

REGENT

# POOL CLUB

RESIDENCES



PORTO MONTENEGRO

**CONTEMPORARY**  
**WATERFRONT**  
**LIVING IN THE**  
**HEART OF**  
**THE ADRIATIC**







# AN ENTICING DESTINATION







LEFT (CLOCKWISE): AN IDEAL WAY TO SPEND A LEISURELY AFTERNOON; CRUISING THE TRANQUIL BAY; OUR LADY OF THE ROCKS, 3.6NM FROM PORTO MONTENEGRO; WALKING THROUGH KOTOR'S COBBLESTONE STREETS — 10KM FROM PORTO MONTENEGRO.



#### 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 Maximilian Daublebsky von Sterneck set up a naval base in Tivat, launching a century of maritime activity in the process.

#### 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 all left their own distinct 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.

#### 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.





**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 and capital gains tax rates in Europe (9%), low entry barriers for new businesses, secure property rights, and a price-competitive, educated young labour force.

**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, Equest, One&Only Resorts and Banyan Tree Resorts.

**Nautical Tourism Tax Incentives**

Tax on marine-related and tourist services is capped at 7%, whilst there is no VAT on charters. Tax and duty-free fuel is approximately 45% cheaper than other European countries.

**Leading the World in Tourism Growth**

Montenegro is the 2nd fastest-growing travel and tourism economy in the world, surpassing Brazil, Russia, India and China (WTTC and Oxford Economics 2014). It is currently 1st out of 184 countries in terms of travel and tourism GDP growth, with an 8.8% annualised increase forecast for 2014-2024.

**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.

**MODERN**

**MONTENEGRO**







**WITH ITS UNESCO  
 HERITAGE TOWNS,  
 STRIKING  
 COASTLINE AND  
 WORLD-CLASS  
 MARINA, MONTENEGRO  
 HAS STRUCK  
 A CHORD WITH  
 SEAFARING BUYERS.**

ABOVE (UK), AUGUST 2014



Nautical miles from		Flight time (hours)	
DUBROVNIK	32	ATHENS	1:00
HVAR	116	MILAN	1:00
BRINDISI	118	ROME	1:10
SPLIT	140	VIENNA	1:30
SIBENIK	164	BERLIN	1:50
CORFU	180	ZURICH	2:00
ANCONA	246	BARCELONA	2:15
VENICE	330	PARIS	2:40
ATHENS	410	LONDON	2:45
MALTA	466	MOSCOW	2:50



**Background**

The genesis of Porto Montenegro came when its primary investors identified an extraordinary opportunity, an overwhelming demand for yacht berths around the Mediterranean. With this, they sought to create a world-class marina that would satisfy the growing shortage, while allowing outside investors to share in the long-term capital appreciation that waterfront property and berths have enjoyed over the past 50 years.

**A Strong Investor Group**

Previously a historic naval base, its transformation into a luxury yacht marina has been led by some of the world's most respected business figures. Headed by Peter Munk, founder and former chairman of Barrick Gold, many are yachtsmen themselves and bring an extensive array of capital, expertise and contacts to

the project. It is the founders' firm belief that families should be able to live within steps of their boat, quality should be uncompromising throughout the marina and attractive landscaping should connect one's home with the natural pleasures of being on the water; all of which has been faithfully translated into a reality today.

**Achievements to Date**

Currently offering 450 berths for yachts 12-250m, it is planned by completion to offer 850, of which 350 will be specifically reserved for superyachts — the largest offering in Europe. Complemented by six private residential buildings, a five star Regent Hotel and Residences, shops, restaurants, sports and leisure facilities, Porto Montenegro has attracted a vibrant year-round international community and is one of the fastest selling developments in the Mediterranean.

# WORLD-CLASS

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# INVESTMENT

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# OPPORTUNITY

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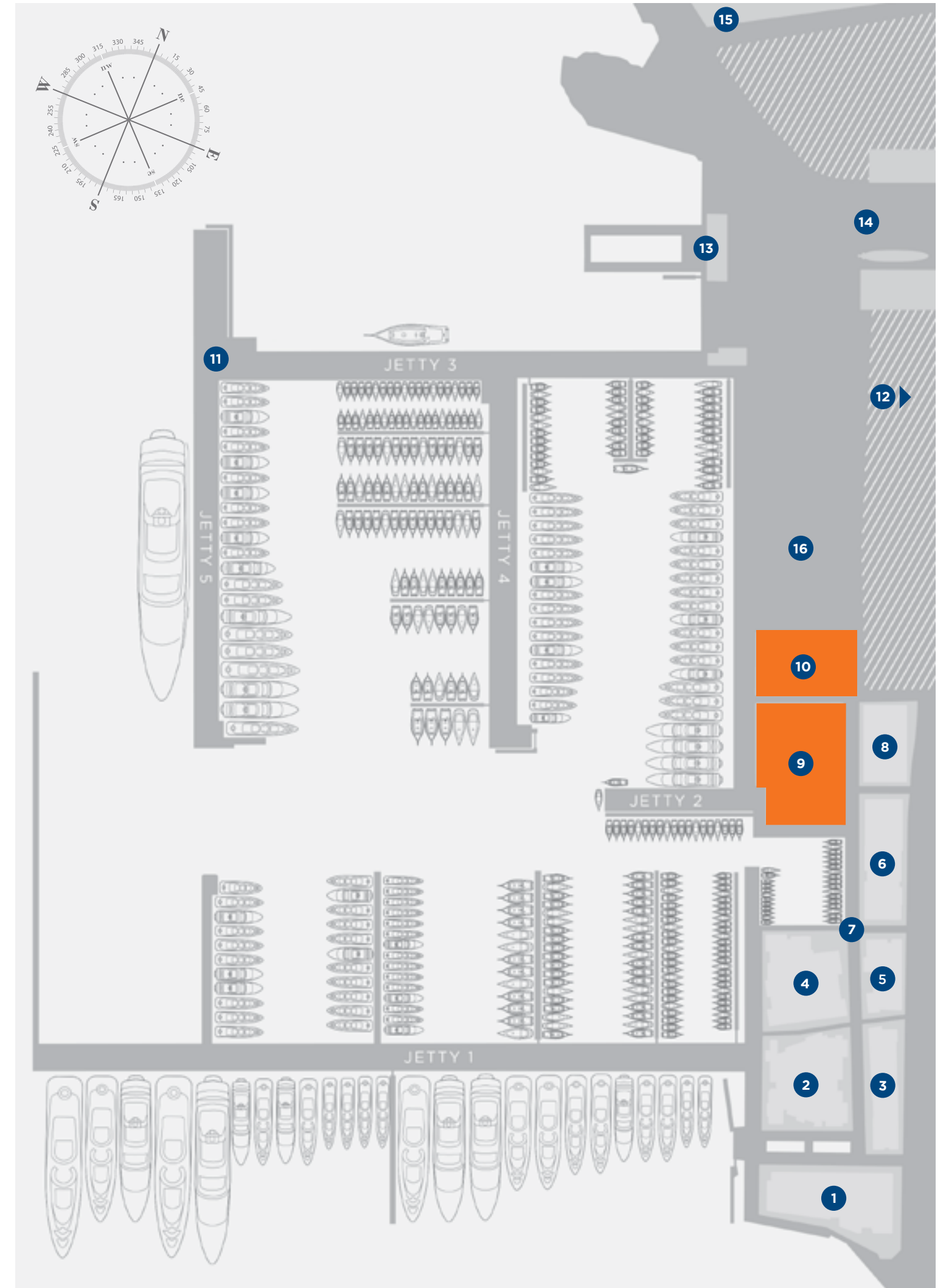




# MARINA & VILLAGE

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. REGENT POOL CLUB RESIDENCES  
(DELIVERY SUMMER 2017)
11. FUEL DOCK
12. INTERNATIONAL SCHOOL
13. PMYC - POOL, RESTAURANT &  
NIGHTCLUB
14. NAVAL HERITAGE COLLECTION
15. PMYC - GYM, TENNIS & SAILING
16. PARKING

 Future onsite  
development





# REGENT POOL CLUB RESIDENCES

## Pool Club Living

These contemporary chic residences were inspired by the Italian Riviera and bring a touch of modern-day glamour to Porto Montenegro's waterfront. The central courtyard is an oasis of gardens, pools and tranquility, making it the property's overarching attraction. On the pool deck, a tiered infinity pool takes centre stage, shaded by palms and with soft scents of jasmine, providing a secluded space in which to relax. A separate 25m lap pool — heated for year-round use — is ideal for the more active, whilst children can also enjoy their own space with a designated splash pool.

## Hotel Condominiums

Privately connected to the Regent Porto Montenegro, each residence has direct access to all the facilities and services of the five-star hotel. Following a 'Hotel Condo' concept, Regent Pool Club Residences offer hassle-free ownership with an onsite management team to take care of all maintenance and rental administration. Owners are also able to re-sell their residence at any time, combining the ease of Mediterranean living with a sound investment opportunity.









# PROPERTY

# FEATURES



**1-3 BEDROOM HOTEL  
RESIDENCES**

**UNOBSTRUCTED SEA  
AND MOUNTAIN VIEWS**

**EACH WITH PRIVATE TERRACE  
AND LANDSCAPING**

**RESIDENTS-ONLY POOL DECK  
WITH LEISURE, LAP AND  
CHILDREN'S POOLS**

**POOL CLUB WITH LANDSCAPED  
GARDENS AND CAFÉ SERVICE**

**A GROUND-FLOOR, WATERFRONT  
FITNESS CENTRE WITH THE LATEST  
FUNCTIONAL TRAINING EQUIPMENT**

**RECEPTION SERVICE  
AND 24HR SECURITY**

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

**PRIVATE WALKWAY TO  
REGENT PORTO MONTENEGRO  
HOTEL AND FACILITIES**

**FURNITURE PACKAGES AND ONSITE  
INTERIOR DESIGN SERVICES**



### Regent Porto Montenegro

Designed by world-renowned ReardonSmith Architects and interior designer Tino Zervudachi of Milinaric, Henry & Zervudachi, this spectacular waterfront property comprises a mix of hotel rooms and private residences. The terracotta roofed building, inspired by the countless Italianate palazzi around the Boka Bay, is a tribute to the area's 400 years under Venetian rule.

A central, double-height atrium leads out onto a tranquil water garden while a ground-floor café, restaurant and library bar provide a range of dining and entertaining options.

Indoor and outdoor swimming pools, combined with a signature Regent Spa and fitness centre, complete the five-star service offer.

### The PM Owners Club

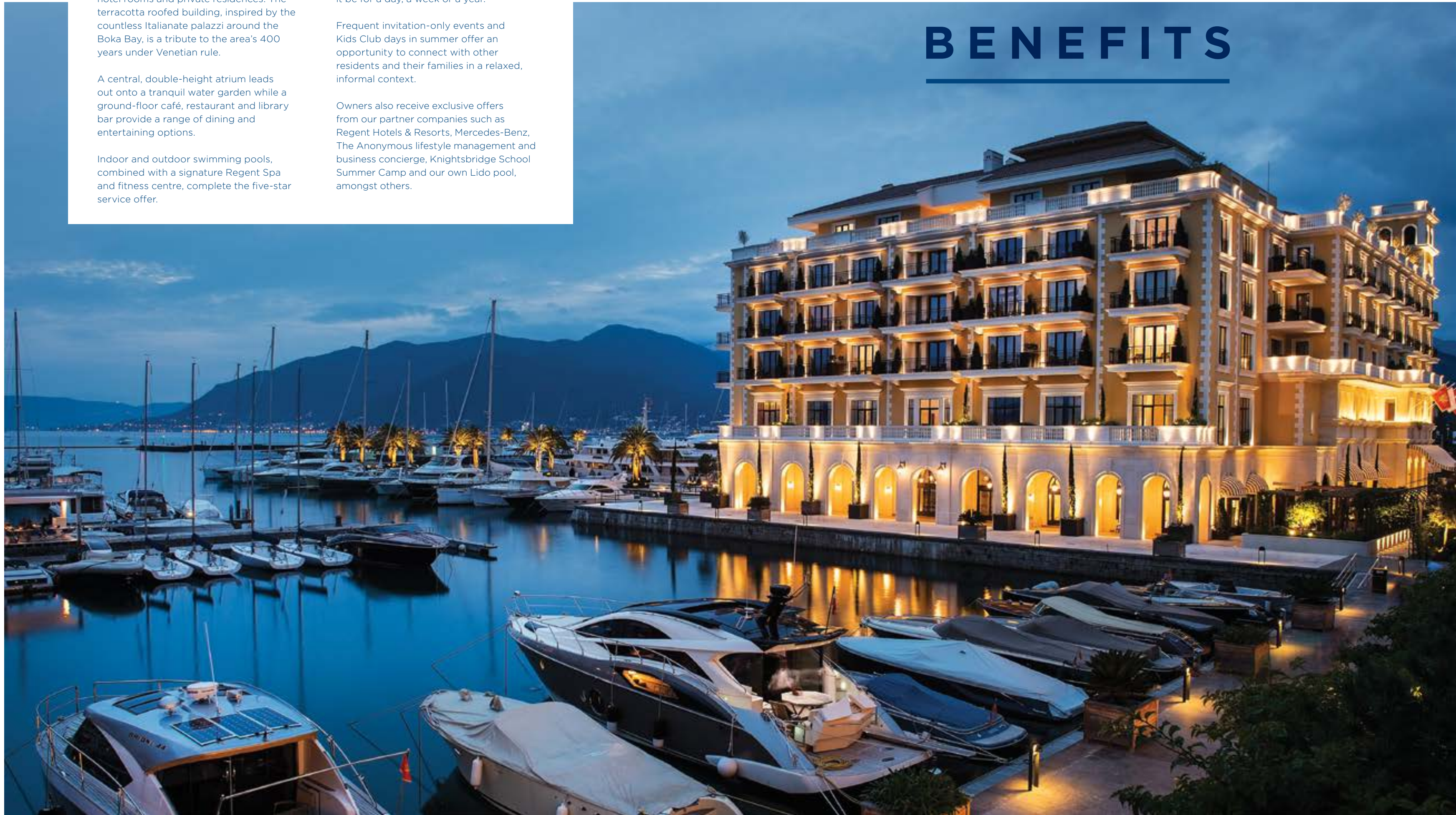
Porto Montenegro's 200-strong Owners Club is made up of homeowners and lease owners from the marina, offering a range of lifestyle benefits and experiences to help enhance their stay in the Village, whether it be for a day, a week or a year.

Frequent invitation-only events and Kids Club days in summer offer an opportunity to connect with other residents and their families in a relaxed, informal context.

Owners also receive exclusive offers from our partner companies such as Regent Hotels & Resorts, Mercedes-Benz, The Anonymous lifestyle management and business concierge, Knightsbridge School Summer Camp and our own Lido pool, amongst others.

# H O M E O W N E R

# B E N E F I T S









# INTERIOR DESIGN

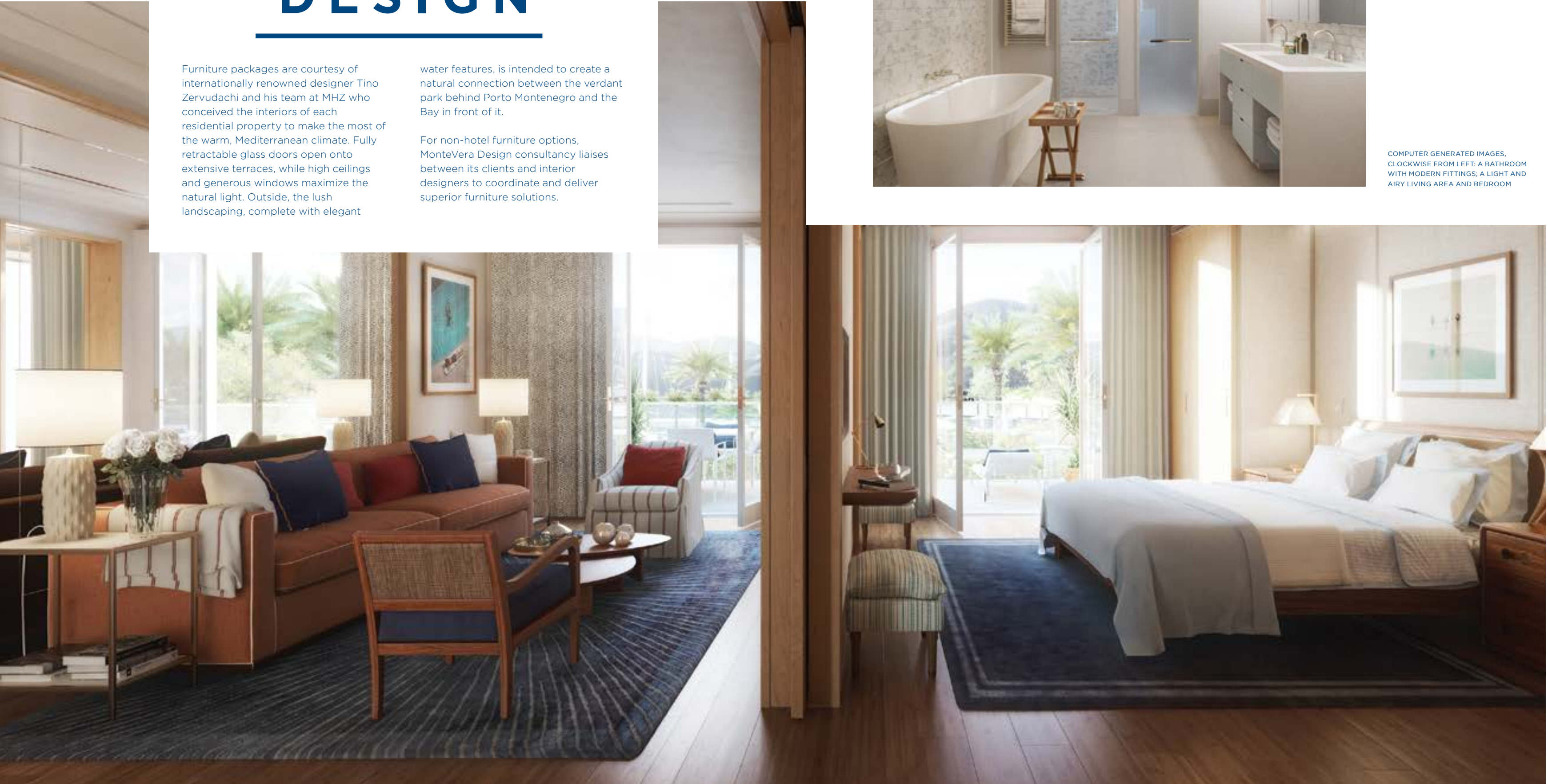
Furniture packages are courtesy of internationally renowned designer Tino Zervudachi and his team at MHZ who conceived the interiors of each residential property to make the most of the warm, Mediterranean climate. Fully retractable glass doors open onto extensive terraces, while high ceilings and generous windows maximize the natural light. Outside, the lush landscaping, complete with elegant

water features, is intended to create a natural connection between the verdant park behind Porto Montenegro and the Bay in front of it.

For non-hotel furniture options, MonteVera Design consultancy liaises between its clients and interior designers to coordinate and deliver superior furniture solutions.



COMPUTER GENERATED IMAGES, CLOCKWISE FROM LEFT: A BATHROOM WITH MODERN FITTINGS; A LIGHT AND AIRY LIVING AREA AND BEDROOM





**MONTENEGRO'S  
BAY OF KOTOR  
IS BECOMING  
THE LATEST PORT  
OF CALL FOR  
HIGH-END BUYERS.**

HOUSE & HOME (UK), MAY 2014





# MARINA



450 BERTHS FOR YACHTS  
12-250M

TAX AND DUTY FREE FUEL

TYHA FIVE GOLD ANCHOR  
MARINA FACILITIES

WATERFRONT RESTAURANTS,  
BARS AND CAFÉS

DESIGNER BOUTIQUES AND  
INTERNATIONAL FASHION BRANDS

DAY SPA AND HAIR SALON

BANK, DRY CLEANERS  
AND PHARMACY

FRENCH BAKERY AND  
ORGANIC MARKET

WEEKLY EVENTS AND  
ENTERTAINMENT PROGRAMME  
IN SUMMER

# VILLAGE



### Lido

The Lido includes a 64m infinity pool, outdoor daytime restaurant, and pool bar. This iconic pool with its bronze frame is one of the focal points of Porto Montenegro and has been voted one of 'The Best Pools in the World' by Condé Nast Traveller magazine.

# VILLAGE

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# LIFESTYLE

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CLOCKWISE FROM RIGHT: RELAXING ON THE TEUTA RESIDENCE TERRACE; SAILING ON A TOFINOU; SHOPPING IN THE VIBRANT RETAIL VILLAGE; AFTERNOON SWIMMING AT THE LIDO POOL

### Porto Montenegro Yacht Club

Challenging the standards of the most prestigious yacht clubs around the world, the PMYC combines tradition with contemporary luxury. The newly refurbished complex designed by Tino Zervudachi of MHZ Design in Paris, provides the stage for the PMYC where members have access to an exclusive Members Lounge, restaurant / bar, sailing and rowing facilities, gym, tennis courts and the port's 64m infinity pool. In addition, the complex houses a nightclub and lounge bar Platinum, alongside De Gustibus Restaurant, complete with a mezzanine bar overlooking the pool.

Founded in 2010, the PMYC has transformed into the heart and soul of sailing in Montenegro. Its growing fleet of racing yachts, including Blu26 and Tofinou 9.5 boats, commonly feature in the series of international regattas, alongside exclusive events and regular socials the Club host's throughout the year.

### Retail Village

Porto Montenegro is the most vibrant marina-side retail village in the Adriatic. Bringing together established international brands as well as emerging local designers and businesses, this dynamic mix of over 50 stores has year-round appeal. Restaurants offer everything from traditional local cuisine to Italian, Mediterranean and Japanese whilst the fashion stores cover everything from high fashion to sailing wear and kids apparel.

### Naval Heritage Collection

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



### International Boarding School

Knightsbridge School of London has established Montenegro's first English-language school for ages 3 to 19 years, authorised to offer the International Baccalaureate Diploma Programme (IBDP) and providing both day and boarding options in Porto Montenegro's growing expatriate community.

### Children's Activities

There are a host of activities in the marina to keep the whole family entertained. As well as a Pirate Ship Playground, throughout Summer children can enjoy the magic of the outdoors, learn to sail and explore the history within the Bay as part of Porto Montenegro's Kids Camp. Our year-round event calendar also caters for children with festive activities and surprise street entertainers. The Lido, Sports Club and Naval Heritage Collection all warmly welcome children.





**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 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% (including VAT) on signature of Sales and Purchase Agreement

**Stage 2 Payment:**

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

**Stage 3 Payment:**

25% (including VAT) on completion of watertight building

**Stage 4 Payment:**

25% (including VAT) on building completion

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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& SMITH  
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