



PORTONOVİ

MONTENEGRO



PORTONOVI RESORT MASTER PLAN



- ① Luxury Villas
- ② Monument - Sveta Nedjelja Chapel (16th Century - St Sunday)
- ③ One & Only Pier
- ④ Water Taxi Drop Off
- ⑤ One & Only Hotel
- ⑥ Henri Chenot SPA
- ⑦ Hotel Clusters
- ⑧ O&O Branded Villas
- ⑨ Adult Beach Club
- ⑩ Family Beach Club
- ⑪ Luxury Village Villas & Apartments
- ⑫ Upper Village Villas & Apartments
- ⑬ Middle Village Villas & Apartments
- ⑭ Yacht club
- ⑮ Fisherman's Wharf - Luxury apartments with Marina View
- ⑯ Helicopter Landing Pad
- ⑰ Customs & Immigration
- ⑱ Portonovi Marina
- ⑲ Fisherman's Square
- ⑳ Monument Park
- ㉑ Kumbor Community Park
- ㉒ Marina Apartments & Sky Villas
- ㉓ Marina Birth holder Building
- ㉔ Kumbor Tennis Club
- ㉕ Public Parking





PHASE 1

Lower Village | Marina Apartments



Lower Village

Lower Village represents the heart and Adriatic soul of Portonovi. The design combines elements of the Montenegrin vernacular and Venetian styling with complementary Mediterranean features.

Harper Downie Architects replicated the style and allure of a low-rise Mediterranean village community. Characterized by a textured, vernacular architecture and connected to the local landscape, Lower Village includes a selection of elegant pop-up stores, terraces and kiosks. Wide waterfront promenades and winding, asymmetrical streets weave past local stone buildings to reveal hidden piazzas, alcoves, evoking the character, charm and ambience of a long-established settlement.

Community pools are surrounded by stone vernacular inspired architectural elements, each one unique in both character and scale, and enveloped by lush planting and sculptural trees. The element of water provides a visual connection to both Portonovi Marina and open spaces. Visitors can embrace the relaxed Mediterranean lifestyle as they immerse themselves in the village garden atmosphere, amongst the large pine and magnolia trees.



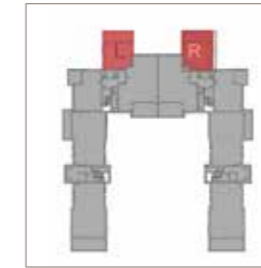
Type 04 LV01 Residential Unit

LV 01.01.108 (R) | 01.01.207 (R) | 01.01.305 (R)

LV 01.01.204 (L) | 01.01.302 (L)

Apartment area	63,66m ²
Covered terrace	27,56m ²

TOTAL 91,22m²



Type 25 LV02 Residential Unit

LV 02.05.201

Apartment area	129,50m ²
Covered terraces	17,80m ²
Uncovered terraces	25,50m ²

TOTAL 172,80m²



The interior design of residences, townhouses and apartments in Lower Village are in keeping with a textured vernacular style. Driven by the highly bespoke approach of Harrods Interiors, they combine elegant luminous spaces with modern-day functionality, giving a feeling of comfortable luxury. Its designers are devoted to understanding clients' needs, helping them realize their dreams and they understand that every family is unique.

Harrods Interiors design includes well-considered joinery, state of the art fixtures and fittings, integrated technology and luxurious furniture selections. The finishes palette combines the layering of rich textural materials accented by vibrant, refined colors and luxurious metal detailing, including interior and exterior fire pits.

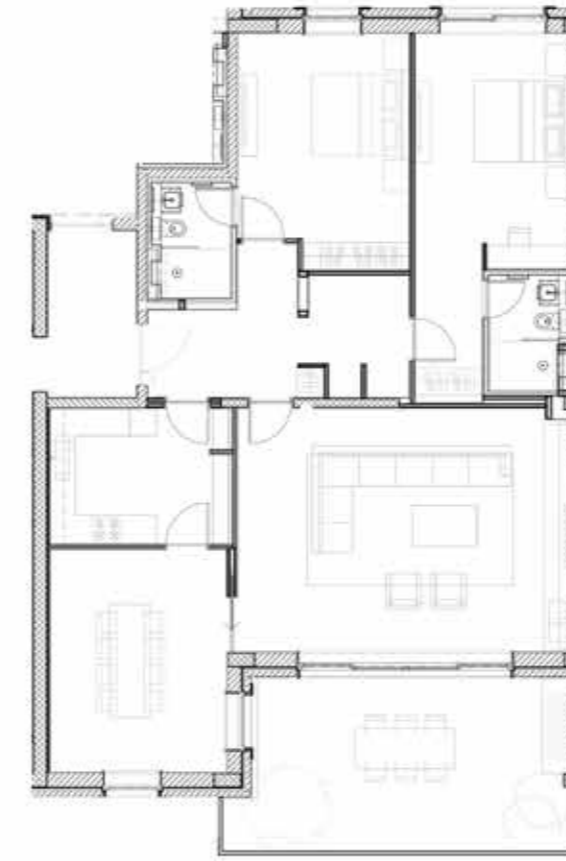
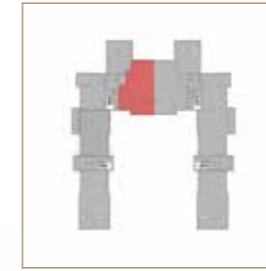
The mix of high-end design and high-quality materials, combined with an outstanding outdoor space and breathtaking views, transmits an air sophisticated luxury.



Type 01.1 LV04 Residential Unit

LV 04.01.205

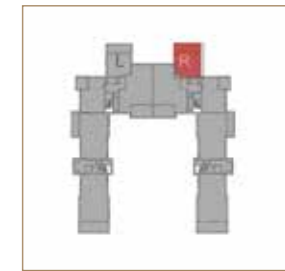
Apartment area	141,80m ²
Covered terraces	19,00m ²
Uncovered terraces	7,40m ²
TOTAL	168,20m²



Type 04 LV01 Residential Unit

LV 04.01.207

Apartment area	69,40m ²
Covered terraces	28,00m ²
TOTAL	97,40m²



Marina Apartments

The Marina Apartments buildings are composed of 2 residential buildings accommodating 52 residential units of 5 different types: standard 3 bed, 2 bed and 1 bed apartments, duplexes and sky villas located on the buildings roofs.

Designed by the eminent architectural studio RTKL from London, the Marina apartments are the most modern and iconic buildings of Portonovi Resort.

The buildings located on the water front, facing the Super Yacht Marina designed with 240 births, enjoy the most prestigious location.

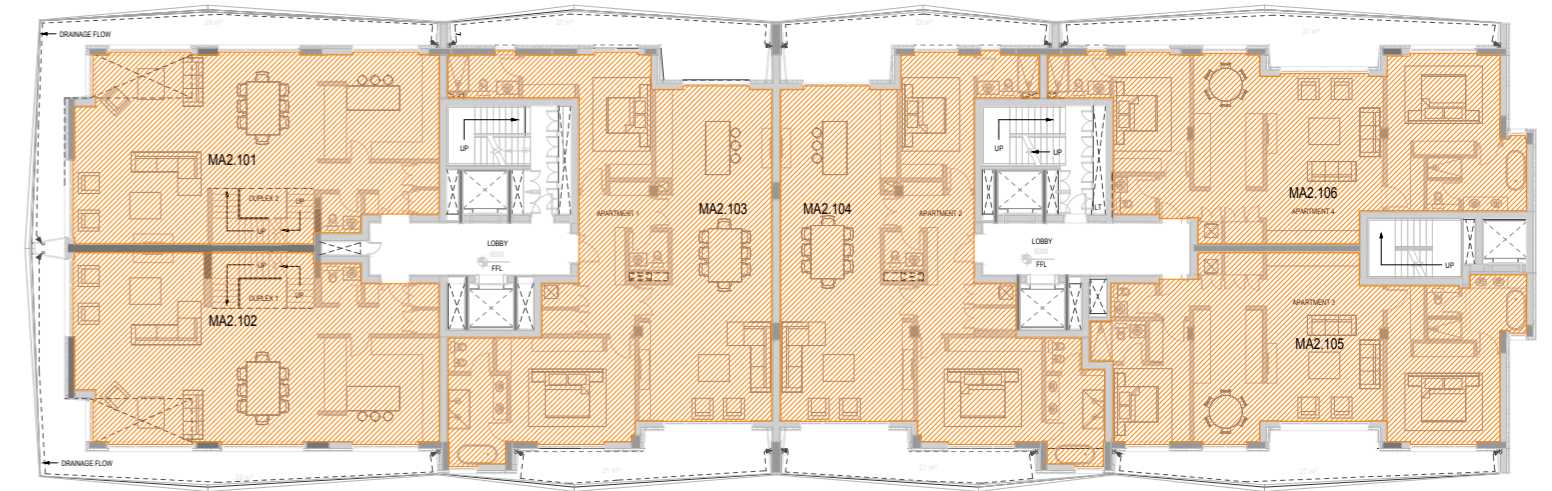
The architectural design is based on maritime and nautical concept. It integrates outdoor space within the indoors, motives of waves, sails, decking and greenery. The result should be an innovative, modern low-rise development.

The interior design keeps to the "PORTONOVI LIVING" style transmitted to the space through a different language of innovative high end materials and fit out features. At the same time, the interior concept of Marina apartments differs from the 'regular' villas and apartments present in the village, by reflecting the strong concept of yacht design, nautical and maritime themes.

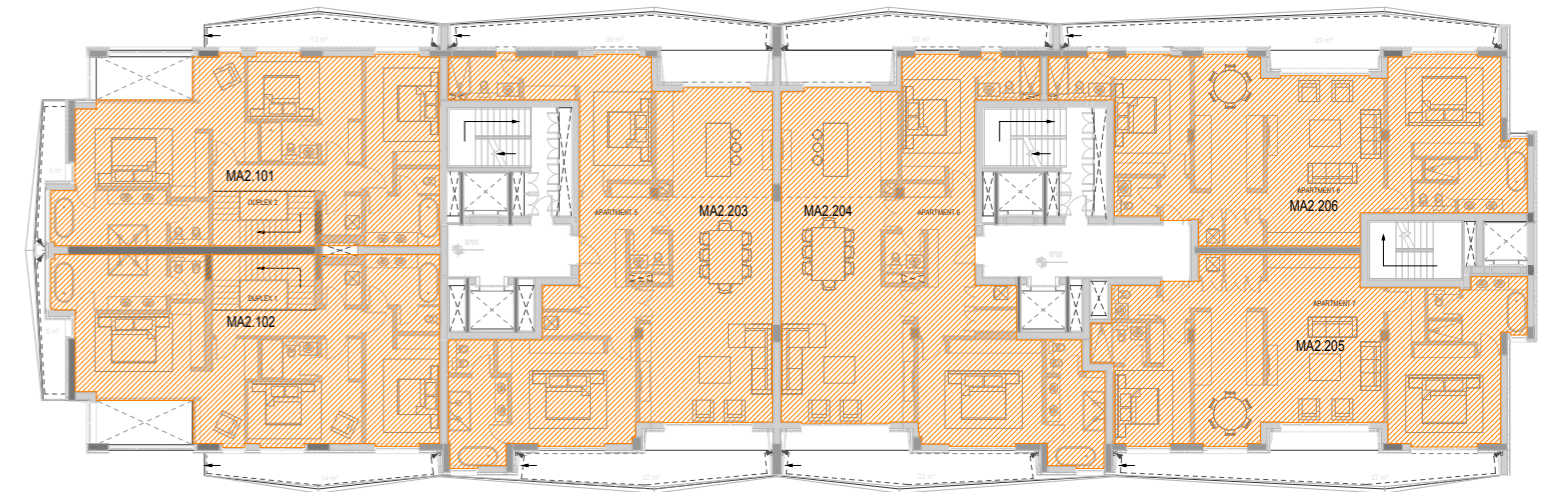
The well-known Italian interior design studio, m2 Atelier, combines the elegant luminous spaces with modern-day functionality giving a feeling of comfortable luxury. By using the perfect combination of traditional materials applied to the super modern shapes and forms, they manage to transmit the original exterior look to the interior space and emphasize the fluidity of confirm and design itself.



LEVEL 01 First Floor Plan



LEVEL 02 Second Floor Plan



BUYING PROCESS

Upon selection of the property for purchase, our sales team will present to the interested buyer the following commercial items:

Purchase Price – the total amount will be defined and it will be explained to interested buyer what rights and benefits are included in the Purchase Price,

Completion Date – depending on the current construction state of the property, we will determine the Completion Date when the property can be completed and delivered to the buyer,

Payment Terms – the Purchase Price will be paid through instalments which will be introduced to buyer as well as various payment modalities,

Choice of Finishes – If the construction is still in phase where the final interior works are not completed, we can offer to the buyer to select various finishes options,

Handover – the date and terms of the property handover to the buyer will be presented,

Reservation – After the above commercial terms are agreed with buyer, we can make reservation of selected property until the legal purchase process and cadastral registration of buyer are completed. The reservation fee will be proposed to the buyer. Our sales team will prepare all necessary legal paperwork, coordinate with Notary Public and facilitate the title registration of the buyer with the Land Registry.

Reservation Agreement – Once decided by buyer to purchase the selected property, it would be in our mutual interest to have the Reservation Agreement in place. After its signing, our team will start with legal paperwork preparation. From the other side, for the reservation service, we will expect the agreed Reservation Fee to be paid by buyer.

Sales and Purchase Agreement – Draft Sale and Purchase Agreement will have included the commercial items agreed and it will be prepared by our team and

presented to the buyer. In case of any clarifications requested by buyer, our team will be available to assist and provide explanations.

Notarization – It is mandatory in Montenegro for the real estate transactions to be performed before the Notary Public. Once agreed, the final Sale and Purchase Agreement shall be provided to the Notary and the notarization session will be arranged.

Registration of Buyer – Upon successful fulfilment of obligations agreed under Sale and Purchase Agreement, our team will be available to assist with registration of buyer's ownership title with the competent Land Registry.

Property Handover – the handover of the property will be arranged by our team, the buyer will have opportunity to check the quality of works and the conditions of the property will be stated in the handover checklist. If necessary, our development and construction teams will be available to assist.

One&Only
PORTONOV
Montenegro

Portonovi and its spectacular setting have been casted as the décor for One&Only Portonovi Montenegro, the first One&Only Resort in Europe. One&Only Portonovi Montenegro and its two Beach Clubs will offer elite travelers with an uncompromising taste for excellence the ultimate guest experience, through a signature blend of elegance, glamour, local character and genuine hospitality.


ESPACE
CHENOT
HEALTH WELLNESS SPA
PORTONOV - MONTENEGRO

Espace Chenot Health Wellness Spa Montenegro will offer guests medical cures and personalized detox, beauty and regeneration treatments, to restore optimum energy levels in body and mind. The Chenot Method was developed by Henri Chenot, and promotes health, vitality and equilibrium within the body and mind, using a holistic and systemic screening method to leverage the current level of health and its potential within each individual.

HARRODS INTERIORS
BESPOKE DESIGN SERVICES

Harrods

The elegant interiors at Portonovi were created by Harrods Interiors. Harrods Interiors offers straightforward interior design and home styling solutions, ranging from a single room furniture layout to full interior design. The experienced and highly-skilled Harrods Interiors team has the support and resources of all the luxury home brands in Harrods, as well as relationships with many international brands and bespoke suppliers.

WINCH DESIGN

The unique design concept for Portonovi Yacht Club is developed by WINCH DESIGN, a company which is one of the most discreet, yet highly recognized names in the yachting industry, as well as a luxury design brand catering to high-net-worth individuals. Founded by Andrew Winch, it celebrates thirty years of experience in realizing the dreams of high net worth individuals.



developed by

 AZMONT
INVESTMENTS

The information contained in this Brochure are based on the publicly accessible data and our best professional knowledge and experience. Although the information contained in this Report have been obtained from sources considered to be reliable and accurate, we does not guarantee the accuracy of the information contained in this document.

This Brochure includes statements, assumptions and estimates with respect to sales process in Portonovi project. Such statements, assumptions, estimates and projections may or may not prove to be correct. No claim shall be made by any entity reader against Azmont Investments d.o.o, or any of their partners and employees to recover any loss or damage suffered.

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