


ELENA

RESIDENCES



PORTO MONTENEGRO
A life less ordinary

AN ELEGANT ADDITION
TO THE PRESTIGIOUS
PORTO MONTENEGRO
WATERFRONT RESIDENTIAL
COLLECTION



ELENA DI SAVOIA WAS A MONTENEGRIN PRINCESS BORN IN THE ROYAL CAPITAL OF CETINJE IN 1871. SHE MARRIED THE FUTURE KING VICTOR EMMANUEL III OF ITALY IN ROME IN 1896. INSPIRED BY HER LIFE AND HERITAGE, ELENA RESIDENCES ARE A PERFECT COMBINATION OF TIMELESS ELEGANCE, SIMPLICITY AND SOPHISTICATED LUXURY.

A CAPTIVATING SETTING WHERE MOUNTAINS
AND SEA COALESCE AGAINST A BACKDROP
OF RICH CULTURAL HERITAGE.



VIEW OF THE MORNING HAZE OVER THE BOKA BAY AND ISLES OF ST GEORGE AND OUR LADY OF THE ROCKS.



SAILING IN THE BOKA BAY

A CHARMING DESTINATION

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 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.

A LUXURY TOURISM RENAISSANCE

A FOCUS ON ELITE TOURISM

The Montenegrin government's elite tourism strategy ensures that only carefully selected, high-end projects are granted planning permission within its UNESCO-protected Boka Bay.

A PROSPERING ECONOMY

Montenegro's economic performance has improved dramatically through the adoption of the Euro as the legal tender, with inflation rates at just 3.6%.

EUROPE ON YOUR DOORSTEP

No more than a few hours from most major European cities, Porto Montenegro is easily accessible from three international airports (Tivat, Podgorica, and Dubrovnik), with direct flights facilitating tourism growth.

INVESTOR AND BUSINESS-FRIENDLY CLIMATE

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.

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

The World Bank and European Investment Bank have partnered 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)

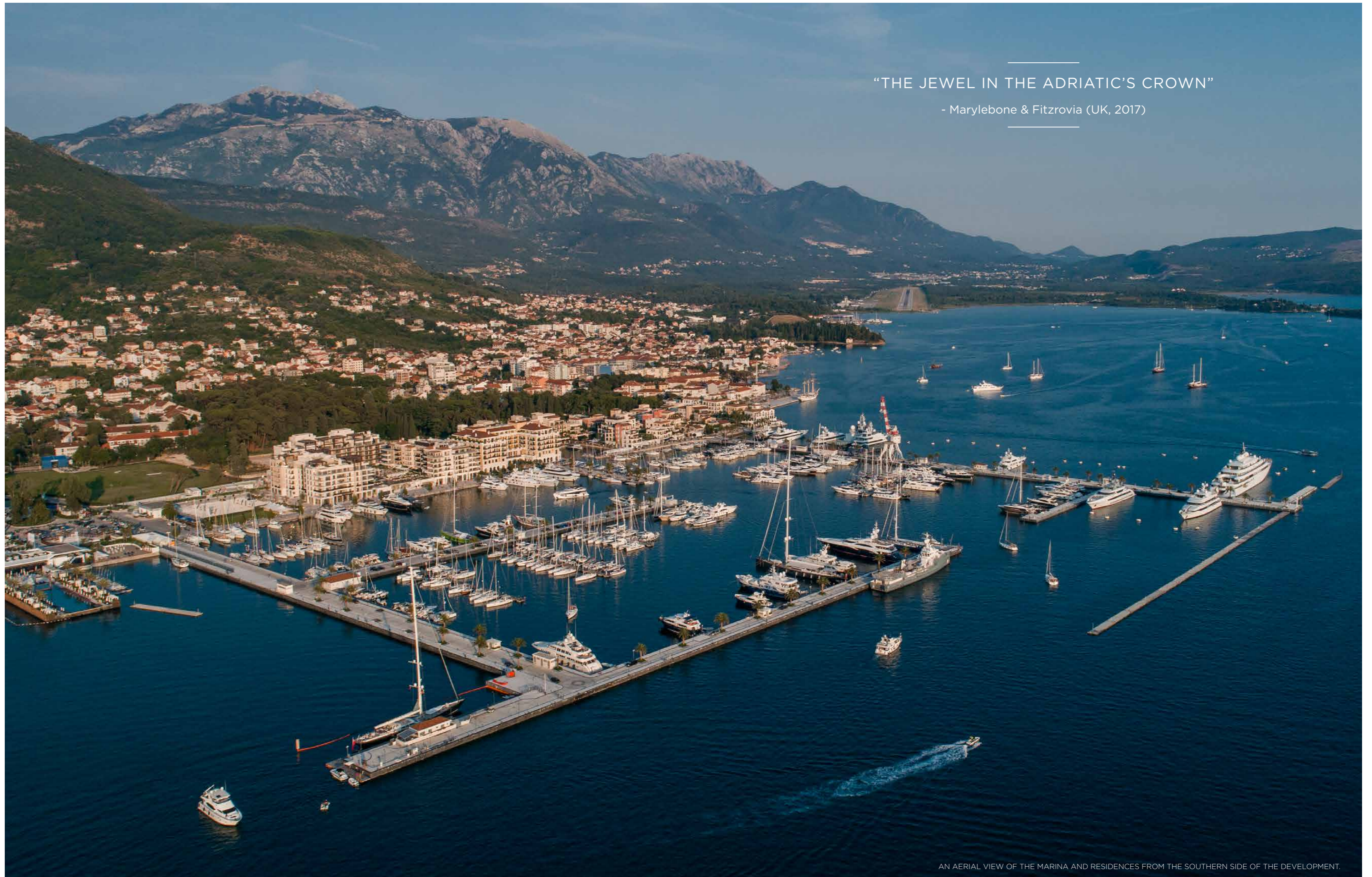
ATHENS	1:00
MILAN	1:00
ROME	1:10
VIENNA	1:30
BERLIN	1:50
ZURICH	2:00
BARCELONA	2:15
PARIS	2:40
LONDON	2:45
MOSCOW	2:50

¹ HVS Report 2018

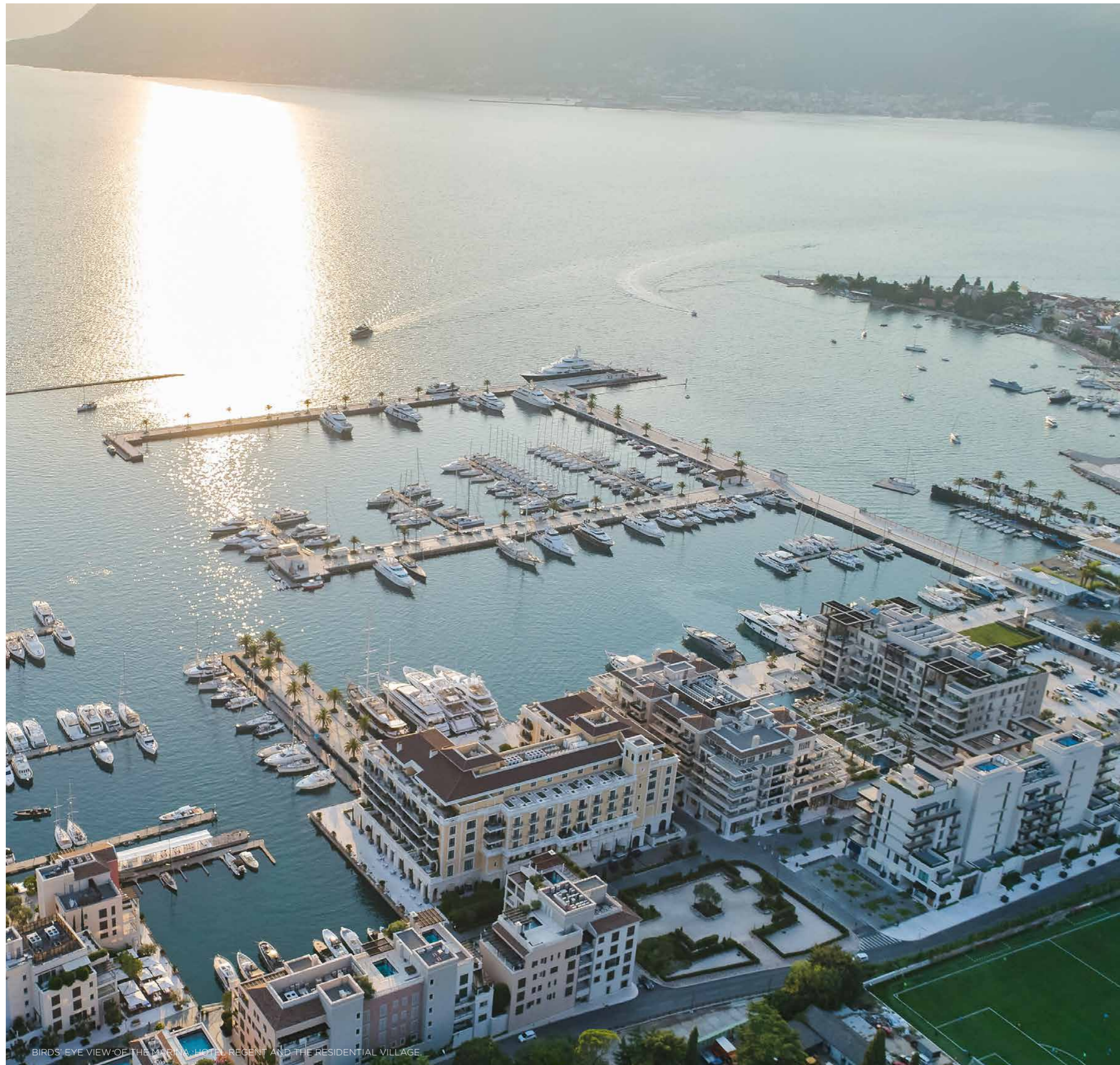
LADY OF CHARITABLE WORK - ELENA SPENT MUCH OF HER TIME VOLUNTEERING AS A NURSE AND HELPED RESCUE WORKERS AFTER A DISASTROUS EARTHQUAKE IN MESSINA IN 1908. SHE WOULD PUT HER ROYAL STATUS TO ONE SIDE WHEN HELPING OTHERS AND BELIEVED IN WORKING FOR THE GOOD OF MANKIND.

“THE JEWEL IN THE ADRIATIC’S CROWN”

- Marylebone & Fitzrovia (UK, 2017)



AN AERIAL VIEW OF THE MARINA AND RESIDENCES FROM THE SOUTHERN SIDE OF THE DEVELOPMENT.



BIRDS' EYE VIEW OF THE MARINA, HOTEL REGENT AND THE RESIDENTIAL VILLAGE

WORLD-CLASS INVESTMENT

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 becoming home to a unique international community as well as one of the most remarkable, flagship developments in this part of Europe.

STRONG INVESTOR GROUP

Previously a historic naval base, the site's transformation into a luxury superyacht marina was led by some of the world's most respected business figures, including UK businessman Lord Jacob Rothschild, 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 industries, real estate, 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.

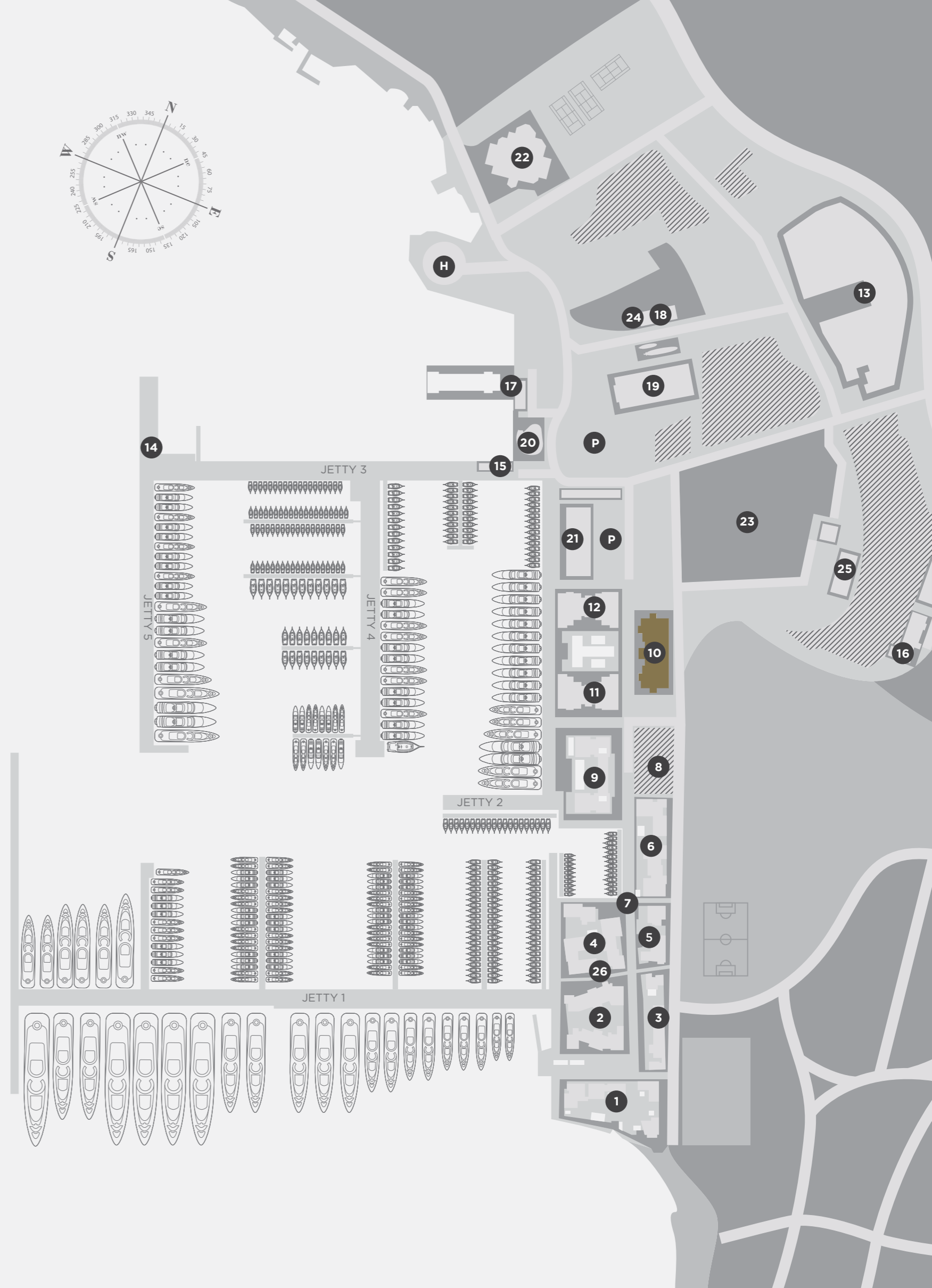
VIBRANT RESIDENTIAL COMMUNITY

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





EXPERIENCED PAINTER AND ARCHITECT - ELENA WAS HIGHLY CREATIVE AND SAW ART AS A PASTIME. SHE DESIGNED THE MONUMENT FOR PRINCE DANILO I OF MONTENEGRO, AFTER WHOM THE TOWN OF DANILOVGRAD WAS LATER NAMED.



FRONT-FACING VIEW OF THE ELENA RESIDENCES FROM THE MARINA



ELENA RESIDENCES AND STRADA NAVALE

ELENA RESIDENCES

INTIMATE WATERFRONT LIVING

CENTRAL BOULEVARD LOCATION
WITH ATTRACTIVE ON-SITE RETAIL
AND DINING AMENITIES

BESPOKE SERVICING AND
FURNISHING SOLUTIONS

CONTEMPORARY DESIGN INSPIRED
BY THE ITALIAN RIVIERA

SITUATED BETWEEN THE BAY AND
NEIGHBOURING MOUNTAINS

RESIDENTS-ONLY POOL AND GYM

RECEPTION SERVICE AND
24-HOUR CONCIERGE

PROPERTY FEATURES

A TOTAL OF 50 LUXURY FREEHOLD
RESIDENCES IN STUDIO, 1-, 2- AND
3-BEDROOM CONFIGURATIONS

SEA AND MOUNTAIN VIEWS

ACCESS TO EXCLUSIVE OWNERS
CLUB AND DEDICATED LIFESTYLE
TEAM

DIRECT ACCESS TO THE CENTRAL
BOULEVARD

PREMIUM FURNISHINGS

FURNITURE PACKAGES AND ONSITE
INTERIOR DESIGN SERVICES

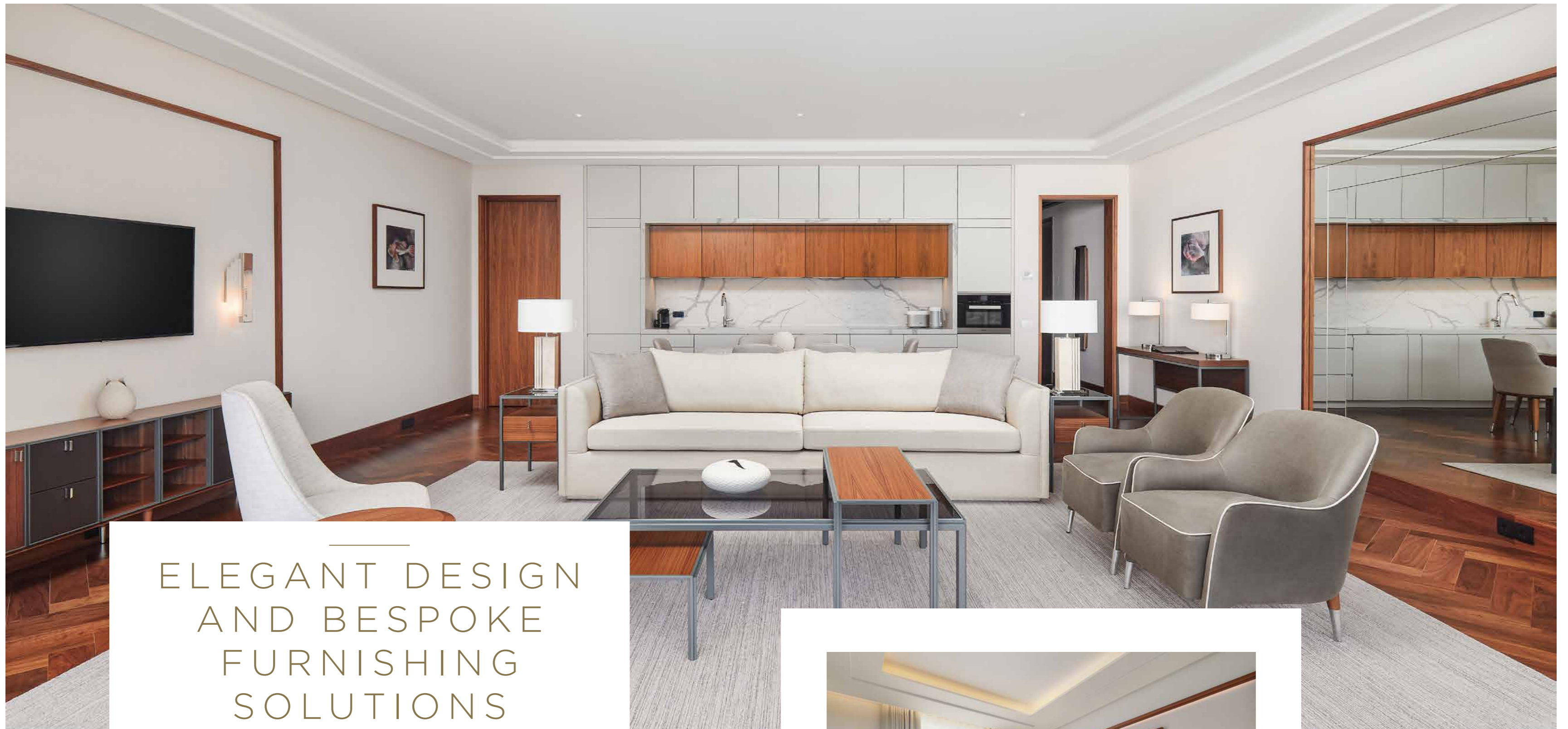


FRONT VIEW OF THE RESIDENCES AND PENTHOUSES

NATURALLY GIFTED - ELENA ENJOYED WRITING MULTILINGUAL POETRY,
HAVING PUBLISHED SEVERAL OF HER WORKS IN A RUSSIAN LITERARY
MAGAZINE WHILST STUDYING AT THE INSTITUTE OF YOUNG LADIES
IN SAINT PETERSBURG.



THIRD FLOOR APARTMENT LOOKING OUT ONTO THE BAY AND REGENT POOL CLUB RESIDENCES



ELEGANT DESIGN
AND BESPOKE
FURNISHING
SOLUTIONS

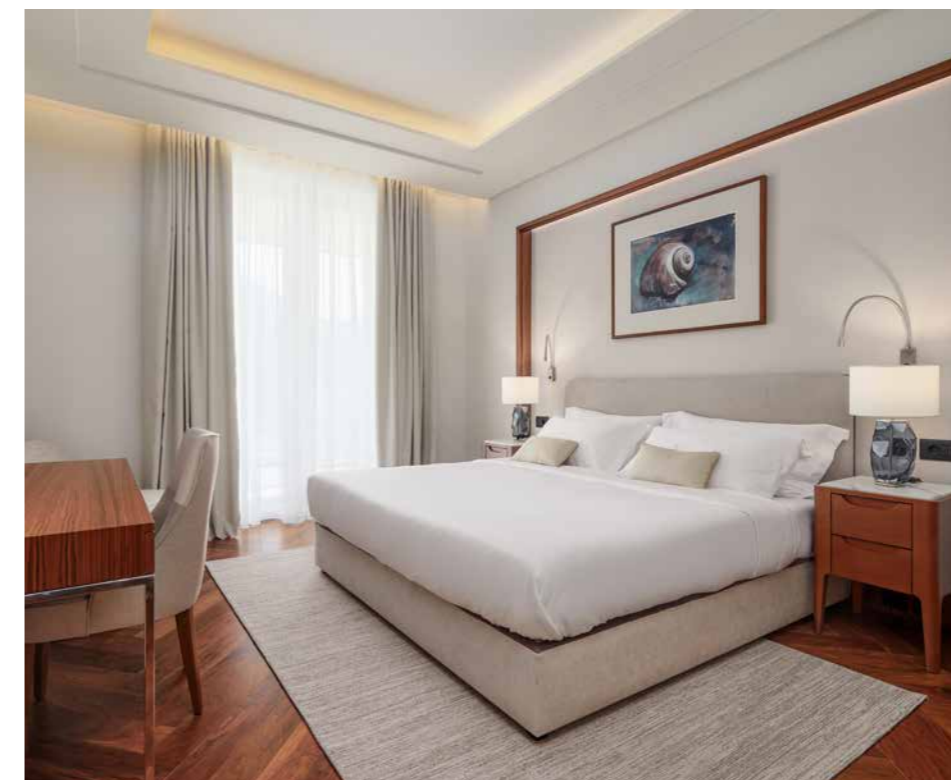
CONTEMPORARY DESIGN WITH ELEGANT FINISHES

REGAL FURNISHINGS AND ITALIAN-INSPIRED DÉCOR

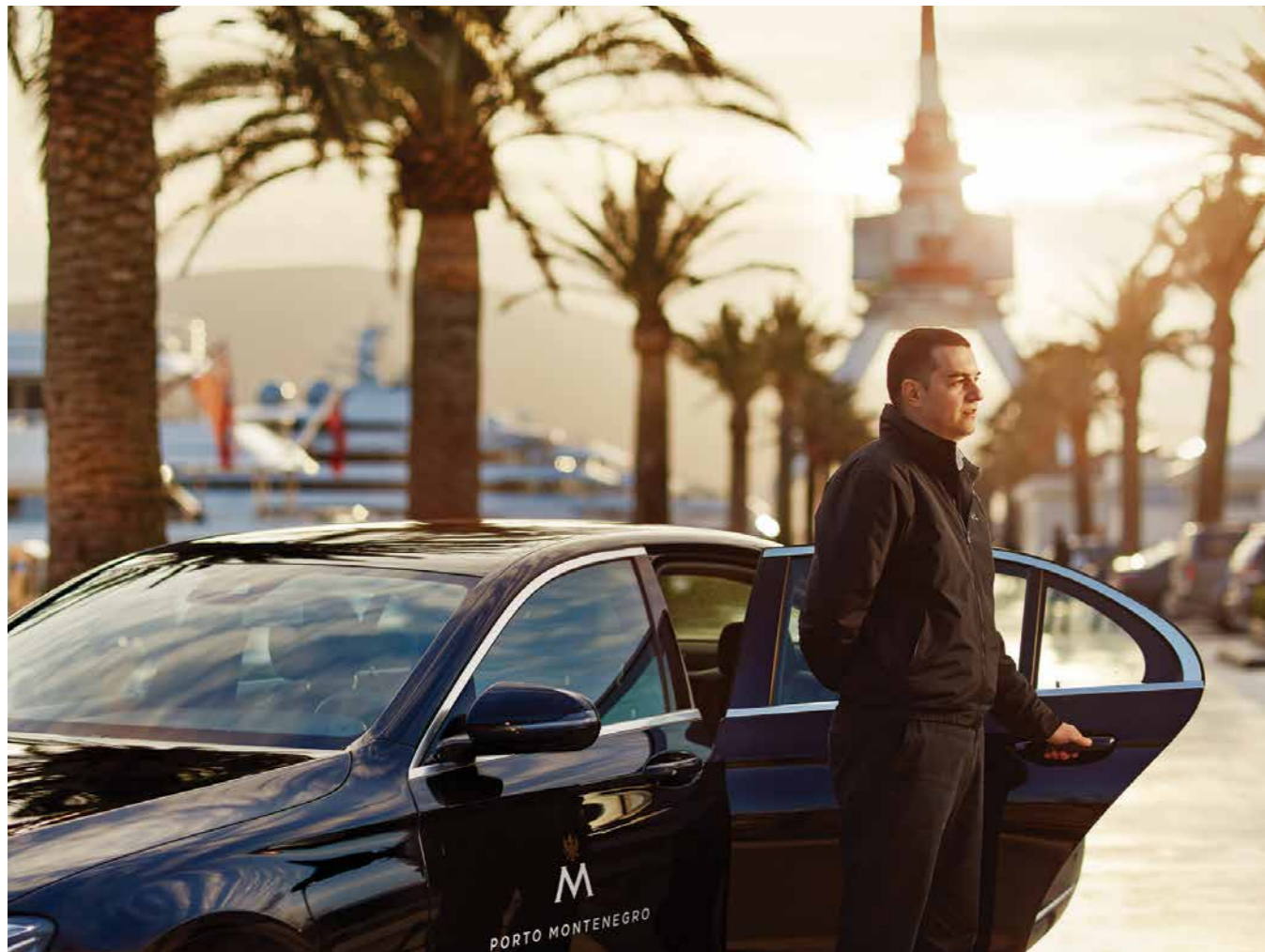
NAUTICAL INFLUENCES COMPLEMENTING WATERFRONT LOCATION

HIGH CEILINGS AND RETRACTABLE GLASS DOORS TO MAXIMISE NATURAL LIGHT

EXTENSIVE TERRACES FOR OUTDOOR RELAXATION & ENTERTAINING



STYLISH INTERIORS OF LIVING ROOM AND
BEDROOM IN ELENA RESIDENCES.



M RESIDENCES

Bespoke Rental Management & Servicing Solutions

Launched in summer 2018, the M Residences rental management service ensures consistent interior fit-out standards and bespoke servicing solutions as a way to drive incremental revenue for residence owners while ensuring rental guests of a luxury experience with a menu of added lifestyle benefits.

In an increasingly competitive local rental market, M Residences offers:

- A premium rental experience backed by the Porto Montenegro brand
- Full rental management services covering contracts, inventory lists and management of local taxes
- Rental marketing package leveraging Porto Montenegro's digital media channels
- Online reservations directly via the www.portomontenegro.com website
- Inclusive lifestyle services for guests such as speedboat tours and day passes to the Porto Montenegro Yacht Club in season
- A menu of pay-per-use lifestyle services for guests such as in-room food delivery
- Property maintenance and management of laundry and cleaning

Owners may choose to acquire one of the qualifying M Residences Elena furniture packages and operational equipment for the kitchen, bathroom, bedroom and living room, ensuring a hassle-free, turnkey solution at competitive prices.

IMAGES PORTRAYING M RESIDENCES SERVICES.



A SELFLESS MONARCH - THE QUEEN WAS DEEPLY INVOLVED IN THE STUDY OF DISEASE AND PROMOTED MANY EFFORTS FOR THE TRAINING OF DOCTORS AND MEDICAL RESEARCH, SHOWING HUMANITY AND COMPASSION FOR OTHERS.

WHERE GENTLE WATERS TIPTOE TO THE
SHORE AND TOWNS WHISPER THE TALES OF
YEARS GONE BY.



SWIMMING IN THE BOKA BAY.

VILLAGE LIFESTYLE

HOMEOWNER EVENTS

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

VILLAGE EVENTS

Exclusive parties, cocktail evenings and leisure activities at the waterfront Marina Park and iconic Synchro events and performance theatre. The Naval Heritage Collection offers a year-round programme of exhibitions and cultural events, while the 560 seat Auditorium houses large scale conferences and productions.

PORTO MONTENEGRO YACHT CLUB

The PMYC features a 64m infinity pool, bar, restaurant, Members' Lounge, sailing, rowing, squash, tennis and gym facilities. Rendezvous at the PMYC Beach, an innovative waterside oasis with adjacent Beach Gym.

SHOPPING AND DINING

Experience our busy retail village with over 55 retailers and designer boutiques hosting global fashion brands. The waterfront promenade of restaurants, cafés and bars offers a generous selection of international cuisines, world-class seafood and fine wines.

REGENT PORTO MONTENEGRO

In the heart of the village, the five-star Regent Hotel offers some of the most luxury accommodation, spa and restaurants in the region, providing the ultimate retreat for the international elite.

INTERNATIONAL BOARDING SCHOOL

The London-based Knightsbridge Schools International specialises in schooling for children aged 3-18 years, offering the prestigious International Baccalaureate.

CHILDREN'S ACTIVITIES

Pirate ship playground, supervised sailing, watersports and the KSI kids' summer camp for children aged 6 to 16 years.

MARINA BERTHS

The TYHA Platinum rated marina, with 450 berths for yachts 12-250m in length, offers tax and duty-free fuel, yacht sale, charter brokers, provisioning and 24hr yacht assistance.



LEFT TO RIGHT: REGATTA IN THE BOKA BAY, PMYC POOL, JETTY 1, SUP BOARDING IN VENICE SQUARE, OPEN GYM, ENTERTAINMENT AND EVENTS SCENE.



RESIDENTIAL TERRACE OVERLOOKING THE MARINA

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

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. Details of the buildings and surroundings of the buildings shown in this and other marketing materials may be subject to change based on approved urban plans.

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