



PORTO MONTENEGRO

'SUPERYACHT MARINA OF THE YEAR'
- TYHA, 2015



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. Charter yachts also benefit from 0% VAT.

OUTSTANDING CRUISING

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 4000 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 by 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

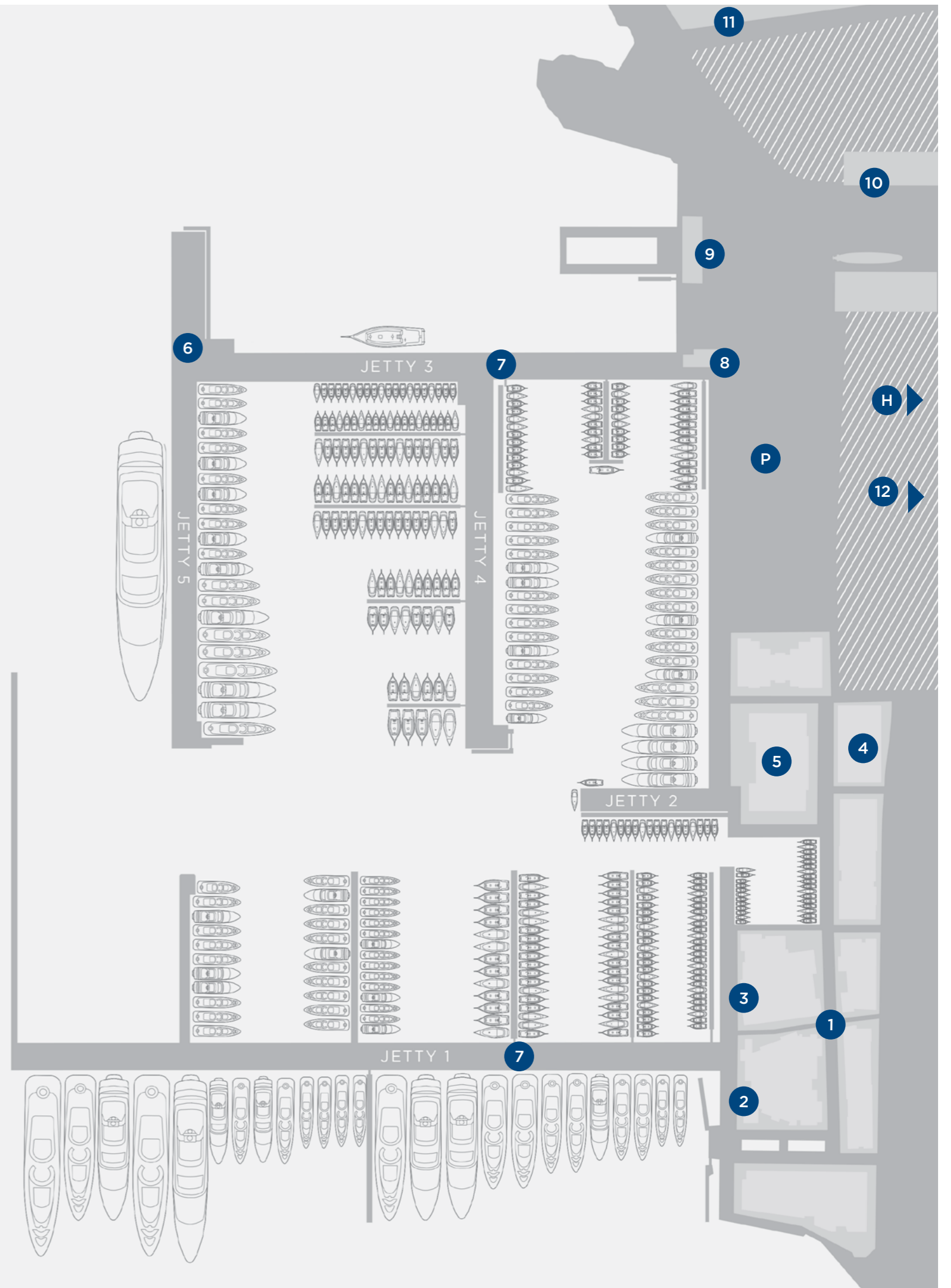


The breathtaking butterfly-shaped Bay of Kotor or "Boka Bay".

MARINA MAP

- 1 RESIDENTIAL AND RETAIL VILLAGE
- 2 MARINA OFFICE
- 3 SALES OFFICE
- 4 CASINO (IN PLANNING)
- 5 REGENT HOTEL
- 6 FUEL BUNKERING
- 7 MARINA FACILITIES
- 8 CUSTOMS OFFICE
- 9 YACHT CLUB - POOL, RESTAURANT & NIGHTCLUB
- 10 NAVAL HERITAGE COLLECTION
- 11 YACHT CLUB - SPORTS, TENNIS & SAILING
- 12 INTERNATIONAL SCHOOL
- H HELIPAD
- P CAR PARK

 FUTURE ONSITE DEVELOPMENT





Superyachts berthed astern the prominent Jetty 1.

FULL
SERVICE
HOMEPORT

450 BERTHS
FOR YACHTS 12 - 250M

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

ISO 14001 AND ISO 9001
CERTIFIED

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 growing demand in the Mediterranean for berths of this size. Positioned to capitalize 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 it within a hassle-free rental pool system, whereby owners will receive 85% of the pooled rental income.

THE 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 an exclusive set of offers from the Porto Montenegro Yacht Club plus our partner companies such as Regent Hotels & Resorts and 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 cocktails on a private terrace in Teuta Residences.



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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.

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.

CUSTOMS AND IMMIGRATION OFFICE

As an official Port of Entry, yachts can clear customs directly from the berth.

24-HOUR YACHT ASSISTANCE

A multi-lingual team provide free round-the-clock support from mooring to provisioning, of which they have 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

Composite Works, 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 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 wifi.

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 Edmiston, Engel & Völkers, S-Nautica, Azimut Yachts and Burevestnik all have offices in the marina, alongside yacht agents BWA and MRM.

AMBULANCE SERVICE

On-call 24 hours a day, Porto Montenegro's private ambulance is onsite to respond to emergency calls within the marina.

Left (clockwise) Crew preparing for disembarkation; our marina staff are available 24/7 to assist with arrival; power supplies are tailored to berth size.



PORTO MONTENEGRO YACHT CLUB

TIERED MEMBERSHIP
PACKAGES

64M LIDO MAR 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

FITNESS CENTRE WITH
YOGA CLASSES

TENNIS, SQUASH & CRICKET
FACILITIES



The PMYC Lido Pool and its
iconic bronze frame.



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

VIBRANT
MARINA
VILLAGE

1 - 4 BEDROOM APARTMENTS
FOR SALE AND RENT

WATERFRONT RESTAURANTS,
BARS AND CAFÉS

FIVE-STAR REGENT
HOTEL & RESIDENCES

DESIGNER BOUTIQUES AND
INTERNATIONAL FASHION BRANDS

DAY SPA AND HAIR SALON

BANK, DRY CLEANERS
AND PHARMACY

BAKERY AND
ORGANIC MARKET

WEEKLY EVENTS AND
ENTERTAINMENT PROGRAMME



“PORTO MONTENEGRO
IS AN UNREALITY
CHECK.”
FINANCIAL TIMES (UK)



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. Enviably 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.

Over 220 apartments have been sold to date across six completed buildings, as well as 50 within the Regent Porto Montenegro. The recently launched Regent Pool Club Residences will boast 62 new contemporary chic residences, bringing a touch of modern-day glamour to Porto Montenegro's waterfront.

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 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 50-metre Yugoslav Hero P-821 submarine open to the public for guided tours.

INTERNATIONAL BOARDING SCHOOL

Knightsbridge School of London has established Montenegro's first boarding school for ages 3 to 19 years, which follows the prestigious International Baccalaureate programme.

CHILDREN'S ACTIVITIES

There are a host of activities in the marina to keep the whole family entertained. Alongside a Pirate Ship Playground, the PMYC Sports Club, Sailing Club and Naval Heritage Collection all warmly welcome children, whilst throughout summer the Kid's Camp offers organised outdoor adventures. Our year-round event calendar also caters for children with festive events and surprise street entertainers.

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



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 around 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, its 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 and the founder of luxury conglomerate Louis Vuitton Moët Hennessey, Bernard Arnault. Headed by Peter Munk, founder and former chairman of Barrick Gold, many are yachtmen themselves and bring an extensive array of capital, expertise and contacts to the project.

ACHIEVEMENTS TO DATE

Currently offering 450 berths for yachts 12 - 180m, it 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, 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.

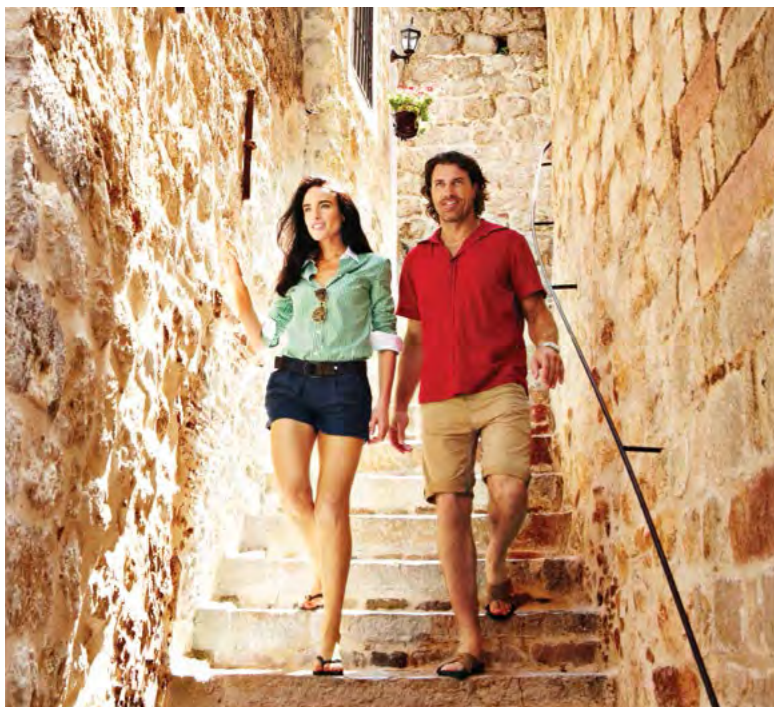


Sunset over the Bay as seen from Porto Montenegro.



“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%, whilst there is no VAT on charters. 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, 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.

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 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 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)



AN ENTICING 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, a constant reminder of its grand and distinctive past.

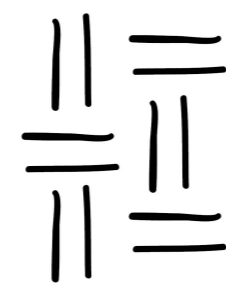
VENETIAN TOWNS

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 “Boka Bay” home of Porto Montenegro, 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.

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.



YACHTZOO®

A BREED APART

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