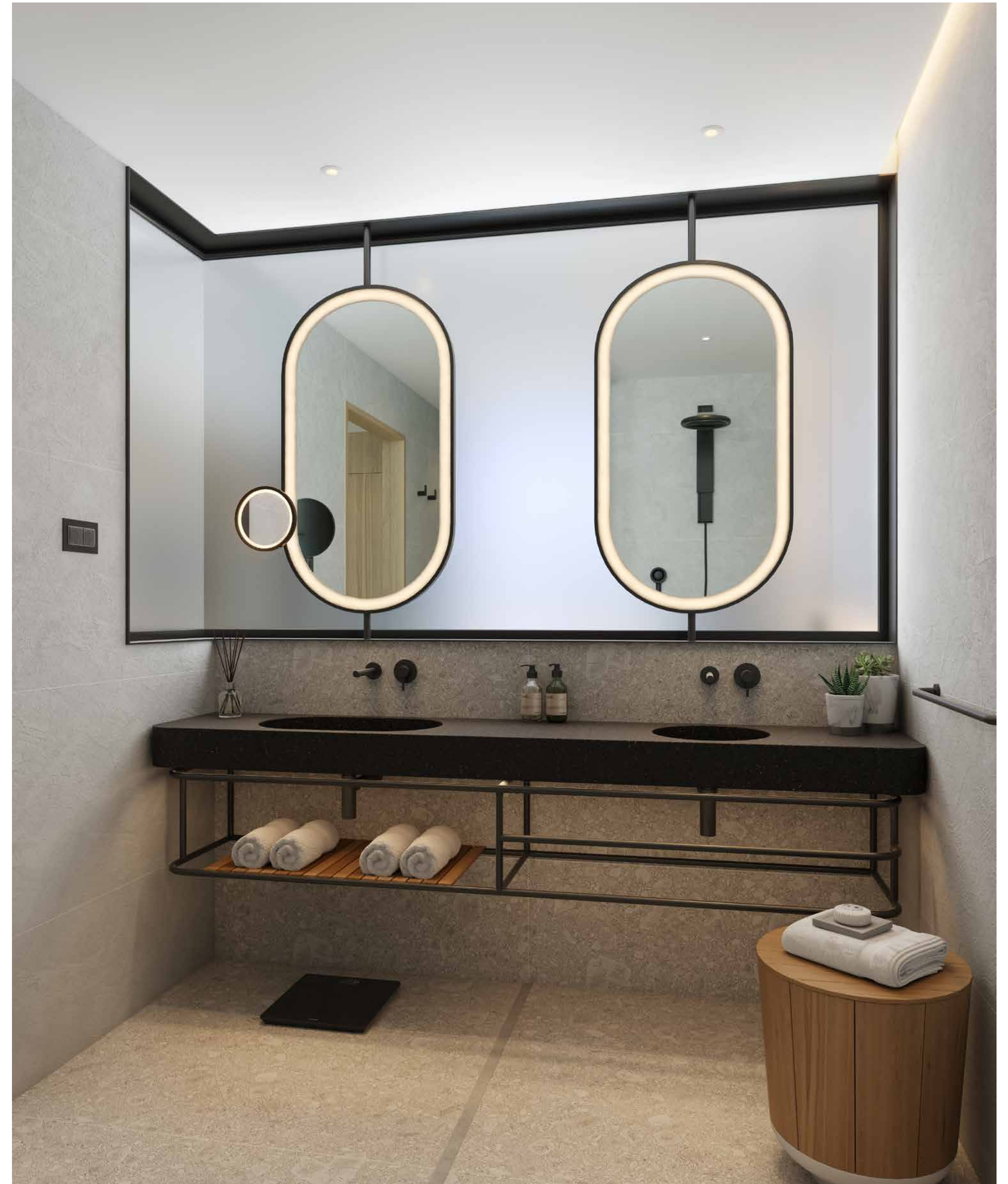


Left: Rooms designed to calm, inspire and revitalise.

Right: Stylish bathrooms designed to rejuvenate and soothe after a workout or a day by the pool.

## INTERIORS OF SOOTHING DESIGN AND MODERN FLAIR

Inspiration for the interiors at Boka Place has been drawn from the Montenegrin seascape. Each residence has been designed to maximise natural light that filters in from the outdoors, while hand-selected materials provide a canvas of simplicity and elegance. Light tones of champagne, salted blues and soft sand add to the tranquility and understated luxury, while vivid bursts of the natural landscape, rippling sea and mountains are only a view away - be this from an apartment terrace, through a window, or up-close and personal from the buzzing dining and retail square, beckoning from below.





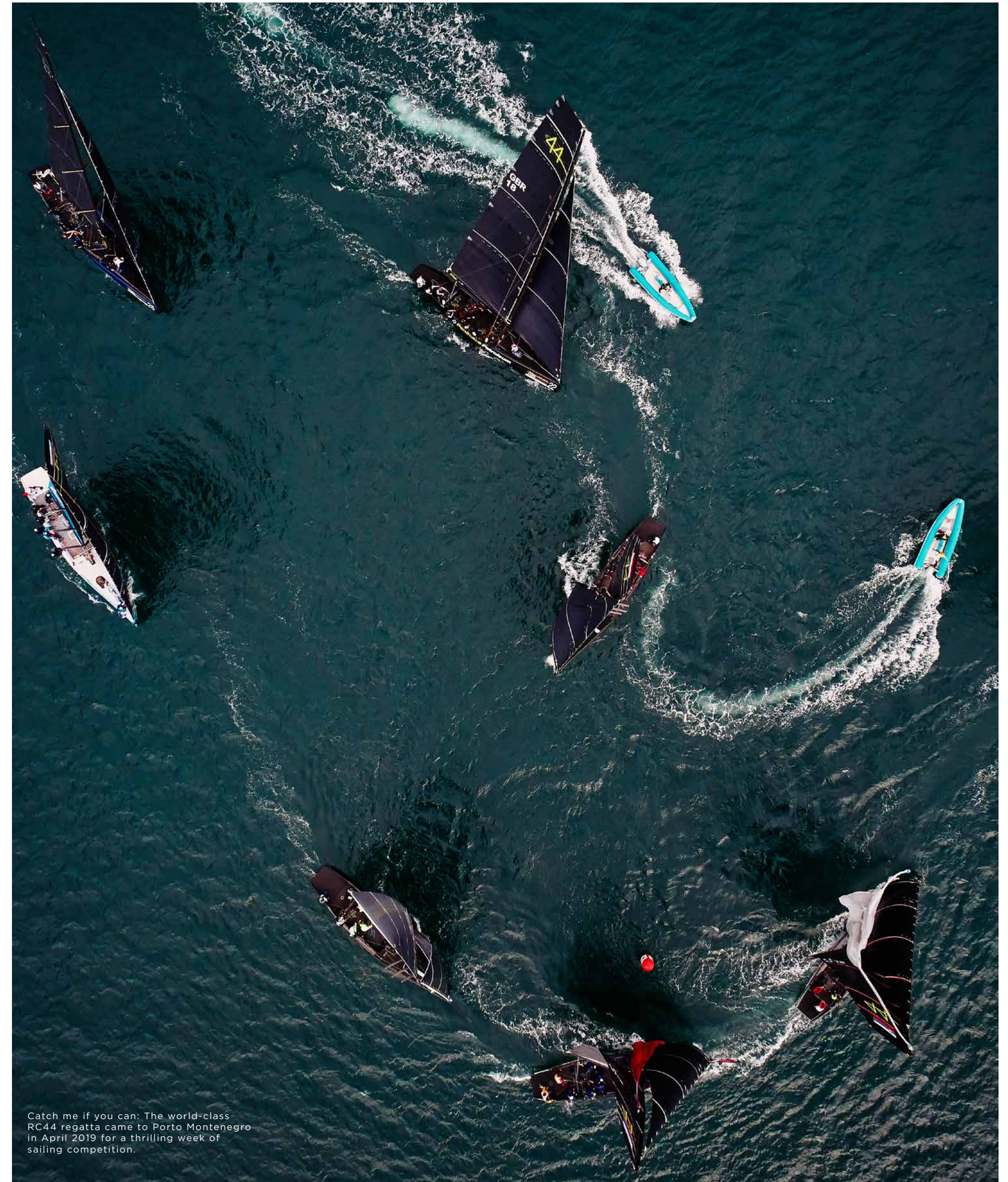


# THE FUTURE VOYAGES



PORTO MONTENEGRO HAS  
MATURED INTO AN INTEGRATED  
WATERFRONT COMMUNITY  
OFFERING A DELUXE LIVING  
ENVIRONMENT ALONGSIDE  
A HAVEN FOR EMERGING  
BUSINESSES AND CATERING TO  
THE GROWING ENTREPRENEURIAL  
AND FREELANCER TREND.

OFFERING A LIFE LESS ORDINARY  
FOR THOSE RESIDING, LEARNING  
AND WORKING IN THE BOKA BAY,  
THE VILLAGE COMBINES DIGITAL  
INNOVATION, AVANTGARDE  
ENTERTAINMENT, CONTEMPORARY  
WELLBEING AND UNPARALLELED  
EDUCATION STANDARDS TAKING  
YOU BEYOND THE ORDINARY.



Catch me if you can: The world-class RC44 regatta came to Porto Montenegro in April 2019 for a thrilling week of sailing competition.





A life less ordinary: Haute couture catwalk at the International Fashion Festival 2019.





A new wave of hot-desking: Innovative shared work stations, catering to the Tivat freelancer and start-up community.

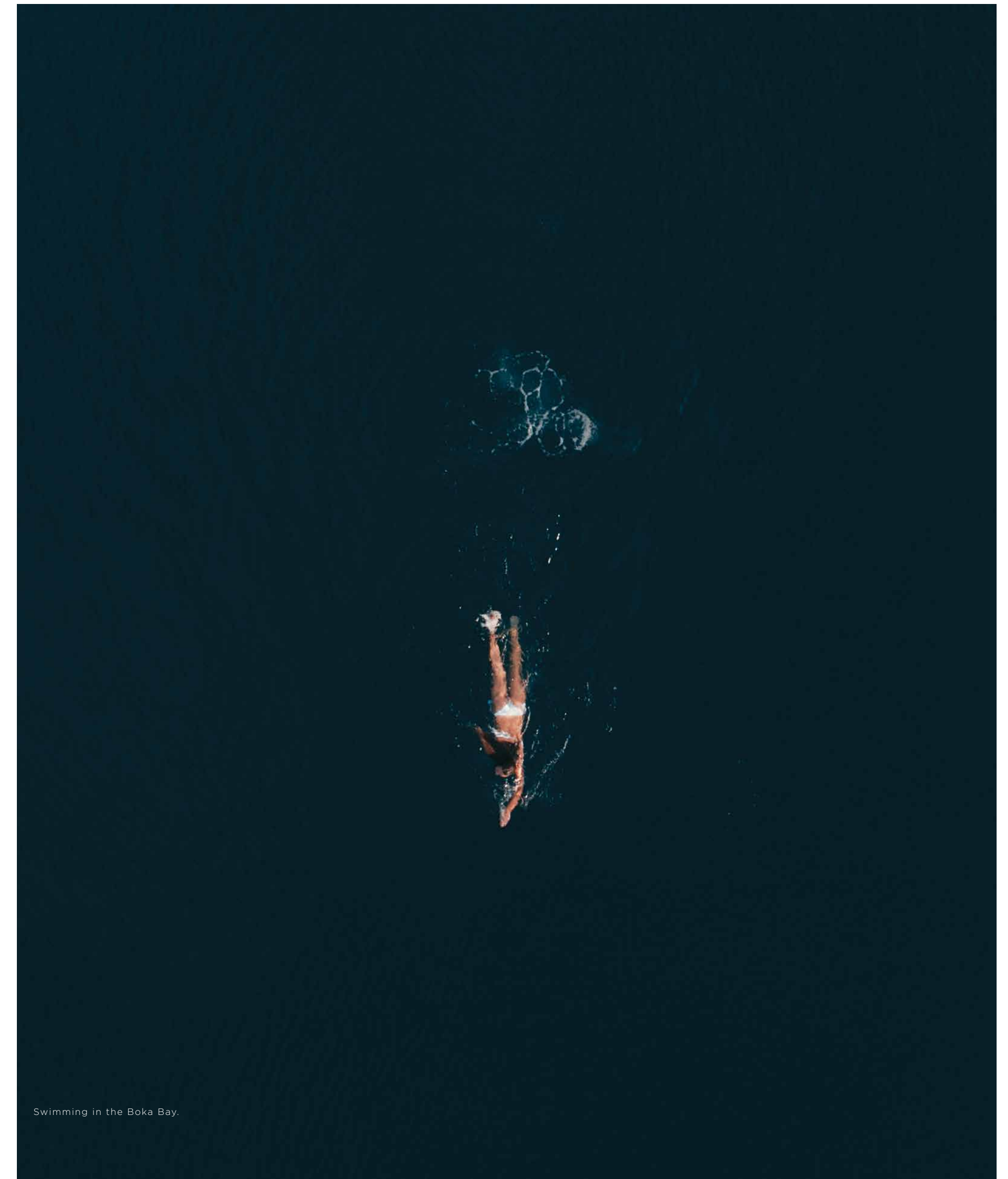




An equine spectacle in the village  
Arena hosting Montenegro's inaugural  
polo tournament. Polo in the Port -  
Summer 2019.



WHERE GENTLE WATERS TIPTOE  
TO THE SHORE AND TOWNS  
WHISPER THE TALES OF YEARS  
GONE BY.



Swimming in the Boka Bay.



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