

REGENT

POOL CLUB

RESIDENCES



PORTO MONTENEGRO
A life less ordinary



PORTO MONTENEGRO

CONTEMPORARY
WATERFRONT
LIVING IN THE
HEART OF
THE ADRIATIC





AN ENTICING DESTINATION

A Multicultural History

Thanks to its long and colourful history, Montenegro is a country of fascinating tradition, myth and archaeological treasures. Illyrian, Roman, Byzantine, Venetian and Ottoman cultural influences coalesce to create a historic tapestry that is particularly compelling in the country's ancient coastal towns of the Boka Bay.

Undiscovered Beauty

5 National Parks and 4 UNESCO World Heritage Sites, a diverse landscape and unique natural and cultural offerings make Montenegro one of the few remaining undiscovered countries in the heart of Europe.

Venetian Towns

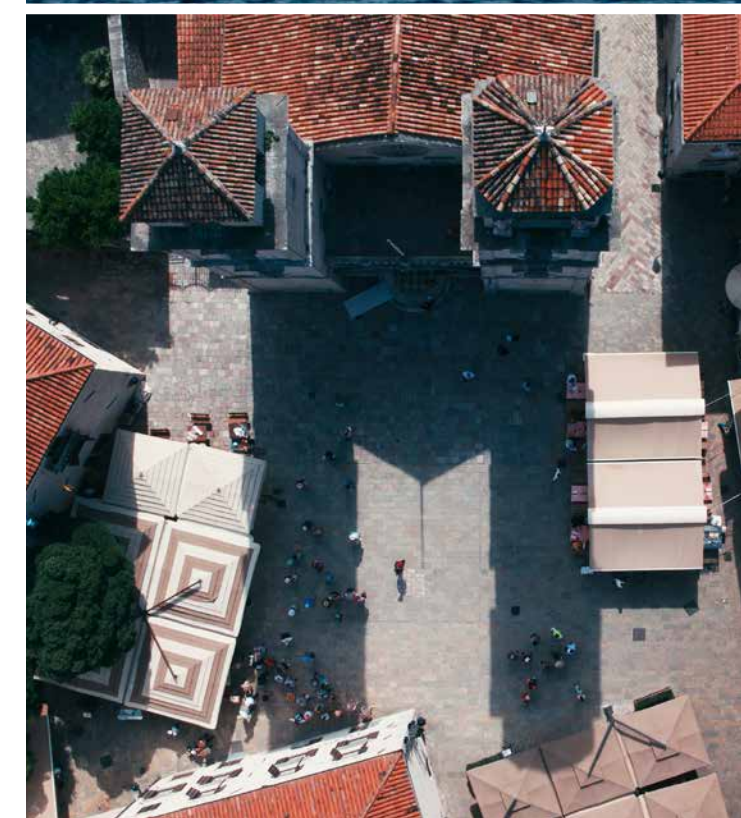
Within the Bay lies the beautifully preserved town of Perast, once home to a Venetian fleet of 1,000 ships. A little further along is Kotor, one of the ancient jewels of the region with 4km of city walls.

Rich Naval Heritage

For centuries, the home of Porto Montenegro, the 'Boka' Bay as it is known locally, was a bustling harbour servicing Venetian merchant ships on their way east towards the Orient.

Europe on Your Doorstep

No more than a few hours from most major European cities, Montenegro's central Mediterranean location is easily accessible by three international airports, directly connecting residents with London, Paris, Rome, Munich, Vienna, Moscow, Zurich and Warsaw, amongst other popular destinations.



FROM TOP: SAILING IN THE BAY OF KOTOR (4.2NM FROM THE MARINA), OUR LADY OF THE ROCKS (3.6NM FROM PORTO MONTENEGRO), KOTOR'S COBBLESTONE SQUARE.

MODERN MONTENEGRO

Stable Democracy with an Open Economy

The last few years have seen Montenegro's economic performance improve dramatically through the adoption of the Euro as the legal tender. Inflation is low at 3.6% whilst Real GDP growth has averaged 3.4% since 2004.

A Business-friendly Environment

Montenegro has one of the lowest corporate, personal and capital gains tax rates in Europe (9%), low entry barriers for new businesses and secure property rights. There is also a 0% tax¹ on inheritance or free of charge transfers to immediate family members, with 3% tax on all other transfers.

Record Inflows of Foreign Investment

Overall economic activity has shown strong growth with the tourism industry as the major vehicle, creating €3.5 billion of Foreign Direct Investment. Elite tourism projects involve the likes of Aman Hotels and Resorts, Orascom of Switzerland, One&Only Resorts and SOCAR's Azmont Investments.

Nautical Tourism Tax Incentives

Tax rates are currently at 7% for marine and tourism services. Tax and duty-free fuel is approximately 45% cheaper than in other European countries.

Major Spending in Infrastructure

International bodies such as the World Bank, the European Investment Bank and the EBRD are partnering with the Government of Montenegro and foreign engineering firms to enhance the country's infrastructure.

Nautical miles from

DUBROVNIK	32
HVAR	116
BRINDISI	118
SPLIT	140
SIBENIK	164
CORFU	180
ANCONA	246
VENICE	330
ATHENS	410
MALTA	466

Flight time (hours)

ATHENS	1:00
MILAN	1:00
ROME	1:10
VIENNA	1:30
BERLIN	1:50
ZURICH	2:00
BARCELONA	2:15
PARIS	2:40
LONDON	2:45
MOSCOW	2:50

¹ Deloitte 2018







WORLD-CLASS INVESTMENT OPPORTUNITY

Background

Porto Montenegro's primary investors identified an overwhelming demand for yacht berths in the Mediterranean. They sought to create a world-class marina and thriving residential community to satisfy this growing demand. Thus, the development became home to a unique international community as well as one of the most remarkable, flagship developments in this part of Europe.

A Strong Investor Group

Previously a historic naval base, the site's transformation into a luxury yacht marina has been led by some of the world's most respected business figures including UK businessman Lord Jacob Rothschild, the founder of luxury conglomerate Louis Vuitton Moët Hennessey, Bernard Arnault, and headed by Peter Munk, founder and former chairman of Barrick Gold.

New Ownership

In 2016 Porto Montenegro was acquired by the Investment Corporation of Dubai (ICD), the principal investment arm of the Government of Dubai with investments spanning financial services, transportation, energy and industries, real estate and leisure and retail.

Berth Expansion

Currently offering 450 berths for yachts of 12-250m in length, the marina will offer 850 berths upon completion, 350 of which will be specifically reserved for superyachts — the largest offering in Europe, capable accommodating the world's largest yachts afloat.

Vibrant Residential Community

Complimented by the evolving residential village, the five-star Regent Hotel & Residences, shops, restaurants, sports and leisure facilities, Porto Montenegro attracts a vibrant year round international community and is one of the fastest selling developments in the Mediterranean.

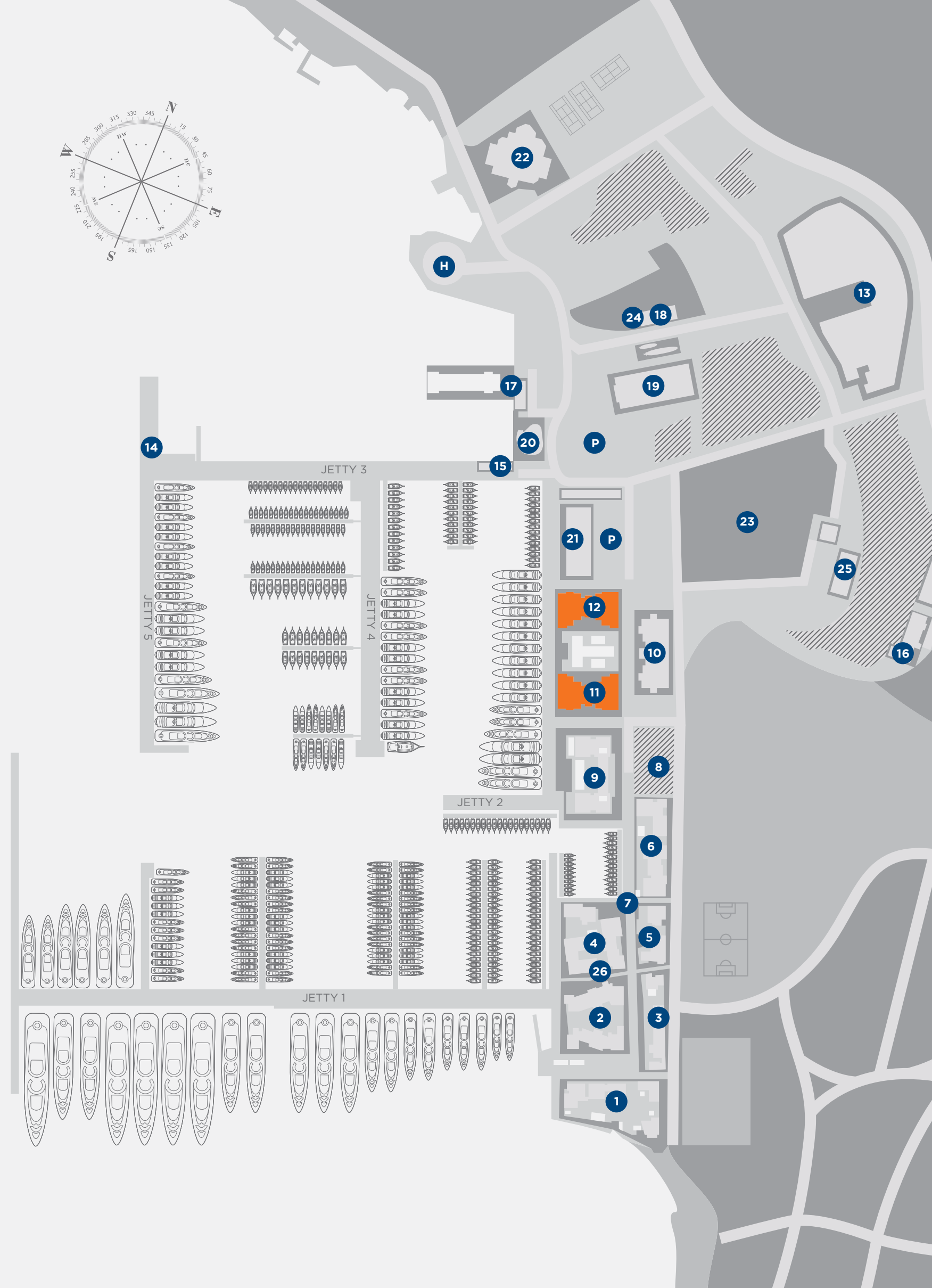
MARINA & VILLAGE

1. KSENIJA RESIDENCES
2. TEUTA RESIDENCES
3. ZETA RESIDENCES
4. OZANA RESIDENCES
5. MILENA RESIDENCES
6. TARA RESIDENCES
7. RETAIL VILLAGE
8. CASINO (IN PLANNING)
9. REGENT HOTEL
10. ELENA RESIDENCES
11. REGENT POOL CLUB RESIDENCES AQUA
12. REGENT POOL CLUB RESIDENCES BAIA
13. BOKA PLACE (2023)
14. FUEL DOCK
15. CUSTOMS OFFICE
16. KNIGHTSBRIDGE INTERNATIONAL SCHOOL
17. PORTO MONTENEGRO YACHT CLUB (PMYC)
POOL, RESTAURANT & NIGHTCLUB
18. NAVAL HERITAGE COLLECTION
19. SYNCHRO
20. PMYC BEACH, GYM & VOLLEYBALL
21. PM MARINA PARK
22. PMYC - SPORTS CLUB, TENNIS & SAILING
23. ARENA - OUTDOOR SPORTS GROUND
24. INNOVATION CENTRE - COWORKING SPACE
25. ARSENAL BUSINESS CLUB
26. OZANA BUSINESS CLUB

H. HELIPAD

P. PARKING

 Future onsite development



“MONTENEGRO,
THE HOT NEW
PLAYGROUND”

THE TIMES WEEKEND (UK), 2019



REGENT POOL CLUB RESIDENCES

AQUA
/akwə/

NOUN
DEFINITION: WATER

ORIGIN
FROM LATIN 'AQUA'

BAIA
/'baja/

NOUN
DEFINITION: BAY

ORIGIN
FROM LATIN 'BAIA'



REGENT POOL CLUB RESIDENCES

AQUA 62 RESIDENCES
BAIA 67 RESIDENCES

CONTEMPORARY WATERFRONT
ARCHITECTURE BY WATG LONDON

INSPIRED BY THE ITALIAN RIVIERA

RESIDENTS ONLY COURTYARD
WITH LANDSCAPED GARDENS

INFINITY POOL, LAP POOL,
KIDS SPLASH POOL AND
POOLSIDE CAFE

SERVICES PROVIDED BY
THE REGENT HOTEL

— A VIEW OF THE RAISED POOL DECK FROM STRADA NAVALE PROMENADE —





PROPERTY FEATURES

STUDIO, 1-, 2- AND 3-BEDROOM CONFIGURATIONS

UNOBSTRUCTED SEA
AND MOUNTAIN VIEWS

OPTION TO PARTICIPATE IN THE
REGENT RENTAL POOL PROGRAMME

PRIVATE WALKWAY TO REGENT
PORTO MONTENEGRO HOTEL AND FACILITIES

RECEPTION SERVICE AND 24HR SECURITY

ACCESS TO PORTO MONTENEGRO'S
OWNERS CLUB AND 24HR LIFESTYLE
MANAGEMENT TEAM

FURNITURE PACKAGES AND ONSITE
INTERIOR DESIGN SERVICES

REGENT RENTAL POOL

All residences under the Regent Pool Club benefit from the bespoke services of the Regent Porto Montenegro hotel and can be included in the Regent managed rental pool programme.

Participation in the rental programme is optional and requires adherence to the hotel's policies and rental standards as well as being equipped with the hotel furnishings and equipment package.

- Rental management programme by five-star Regent Hotel, part of the Intercontinental Hotel Group
- The freehold properties may be used by owners at any time on an unlimited basis with advance notice
- Rental pool offers a higher-than-average percentage net revenue split for a scheme of its kind of 60/40 in favour of owners
- When not in use by the owner, the units within the rental pool programme will be available for rental to guests of the hotel and owners earn revenue from the pool for all periods when not occupying the units themselves
- The proportion of pool income collected by a unit within the programme is proportionate to the value of the investment. Rental pool distribution is calculated daily





“ADRIATIC
ATTRactions”

DEBONAIR MAGAZINE (IN), 2019

LIFE AT THE TOP PENTHOUSES

UNSURPASSED LEVEL OF LUXURY LIVING

SECLUDED ROOFTOP GARDEN WITH
INFINITY EDGE SWIMMING POOL

PRIVATE OUTDOOR ENTERTAINMENT AREA
WITH A BARBECUE

GENEROUS LIVING AND DINING AREAS
WITH A FIREPLACE

FLOOR TO CEILING FRENCH WINDOWS PROVIDING
DRAMATIC VIEWS OVER THE BAY AND MARINA

ELEGANTLY LANDSCAPED WRAP AROUND
TERRACE





INTERIOR DESIGN

FURNITURE PACKAGES BY
DESIGNER TINO ZERVUDACHI
AND MHZ PARIS

HIGH CEILINGS AND
RETRACTABLE GLASS DOORS

EXTENSIVE TERRACES TO
MAXIMIZE NATURAL LIGHT

LUSH LANDSCAPING COMPLETE WITH
ELEGANT WATER FEATURES



THE ELEGANT BATHROOM FITTING
OF REGENT POOL CLUB RESIDENCES

“WHERE OLD WORLD CHARM
MEETS MODERN GLAMOUR”

ELYSIAN MAGAZINE (US), 2019



MARINA VILLAGE

450 BERTHS FOR YACHTS
12-250M

TAX AND DUTY FREE FUEL

TYHA FIVE GOLD ANCHOR PLATINUM RATED
MARINA FACILITIES

WATERFRONT RESTAURANTS,
BARS AND CAFÉS

DESIGNER BOUTIQUES AND
INTERNATIONAL FASHION BRANDS

DAY SPA AND HAIR SALON

BANK, DRY CLEANERS
AND PHARMACY

ORGANIC FOOD MARKET





VILLAGE LIFESTYLE

Porto Montenegro Yacht Club (PMYC)

The PMYC has a 64m infinity pool, bar, restaurant, Members Lounge, sailing, rowing, squash, tennis and gym.

Retail Village

Over 55 businesses in the retail village offering Italian, Mediterranean, Lebanese and Japanese cuisine as well as fashion, jewellery and watch boutiques.

The village offers 24hr lifestyle concierge, destination management, car rental, yacht sale, charter brokers, provisioning, chandlery and 24hr yacht assistance.

Naval Heritage Collection

Naval Heritage Collection museum with over 300 artifacts including the 50m Yugoslav Hero P-821 submarine, open to the public.

International Boarding School

Knightsbridge School of London day and boarding school for 3-19 year olds offering International Baccalaureate taught in English.

Children's Activities

Pirate ship playground, supervised sailing, water sports and a summer Kids Camp.



FROM TOP: SHOPPING IN THE VILLAGE;
PADDLE BOARDING IN THE MARINA;
REGENT'S TERRACES AS SEEN FROM THE
VENICE SQUARE

Residence Reservation

Buyers may secure a residence upon signing a Reservation Agreement and providing a nonrefundable Reservation Deposit. This deposit amount varies on the value of the residence – €10,000 for residences up to and including €1m and €20,000 for all residences above this price.

Upon receipt of the deposit, the residence will be marked reserved in the buyer's name and the buyer will be sent a Sales and Purchase Agreement. This will also have attached:

- Home Owners' Association by-laws for that building
- Village Association by-laws
- Schedule of specifications

The buyer shall then sign and exchange the Sales and Purchase Agreement.

Sales and Purchase Agreement

Signature of the Sales and Purchase Agreement should be made at the notary's office in Kotor, Montenegro, in person or via Power of Attorney.

On signature of the Sales and Purchase Agreement the Reservation Deposit will be contributed to the first of the stage payments.

Stage 1 Payment

Reservation Deposit of €10,000 or €20,000 on signature of Sales and Purchase Agreement

Stage 2 Payment

25% (including VAT) on signature of Sales and Purchase Agreement. Reservation Deposit is deducted from this amount

Stage 3 Payment

25% (including VAT) on completion of core and shell

Stage 4 Payment

25% (including VAT) on completion of watertight building

Stage 5 Payment

25% (including VAT) on building completion

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IMPORTANT NOTE: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty, and should be treated as a guide only. For accurate details the interested party is advised to consult the selling agent and/or satisfy themselves by inspection. This brochure and the description therein does not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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