

PORTO MONTENEGRO

KSENIJA RESIDENCES



WITH SPECTACULAR 270° VIEWS
LOOKING SOUTH WEST ACROSS THE
TIVAT RIVIERA, KSENIJA WILL BE THE MOST
PRESTIGIOUS WATERFRONT ADDRESS IN
PORTO MONTENEGRO



PORTO MONTENEGRO IS THE CATALYST FOR A LUXURY TOURISM RENAISSANCE, WITH THE BOKA BAY AS ITS HUB.

PODGORICA AIRPORT
90km

DUBROVNIK AIRPORT
46km

TIVAT AIRPORT
7km

MODERN MONTENEGRO IS A STABLE DEMOCRACY, WITH AN INVESTOR-FRIENDLY ECONOMY, EURO CURRENCY WITH ONLY 9% COMPANY AND CAPITAL GAINS TAX.

A FOCUS ON ELITE TOURISM

The UNESCO protected Bay of Kotor benefits from the Montenegrin government's elite tourism strategy with only carefully selected, high-end projects given planning permission.

A RESILIENT ECONOMY

Outside of the EU yet using the Euro currency, Montenegro has a stable economy. An investor friendly climate, it has the highest levels of foreign direct investments per capita in Europe over the past five years.

A TOURISM RENAISSANCE

World-class investors and operators such as Qatari Diar, One & Only Resorts and Aman Resorts are elevating the country's luxury offering.

EUROPE ON THE DOORSTEP

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

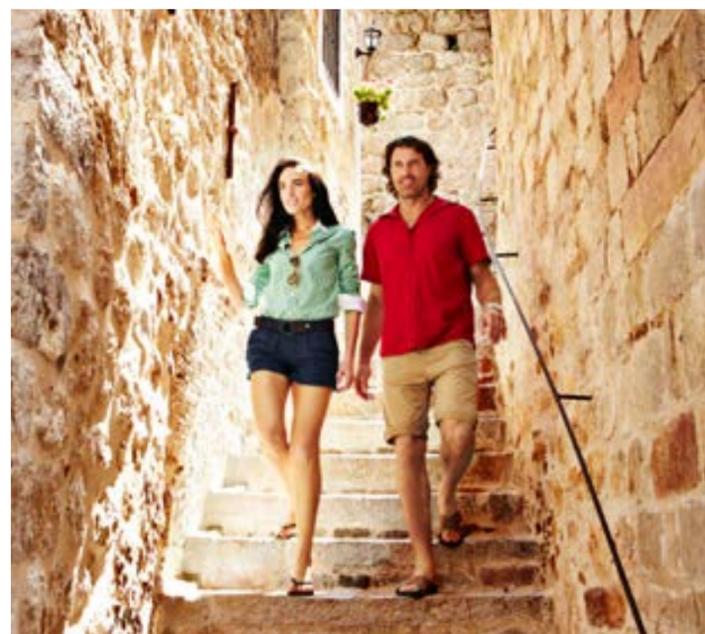




Photo: the Boka Bay region

‘WITH ITS DEEP PORT AND ARRESTING NATURAL BEAUTY, MONTENEGRO IS FAST BECOMING THE MEDITERRANEAN’S MOST EXCLUSIVE PLAYGROUND.’

W MAGAZINE



Above
Our Lady of the Rocks, 3.6nm from Porto Montenegro

Left
Cruising the bay; shopping at the farmer's market; and walking through Kotor's cobblestone streets - 10km from Porto Montenegro

A MULTICULTURAL HISTORY

Montenegro, one of Europe's youngest countries, was originally settled by Illyrian tribes before becoming part of the Roman Empire in 168 BC. Since then, the French, Ottomans, Austro-Hungarians and Venetians have also left behind their distinctive cultural legacies.

UNDISCOVERED BEAUTY

Home to two UNESCO World Heritage Sites – the town of Kotor and Durmitor National Park – this magical country has historical towns hidden around every corner, a constant reminder of its grand and distinctive past.

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.

A RICH NAVAL HERITAGE

For many 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 to the Orient. Written records speak of a port established here as far back as 1361, but it was towards the end of the 19th century that the Austro-Hungarian Admiral Maximilan Daublebsky von Sterneck set up a naval base in Tivat, launching a century of maritime activity in the process.



Photo: panorama of Porto Montenegro village and Jetty One

RESIDENTIAL
COLLECTION
TIMELINE

2010

TEUTA

29 residences



2011

ZETA

22 residences



2011

OZANA

23 residences



2012

MILENA

9 residences



2012

TARA

47 residences



2014

**REGENT PORTO
MONTENEGRO**

54 hotel residences
34 hotel suites



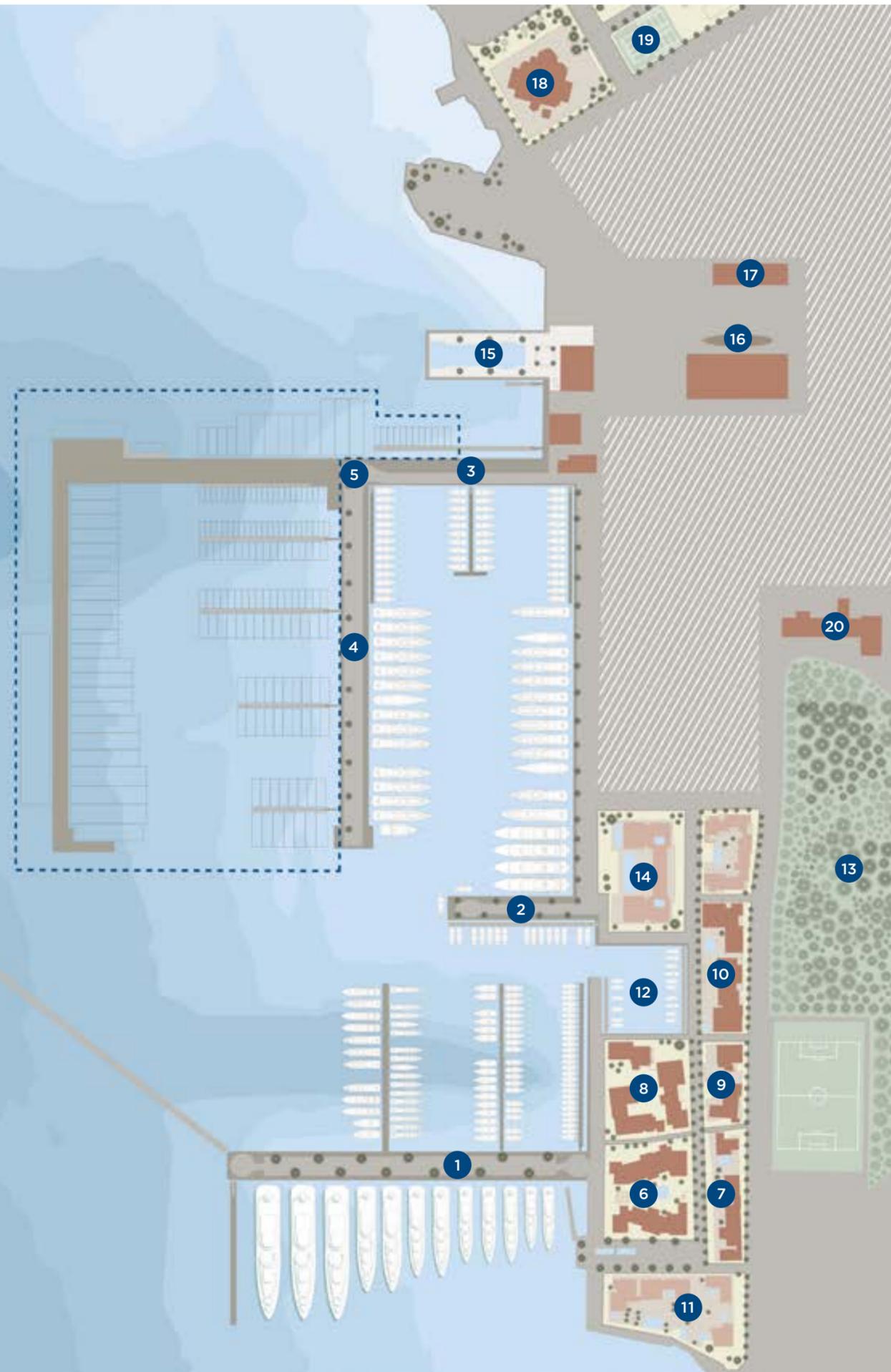
2015

KSENIJA

- 1 | JETTY 1
- 2 | JETTY 2
- 3 | JETTY 3
- 4 | JETTY 4
- 5 | FUEL DOCK
- 6 | TEUTA RESIDENCES
- 7 | ZETA RESIDENCES
- 8 | OZANA RESIDENCES
- 9 | MILENA RESIDENCES
- 10 | TARA RESIDENCES
- 11 | KSENIJA RESIDENCES (2015)
- 12 | VENICE SQUARE
- 13 | CAPTAIN'S PARK
- 14 | REGENT HOTEL (2014)
- 15 | PUROBEACH
- 16 | P-821 'HERO' SUBMARINE
- 17 | NAVAL HERITAGE COLLECTION
- 18 | SPORTS & YACHT CLUB
- 19 | TENNIS COURTS
- 20 | INTERNATIONAL SCHOOL

Navy dotted lines indicate marina extension due for completion 2014

Hatched area indicates future onsite development





Digital image: aerial shot of Ksenija from the South side



Photo: South-west facing view from Teuta, Porto Montenegro

YOUR WATERFRONT ADDRESS

1-3 BEDROOM APARTMENTS

UNIT PRICES FROM €350,000 TO €2,200,000

UNOBSTRUCTED SEA AND MOUNTAIN VIEWS

EACH WITH PRIVATE TERRACE AND LANDSCAPING

RESIDENCE-ONLY POOLS AND PRIVATE GYM

RECEPTION SERVICE AND 24 HOUR SECURITY

24 HOUR LIFESTYLE CONCIERGE

CENTRAL COURTYARD ATRIUM WITH CAFÉS AND RETAIL STORES

FURNITURE PACKAGES AND ONSITE INTERIOR DESIGN SERVICES



Digital image: south facing side of Ksenija

'THESE OWNERS ARE SHUNNING THE OPPRESSIVE 'ON-SHOW' GLITZ OF ST. TROPEZ FOR THE RELAXING VIBE OF THIS NEW INTERNATIONAL HOME-FROM-HOME.'

COUNTRY & TOWNHOUSE



Above
Interior of
Teuta residence

Left
Porto Montenegro
interiors designed by
Tino Zervudachi

VERNACULAR DESIGN

Created by ReardonSmith Architects of London and MHZ interiors of Paris, Ksenija has been designed to maximize available views, keeping true to the local architectural tradition whilst maintaining high levels of privacy in each apartment.

KEY FEATURES

Ksenija consists of 1, 2 and 3-bedroom apartments, almost all with sea views. Each apartment has its own private terrace with a select few boasting rooftop terraces and private pools. The building features two residents-only communal pools, a large southern-facing first-floor terrace with infinity pool and a 4th floor pool with views across the Boka Bay.

ATTRACTIVE AMENITIES

A ground-floor restaurant, café and upscale retail units combined with landscaping by Capita Lovejoy create an abundance of shaded communal spaces.

BESPOKE DESIGN SOLUTIONS

MonteVera Design consultancy liaises between its clients and renowned interior designers to coordinate and deliver fantastic interior design and furniture solutions for high-quality residences. MonteVera uses three exceptional design firms, A2ZEN, PROHOUSE and MHZ.



Digital image: Ksenija's waterfront infinity pool deck



OUR SEVENTH BUILDING TO DATE,
KSENIJA TAKES PORTO MONTENEGRO'S
WATERFRONT LIVING TO NEW HEIGHTS
OF EXCELLENCE.

RESIDENCE SPECIFICATIONS

Entrance Halls

- Polished stone flooring – Botticino Semi Classico
- Bespoke aluminium / polished wood entrance door from communal areas or first floor courtyards
- Painted plaster ceiling with decorative plaster cornice

Reception Rooms

- Full height double glazed entrance doors
- Polished stone flooring – Botticino Semi Classico
- Painted plaster ceiling with decorative plaster cornice
- Ceiling height up to 3 m

Kitchens

- Polished timber flooring
- Quartz worktops and splash backs
- Kitchen fronts – Painted MDF
- Hansgrohe taps
- Miele kitchen appliances
- Induction hob
- Extract hood
- 60 cm oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Coffee machine*
- Wine cooler*
- Combination microwave / oven*
- Franke stainless steel sink + waste disposal*

Bedrooms

- Polished timber flooring
- Double glazed doors to outside terraces or primary views
- Bespoke hardwood doors trough to dressing room and master bathroom
- Painted plaster ceiling with decorative plaster cornice

Bathrooms

- Polished stone flooring – Bianco Perlino
- Toilet – Villeroy & Boch, wall mounted
- Geberit flush plate
- Bespoke painted hardwood vanity unit with polished stone top and mirrored medicine cabinets above
- Villeroy & Boch undercounted washbasin
- Undermounted Bette bathtub with painted hardwood bath side panel and stone top (*master only*)
- Hansgrohe taps and fittings in polished chrome
- Hansgrohe bathroom accessories in polished chrome
- Under floor heating
- Towel heater on the wall

Utility Cabinets

- Stone tile floor – Bianco Perlino and polished wood
- Painted timber doors
- Miele combined or separate washing machine and tumble dryer depending on apartment size

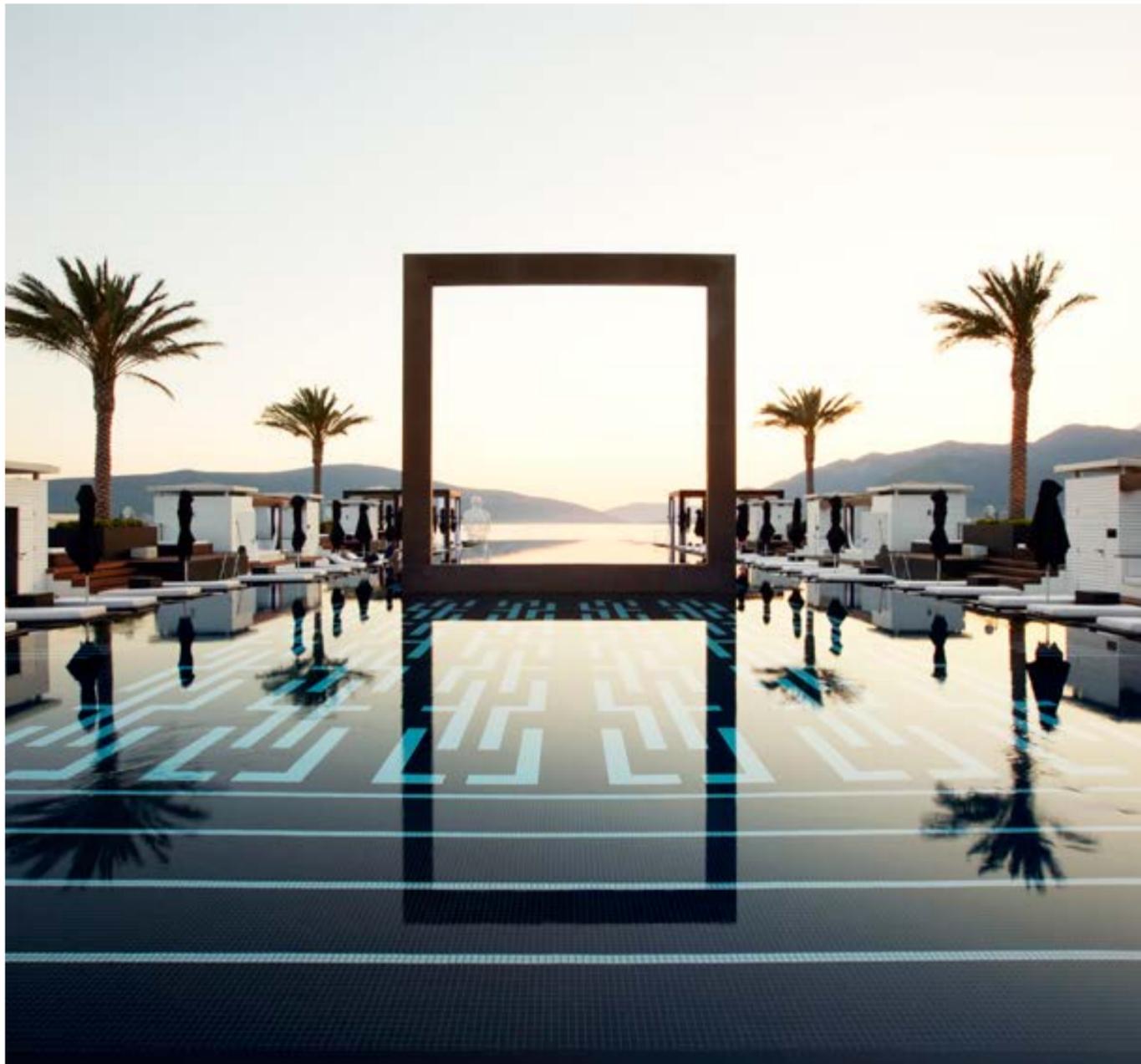
Outside Living

- Stone floor tiles
- Capita Lovejoy designed terrace landscaping in select residences

Other

- Concealed air conditioning and heating throughout
- Internet access
- CCTV system for building entry
- Double glazed windows to high thermal and acoustic standards
- Elevator access from building foyer and / or parking garage
- External and internal floor and walls designed and insulated to high thermal and acoustic standards

**Optional upgrades at additional cost*



VILLAGE FEATURES

Purobeach

This impressive, 64-metre infinity-edge pool dramatically positioned over the sea, was designed by Richard Hywel Evans and features a striking three metre tall Jaume Plensa sculpture entitled '8 Possibilities'.

Yacht Club

The hub of all sailing and yachting activities in the marina, the yacht club organises regattas, friendly competitions, dinner evenings, special events and sailing lessons for children and adults.

Sports Club

Open to residential owners, marina guests and locals, the club has a fully equipped fitness centre, squash court, tennis courts, bowling, billiards, yoga, and table tennis.

Naval Heritage Collection

Reflecting the country's rich naval history and maritime tradition, the museum houses over 300 artefacts, including a fully restored 50 metre Yugoslav Hero P-821 submarine open to the public for guided tours.

Knightsbridge School

Knightsbridge School of London has established Montenegro's first english-language school that provides both day and boarding options for Porto Montenegro's growing expatriate community.

Above
Purobeach
at sunset

Right
Porto
Montenegro
marina;
Shopping in
the village;
Knightsbridge
School of
London
students



THE MARINA VILLAGE

250 BERTHS
AVAILABLE FOR YACHTS
BETWEEN 12 - 150M

TAX AND DUTY
FREE FUEL

TYHA FIVE GOLD ANCHOR
ACCREDITED MARINA

YACHT CHARTER AND
BROKERAGE OFFICES

WATERFRONT
RESTAURANTS,
BARS & CAFÉS

DESIGNER BOUTIQUES
AND INTERNATIONAL
FASHION BRANDS

DAY SPA AND
HAIR SALON

DRY CLEANERS,
PHARMACY, BAKER AND
ORGANIC SUPERMARKET



Digital image west
facing side of Ksenija

BECOMING A HOMEOWNER

Unit Reservation

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

Upon receipt of the deposit, the unit 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 must 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:

25% (plus VAT) on signature of Sales and Purchase Agreement

Stage 2 Payment:

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

Stage 3 Payment:

25% (plus VAT) on completion of interior lock-off

Stage 4 Payment:

25% (plus VAT) on building completion

THE HOMEOWNER EXPERIENCE

Homeowner Events

An annual calendar of exclusive events culminating in a summer of weekly parties, superyacht excursions and social soirees.

Homeowner Benefits

A selection of unique offers from our trusted brand partners including Regent Hotels & Resort, Mercedes-Benz, Gost Luxury Club and Chris Craft.

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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.