



PORTO MONTENEGRO  
*A life less ordinary*

**B O K A**  
P L A C E

A couple is sitting on a large, dark rock in the foreground, looking out over a vast landscape. The man on the left has a backpack and is wearing a dark jacket and jeans. The woman on the right is wearing a light-colored jacket, blue jeans, and a wide-brimmed hat. They are both looking towards the right side of the frame. The background features a wide bay or inlet, surrounded by rolling hills and mountains under a bright, hazy sky. The lighting is warm and golden, suggesting a sunset or sunrise. A thin, dark rectangular border is superimposed over the right side of the image, framing the text and the couple.

EXPLORE THE LIFE  
LESS ORDINARY



In the hidden Bay of Kotor, discover an Adriatic paradise of unprecedented beauty and charm. From its sparkling straits to a mountainous edge decorated with beaches, this cobalt cove is home to a destination like no other - a sanctuary and a playground.

## WELCOME TO BOKA PLACE

A glittering village infused with unexpected discovery and salt-kissed air, Porto Montenegro seduces people from all corners of the globe. Redefining waterfront living, it is a place of understated luxury where adventure and creative fulfilment are found. An exquisite yacht club, bustling bars and bistros, elegant boutiques, live music and family entertainment adorn the shimmering streets and squares that surround a superyacht marina and beckon you to the water's edge.

The new gateway to this splendour is a vibrant and eclectic urban enclave of opportunity, friendship and verve.





## A WORLD OF EXCITEMENT AND CONVIVIAL SOUL

Porto Montenegro's newest neighbourhood is alive with activity, a friendly spirit and transformative wellness at its core. A collection of spaces to eat, shop, stay and recharge, this is home to a diverse community founded on a desire to connect and to share. Boka Place welcomes, energises, comforts and inspires - it is open for all to enjoy. Designed to offer the best in urban-living, this is a dynamic hub where modern lifestyles thrive - a concept that enriches the whole waterfront experience at Porto Montenegro.

All generations come together to create a nurturing community where children play, friends meet, revellers laugh and families grow. They are bound in their pursuit for a life lived well. Colourful days are spent immersed in art, relaxing in buzzing cafes, refreshing mind and body in the wellness hub or simply at home. There is something for each instinct and every mood, a bed to rest and a place to dance.



# DISCOVER



**BOKA PLACE**

## THE GATEWAY TO PORTO MONTENEGRO AND A LIFE LESS ORDINARY

Boka Place sits on an elevated bank that overlooks the glamour and bustle of Porto Montenegro's waterfront village below. Set back from the Bay of Kotor but close enough to be infused with marine views and salted air, this is the point where the vitality of urban-inspired living meets the restorative nature of the Adriatic Sea.



## A NEIGHBOURHOOD OF COMPANIONSHIP AND VERVE

Explore this urban enclave of lively escapades and join the bustle of its everyday. At Boka Place, life flows organically around a central square - the point at which all elements connect and intertwine, where people meet and new synergies form. Spaces beckon you to stay, laugh and play in contemporary comfort and in the company of friends. From SIRO, a wellness-infused hotel by Kerzner International, to a leisure hub filled with boutiques, pop-up galleries and after-hours alchemy, there is everything you need to indulge all expected whims and any impulsive desires.

## MEMORABLE MOMENTS CURATED THROUGH SPATIAL INTELLIGENCE AND DESIGN

With architectural design that works to encourage, guide and chaperone social activity, Boka Place instigates then nurtures lasting connections throughout the community. The central square serves as the focus of the neighbourhood and is the point at which urban-living meets the outdoors - it is the place where people gather among water features and leafy spaces in a deeply rooted climate of togetherness. Fluid engineering and clever integration throughout the development provide a sense of freedom and the room to breathe, yet with an enviable sense of companionship and belonging.





## BOTANICAL SPACES THAT REVITALISE AND AWAKEN

In a neighbourhood floating above waterfront life, here the boundaries of urban architecture and the great outdoors blur. Interiors spill out to open spaces while natural light, sunsets and greenery meander inside. Botanical gardens, hanging flower beds and living walls soften the edges of glass and stone to create an environment of luscious relaxation - a sanctuary in which to unwind. Reflective pools at podium level tumble down to meet the bustle of the town square, cooling the air and stirring the spirit. And plant-infused walkways and various leisure areas provide the canvas for extraordinary experiences for all to craft and to share.



A young couple is shown from the chest up, standing outdoors. The woman on the left has long, wavy brown hair and is wearing a white sleeveless top with a floral pattern. She is smiling and looking towards the right. The man on the right has short dark hair, a beard, and is wearing sunglasses and a dark t-shirt. He is holding two ice cream cones. The background is a bright, slightly cloudy sky. The word "BELONG" is overlaid in large, outlined letters across the middle of the image.

BELONG

## WHERE LIFE IS AS LIVELY AS THE DAYS ARE EASY

Immerse yourself in a life of styled comfort and wellbeing amid this urban enclave. Here, residents are offered bespoke lifestyle services and a wealth of amenities in which to indulge. Free from the complexities of the modern world but contemporary in design, you can choose from a range of SIRO-managed or private residences. All interiors are fresh, clean canvases, empowering you to create your own interpretation of extraordinary living. While outside, communal spaces pulse with activity, providing the opportunity to forge enriching connections with neighbours and the room for your family to grow.





## INTUITIVE HOMES AWASH WITH NATURAL LIGHT

Open-plan living spaces are flooded with natural light - calming and uplifting in equal measure. Sunsoaked balconies present awe-inspiring views of Porto Montenegro's lively marina and soothing horizon beyond. Whilst SIRO-managed residences have been crafted to champion your wellbeing every day with fitness elements discreetly embedded into the architecture, Boka Place's private residences offer a fresh perspective on luxury living with elegant finishes and exclusive access to hidden gardens and an infinity pool.

## THE RESIDENCES

144 SIRO-managed residences with fitness and wellness facilities on their doorstep

69 private residences with exclusive access to an infinity pool.  
These apartments can also be managed as part of  
Porto Montenegro's M-Residences rental management scheme

SIRO-managed residence owners will enjoy access to the pool, gym,  
sauna and steam room of the wellness hub

Both the SIRO-managed and private residences offer a mix of studios,  
one, two and three-bedroom apartments and penthouses and two and  
three-bedroom duplexes

The open-plan design features floor-to-ceiling windows

Outdoor living spaces offer impressive views of Porto Montenegro's  
marina, Boka Bay and the mountains

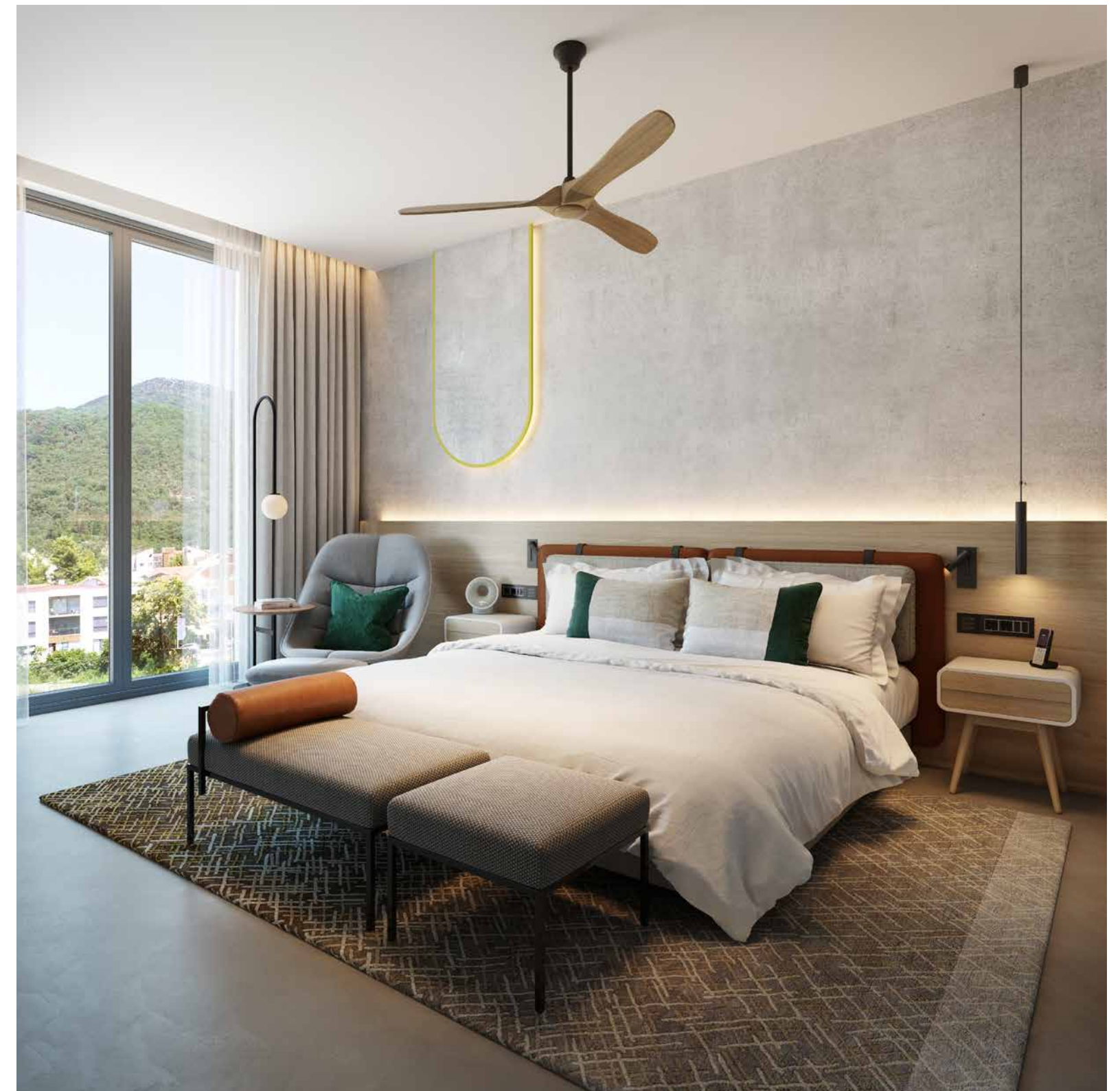
All five buildings have direct links to the underground garage and parking

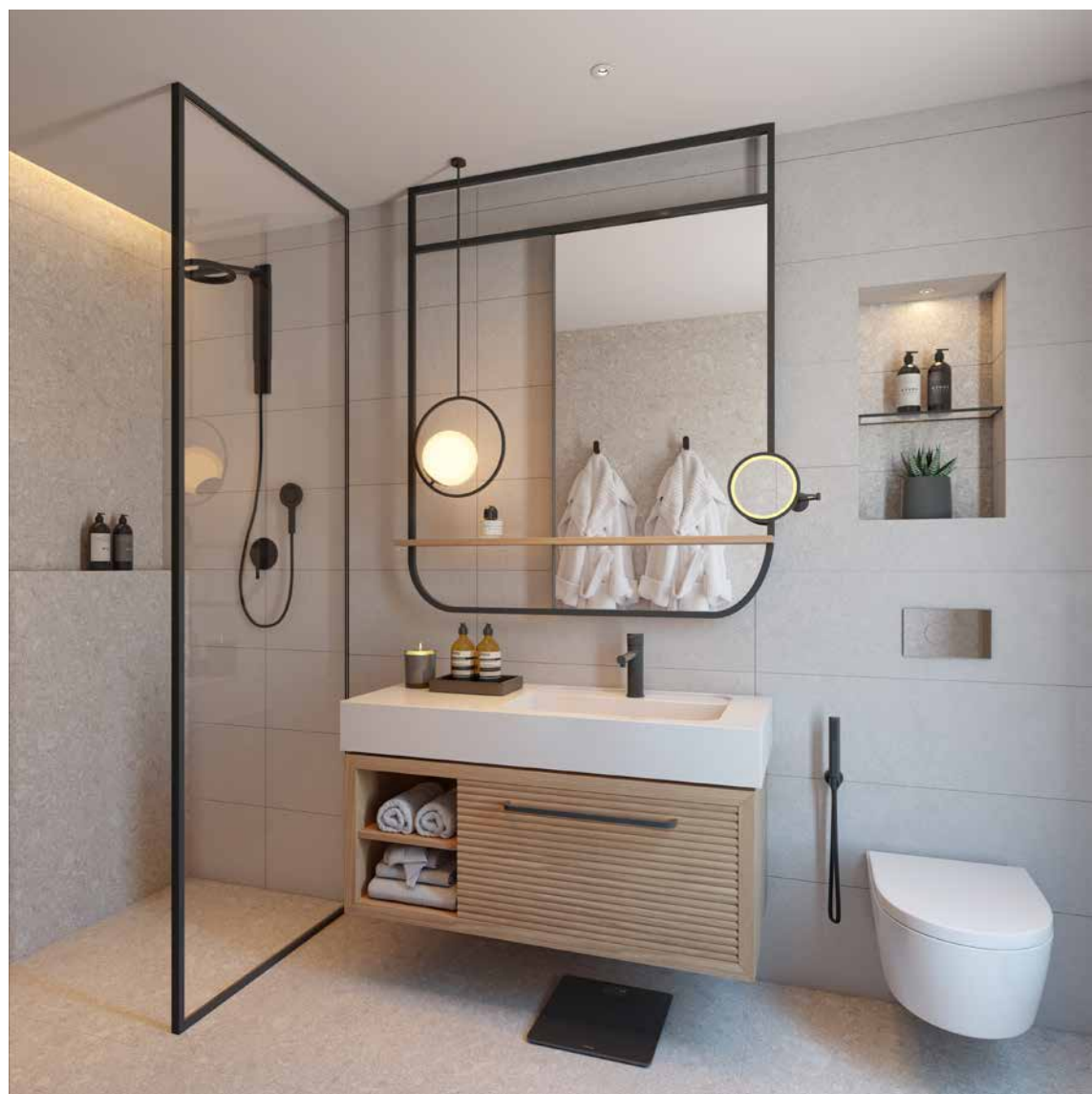
Studios from EUR 190,000

1-bedroom apartments from EUR 265,000

2-bedroom apartments from EUR 347,000

Penthouses POA







REFRESH



SIRO

360 VITALITY HUB

## THE DESTINATION FOR VITALITY

At the heart of Boka Place is SIRO, a 360° vitality hub that fuses transformative social spaces with a high-octane fitness studio and restorative wellness. Forging an environment that elevates personal performance and nurtures like-minded human connections. Feel-good food offerings, a juice lab, and a panoramic rooftop bar contribute to the vibrancy of this magnetic destination. Not just an address, SIRO is a lifestyle, a community and a calling.

## A HIGH-PERFORMANCE STUDIO TAKING FITNESS TO NEW LEVELS

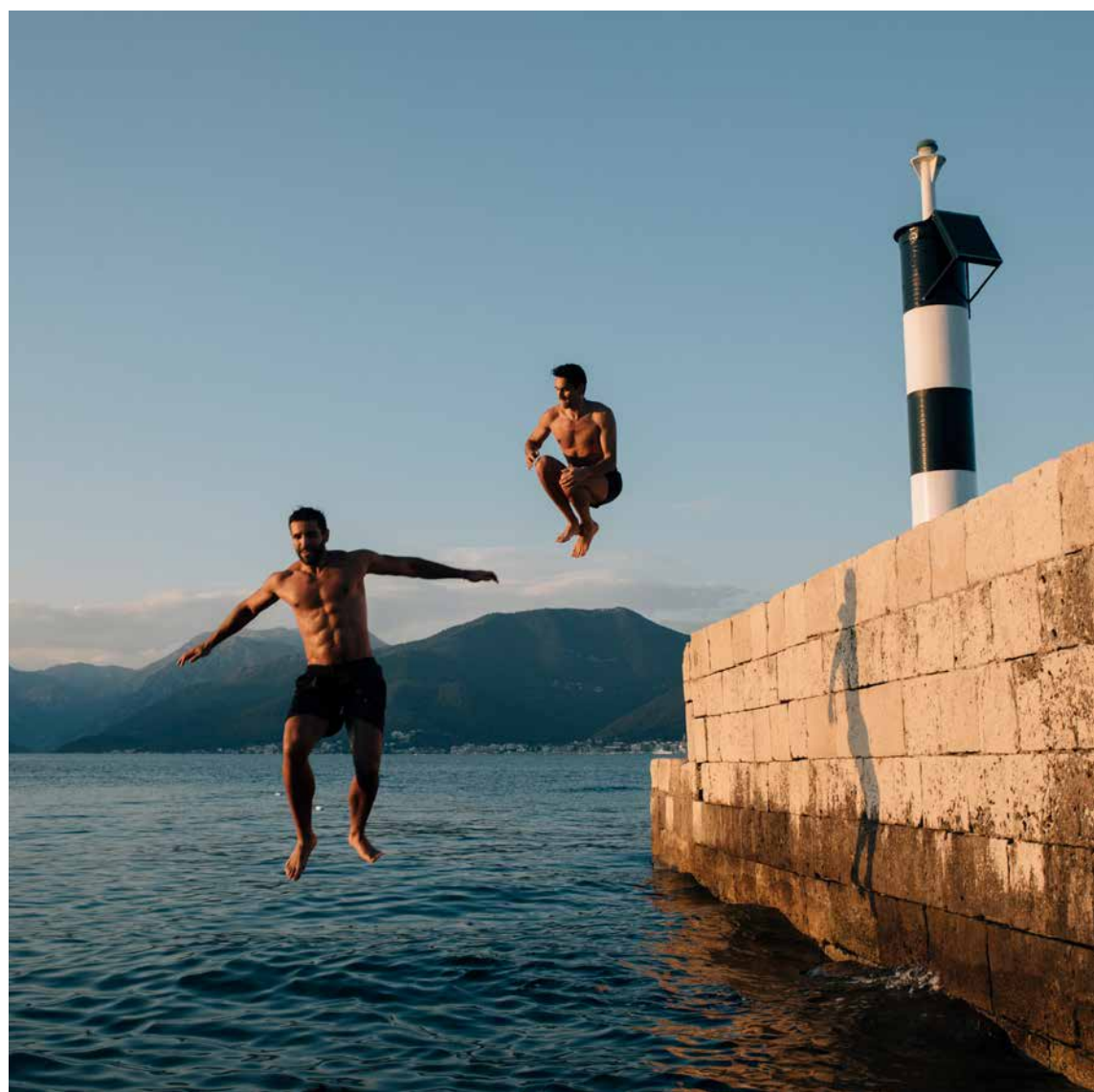
Welcome to peak performance. SIRO's specialist fitness centre has an immersive and compelling atmosphere, designed to elicit optimum personal growth. Featuring elite trainers, cutting-edge equipment, yoga and movement studios, as well as an iconic 'experience box', it will capture new fitness fans and impress the most discerning established athletes.





## A HAVEN OF PURE, UNINTERRUPTED WELLBEING

With an infrared sauna, flotation tank, cryotherapy room and recovery lab offering performance-driven therapies, nowhere restores calm and wellbeing quite like SIRO. Step off the street or out of an energetic class and feel enveloped in a new state of mind. Venture outside and discover a 20-metre pool and jacuzzi under a retractable roof, allowing you to train all year round or just relax in summer's warmth. A source of endless inspiration and uncompromised conditioning, SIRO leaves you feeling better than you ever thought possible.



## SIRO

360° vitality hub featuring managed residences, hotel rooms, specialised wellness and lifestyle offerings

240 keys across four buildings, of which 96 are hotel rooms and 144 are managed residences

Double-height lobby, feel-good food and beverage concepts, rooftop bar, interactive social areas, concept retail and co-working spaces

The high-performance fitness club features signature equipment as well as studios for workouts, yoga and dance. Plus, the iconic 'experience box' - an immersive studio with club style lighting and sound effects as well as a striking XL screen

The wellness hub includes revitalisation treatment rooms, an infrared sauna, flotation tank, cryotherapy room, meditation hideaway and recovery lab

A 20-metre pool and jacuzzi with retractable roof





# REVEAL



## GASTRONOMIC JOURNEYS AND CONVIVIAL ADVENTURES

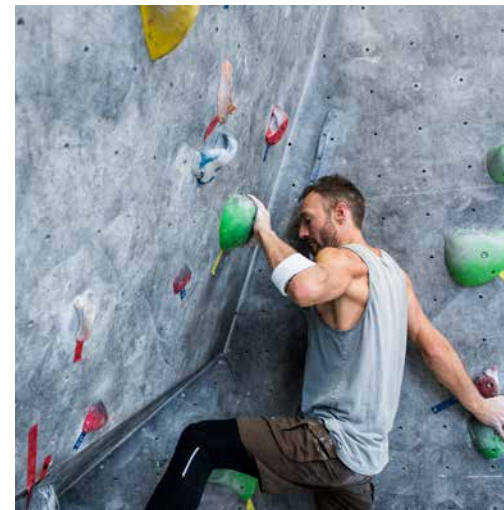
Devour new flavours and delicacies from a growing collection of cafés and restaurants at Boka Place. With connectivity and friendship sitting at the core of the development, meeting others to eat and drink is not just a way of life but a culture which is here to stay. From refined gastronomy to laidback lunching, international specialities to timeless classics, there is something to suit every age and every taste. Providing the drum to the inner-city heartbeat, sizzling kitchens create dishes over which new and old relationships thrive. As families and friends take their place at tables across the piazza, culinary encounters and savoured time are served up to all.



## RETAIL SPACES THAT KNOW NO BOUNDS

All your favourite everyday sport, fashion, footwear and accessories are to be found at Boka Place alongside high quality groceries and even automotive showrooms. This shopping hub is the recreational heart of Boka Place and takes advantage of the Mediterranean climate to blend the indoors with the outside world. The main supermarket offers fresh produce, oven-warm breads from the café-bakery, freshly-prepared dishes to take away and convenience to all around. On weekends, the central square is transformed into a bustling hub of local traders displaying everything from meats and cheeses to painted art and glittering trinkets. Visitors from afar meet here to peruse new treasures before stopping for lunch amid the sounds of live music and softly bubbling laughter.





## A WEALTH OF ACTIVITIES TO FILL YOUR DAYS

When you are not out sailing, playing tennis or perfecting your downward dog, there is a myriad of activities for the young, the seniors and everyone in-between. Whilst the atrium's climbing wall grants thrill for adrenaline-seekers and keeps the kids amused, interactive art displays and surprising hang-out areas decorate the space with excitement and create delight for all. A capacious multiplex cinema provides year-round entertainment for the entire family no matter what the weather and the multitude of kids' play-areas afford you the luxury of free-time to browse boutiques and bookshops or to sit back with a coffee and watch the world go by. Across the seasons, a number of pop-up experiences come and go, adding to the ever-changing landscape of Boka Place and offering renewed fascination every time you visit.

## EAT, SHOP AND PLAY

An open concept mall includes sports and fashion boutiques, urban high street designers, pop-up experience stores, car and motorcycle showrooms and homeware outlets

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A shopping hub anchored by a large supermarket and multi-screen luxury cinema complex

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A myriad of dining experiences, from coffee to cocktails, grab-and-go salads and lavish dinners

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Entertainment attractions include an indoor climbing wall, weekend markets, kids' play areas, interactive art displays and an on-going calendar of pop-up events and experiences





BE A PART OF THE  
EXTRAORDINARY

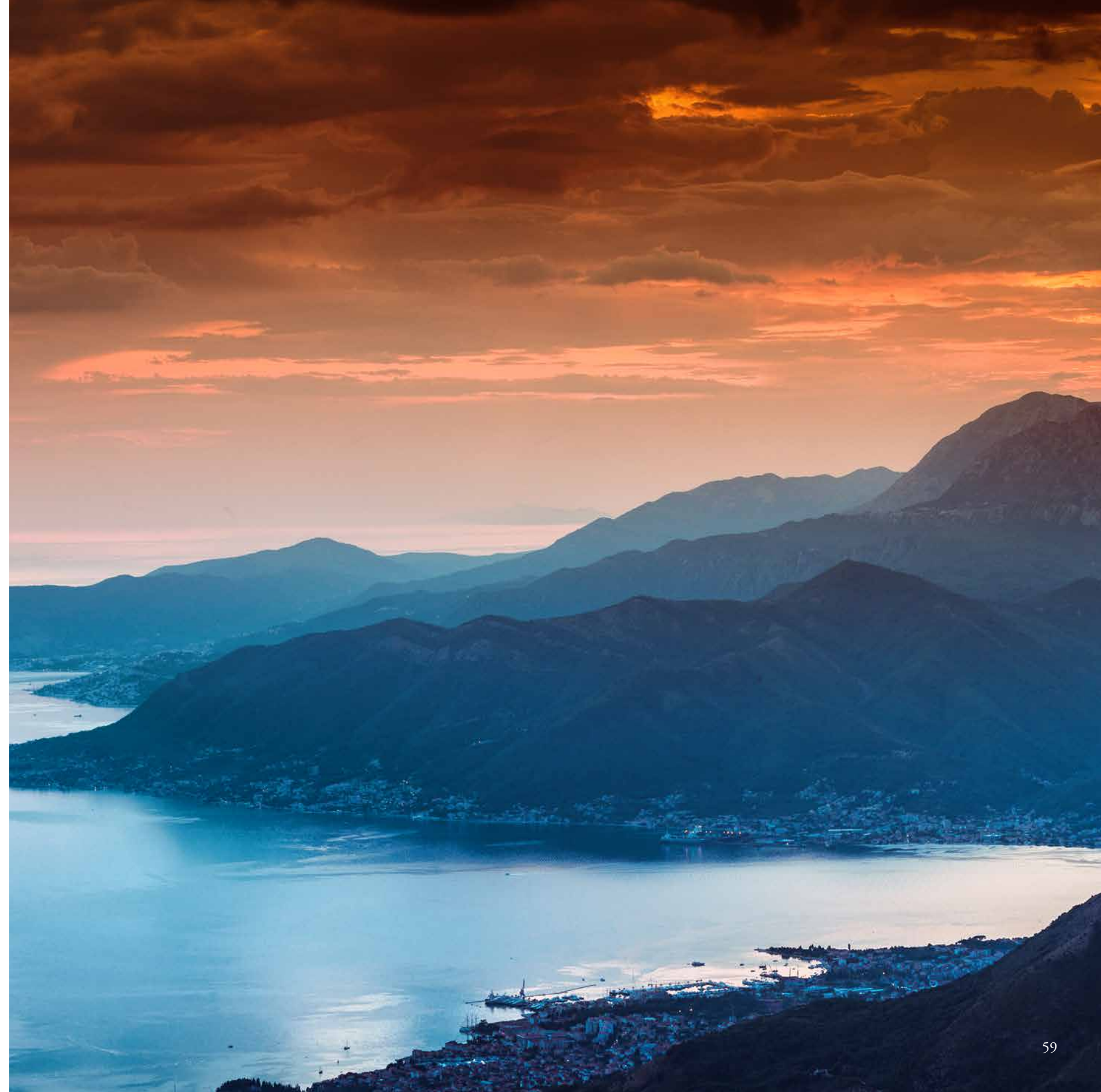


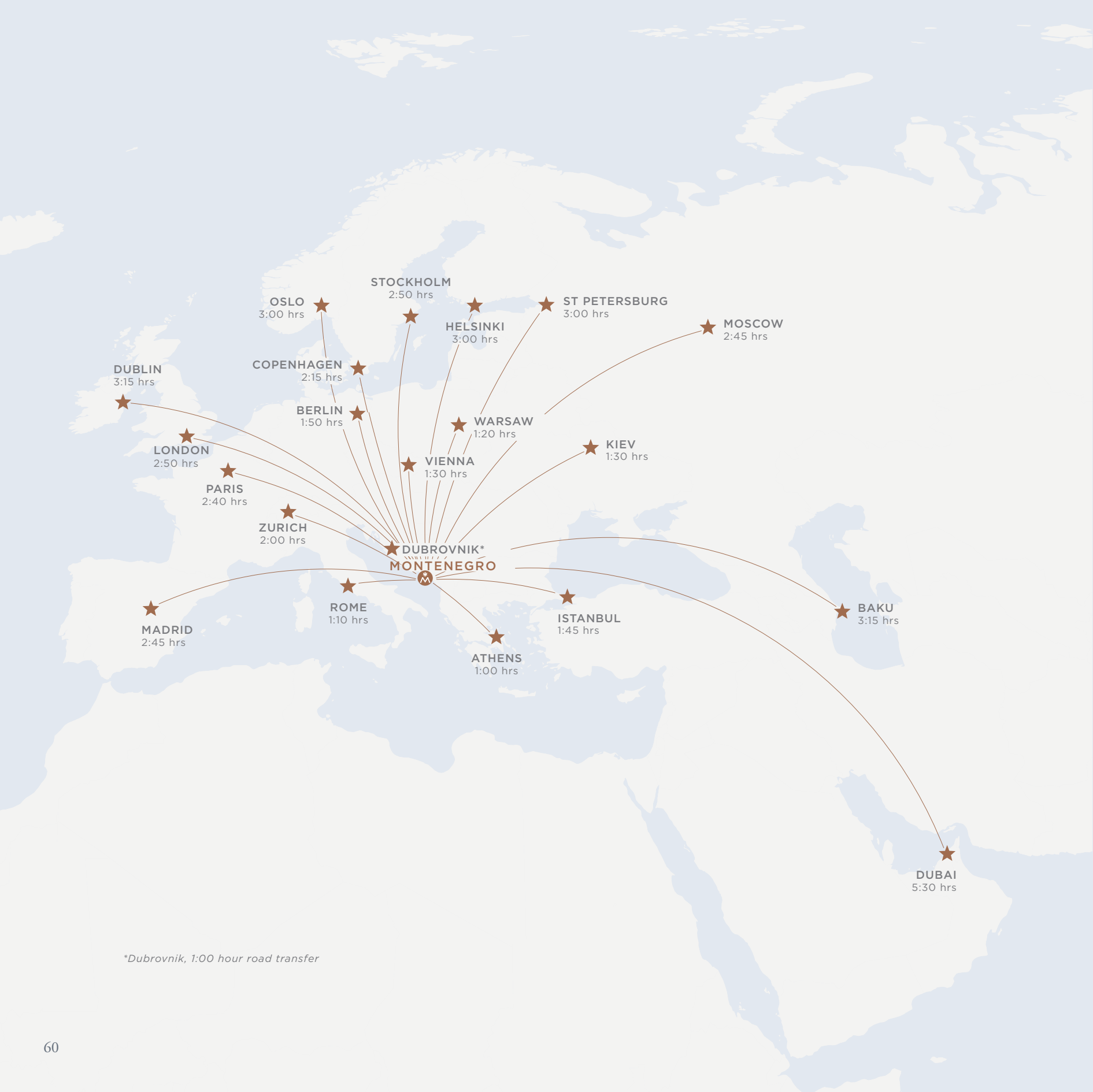
## A SANCTUARY AND A PLAYGROUND

Wedge between rugged mountains and cerulean waters is a glistening seaside port that reinvents the idea of waterfront living to form a place of unexpected creativity and new adventure. An old naval base transformed into a playground of beauty and soul, here you'll find an eclectic mix of people united in their insatiable desire for a life less ordinary. Inspired by the world's leading centres in the arts, innovation, business and glamour and yet taking on a persona of its own, this destination is an organic source of true alchemy, spectacle and verve. Where once they restored ships, now unique moments are crafted and treasured memories held. From a shimmering marina framed by outlets of luxury retail and laidback dining to the elegant five-star Regent Hotel, the Knightsbridge Schools International and the ground-breaking SIRO 360° vitality hub, this is a place of established splendour.

## EUROPE'S HIDDEN GEM

For so many years, the allure of Montenegro was reserved for its locals and neighbours but as word of its unique charm has spread, this exquisite destination is fast becoming a travel mecca with a five-star future. With mountains that drop dramatically to the crystal clear waters of the Adriatic, the Montenegrin coast is alive with exquisite scenery and enchanting opportunity. As ancient walls rise proudly from the limestone and pebble beaches shy away in forested bays, the quaint islands and glistening sea caves along the shoreline only add to the splendour. This is a place of wonder and impossible natural beauty. This is home to the extraordinary.





\*Dubrovnik, 1:00 hour road transfer

## LOCATED IN THE WINDING BAY OF THE ADRIATIC SEA

For centuries, Boka Bay was a bustling harbour servicing Venetian ships on their journey to the East. Located on the doorstep to Europe or the gateway to Asia, Montenegro is an Adriatic gem that is home to 295km of coastline peppered with islands and glittering ports. With easy access to traditional Mediterranean cruising grounds, Greece and the nearby Croatian archipelago, it has continued to prove a popular destination for sailors and lovers of the ocean to this day.

## CITIZENSHIP BY INVESTMENT PROGRAMME (CBI)

Be an eternal part of this extraordinary nation courtesy of Montenegro's Citizen by Investment Programme. Buying a managed residence at Boka Place gives you the rare and exciting chance to participate in the scheme and gain Montenegrin citizenship. The scheme is open to all foreigners who make a defined contribution to the country and offers the unique opportunity to obtain a Montenegrin passport upon investment - a donation to a government development fund and the purchase of a property. A legacy investment for your family, the Montenegrin passport allows free movement across 124 countries including the Schengen Area and with the country's planned EU accession by 2025, as a holder, you will be eligible to a host of additional benefits.

For more information as well as property payment terms or details on Montenegro's favourable taxation laws, please contact the Porto Montenegro sales team.





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