Vero & Versa

RESIDENCES • PORTO MONTENEGRO

WITHIN *the* EVOLVING STORY
of PORTO MONTENEGRO,
A NEW RESIDENTIAL EXPERIENCE
emerges, CONFIDENT, TRANQUIL,
GROUNDED.

PORTO MONTENEGRO

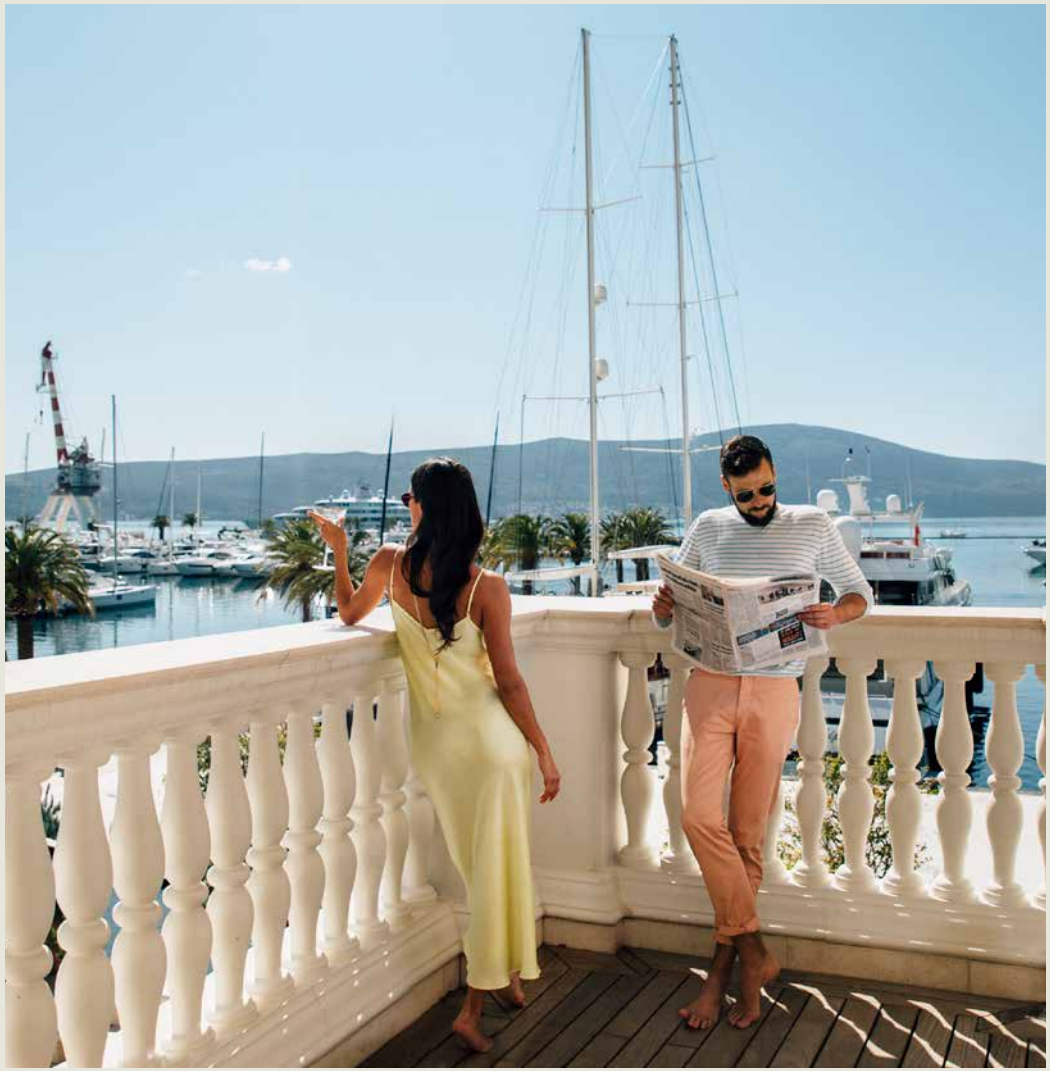


A LIFE *less* ORDINARY

Set within the UNESCO-protected Bay of Kotor, Porto Montenegro is a waterfront destination shaped by the Adriatic, where the sea, the mountains and an international community come together in extraordinary harmony.

What was once a historic naval base has been thoughtfully transformed into a vibrant waterfront village and world-class marina, where heritage and contemporary living exist side by side.

Along its promenades, cafés spill onto sunlit terraces, yachts rest quietly in the marina and neighbours gather to enjoy the simple pleasures of everyday life.



PORTO MONTENEGRO *is* MORE THAN A DESTINATION.

It is a way of life.
Where every day offers the freedom
to slow down, connect more
deeply and embrace a Life Less Ordinary.



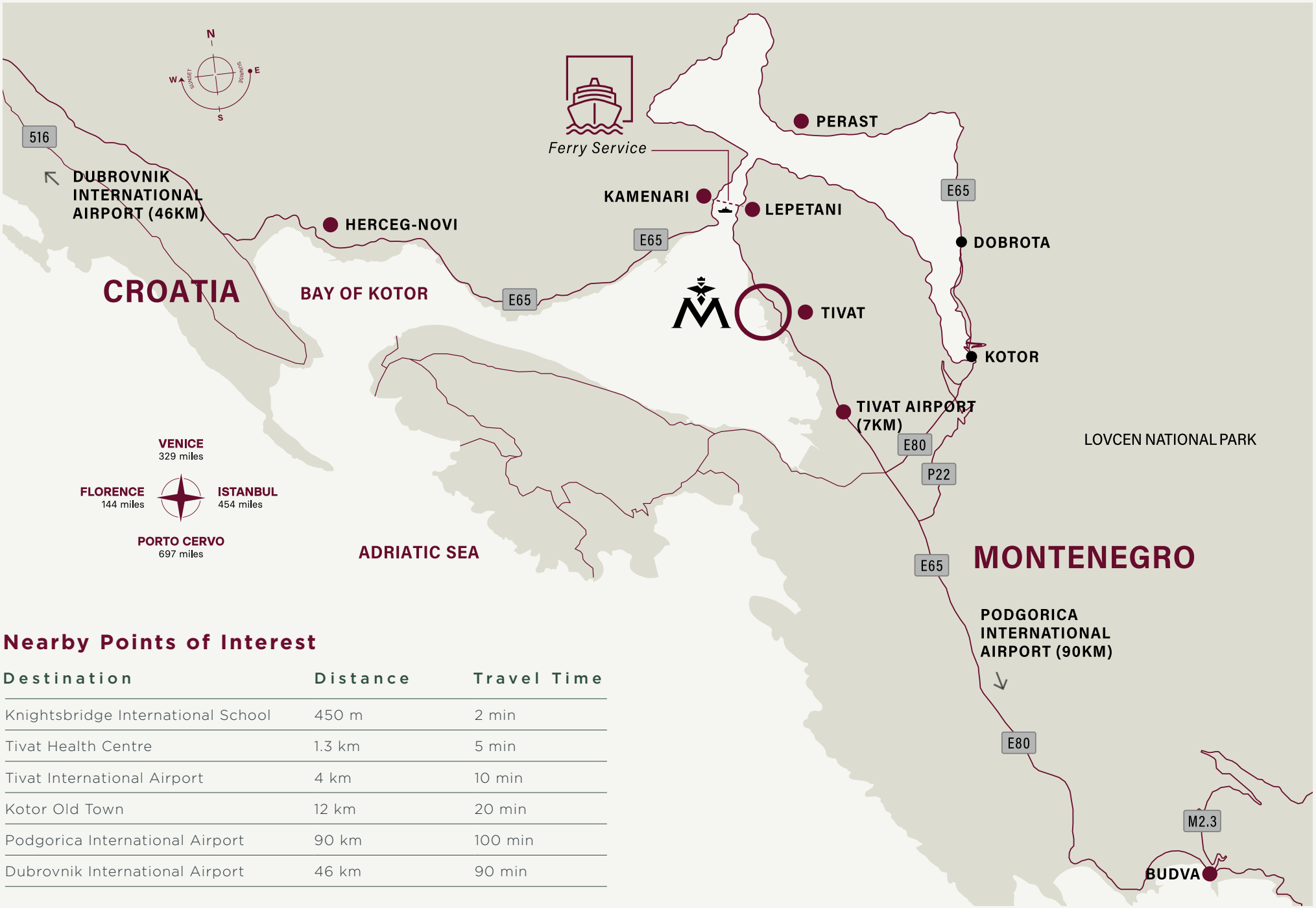
ADRIATIC'S FINEST ADDRESS

A Place to Belong

Everything required for modern living exists within easy reach at Porto Montenegro.

- International waterfront community
- World-class marina and Adriatic lifestyle
- International education and family living
- Wellness, dining and retail at your doorstep
- Business, entrepreneurship and global connectivity
- Safe, stable and internationally recognised destination
- Strong long-term growth driven by sustained investment and infrastructure development
- Proximity to three international airports



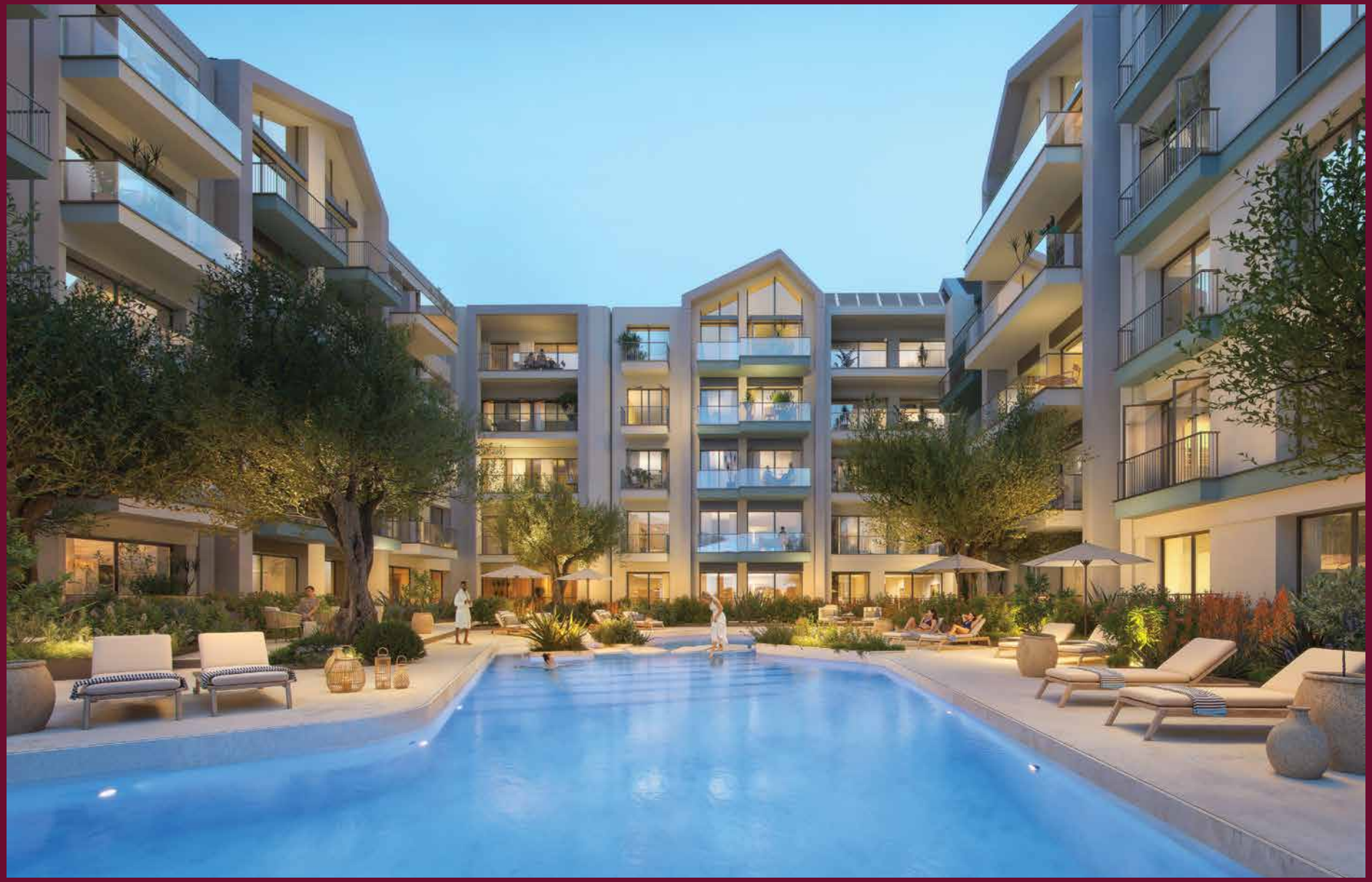


Nearby Points of Interest

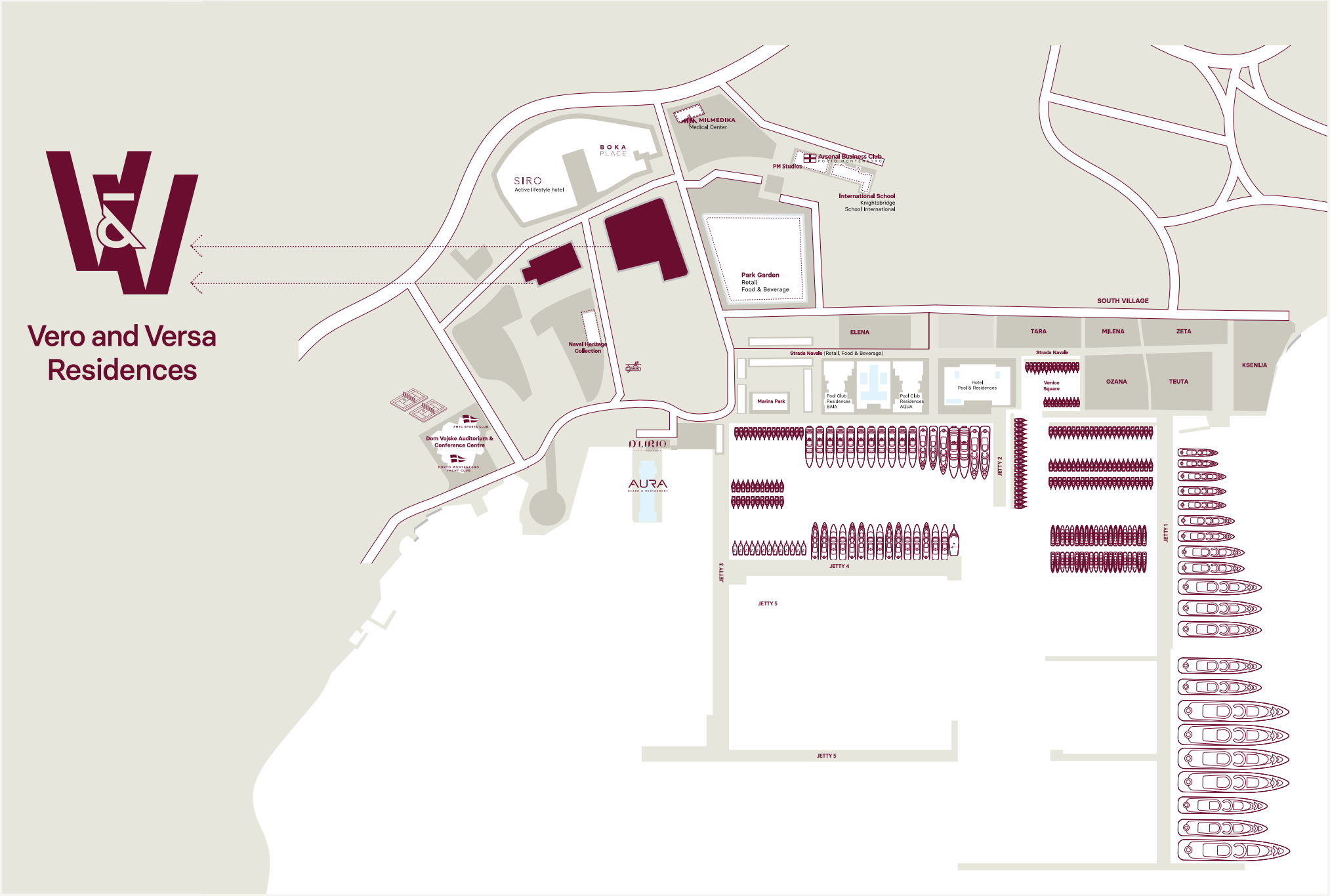
Destination	Distance	Travel Time
Knightsbridge International School	450 m	2 min
Tivat Health Centre	1.3 km	5 min
Tivat International Airport	4 km	10 min
Kotor Old Town	12 km	20 min
Podgorica International Airport	90 km	100 min
Dubrovnik International Airport	46 km	90 min

WITHIN THE HEART *of* PORTO MONTENEGRO, VERO & VERSA OFFER A NEW RESIDENTIAL ADDRESS.

Creative
Connected
Contemporary



Vero and Versa Residences



AT *the* HEART *of* IT ALL

Vero & Versa introduce a new chapter in Porto Montenegro.

Positioned at the centre of the destination, Vero & Versa place residents within moments of the marina, waterfront promenades, cafés, restaurants, boutiques and everyday essentials that define life on the Adriatic Riviera.

Designed around connection, walkability and community, Vero & Versa offer a contemporary approach to waterfront living, one where everything feels effortlessly within reach.

This is Porto Montenegro at its most connected.







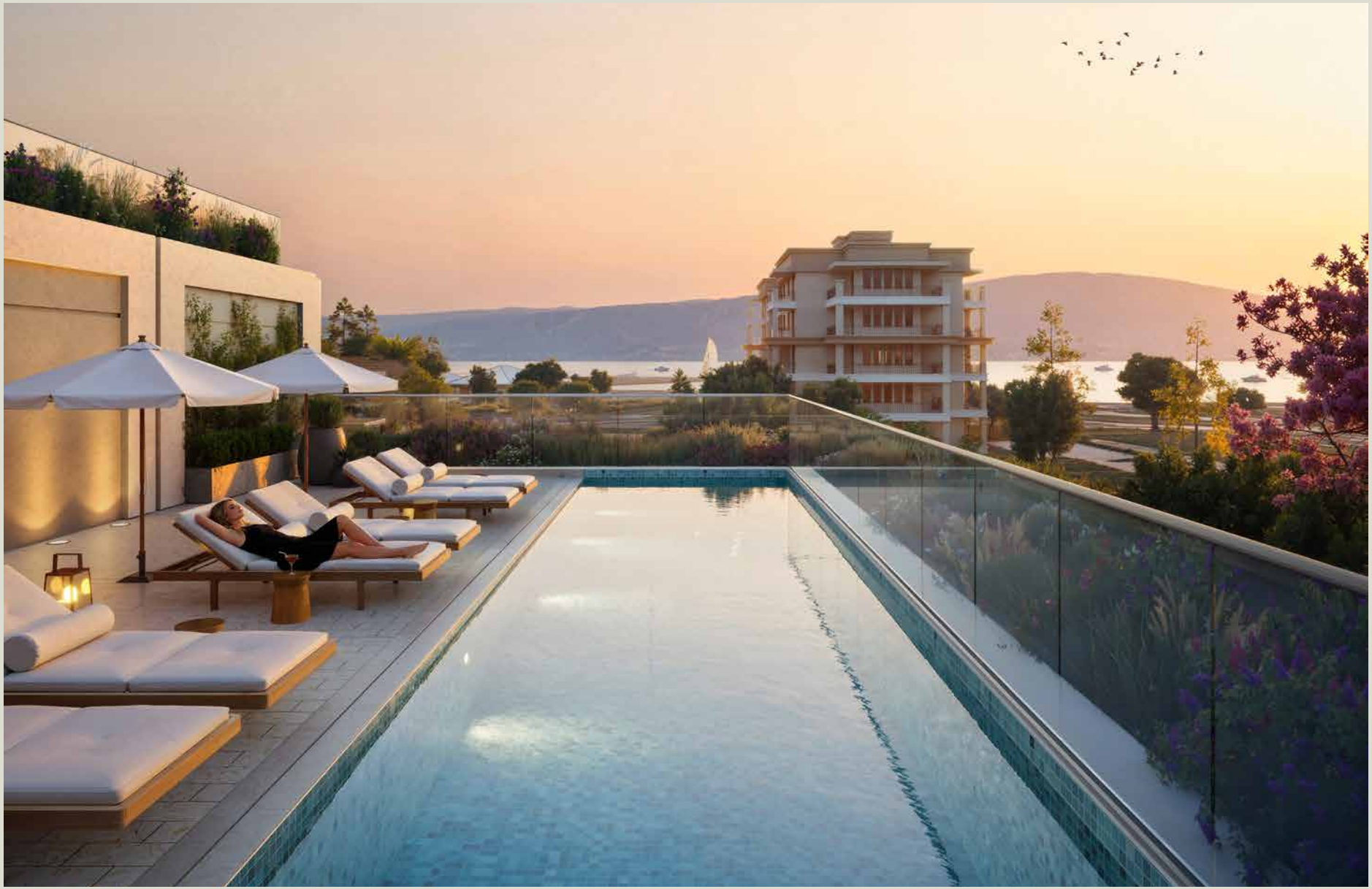
Your GATEWAY TO *the* ADRIATIC RIVIERA

More than a residence, Vero & Versa are your gateway to a Life Less Ordinary on the Adriatic Riviera.

Here, the marina becomes your front yard. The Adriatic becomes your playground. The mountains, coastline and historic towns of Montenegro become part of everyday discovery.

From morning walks along the waterfront to afternoons at sea and evenings shared with friends overlooking the bay, life is shaped by experiences and cherished moments.

FROM THE MARINA *to*
THE MOUNTAINS, FROM HISTORIC
SHORES *to* ENDLESS HORIZONS,
VERO & VERSA PLACE *the*
RICHNESS OF THE ADRIATIC
RIVIERA WITHIN REACH.





A NEIGHBOURHOOD DESIGNED *for* LIFE

Life in Vero & Versa is designed around creativity, wellbeing, connection and everyday enjoyment.

At Vero, artisan retail, cafés and dining experiences bring energy and character to the streets below, creating a lively social atmosphere throughout the day.

At Versa, a world-class health centre introduces a new dimension of wellness, placing expert healthcare and wellbeing services just moments from home.
Beyond the residences, the neighbourhood seamlessly connects to the wider Porto Montenegro experience. Boka Place, the destination's wellness and lifestyle hub, lies just behind. The retail and dining experiences of Park Garden are moments away. The Porto Montenegro Yacht Club and Sports Club are within easy walking distance, while the marina promenade offers waterfront dining, luxury shopping and direct access to life on the Adriatic.


Versa
Vero

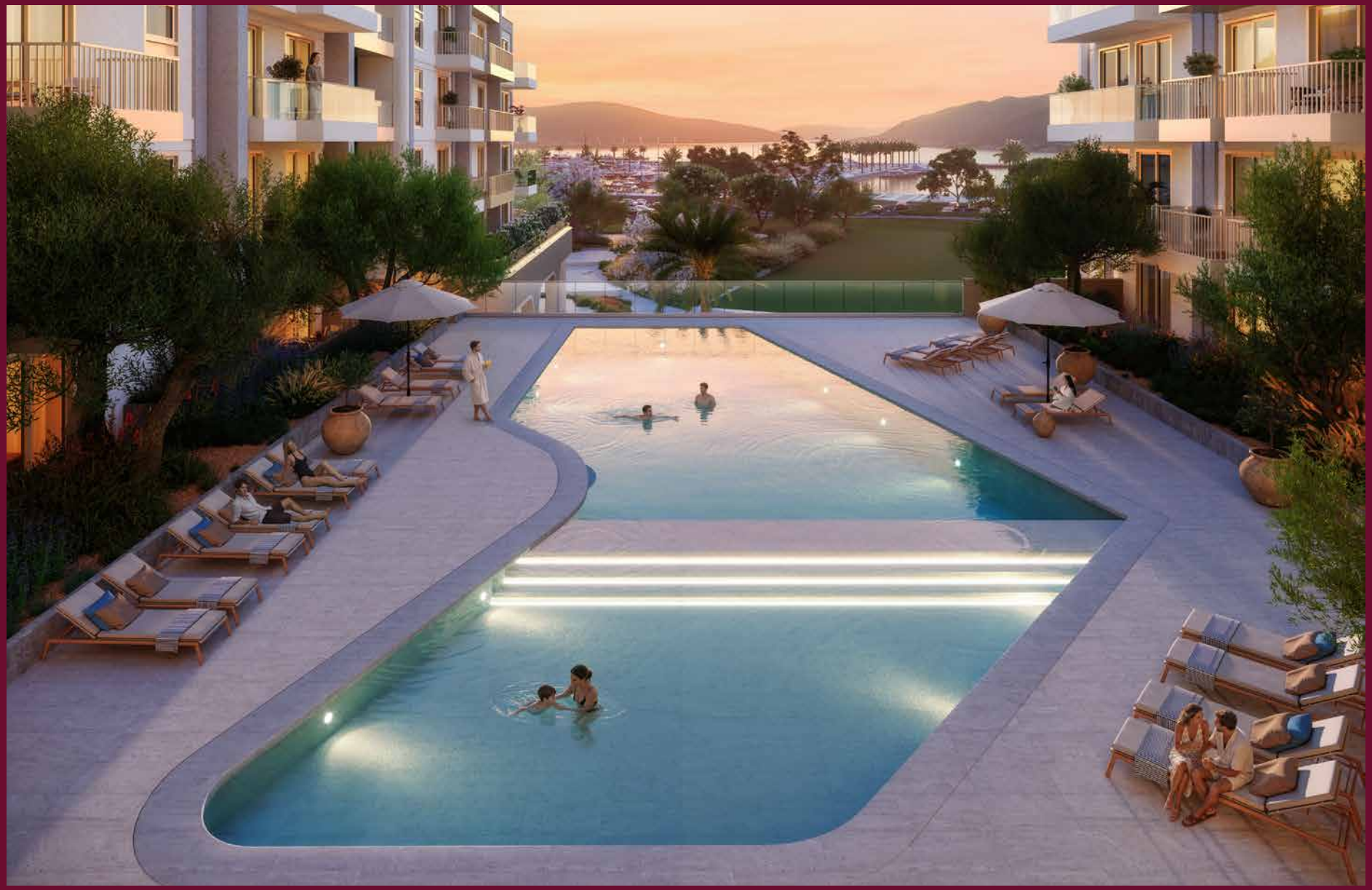
VERO, *Where* LIFE FLOWS NATURALLY

- 155 RESIDENCES
- A CENTRAL RECEPTION
- PODIUM POOL
- BOUTIQUE RETAIL AND CURATED DINING
- SECURE BASEMENT PARKING
- FULLY EQUIPPED RESIDENTS' GYM

VERSA DESIGNED *for* MINDFUL LIVING

- 47 RESIDENCES
- A CENTRAL RECEPTION
- SWIMMING POOL
- GROUND-FLOOR CLINIC
- EASILY ACCESSIBLE RESIDENT PARKING
- FULLY EQUIPPED RESIDENTS' GYM

EVERYTHING *is* CONNECTED.
EVERYTHING IS WITHIN REACH.
And EVERYTHING BEGINS HERE.



A HOME, *in* EVERY FORM

Studios
From 45 sqm

Thoughtfully designed with a focus on efficiency and comfort, studios offer a refined living experience in a compact form.

One-Bedroom Residences
From 51 sqm

Balanced and versatile, offering privacy alongside open living.

Two-Bedroom Residences
From 86 sqm

Made for sharing, these spaces bring people together with a natural sense of flow.

Three-Bedroom Residences
From 210 sqm

Spacious and thoughtfully arranged, three-bedroom residences cater to those seeking a more permanent or family-oriented home.



Penthouses
From 210 sqm

The penthouses offer a more elevated way of living. Terraces open towards the horizon, views stretch across the bay, and each moment feels framed by light, space, and a rare sense of privacy.




LOST FISH
BEST CITY IN THE WORLD

THE ART *of* LIVING

Thoughtfully crafted to support the rhythm of everyday life, the interiors of Vero & Versa combine timeless elegance with contemporary comfort.

Light-filled living spaces, carefully considered layouts and understated sophistication create homes that feel instantly welcoming and effortlessly liveable.

Whether entertaining, working, spending time with family or simply enjoying a quiet moment, every space is designed to adapt naturally to the way you live.

Optional turnkey furnishing solutions allow residences to be delivered fully completed, ready to live in from day one.





INTERIOR Features

- Floor-to-ceiling glazing maximising natural light
- Open-plan living and dining areas
- Fully fitted kitchens with integrated appliances
- High-quality natural materials and finishes
- Underfloor heating and climate control systems
- Thoughtfully designed storage throughout
- Turnkey furnishing options available

EXTERIOR Features

The architecture reflects Porto Montenegro's broader identity—structured, elegant, and grounded in its surroundings.

Façades are defined by clean lines, balanced proportions, and layered materials. Terraces extend living spaces outward, creating a continuous connection to the outdoors.

There is a clear intention: buildings that feel contemporary, but belong to the place.



- Landscaped courtyards and shared outdoor spaces
- Direct pedestrian links to the marina and promenade
- Swimming pools
- Integrated retail and lifestyle amenities
- Secure access and 24-hour security presence
- Underground parking with private garage access

OWNERSHIP

Ownership at Vero & Versa is supported by the established infrastructure of Porto Montenegro, one of the Adriatic's most recognised waterfront destinations. Beyond the residence itself, owners benefit from a professionally managed environment designed to simplify day-to-day ownership, preserve the quality of the community, and provide confidence whether in residence or abroad.

Lock-and-Leave Ownership

A secure, professionally managed environment that allows owners to arrive and depart with complete peace of mind.

Property Management

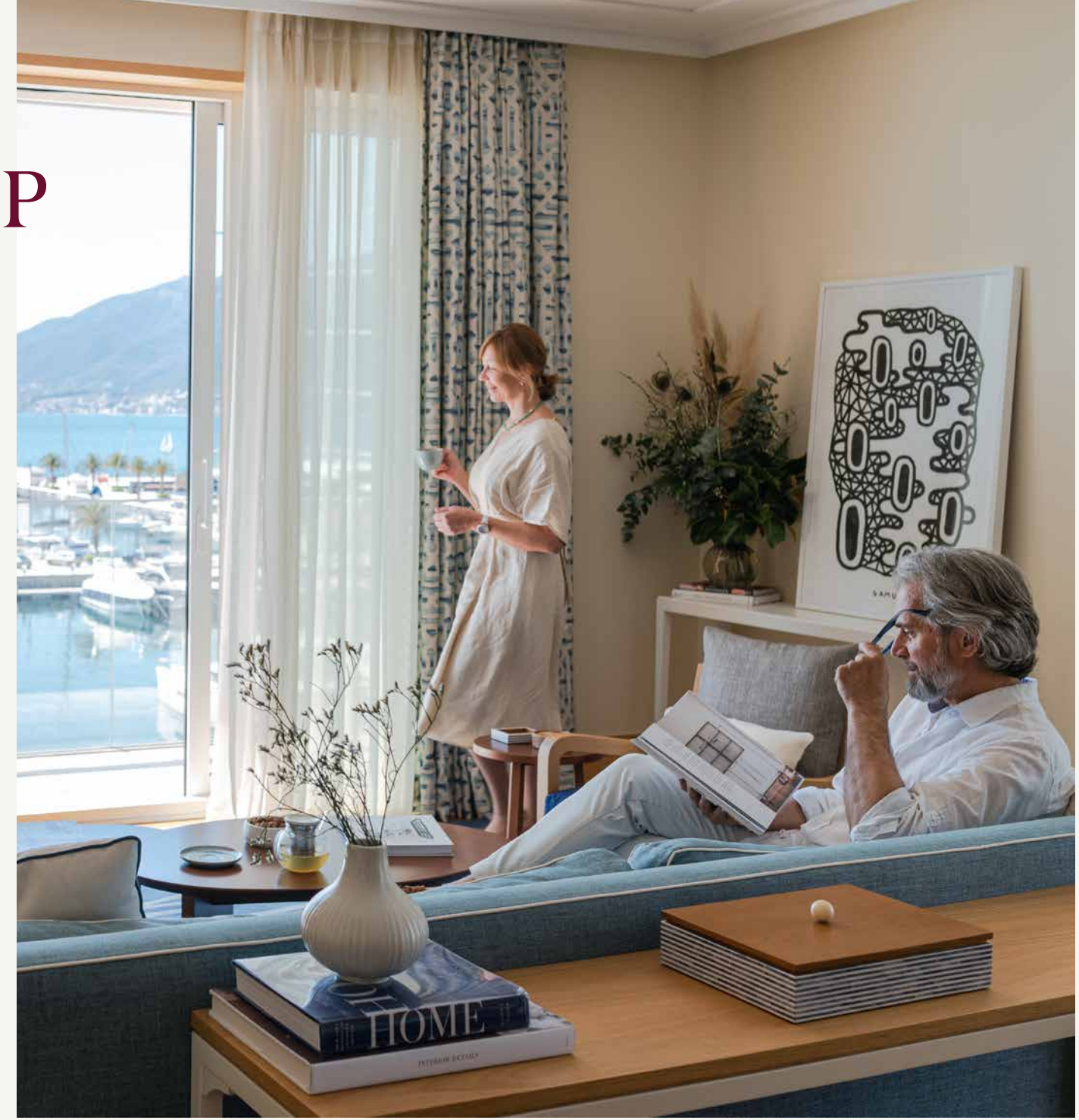
Year-round care and maintenance ensure residences and shared spaces are maintained to the highest standards.

24/7 Security

Round-the-clock security provides privacy, comfort, and reassurance for residents and guests alike.

Transparent Service Fees

A clearly defined service structure provides confidence through predictable ownership costs.





M RESIDENCES Programme

For those who choose, residences can be part of a professionally managed rental programme.

Managed by M Residences, the service covers marketing, guest management, and maintenance—ensuring your property remains active, maintained, and aligned with Porto Montenegro standards.

This allows ownership to function both as a personal retreat and a long-term investment.

More *than* a Residence.

Investing in the Future of the Adriatic Riviera.

Porto Montenegro has established itself as one of the Adriatic's most sought-after residential and yachting destinations, attracting an international audience of residents, visitors and investors throughout the year.

With increasing international connectivity and significant infrastructure investment across the country, the destination continues to benefit from strong long-term growth.

Vero & Versa offer buyers the opportunity to own within an established waterfront destination where lifestyle and investment value work together.



Key investment highlights:

- Established luxury waterfront destination with proven international demand
- Limited residential supply within Porto Montenegro
- Strong seasonal and year-round rental potential
- Professional property and rental management through M Residences
- Attractive tax environment
- Continued growth in international tourism and luxury hospitality
- Long-term growth supported by increasing global awareness of the Adriatic Riviera



FLOORPLANS
Residence Types

Studio

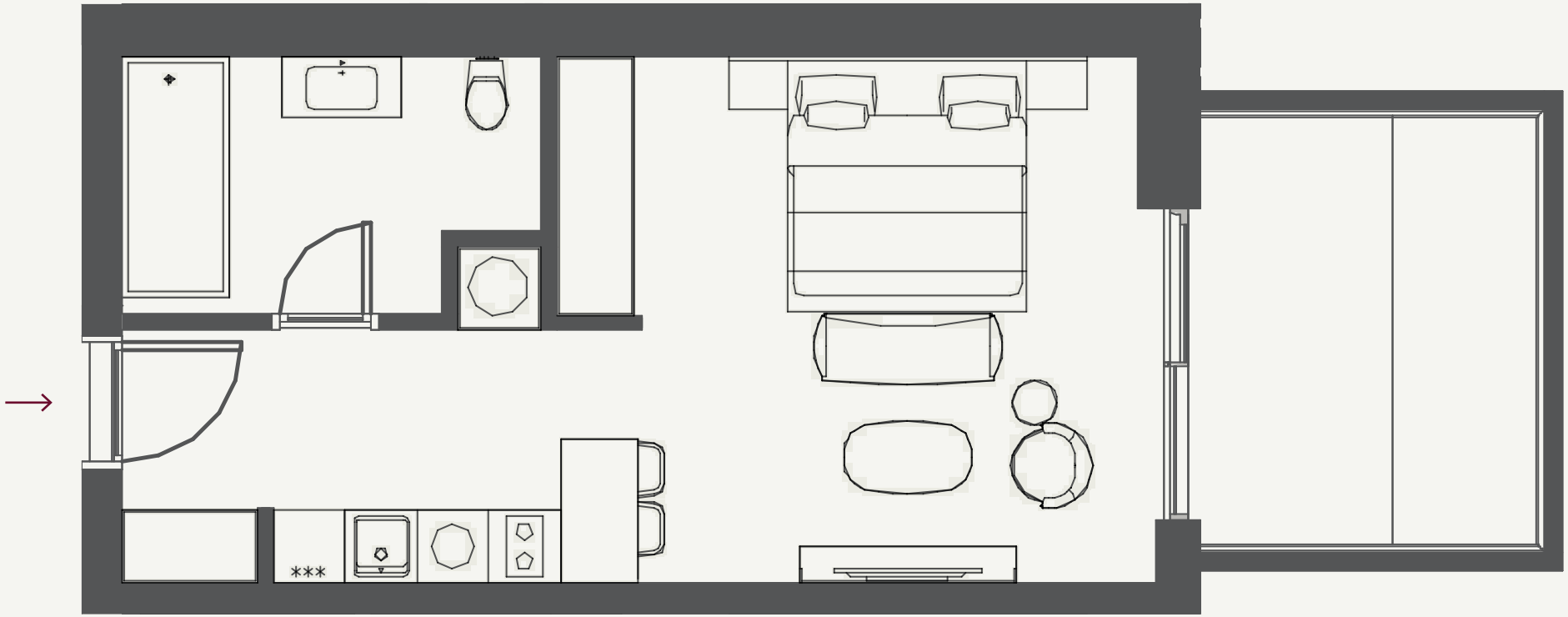
45 m² to 78 m²

Open-plan living and sleeping area

Fully equipped kitchen

Private terrace or balcony

1 bathroom



One-Bedroom

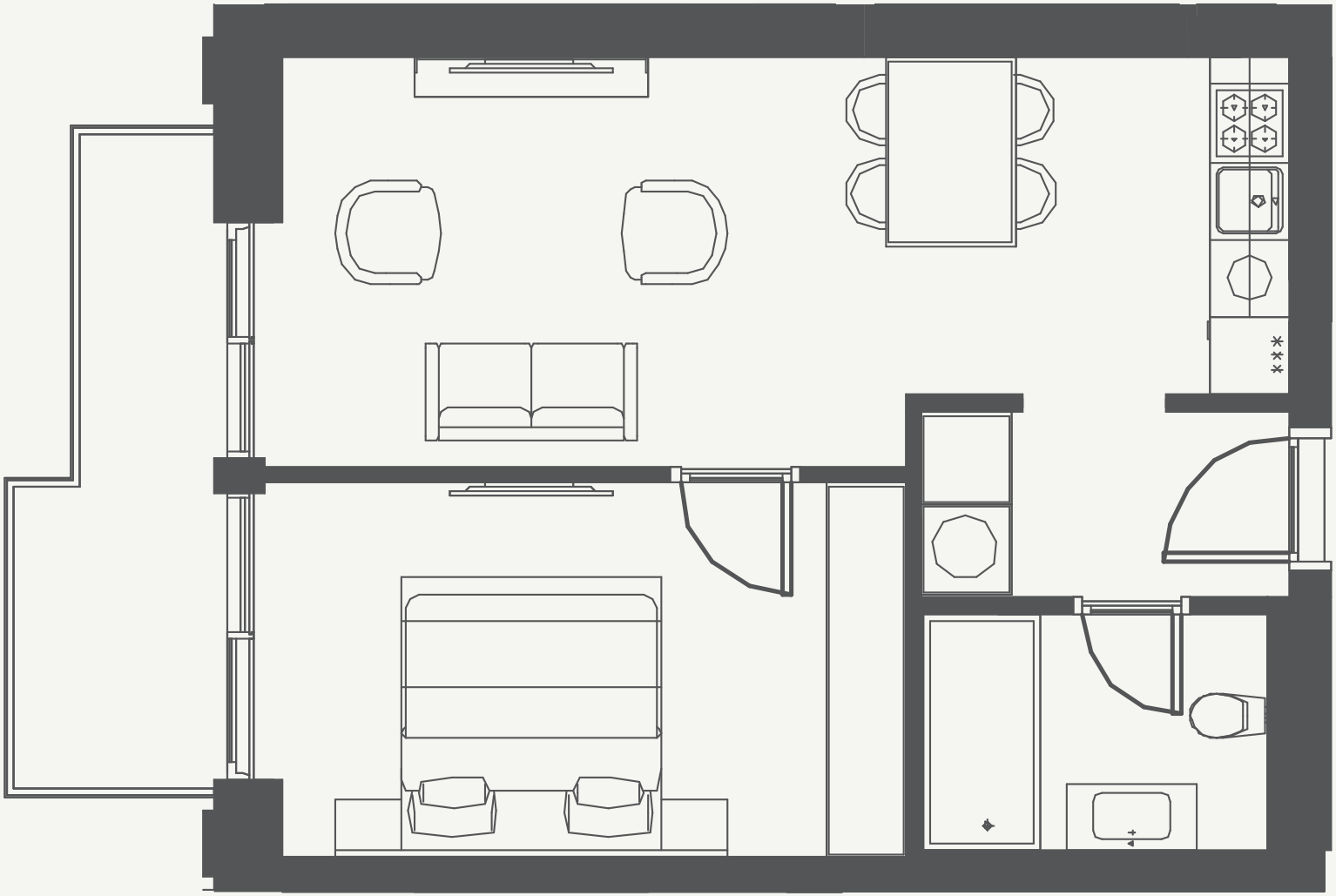
53 m² to 118 m²

Spacious bedroom

Open living and dining area

Private terrace

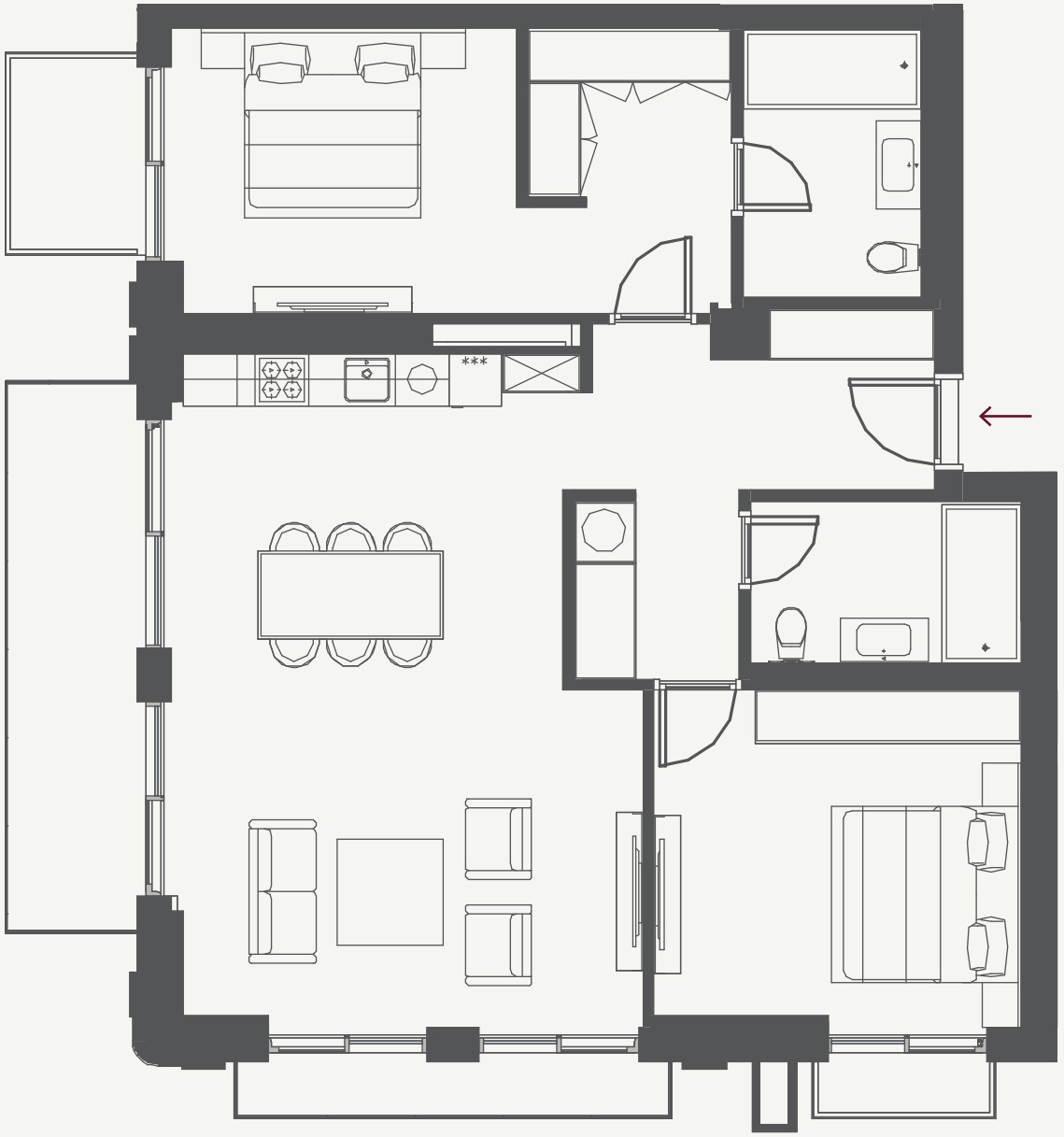
1 bathroom



Two-Bedroom

86 m² to 193 m²

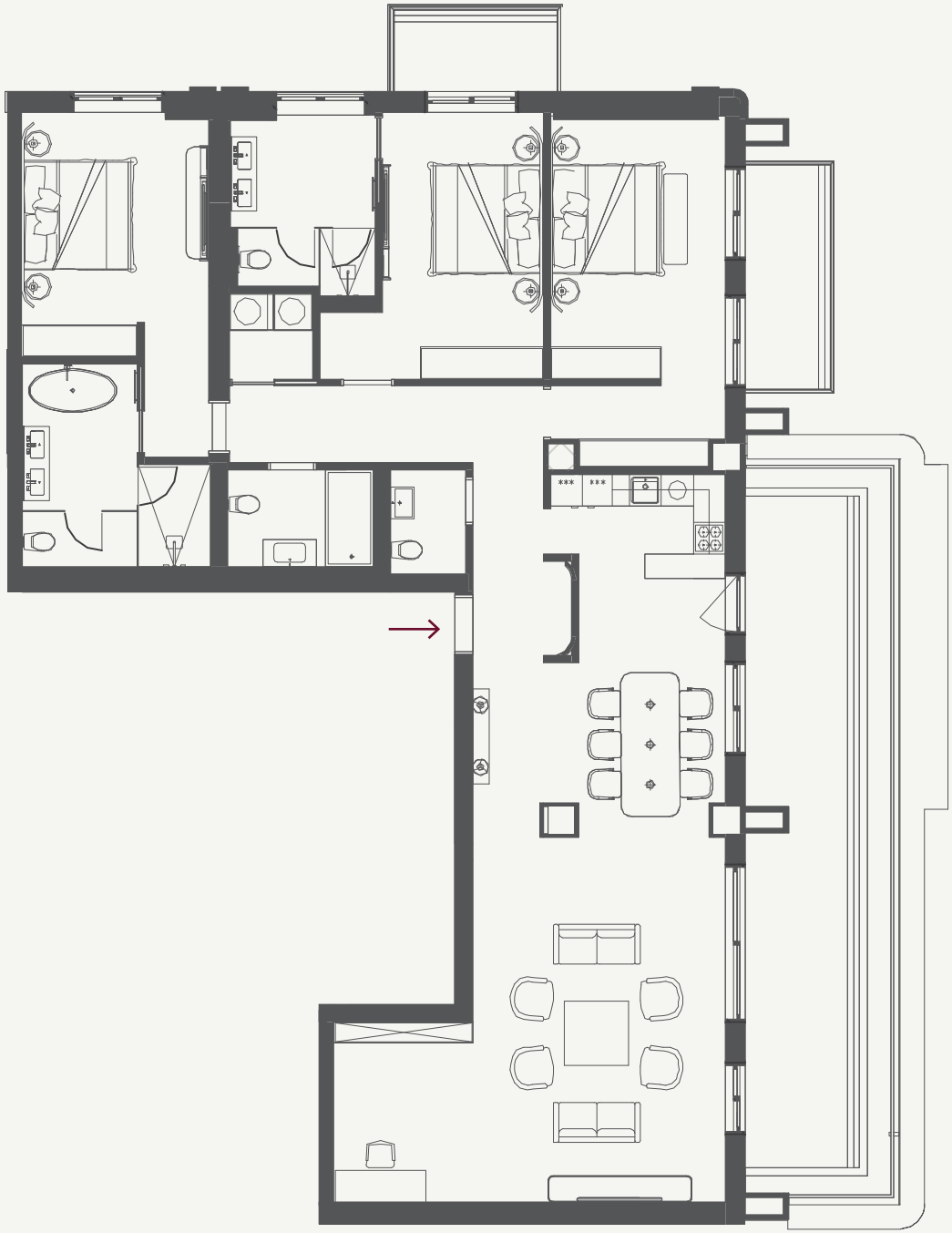
Two generously sized bedrooms
Expansive living and dining space
Master bedroom with en-suite bathroom
Large outdoor terrace



Three-Bedroom

210 m² to 419 m²

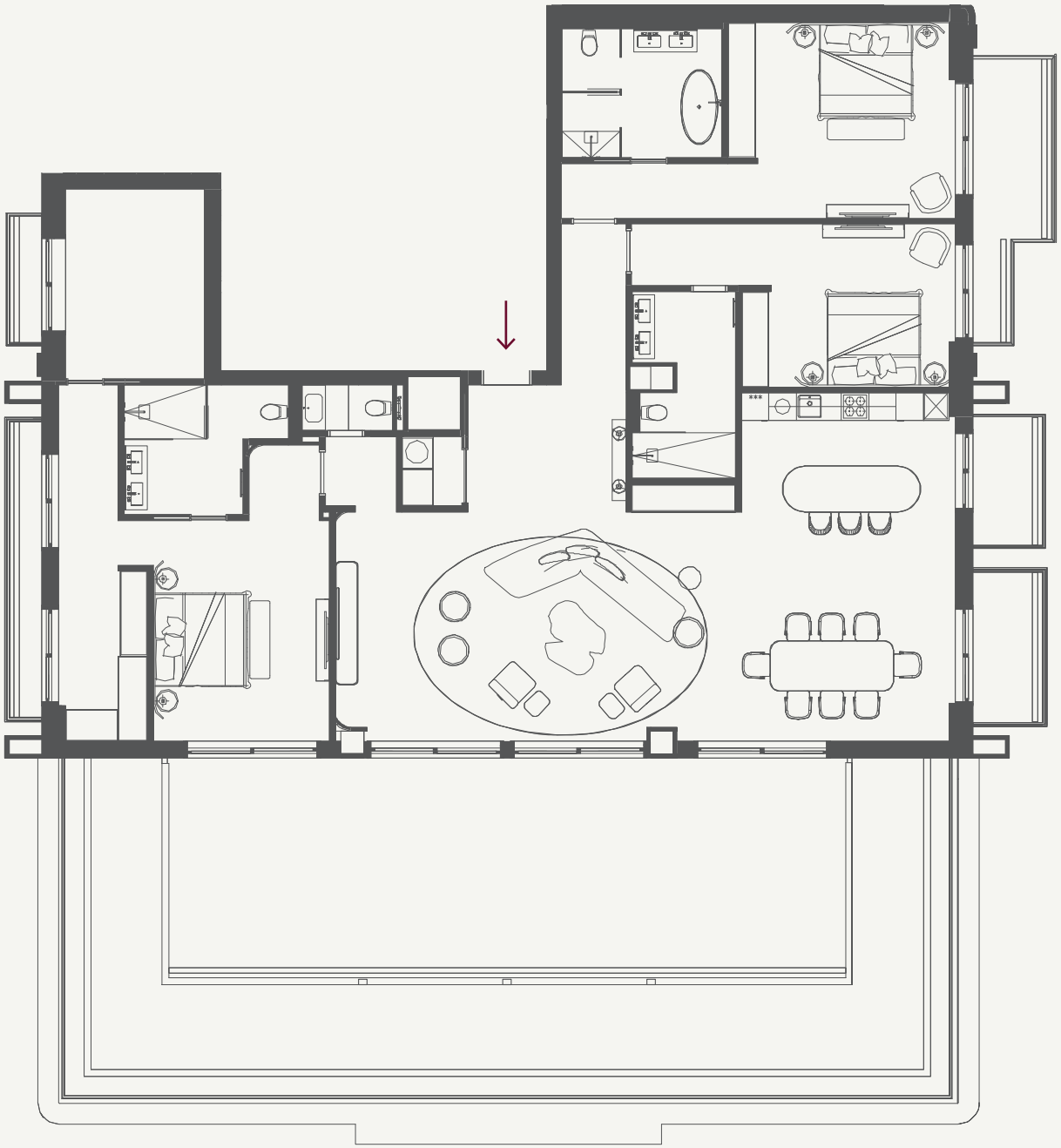
Three spacious and refined bedrooms
Expansive open-plan living and dining areas
Master bedroom with en-suite bathrooms
Generous terraces
Sea views



Penthouse

210 m² to 419 m²

Two and three elegant bedrooms
Master bedroom with en-suite bathroom
Spacious living and entertaining areas
Multiple private terraces
Up to three bathrooms
Panoramic sea views





Connect with Vero and Versa Residences

To learn more about pricing,
availability or personalised tours,
reach out to:
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www.portomontenegro.com

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PORTO MONTENEGRO