



PORTO MONTENEGRO

5 GOLD ANCHOR PLATINUM MARINA  
- TYHA, 2017

## WELCOME TO PORTO MONTENEGRO

*As the most comprehensive homeport in the Mediterranean, our team strives to continually exceed the needs of our guests, captains and crew. With this in mind, we have sought to create a marina that includes the most up-to-date and broadest range of services and facilities not only in Montenegro, but the world.*

*Our vision in becoming the world's leading superyacht marina was realised by re-writing the rulebook for product and service standards. We sought inspiration from both within and outside of our own industry to prove that a new-build marina in the Adriatic can match and indeed better what is on offer in the western Med. We are proud to have been given the world's first Platinum status for a marina by TYHA and GMI, making Porto Montenegro the ideal homeport for your superyacht.*

*The following pages will provide you with important information required for your stay in our marina. If, at any time, you have any questions, please contact the Marina Office or our 24/7 Yacht Assist team.*

**TONY BROWNE, MARINA DIRECTOR**



A superyacht-lined view of the marina from above.



CENTRAL MEDITERRANEAN LOCATION

YACHT-FRIENDLY LEGISLATION

The country's yacht-friendly legislation allows multiple changes to passenger and crew manifests throughout the season, as well as the flexibility to both pick-up and drop-off in Montenegro.

OUTSTANDING CRUISING GROUND

Located a short distance from the Croatian border and at the base of the Adriatic Coast, Porto Montenegro is the perfect charter base for the Dalmatian coast, Italy and Greece, with access to over 4,000 islands, whilst still only a short sail away from the traditional cruising grounds of France and Spain.

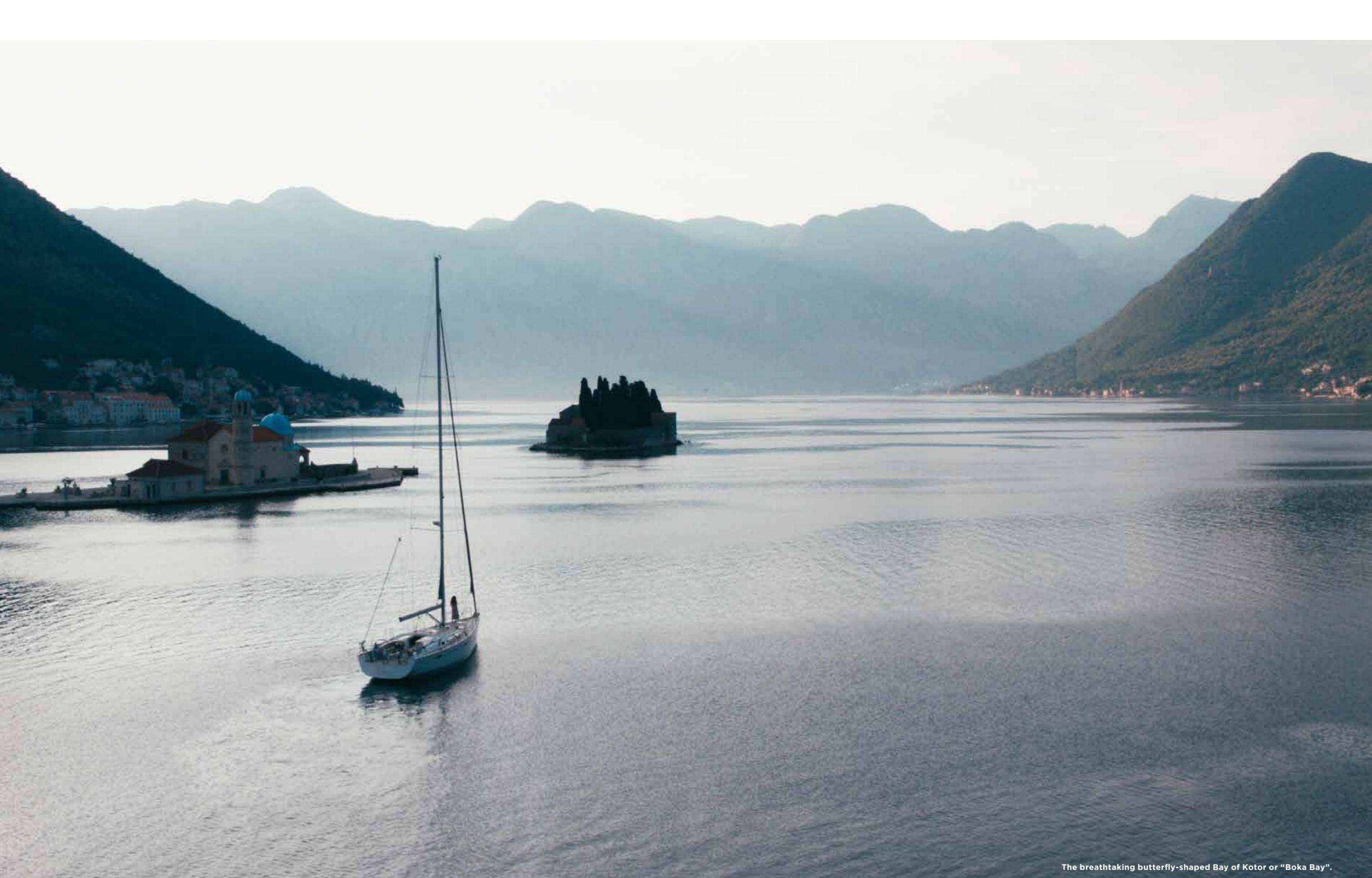
EASY FLIGHT ACCESS ACROSS EUROPE

No more than a few hours from most major European cities, Montenegro is easily accessible from three international airports (Tivat 7km, Dubrovnik 46km, Podgorica 90km), directly connecting with London, Paris, Rome, Munich, Vienna, Moscow, Zürich and Nice, amongst others. All airports have private jet facilities.

'THE BAY OF KOTOR IS PROBABLY ONE OF THE MOST STUNNING PLACES TO START OR FINISH A CHARTER.'

SUPERYACHT BUSINESS (UK)





The breathtaking butterfly-shaped Bay of Kotor or "Boka Bay".

# MARINA MAP

- 1 KSENIJA RESIDENCES
- 2 TEUTA RESIDENCES
- 3 ZETA RESIDENCES
- 4 OZANA RESIDENCES
- 5 MILENA RESIDENCES
- 6 TARA RESIDENCES
- 7 RETAIL VILLAGE
- 8 REGENT HOTEL
- 9 ELENA RESIDENCES (DELIVERY SUMMER 2019)
- 10 REGENT POOL CLUB RESIDENCES PHASE I - AQUA
- 11 REGENT POOL CLUB RESIDENCES PHASE II - BAIA (DELIVERY SUMMER 2019)
- 12 FUEL DOCK
- 13 CUSTOMS OFFICE
- 14 KNIGHTSBRIDGE INTERNATIONAL SCHOOL
- 15 PORTO MONTENEGRO YACHT CLUB (PMYC) POOL, RESTAURANT & NIGHTCLUB
- 16 NAVAL HERITAGE COLLECTION
- 17 SYNCHRO
- 18 PMYC BEACH, GYM & VOLLEYBALL
- 19 MARINA PARK
- 20 PMYC - SPORTS CLUB, TENNIS & SAILING
- 21 INNOVATION CENTRE - COWORKING SPACE
- P PARKING

 FUTURE ONSITE DEVELOPMENT





Superyachts berthed astern the prominent Jetty 1.



450 BERTHS FOR YACHTS  
12-250M IN LENGTH

INFRASTRUCTURE FOR THE  
WORLD'S LARGEST YACHTS

LONG AND SHORT TERM  
BERTHING OPTIONS

STATE-OF-THE-ART  
FACILITIES

TAX & DUTY-FREE FUEL

COMPLIMENTARY 24HR  
YACHT ASSISTANCE

SUPERYACHT SHIPYARD  
UNDER DEVELOPMENT





“MONTENEGRO'S BAY OF KOTOR IS BECOMING THE LATEST PORT OF CALL FOR HIGH-END BUYERS.”  
**HOUSE & HOME (UK)**



## LONG-TERM BERTH LEASING

### SUPPLY AND DEMAND

With approximately 730 yachts over 25 metres in production and limited new marinas available due to high land costs, planning restrictions and environmental controls, there is a growing demand for berths of this size in the Mediterranean. Positioned to capitalise on this berth shortage, Porto Montenegro's infrastructure has been designed specifically around the needs of superyachts up to 250m, and is one of only a few locations in which they can berth.

### RETURN ON INVESTMENT

Porto Montenegro offers a selection of berth leases between 15 and 30 years. To take advantage of this rapidly growing industry, yacht owners can re-sell their lease at any time or enter a hassle-free rental pool system, whereby owners receive 85% of the pooled rental income.

### OWNERS CLUB

Becoming a long term berth leaseholder will provide access to the Porto Montenegro Owners Club, offering a range of lifestyle benefits and experiences for all the family to enjoy. Receive access to frequent invitation-only events and exclusive offers from the Porto Montenegro Yacht Club and our partner companies such as the Regent Hotels & Resorts and the Knightsbridge School Summer Camp, amongst others.

Left (clockwise) Tara Residences' communal pool overlooking Venice Square and the Bay; onsite boat rentals allow for easy sightseeing in the Bay; luxury shopping village with designer boutiques and international fashion brands; lush landscaping within the residential areas provides a tranquil retreat.



Sunset view of boats berthed in the marina with a mountain backdrop.



'SUPERYACHT MARINA OF THE YEAR'  
TYHA, 2015

'SUPERYACHT MARINA OF DISTINCTION'  
TYHA, 2015 - 2017

'5 GOLD ANCHOR PLATINUM MARINA'  
TYHA, 2017



## SERVICES AND AMENITIES

### TYHA ACCREDITED MARINA

The Yacht Harbour Association is the UK awarding body for marina standards of which Porto Montenegro holds 5 Gold Anchors - the highest accolade for operational and service standards available. Porto Montenegro was also voted TYHA Superyacht Marina of the Year 2015 & Superyacht Marina of Distinction 2015 - 2017.

### DUTY-FREE FUEL

A dedicated fuel dock provides tax and duty-free fuel for private and commercial vessels up to 250m, with 24/7 service throughout the season. Duty-free fuel prices are approximately 45% cheaper than retail price.

### 24-HOUR YACHT ASSISTANCE

A multi-lingual team provides free round-the-clock support and an extensive network of local and international providers.

### 24-HOUR SECURITY

Full-time onsite security personnel, as well as Closed Circuit Television (CCTV) throughout the marina.

### CHANDLERY

Lunamar, in partnership with Freedom Maritime, provides supplies for yacht repair and maintenance.

### MAINTENANCE AND REPAIR

There are three local boatyards for yachts up to 30m, whilst a superyacht shipyard is currently under development just three nautical miles from the marina.

### ELECTRICITY

Single and three-phase electricity is available at different power supplies: 16A, 32A, 63A, 125A, 250A and 400A (A=Amperes) and 230V & 400V (V=Volts).

### WATER

Complimentary black and grey water disposal; fresh water available on demand.

### INTERNET

Fibre optic high-speed internet and free Wi-Fi.

### CAR PARKING

Space for over 250 vehicles and berth-side access.

### SHOWER FACILITIES

Shower and toilet facilities are within close proximity to berths.

### DUTY-FREE PROVISIONING

Alongside an organic market and bakery, duty-free wine and spirits, specialty foods and champagne can also be sourced in the marina.

### BROKERS AND AGENTS

Sales and charter brokers IYC, Princess, Dominator Ilumen, Burevestnik, S-Nautica, Azimut Yachts, Sunseeker, Navis and Burevestnik all have offices in the marina, alongside yacht agents BWA and MRM.

Left (clockwise): Boats berthed on Jetty 1; security staff cycling through the marina; crew preparing to disembark.



## PORTO MONTENEGRO YACHT CLUB

TIERED MEMBERSHIP  
PACKAGES

64M INFINITY POOL  
WITH DAYBEDS

OUTDOOR DAYTIME  
RESTAURANT

PRIVATE MEMBERS LOUNGE  
& MEETING ROOM

MEZZANINE BAR

FINE DINING EVENING  
RESTAURANT

NIGHTCLUB WITH LIVE DJS

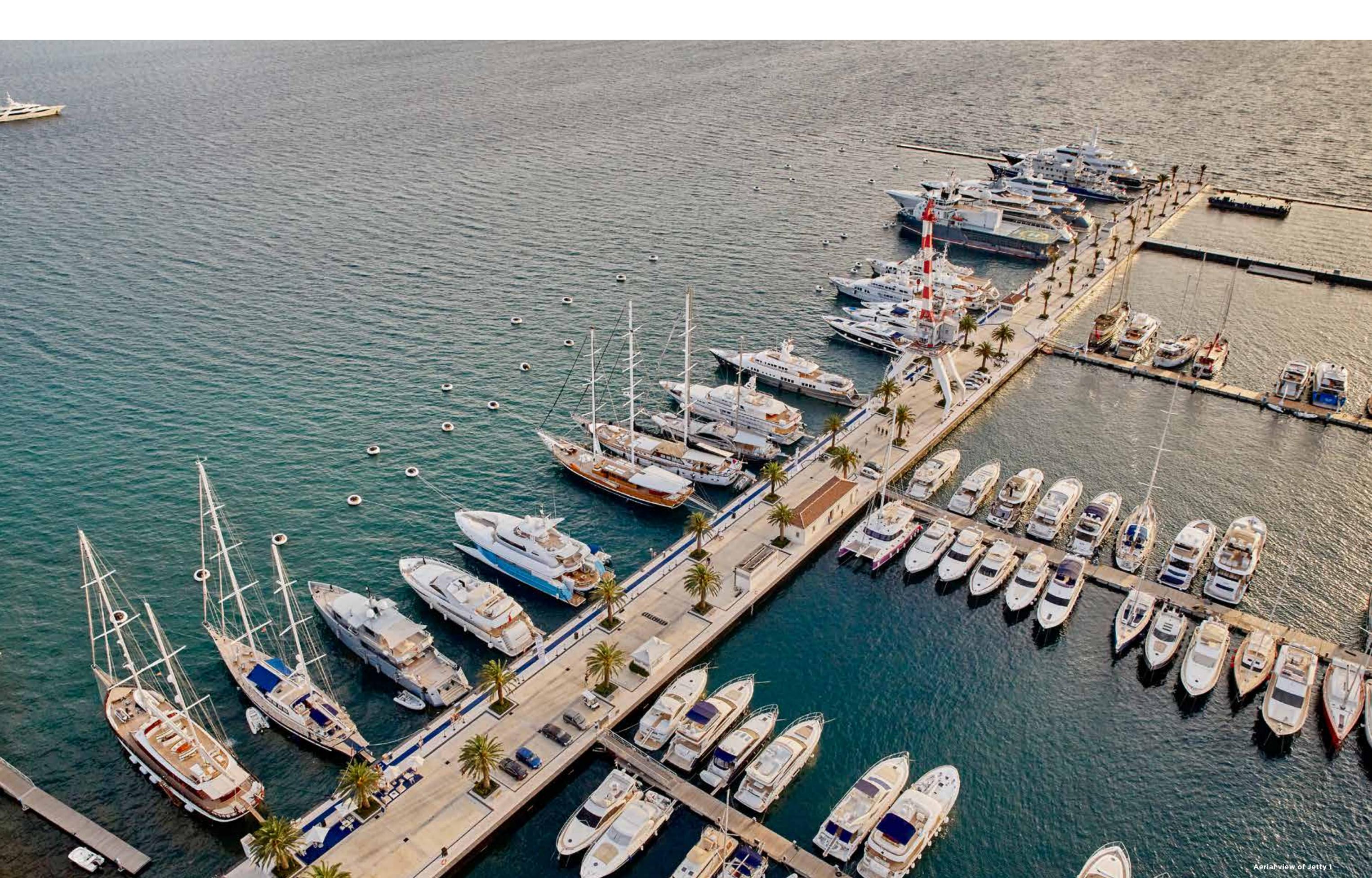
SAILING CLUB WITH  
REGATTAS, TRAINING AND  
ROWING FACILITIES

FITNESS CENTRE WITH  
YOGA CLASSES

TENNIS, SQUASH & CRICKET  
FACILITIES



The Yacht Club Pool and its iconic bronze frame.



Aerial view of Jetty 1



Breakfast alongside Venice Square, just one of the many waterside dining areas.

VIBRANT  
MARINA  
VILLAGE

1-4 BEDROOM RESIDENCES  
FOR SALE AND RENTAL

WATERFRONT RESTAURANTS,  
BARS AND CAFÉS

FIVE-STAR REGENT  
HOTEL & RESIDENCES

DESIGNER BOUTIQUES AND  
INTERNATIONAL FASHION  
BRANDS

DAY SPA AND HAIR SALON

BANK, DRY CLEANERS,  
PHARMACY AND FLORIST

ORGANIC FOOD MARKET  
AND PATISSERIE

ART GALLERIES  
AND EXHIBITIONS



## MARINA VILLAGE LIFESTYLE

### WATERFRONT LIVING

Our intimate collection of waterfront and promenade homes offer high-specification studios, 1-4 bedroom apartments, duplexes and penthouse suites. Designed by ReardonSmith Architects (UK) and world-renowned interior designer Tino Zervudachi of Milinaric, Henry & Zervudachi (FR), Porto Montenegro residences unite traditional architecture and contemporary lines with soft colours, elegant stone and hardwoods. Envious views over the Bay take in some of the most magnificent yachts afloat, while charming piazzas, restaurants and shops nearby offer all the convenience and serenity of waterfront living.

The Porto Montenegro Residential Collection currently consists of seven residential buildings totalling around 290 completed luxury apartments, as well as the Regent Pool Club Residences, comprised of two residential wings. Having sold over 300 residences since launching in 2009, Porto Montenegro is one of the fastest selling real-estate developments in the Mediterranean. The latest additions, Regent Pool Club Residences BAIA wing and nearby Elena Residences, will bring a total of 120 new contemporary, chic apartments to Porto Montenegro's waterfront. Both residences are due for completion in summer 2019.

### RETAIL VILLAGE

Porto Montenegro is the most vibrant marina, residential and retail village in the Adriatic. Bringing together established international brands as well as emerging local businesses, this dynamic mix of over 55 stores has a year-round appeal. Restaurants offer everything from local cuisine to Italian, Mediterranean and Japanese, Lebanese whilst the fashion stores cover high-fashion, fragrances and children's apparel.

### NAVAL HERITAGE COLLECTION MUSEUM

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.

### INTERNATIONAL BOARDING SCHOOL

The London-based Knightsbridge Schools International is Montenegro's first boarding school for children aged 3-18 years, following the prestigious International Baccalaureate programme.

### CHILDREN'S ACTIVITIES

The marina village brings a host of activities to keep the whole family entertained. Alongside a Pirate Ship Playground are the PMYC Sports Club, Sailing Club and Naval Heritage Collection, whilst the Knightsbridge Summer Camp offers organised outdoor adventures. Our year-round events calendar also includes festive events and surprise street entertainers.

Left (clockwise) The iconic Yacht Club Pool; sailing on one of the PMYC Sailing Squadron's Tofinous; a leisurely afternoon in the retail village; tennis courts, one of the many facilities available at the PMYC Sports Club.

"MAJESTIC MONTENEGRO"  
HELLO! (UK)





---

## WORLD-CLASS PROJECT AND INVESTMENT OPPORTUNITY

### BACKGROUND

The genesis of Porto Montenegro came when its primary investors identified an extraordinary opportunity, an overwhelming demand for yacht berths in the Mediterranean. With this, they sought to create a world-class marina that would satisfy the growing shortage, while allowing buyers 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, 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 Peter Munk, founder and former chairman of Barrick Gold.

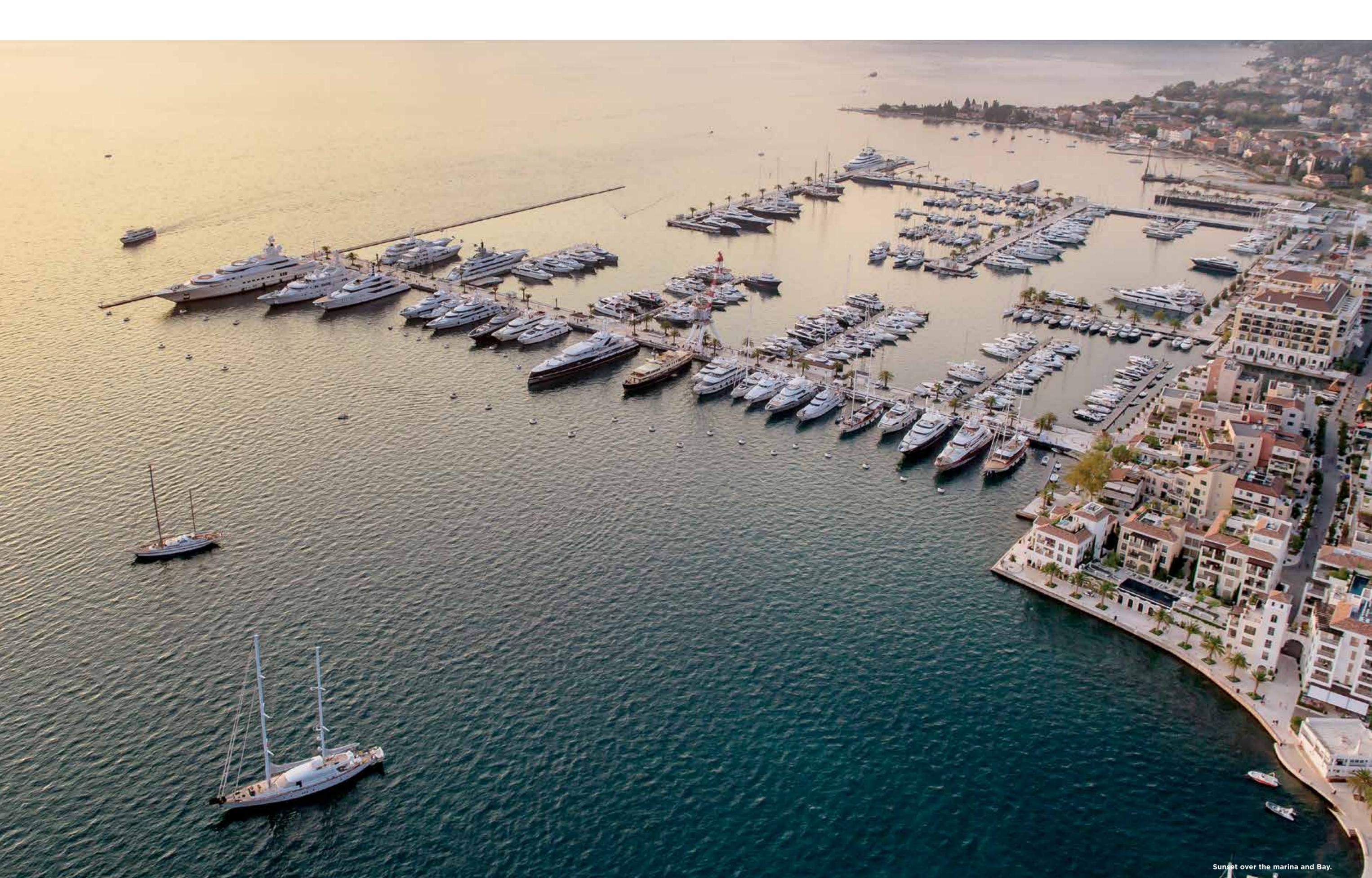
In 2016, Porto Montenegro was acquired by the Investment Corporation of Dubai (ICD), the principal investment arm of the Government of Dubai, with investments spanning financial services, transportation, energy, real estate, leisure and retail industries.

### ACHIEVEMENTS TO DATE

Currently offering 450 berths for yachts 12-250m in length, the marina is planned by completion to offer 850, of which 350 will be specifically reserved for superyachts – the largest offering in Europe. Complemented by private residences, a five-star Regent Hotel and Residences, shops, restaurants and 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.

---

Left View over Teuta Residences' communal area and Jetty 1.



Sunset over the marina and Bay.



“WITH ITS UNESCO HERITAGE TOWNS, STRIKING COASTLINE AND WORLD CLASS MARINA, MONTENEGRO HAS STRUCK A CHORD WITH SEAFARING BUYERS.”  
 ABODE2 (UK)

MODERN MONTENEGRO

**NAUTICAL TOURISM TAX INCENTIVES**

Tax on marine-related and tourist services is capped at 7% and duty-free fuel prices are approximately 45% cheaper than retail price.

**LEADING THE WORLD IN TOURISM GROWTH**

Montenegro is the 2nd fastest-growing travel and tourism economy in the world. The country has enjoyed a 31.8% increase in visitor members since 2014, with a compound annual rate of 5.8% between 2007 and 2017 and growth driven primarily by international visitors (HVS Report 2018).

**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. Annual GDP growth has averaged 3.4% since 2006.

**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% tax on inheritance or free of charge transfers to immediate family members, with 3% tax on all other transfers (Deloitte 2018).

**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 investment. Elite tourism projects involve the likes of Aman Hotels and Resorts, Orascom of Switzerland, Equest, One&Only Resorts and Banyan Tree Resorts.

**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.

Left (clockwise) The old naval town of Perast; Church of the Holy Archangel Michael in Herceg Novi; a farmer’s market outside the walls of Kotor’s Old Town; Our Lady of the Rocks Island; walking through Kotor’s cobblestone streets.



“MONTENEGRO MAY BE  
ONE OF EUROPE’S SMALLEST  
COUNTRIES BUT IT PACKS  
A BIG PUNCH.”  
METRO (UK)



---

## A CHARMING DESTINATION

### 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, as a reminder of its distinctive past.

### VENETIAN TOWNS

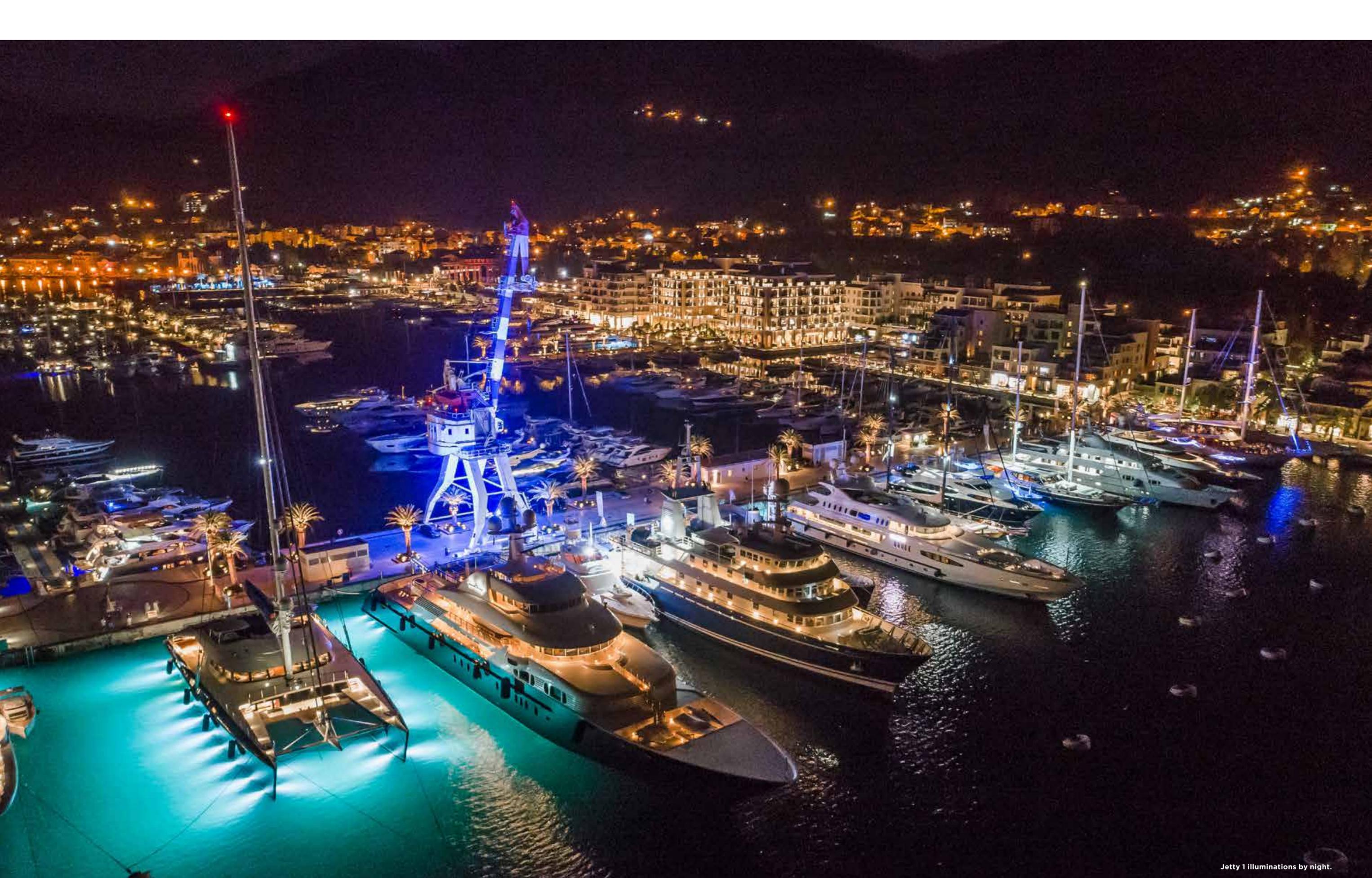
Within the Bay of Kotor lies the beautifully preserved town of Perast, once home to a Venetian fleet of 1,000 ships. A little further along the coastline is Kotor, a jewel of the region, with 4km of ancient city walls.

### NAVAL HERITAGE

For centuries, the ‘Boka Bay’, as it is known locally, was a bustling harbour servicing Venetian merchant ships on their journeys to the East. In later years, the town of Tivat sat at the very heart of the naval industry of the Bay.

---

Left (clockwise) Tara Canyon; Perast amidst the majestic mountains of the Bay; sunset in the Bay; St. George Island; an ideal way to spend a leisurely afternoon.



Jetty 1 illuminations by night.

---

## CONTACT

Tel +382 (0) 32 661 059  
info@portomontenegro.com  
www.portomontenegro.com

A development by:  
Adriatic Marinas d.o.o.  
Obala bb 85320  
Tivat  
Montenegro

---

**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.