



**PORTO MONTENEGRO**

ZETA RESIDENCES

## Zeta Residences Concept

Ideally situated on Porto Montenegro's main pedestrian boulevard, only one block from the sea, residences enjoy large garden terrace spaces and west-facing views to the waterfront.



- High-specification studios, one-bedroom and two-bedroom residences from €145,000 to €850,000 (including VAT)
- Situated on 'Sailor's Street', Porto Montenegro's shopping avenue with direct access to a wide range of cafés, shops and restaurants
- Featuring a rooftop pool and entertainment area, private parking, security and 24-hour concierge

# Zeta Residences

Residences designed to maximise view lines through to the waterfront

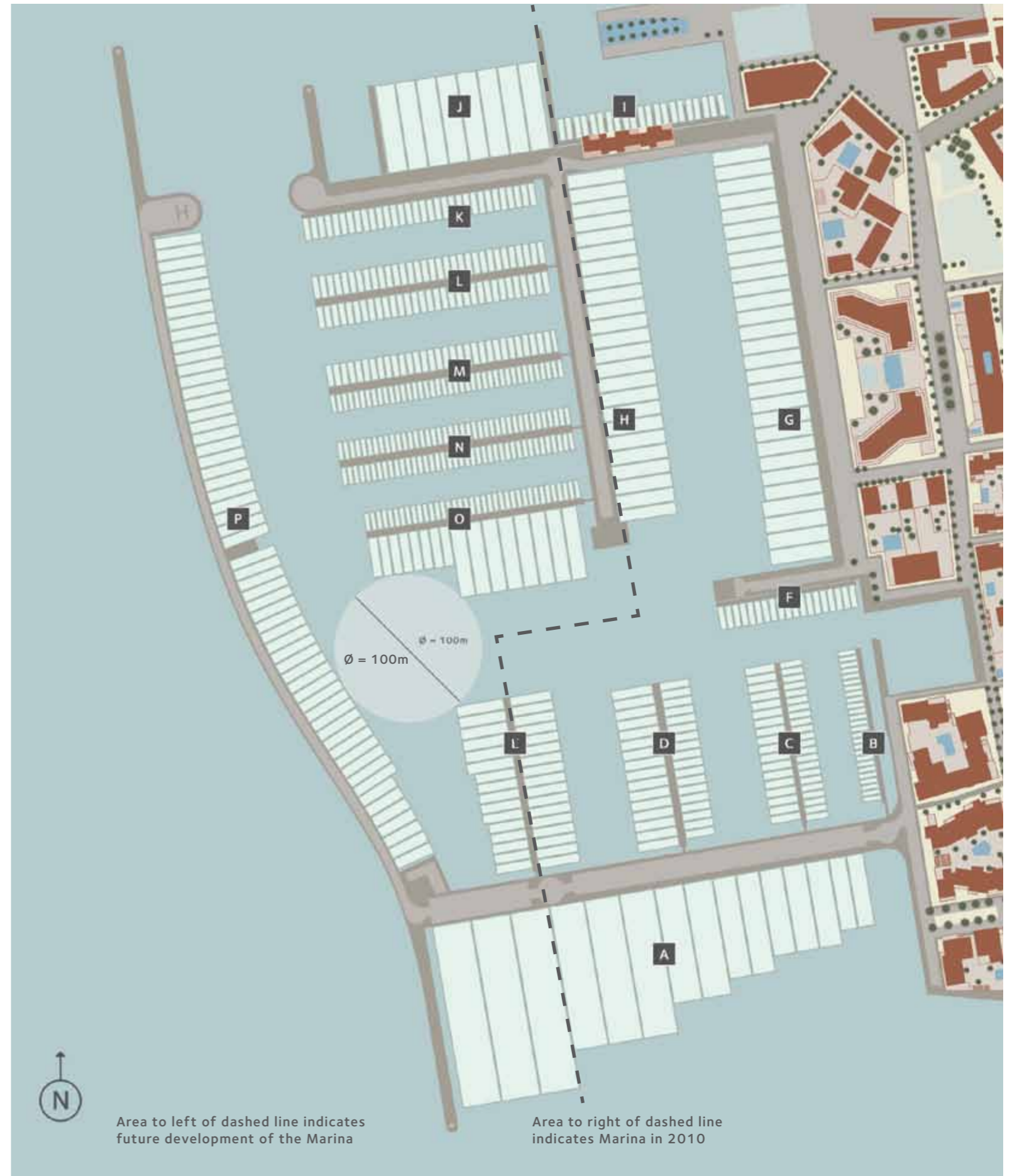
## KEY

- |    |                            |
|----|----------------------------|
| 1  | CAPTAIN'S PARK             |
| 2  | CHANDLERY                  |
| 3  | HOTEL DEVELOPMENT          |
| 4  | FUEL BERTH                 |
| 5  | GENERAL MARINA             |
| 6  | HARBOUR MASTER             |
| 7  | INTERNATIONAL SCHOOL       |
| 8  | YACHT CLUB                 |
| 9  | MEGAYACHT BERTHS           |
| 10 | NAUTICAL MUSEUM            |
| 11 | PROTECTED HARBOUR ENTRANCE |
| 12 | SUPERYACHT HARBOUR         |
| 13 | TIVAT TOWN CENTRE          |
| 14 | VENICE SQUARE              |
| 15 | VILLAGE MAIN PIAZZA        |
| 16 | VILLAGE PROMENADE          |



# The Marina

- Opened in June 2009
- One of the very few integrated state-of-the-art marina and residential offerings of its kind
- Ideally situated in the centre of the world's finest cruising ground between Venice and Corfu
- Tax and duty-free fuel
- Offering 600 berths of which 130 are for yachts between 30 and 140 meters in length
- Porto Montenegro concierge and yacht assist is available 24 hours a day, 7 days a week
- Porto Montenegro Sport & Tennis Club opened in early 2010 featuring tennis and squash courts, bowling, billiards and fitness facilities



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# Residential Purchase Process

## Unit Reservation

Buyers may secure a unit in their name with a non-refundable Reservation Deposit of €10,000 and by submitting a signed Reservation Agreement.

Upon receipt of the deposit, the unit 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 must 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 €10,000 Reservation Deposit will be contributed to the first of the stage payments, which will be as follows:

**Stage 1 Payment:**

25% (plus VAT) on signature of Sales and Purchase Agreement

**Stage 2 Payment:**

25% (plus VAT) on completion of core and shell

**Stage 3 Payment:**

25% (plus VAT) on completion of interior lock-off

**Stage 4 Payment:**

25% (plus VAT) on building completion

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# Residence Specifications

## Entrance Halls

Engineered timber floors  
Bespoke hardwood entrance door from communal areas or first floor courtyard

## Reception Rooms

Stone floors  
Over-sized double-glazed sliding and French doors to outside terraces  
Ceiling height up to 2.9m

## Kitchens

Engineered hardwood timber floors  
Bespoke hardwood kitchen cabinetry  
Granite worktops and tiled splashbacks  
Miele kitchen appliances to include:  
Induction hob  
Fridge/freezer  
Combination oven/microwave  
Dishwasher  
Extractor hood  
Stainless steel sink

Ceiling height up to 2.75m  
The following integrated appliances and optional upgrades may be available in select residences:

- Double oven
- Separate microwave
- Wine cooler
- Coffee machine
- Warming drawers
- Stainless steel double sink with waste disposal
- Granite splashbacks
- Bespoke polished hardwood cabinetry

## Master Bedrooms

Engineered hardwood timber floors  
Over-sized double-glazed doors to outside terraces or primary views  
Bespoke hardwood doors through to dressing room and master bathroom

## Master Bathrooms

Stone floors  
Duravit or Villeroy & Boch sanitaryware  
Bespoke vanity unit with mirrored medicine cabinets above  
Undermounted bath tub with bath side panel (in some residences)

Hansgrohe taps and fittings in polished chrome  
Hansgrohe bathroom accessories in polished chrome  
Underfloor heating  
Optional upgrade to Dornbracht taps, fittings and bathroom accessories in polished chrome

## Guest Bedrooms

Engineered hardwood floors  
Over-sized double-glazed doors and large windows to outside terraces or primary views

## Guest Bathrooms

Stone floors  
Painted timber vanity unit with shelving  
Hansgrohe taps and fittings in polished chrome  
Hansgrohe bathroom accessories in polished chrome  
Underfloor heating

## Utility Rooms

Ceramic tile floor  
Optional Bosch separate washing machine and tumble dryer if residence size allows  
Stainless steel undermounted sink

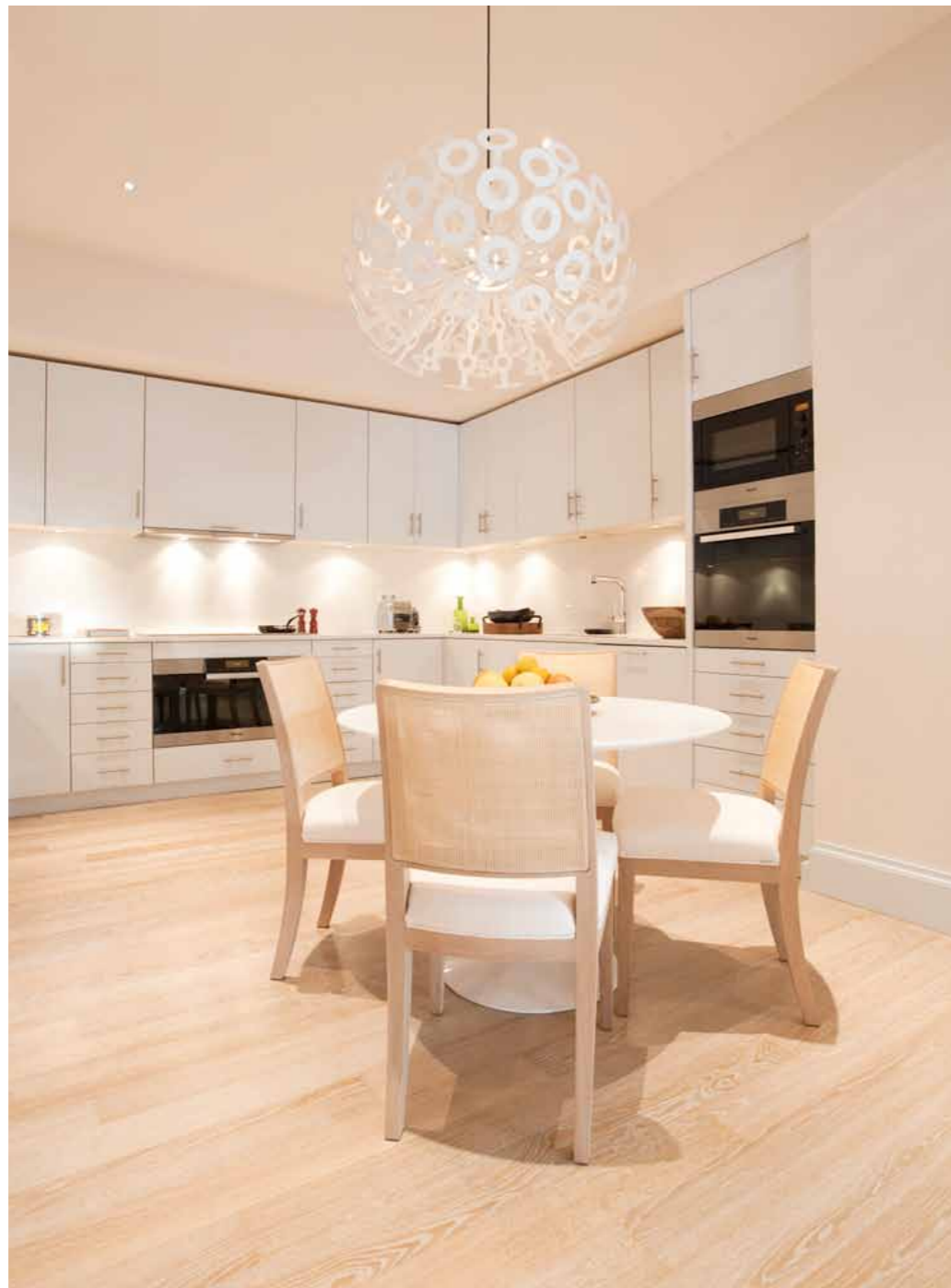
## Outside Living

Stone floors  
Martin Lane Fox designed terrace landscaping in select residences  
Optional upgrade to timber pergola or retractable awnings to lounge area  
Optional upgrade to plunge pool with integrated seating (in some residences)

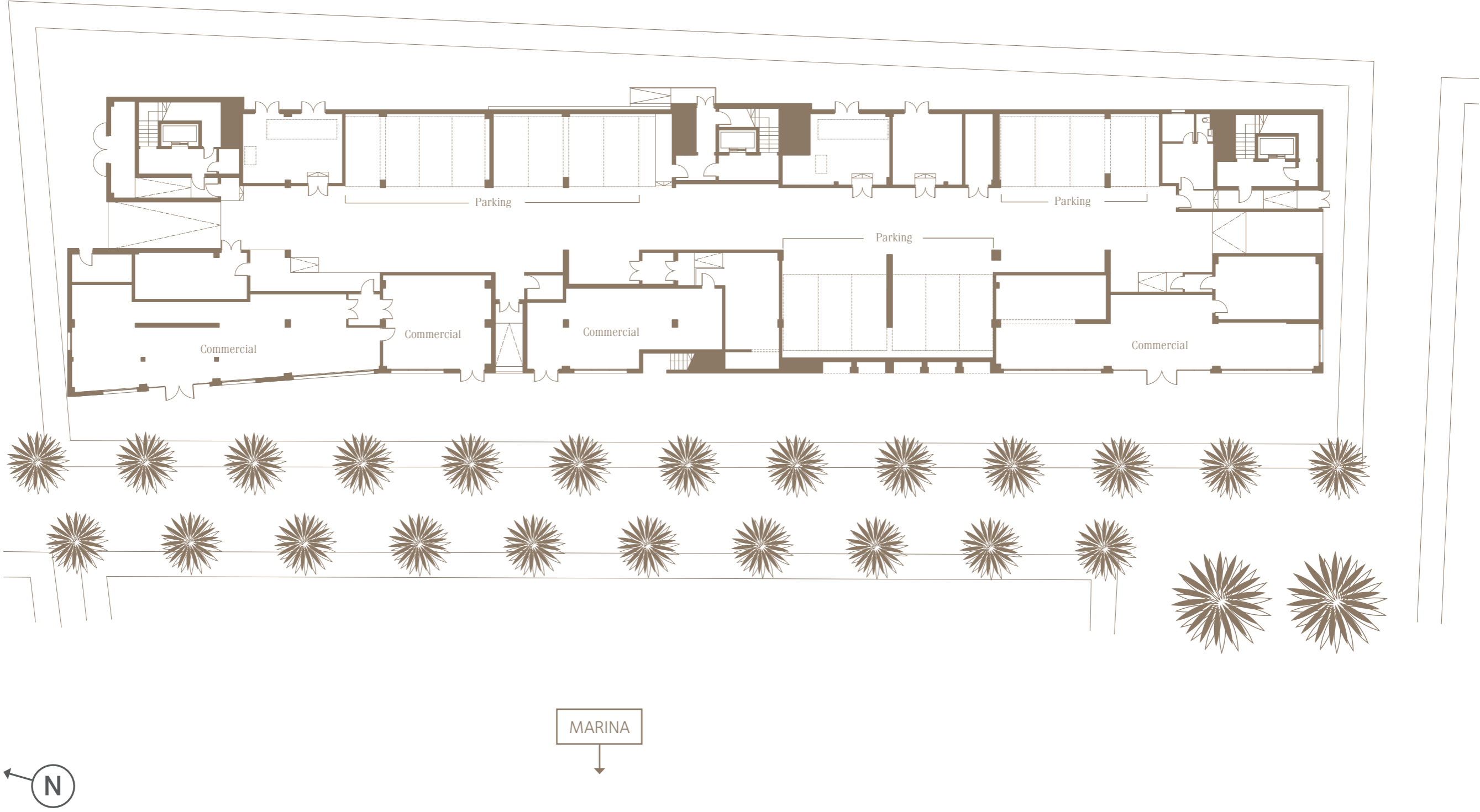
## Other

Concealed air-conditioning and heating throughout  
Elevator access from building foyer and/or parking garage  
Internet access  
CCTV system for building entry  
Double-glazed windows to high thermal and acoustic standards  
External and internal floors and walls designed and insulated to high thermal and acoustic standards

# Interior Design Concepts



# Ground Floor



# First Floor

## Residence 101

INTERNAL AREA	134 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	134 SQM
BERTH LENGTH	20 M

## Residence 102

INTERNAL AREA	37 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	37 SQM
BERTH LENGTH	15 M

## Residence 103

INTERNAL AREA	112 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	112 SQM
BERTH LENGTH	20 M

## Residence 104

INTERNAL AREA	37 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	37 SQM
BERTH LENGTH	15 M

## Residence 105

INTERNAL AREA	111 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	111 SQM
BERTH LENGTH	20 M

## Residence 106

INTERNAL AREA	37 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	37 SQM
BERTH LENGTH	15 M

## Residence 107

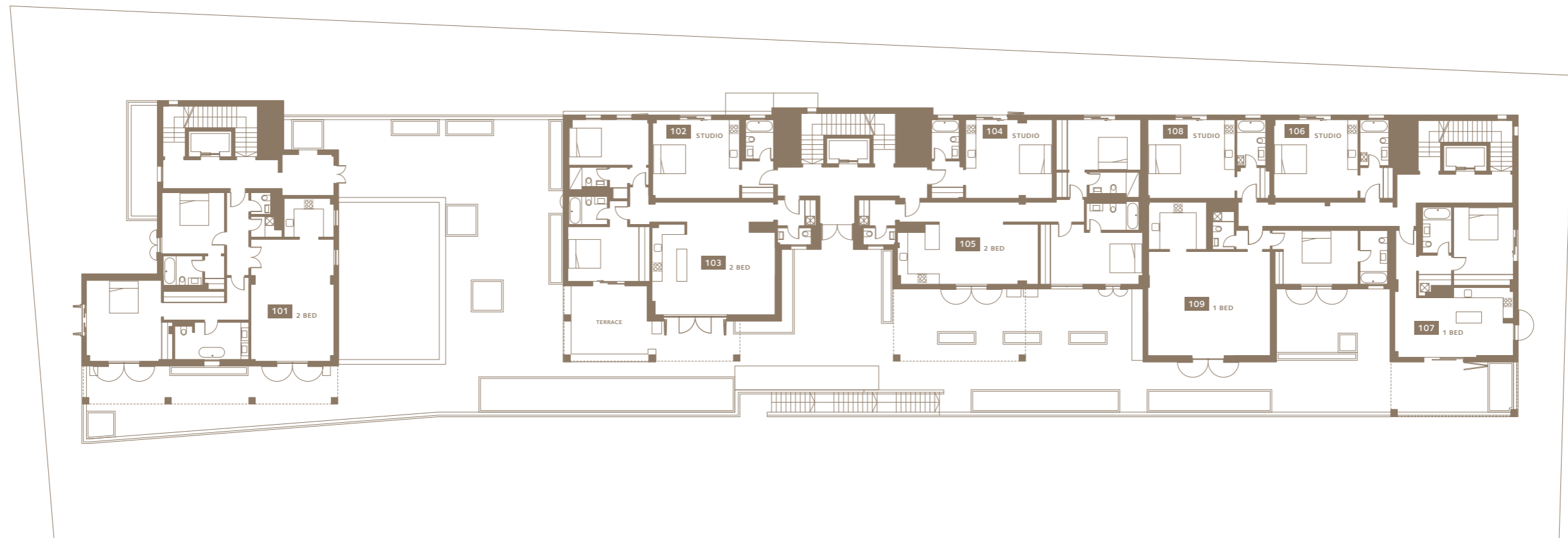
INTERNAL AREA	66 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	66 SQM
BERTH LENGTH	20 M

## Residence 108

INTERNAL AREA	38 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	38 SQM
BERTH LENGTH	15 M

## Residence 109

INTERNAL AREA	93 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	93 SQM
BERTH LENGTH	20 M



# Second Floor

## Residence 201

INTERNAL AREA	134 SQM
EXTERNAL AREA	33 SQM
TOTAL AREA	167 SQM
BERTH LENGTH	20 M

## Residence 202

INTERNAL AREA	37 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	37 SQM
BERTH LENGTH	15 M

## Residence 203

INTERNAL AREA	115 SQM
EXTERNAL AREA	35 SQM
TOTAL AREA	150 SQM
BERTH LENGTH	20 M

## Residence 204

INTERNAL AREA	37 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	37 SQM
BERTH LENGTH	15 M

## Residence 205

INTERNAL AREA	114 SQM
EXTERNAL AREA	33 SQM
TOTAL AREA	147 SQM
BERTH LENGTH	20 M

## Residence 206

INTERNAL AREA	37 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	37 SQM
BERTH LENGTH	15 M

## Residence 207

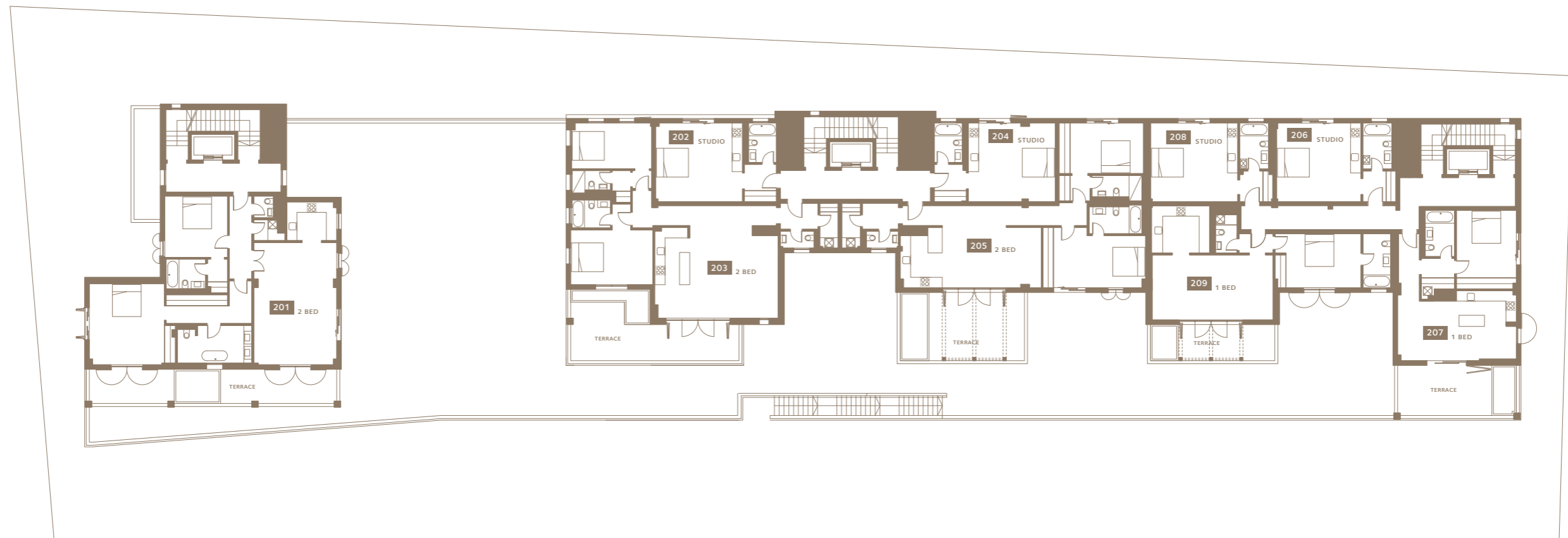
INTERNAL AREA	66 SQM
EXTERNAL AREA	23 SQM
TOTAL AREA	89 SQM
BERTH LENGTH	20 M

## Residence 208

INTERNAL AREA	38 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	38 SQM
BERTH LENGTH	15 M

## Residence 209

INTERNAL AREA	75 SQM
EXTERNAL AREA	18 SQM
TOTAL AREA	93 SQM
BERTH LENGTH	20 M



# Third Floor

## Residence 301

INTERNAL AREA	134 SQM
EXTERNAL AREA	33 SQM
TOTAL AREA	167 SQM
BERTH LENGTH	20 M

## Residence 302

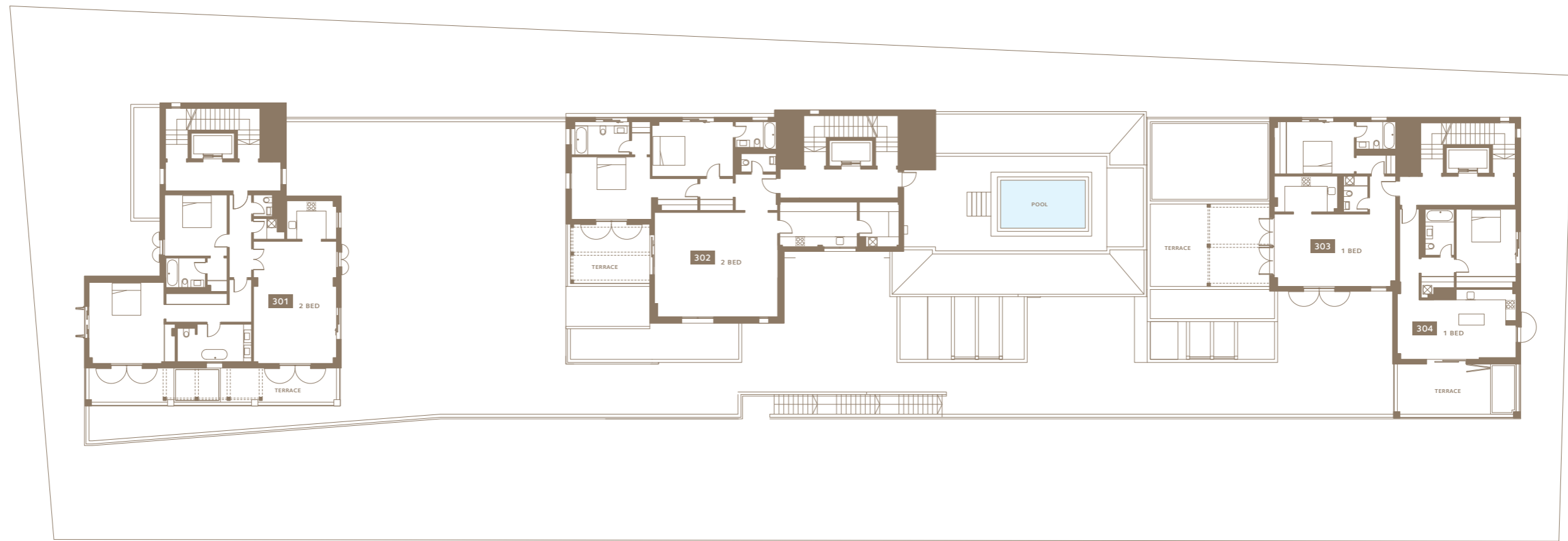
INTERNAL AREA	146 SQM
EXTERNAL AREA	18 SQM
TOTAL AREA	164 SQM
BERTH LENGTH	30 M

## Residence 303

INTERNAL AREA	79 SQM
EXTERNAL AREA	77 SQM
TOTAL AREA	156 SQM
BERTH LENGTH	20 M

## Residence 304

INTERNAL AREA	68 SQM
EXTERNAL AREA	23 SQM
TOTAL AREA	91 SQM
BERTH LENGTH	20 M

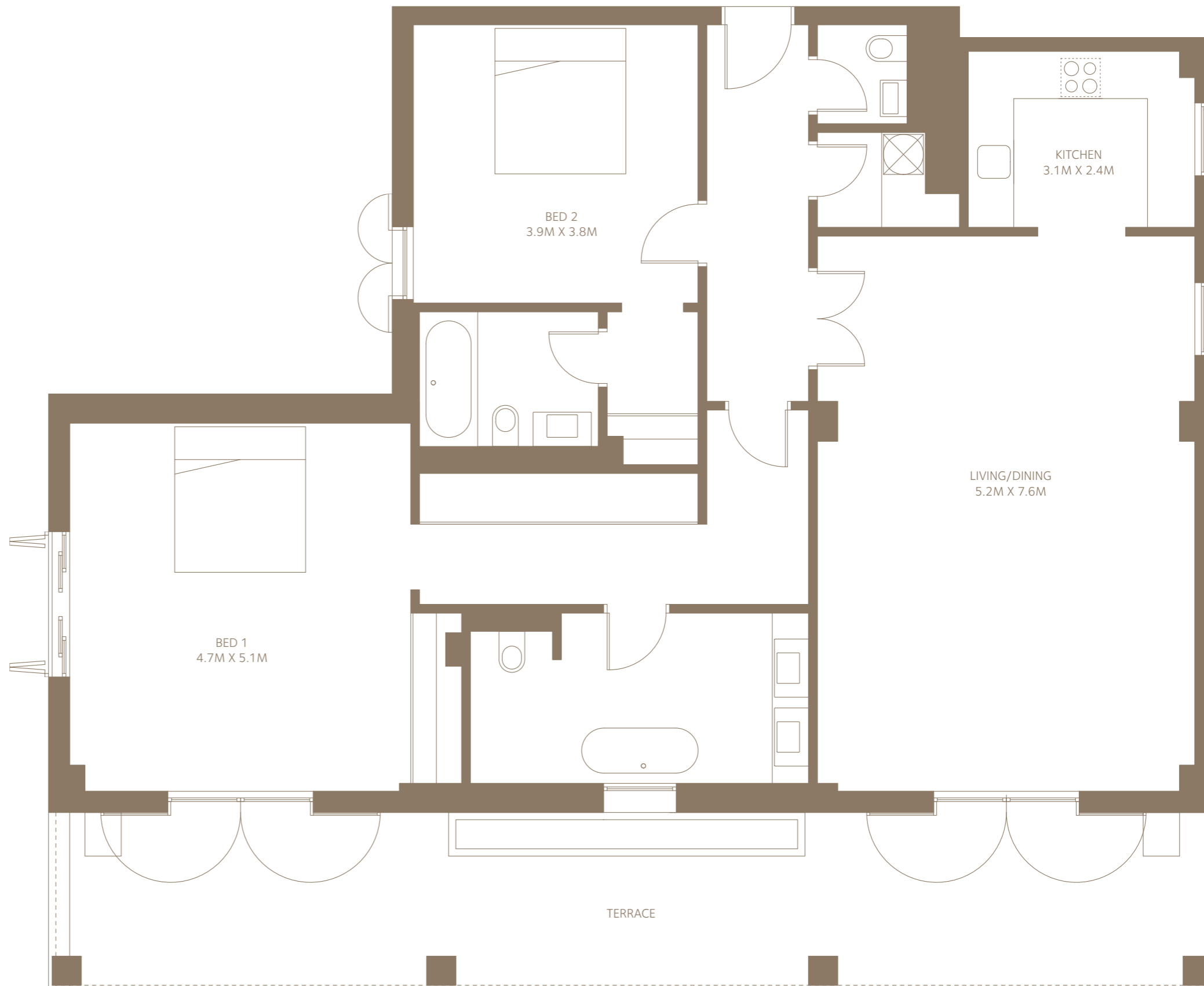


MARINA



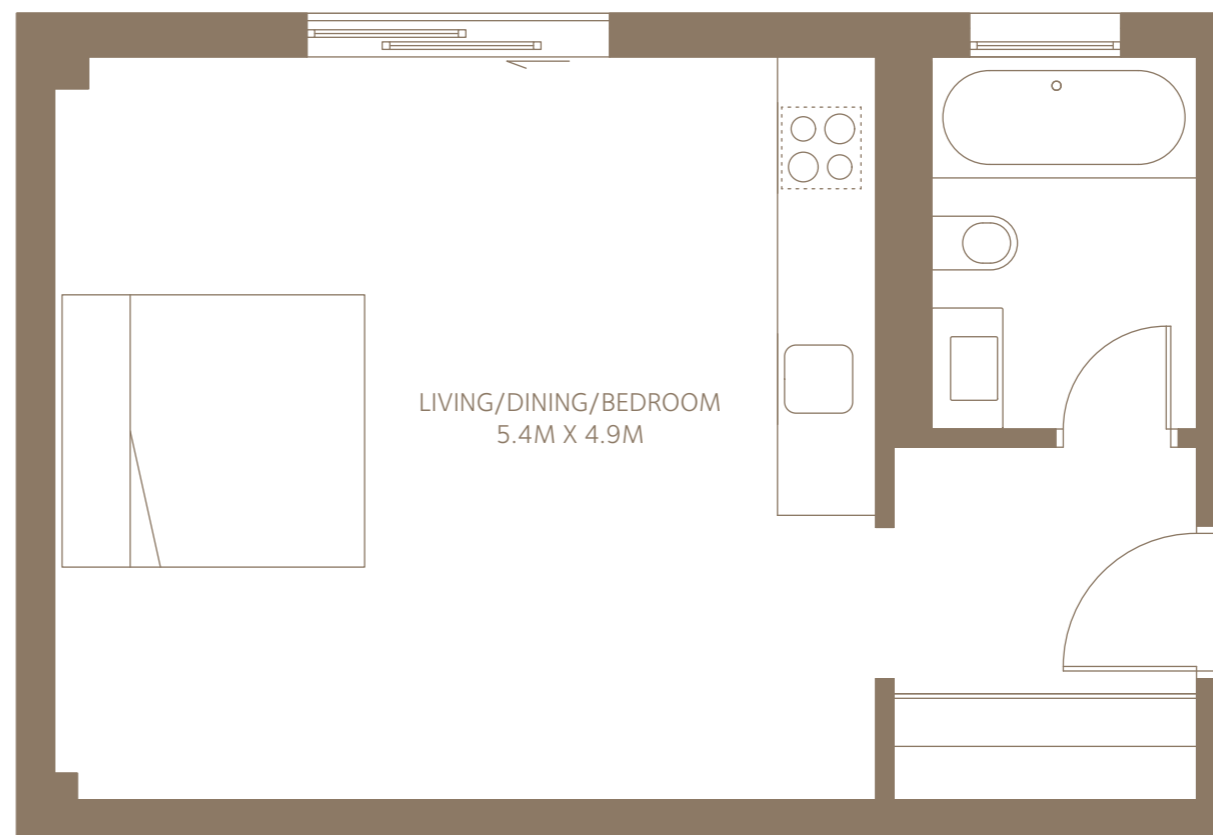
# Residence 101

INTERNAL AREA	134 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	134 SQM
BERTH LENGTH	20M



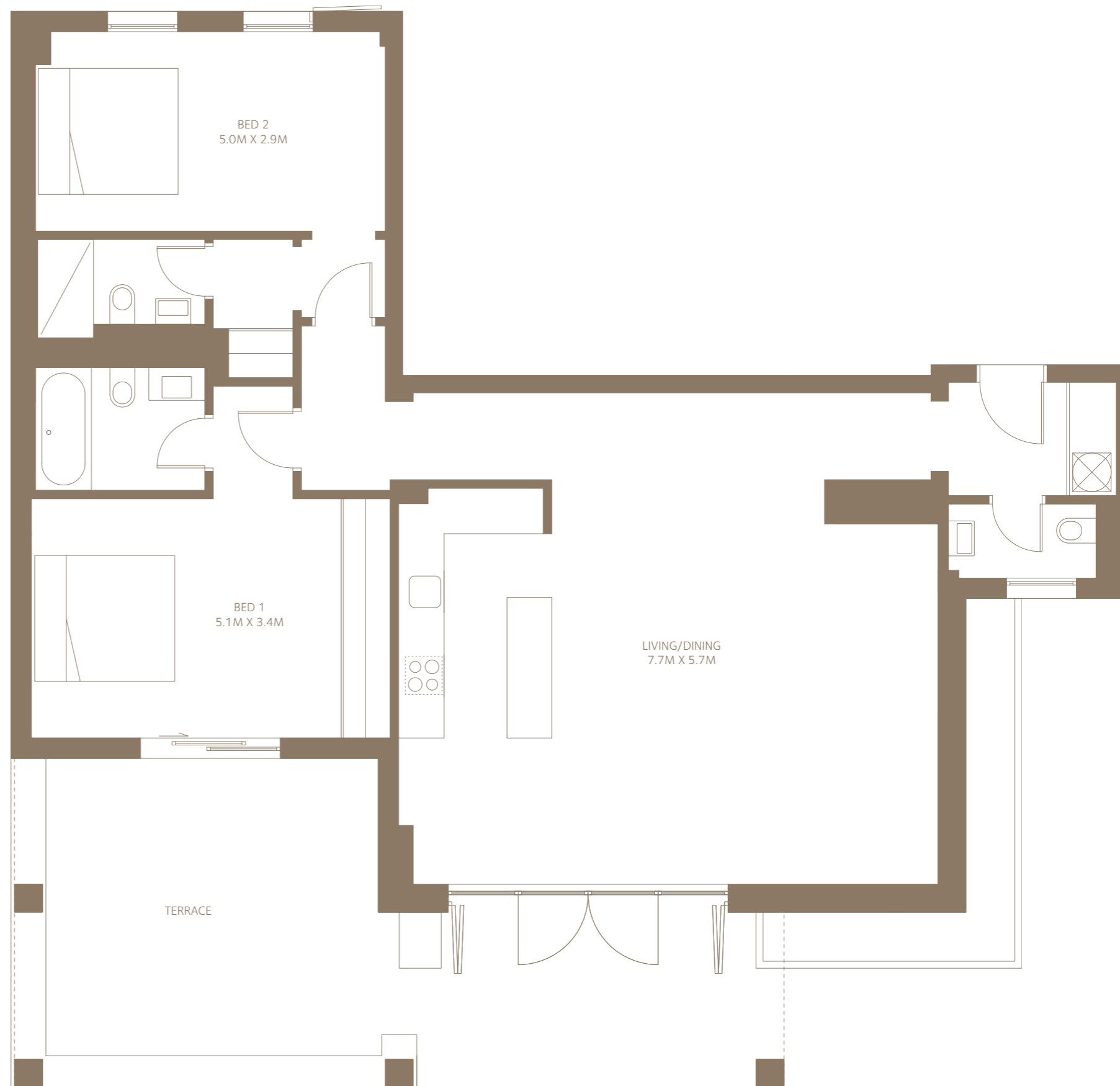
# Residence 102

INTERNAL AREA	37 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	37 SQM
BERTH LENGTH	15M



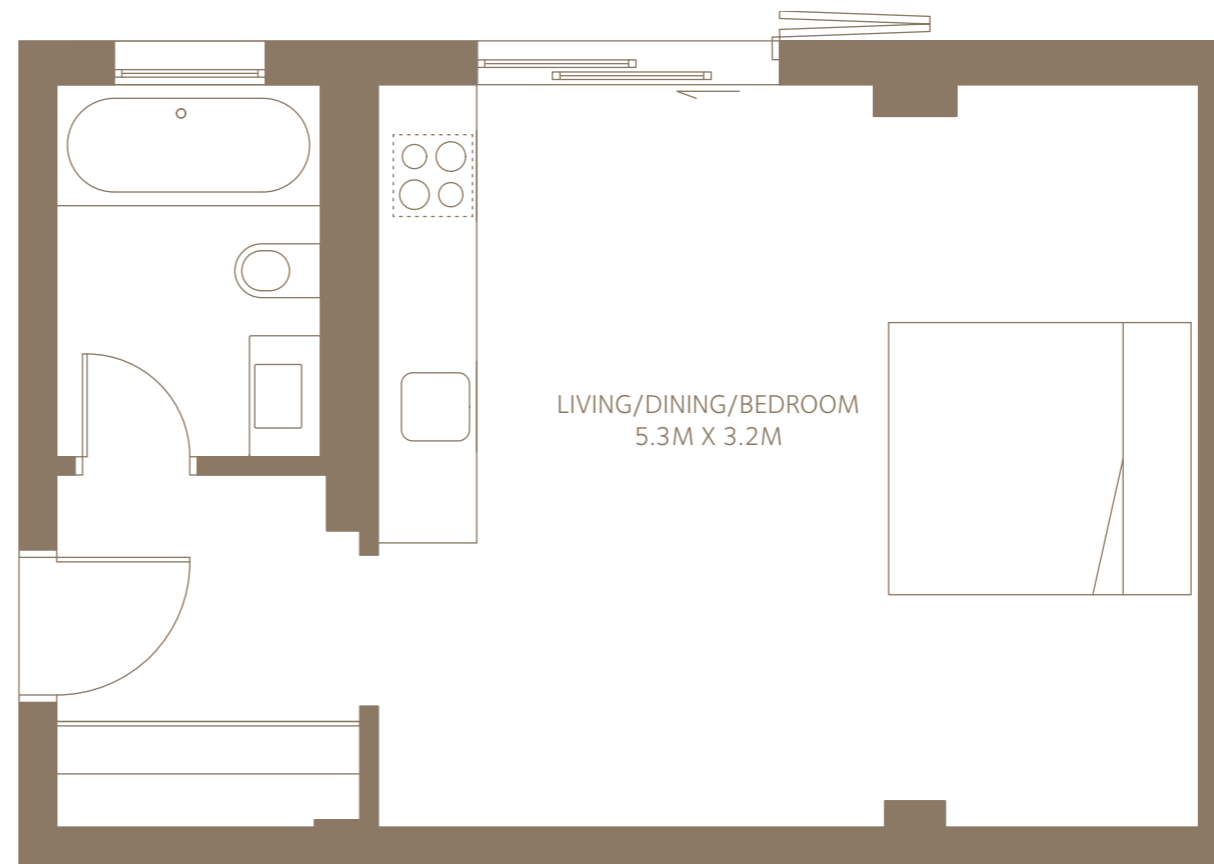
# Residence 103

INTERNAL AREA	112 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	112 SQM
BERTH LENGTH	20M



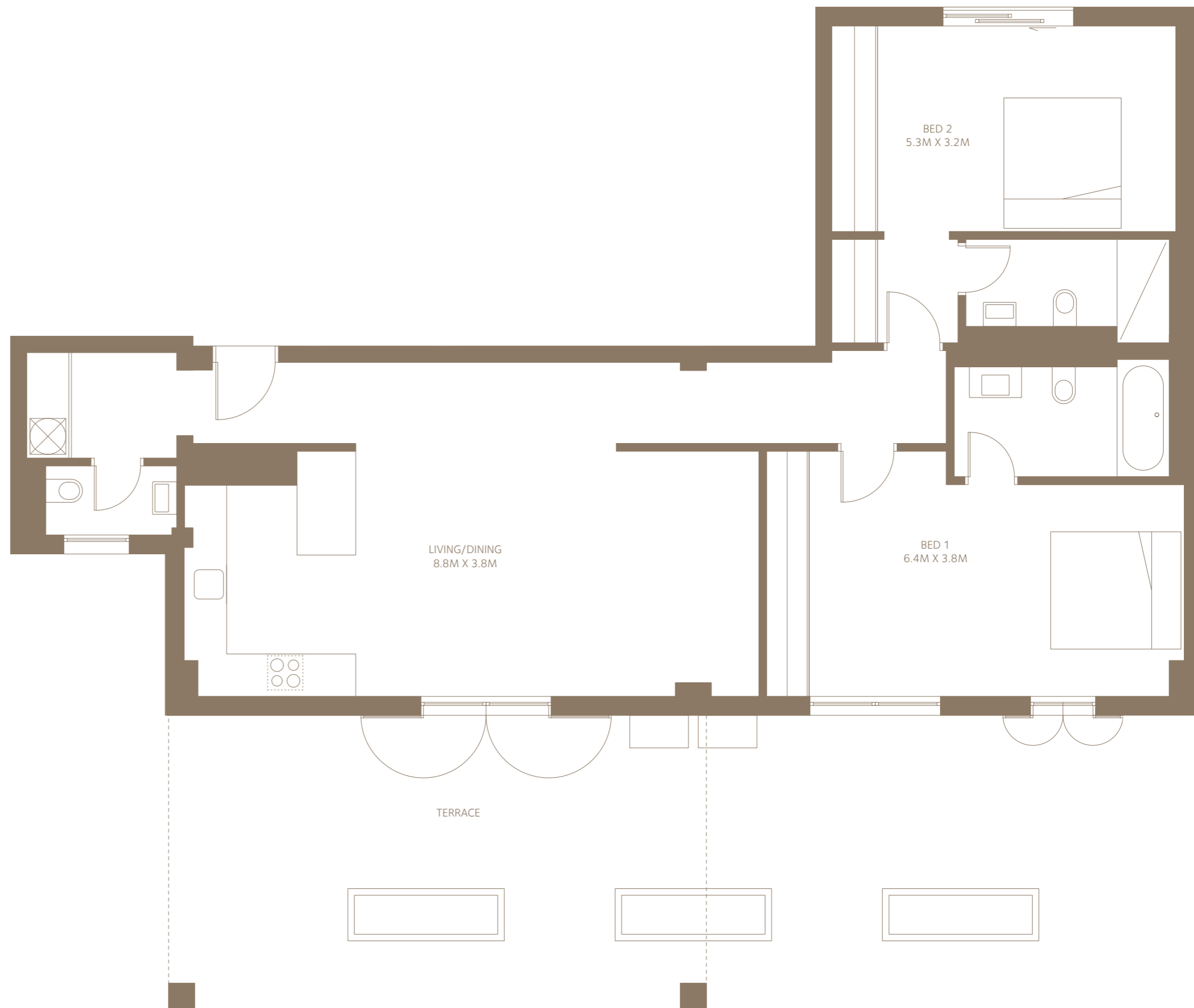
# Residence 104

INTERNAL AREA	37 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	37 SQM
BERTH LENGTH	15M



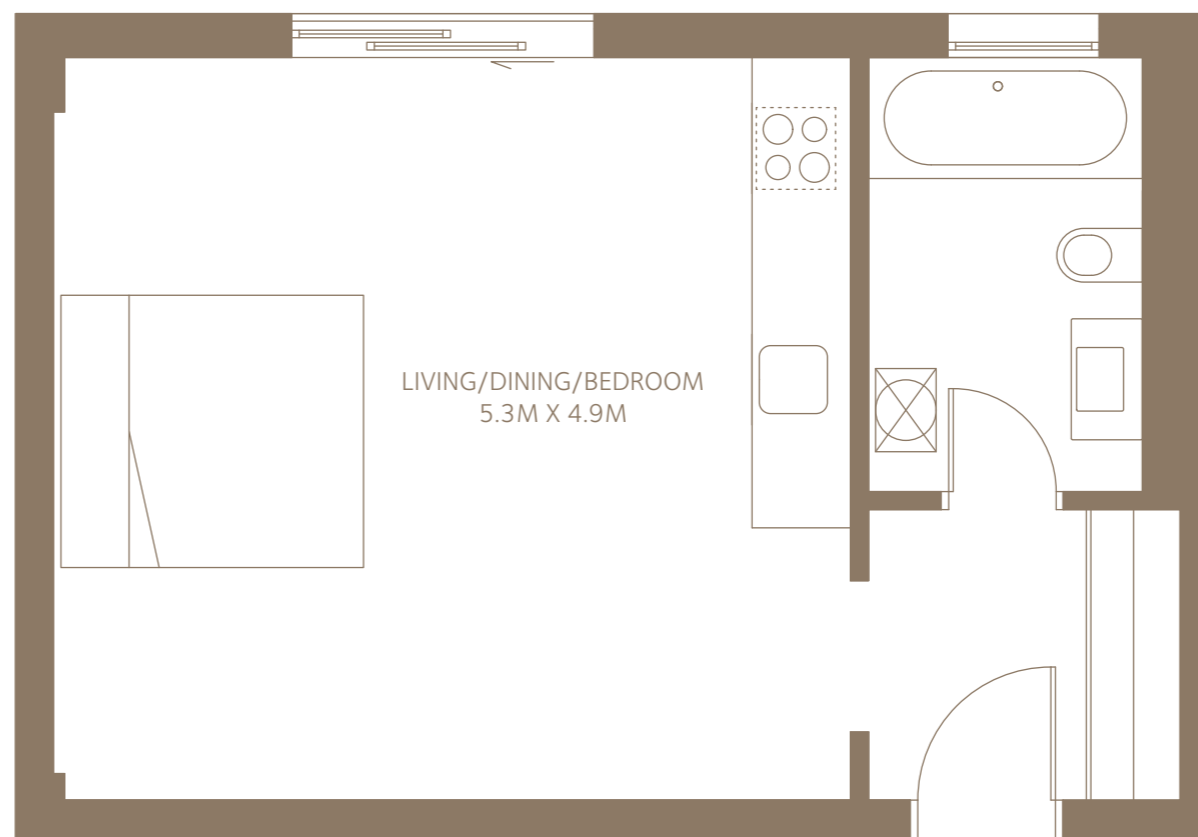
# Residence 105

INTERNAL AREA	111 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	111 SQM
BERTH LENGTH	20M



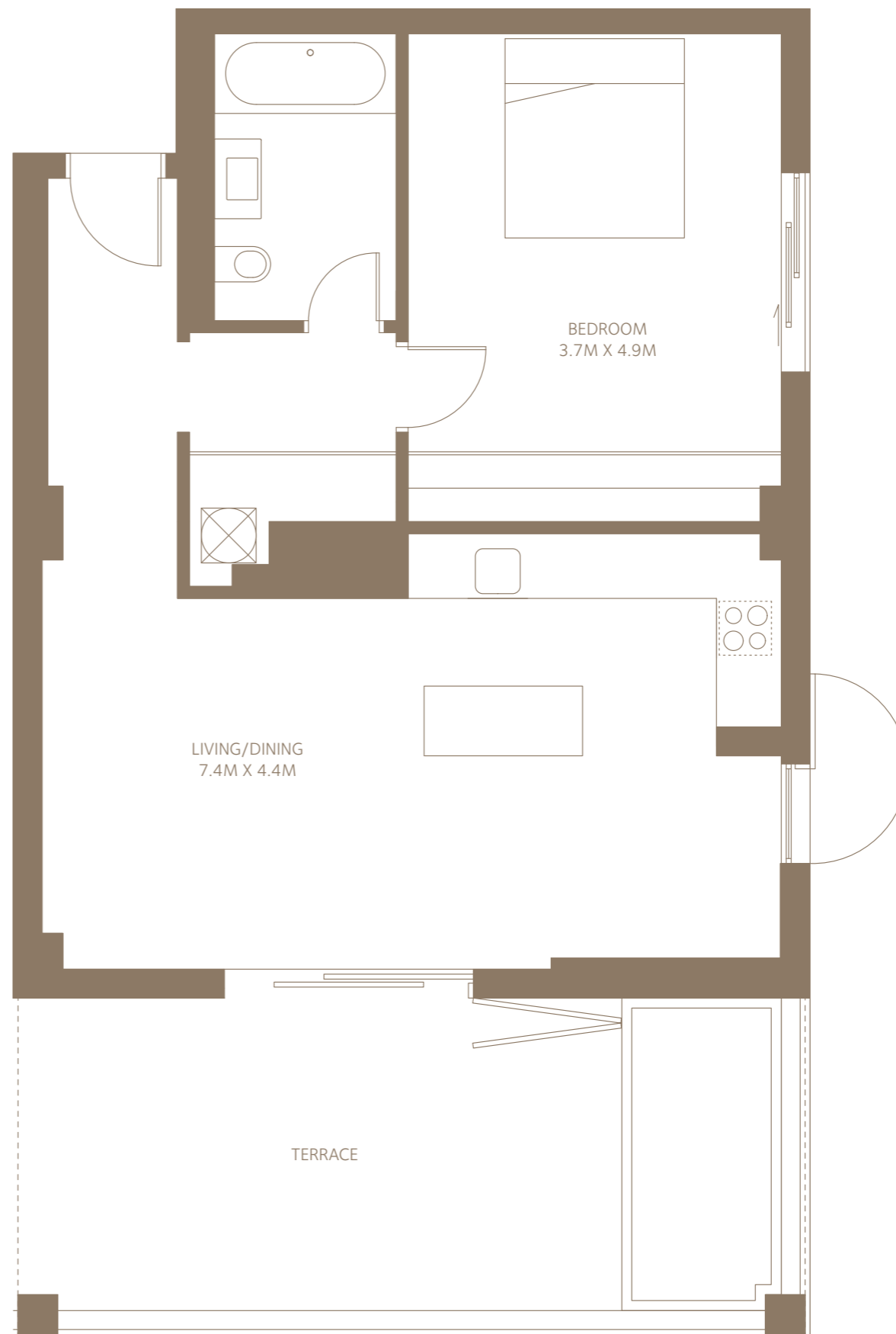
# Residence 106

INTERNAL AREA	37 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	37 SQM
BERTH LENGTH	15M



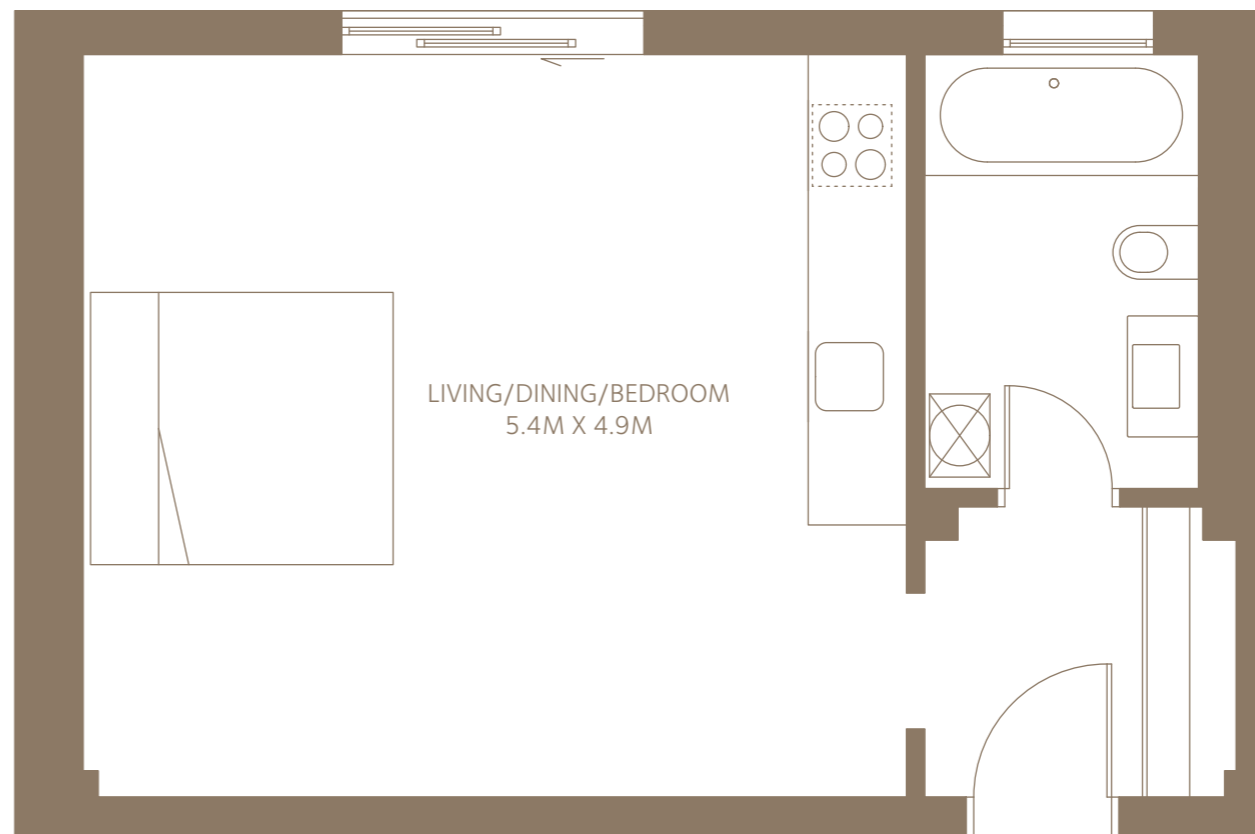
# Residence 107

INTERNAL AREA	66 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	66 SQM
BERTH LENGTH	20M



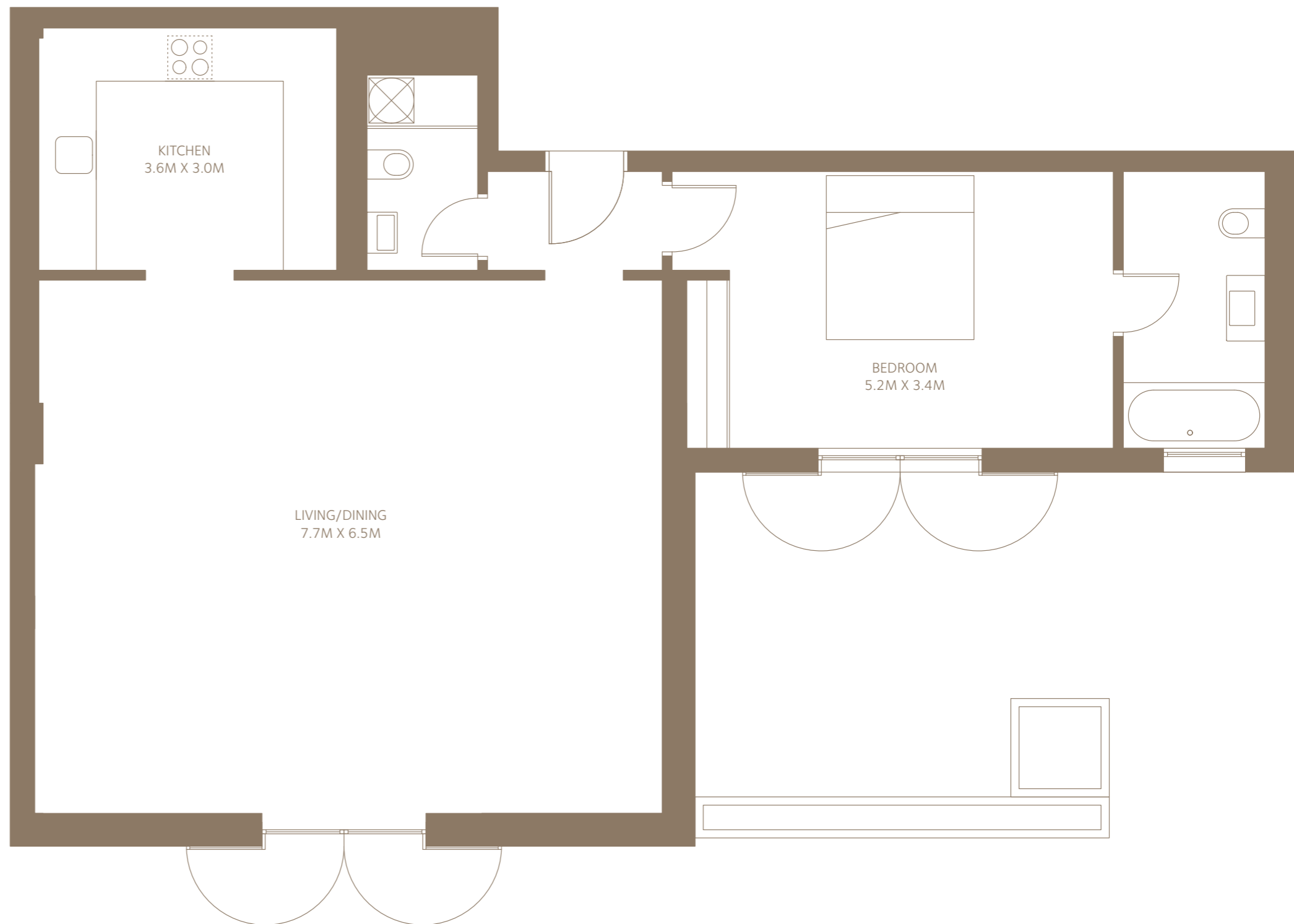
# Residence 108

INTERNAL AREA	38 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	38 SQM
BERTH LENGTH	15M



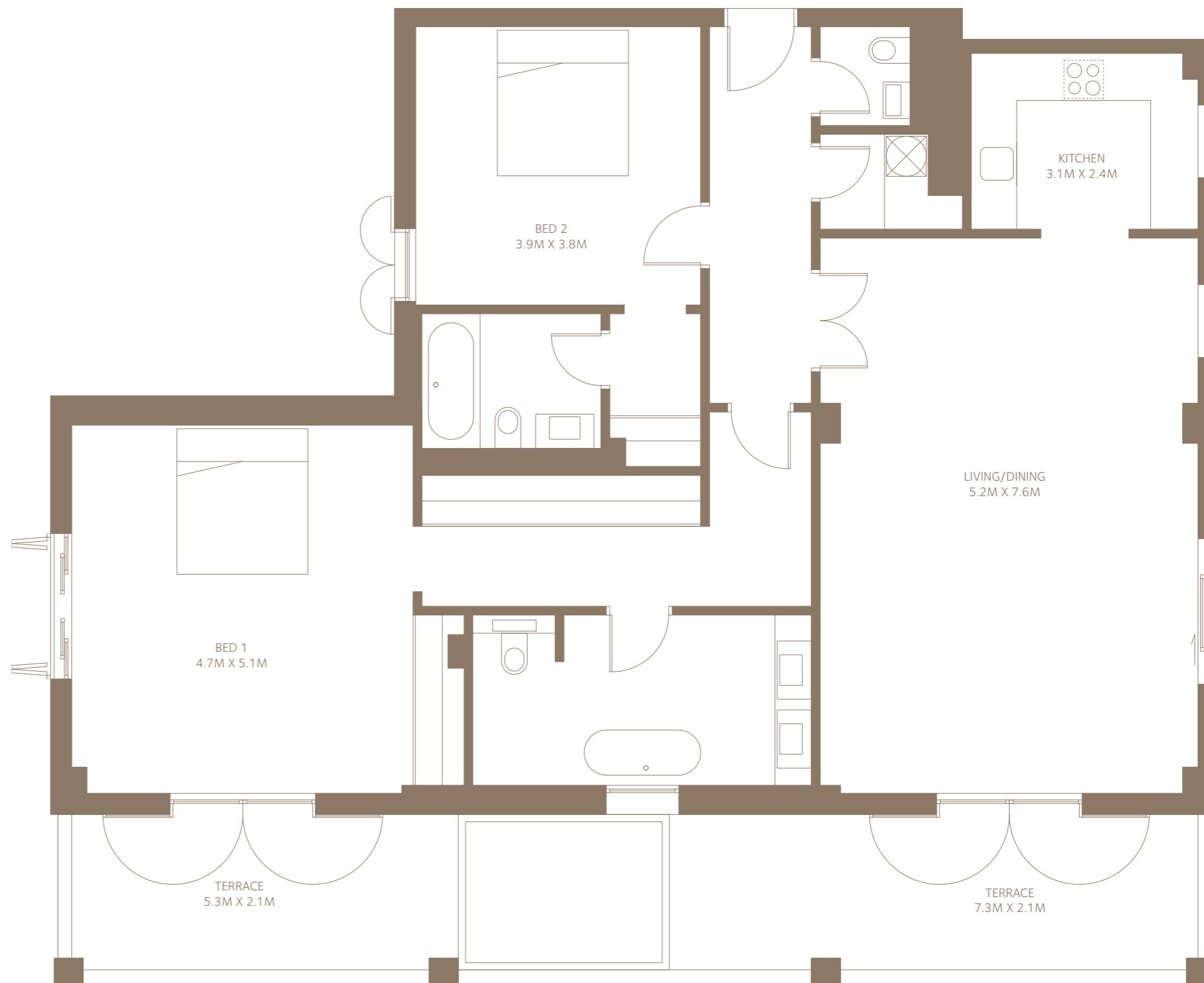
# Residence 109

INTERNAL AREA	93 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	93 SQM
BERTH LENGTH	20M



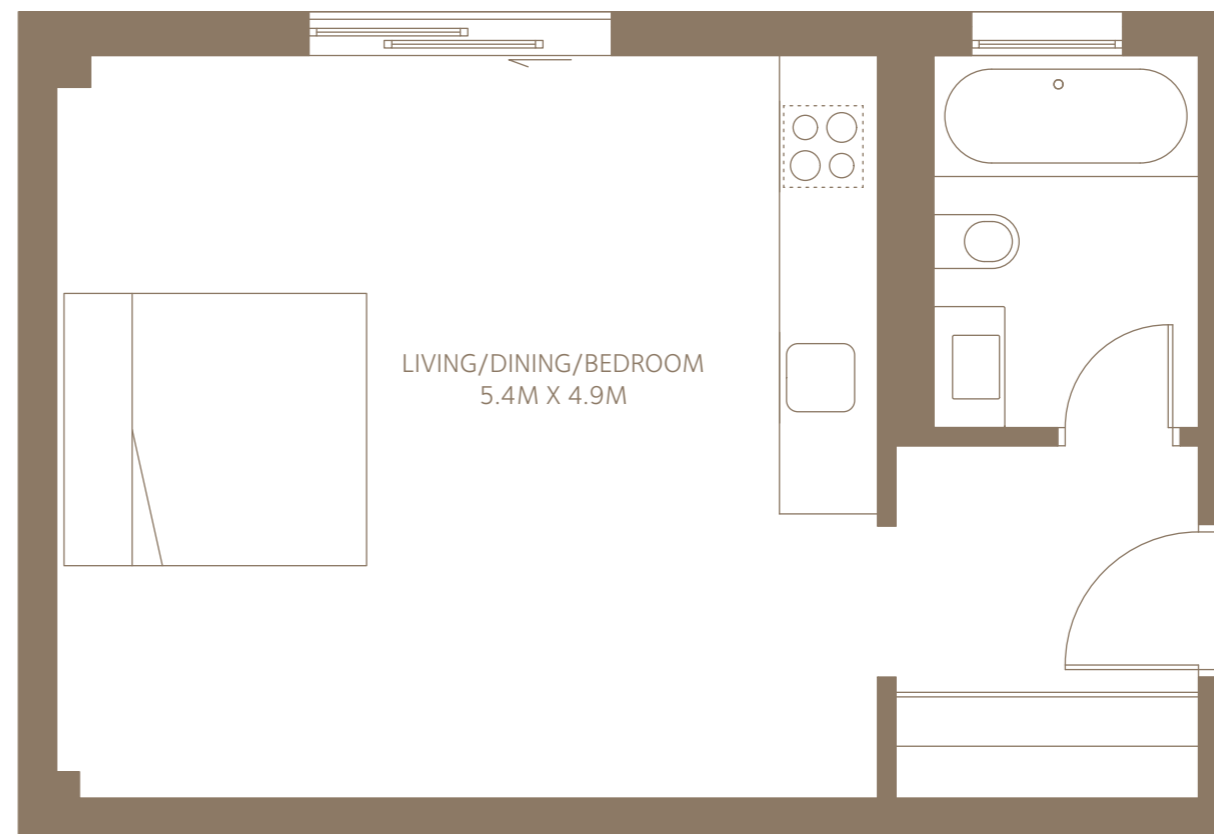
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INTERNAL AREA	134 SQM
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TOTAL AREA	167 SQM
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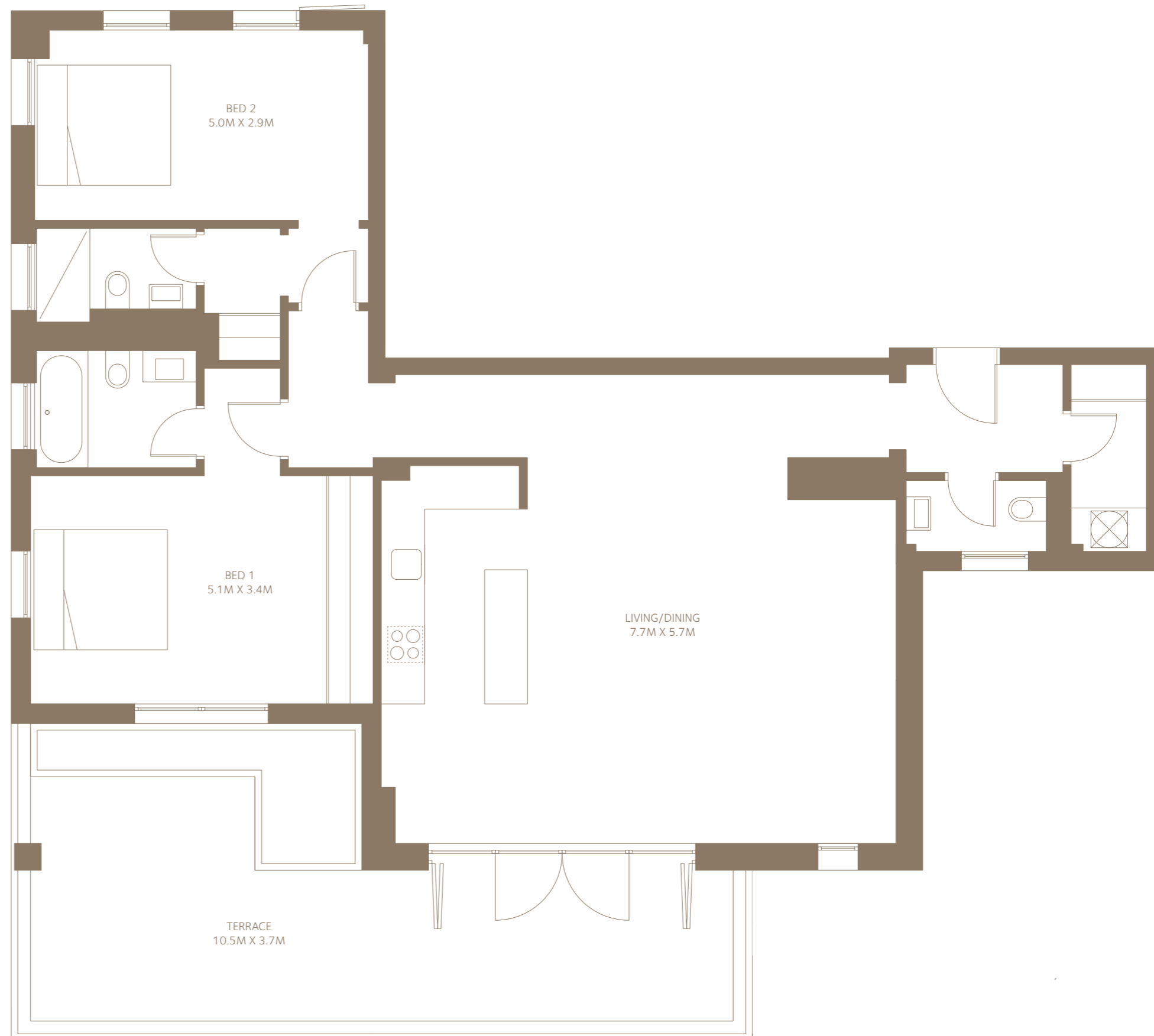
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INTERNAL AREA	37 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	37 SQM
BERTH LENGTH	15M



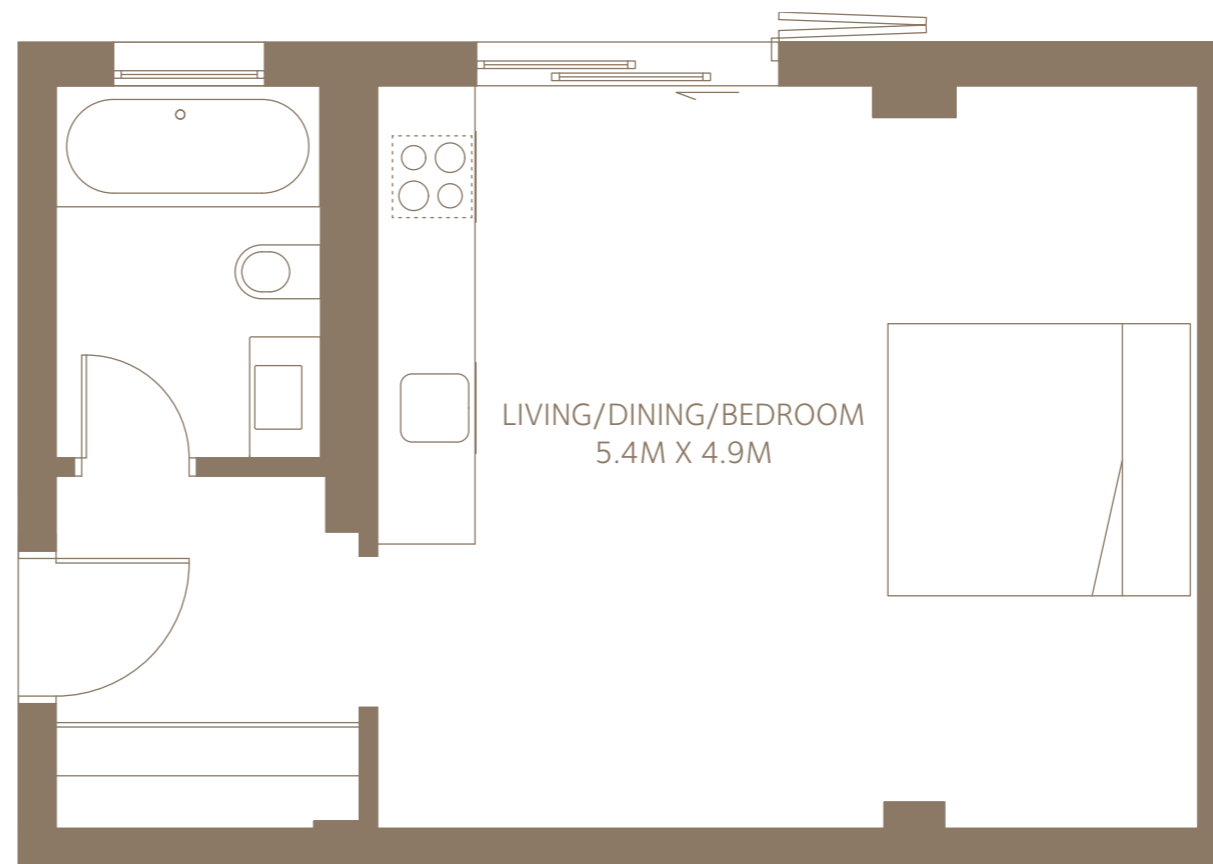
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TOTAL AREA	150 SQM
BERTH LENGTH	20M



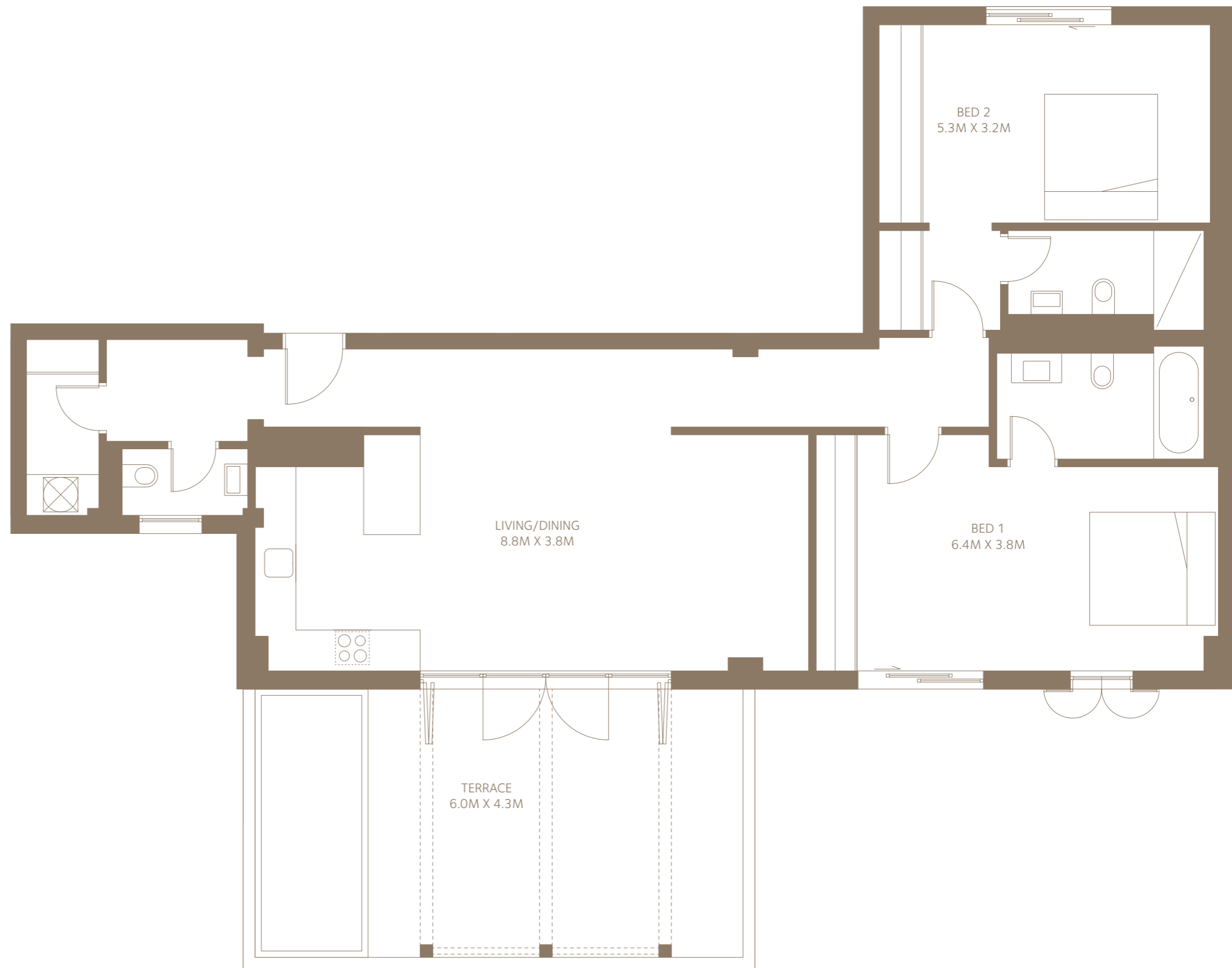
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INTERNAL AREA	37 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	37 SQM
BERTH LENGTH	15M



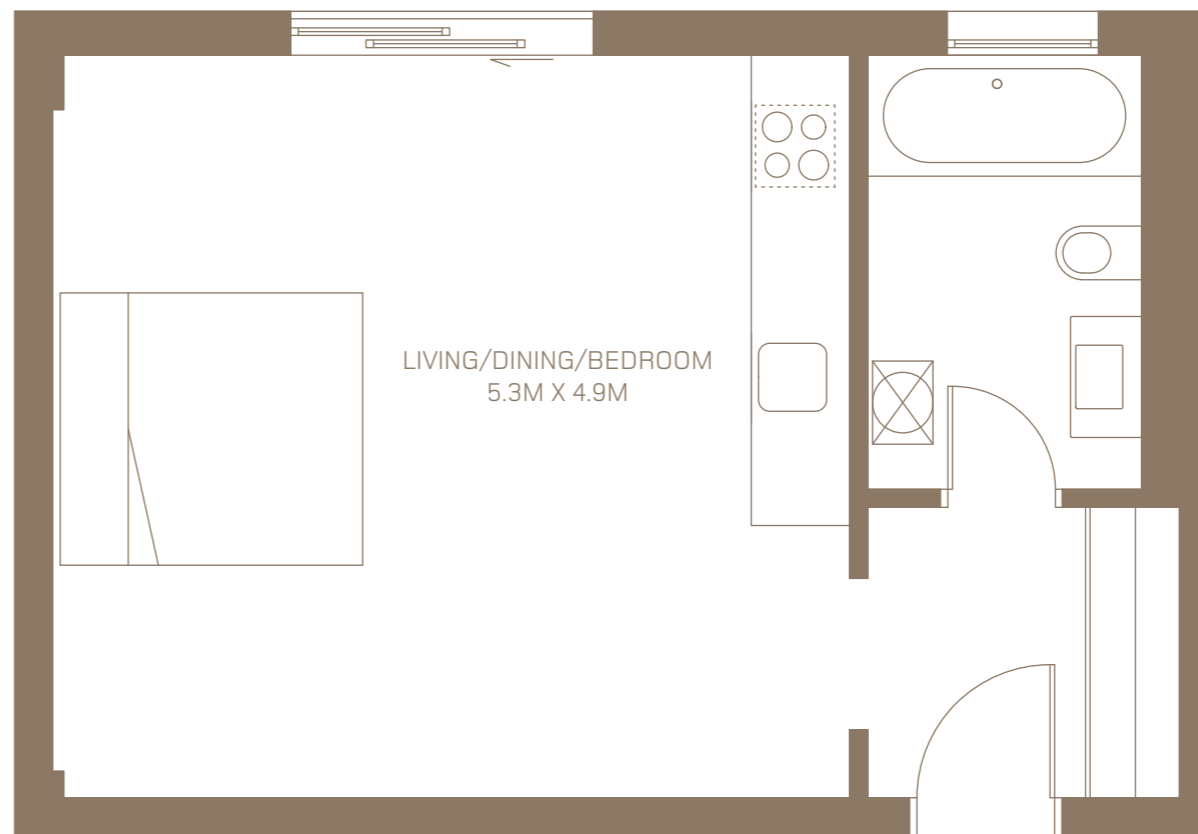
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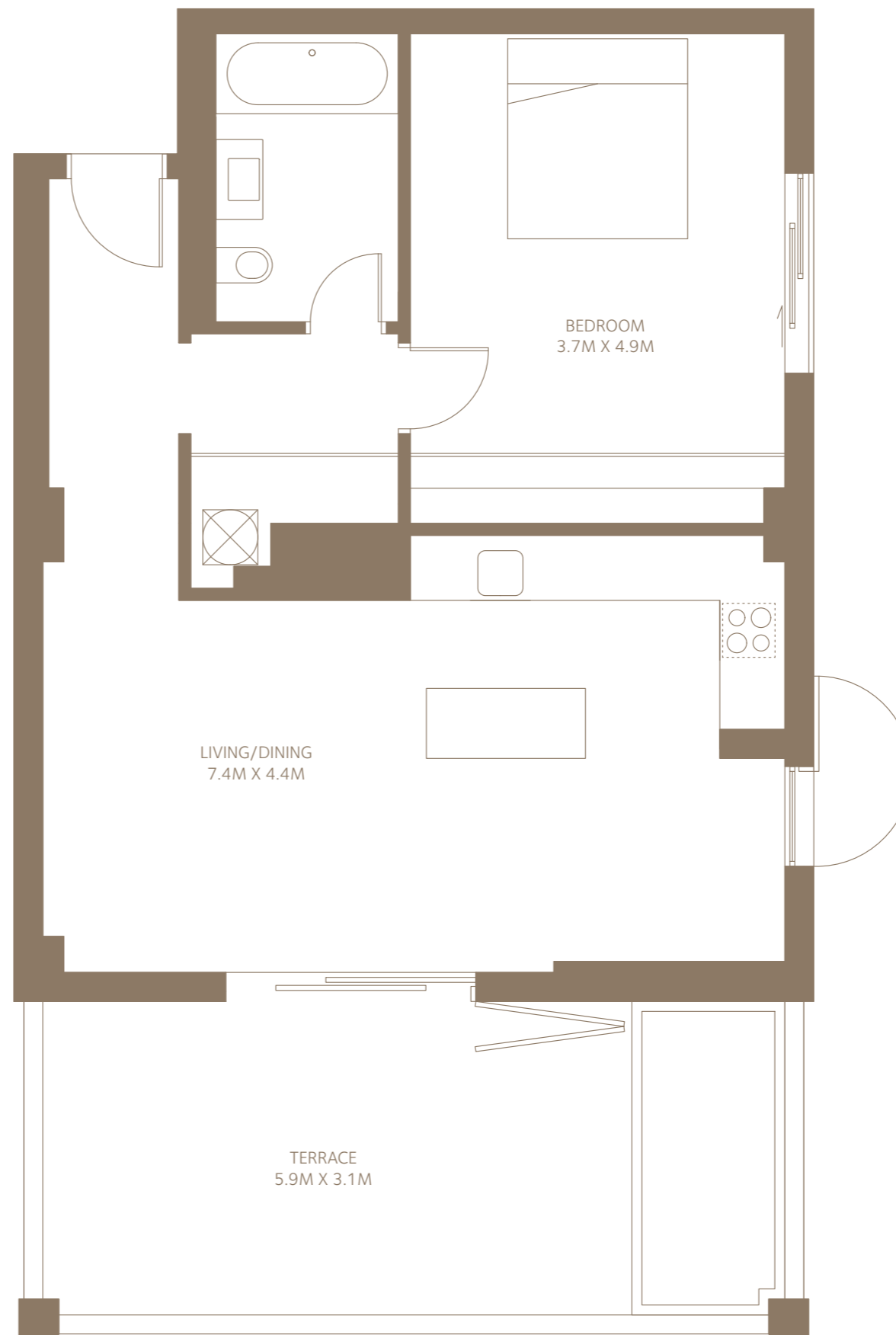
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TOTAL AREA	37 SQM
BERTH LENGTH	15M



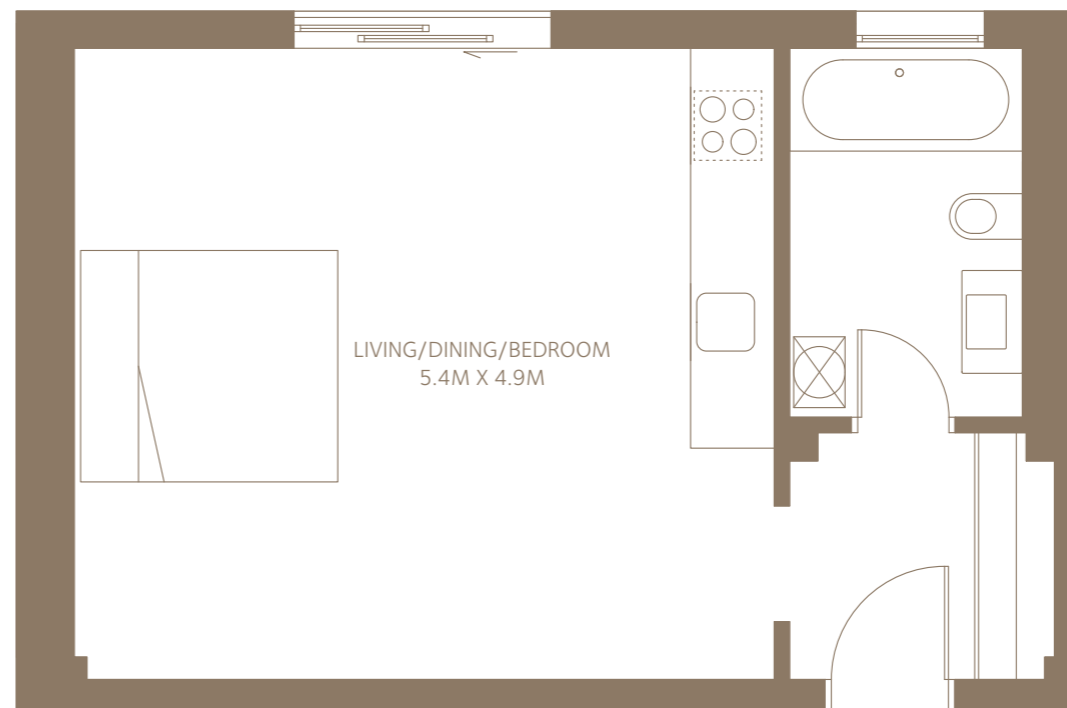
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INTERNAL AREA	66 SQM
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TOTAL AREA	89 SQM
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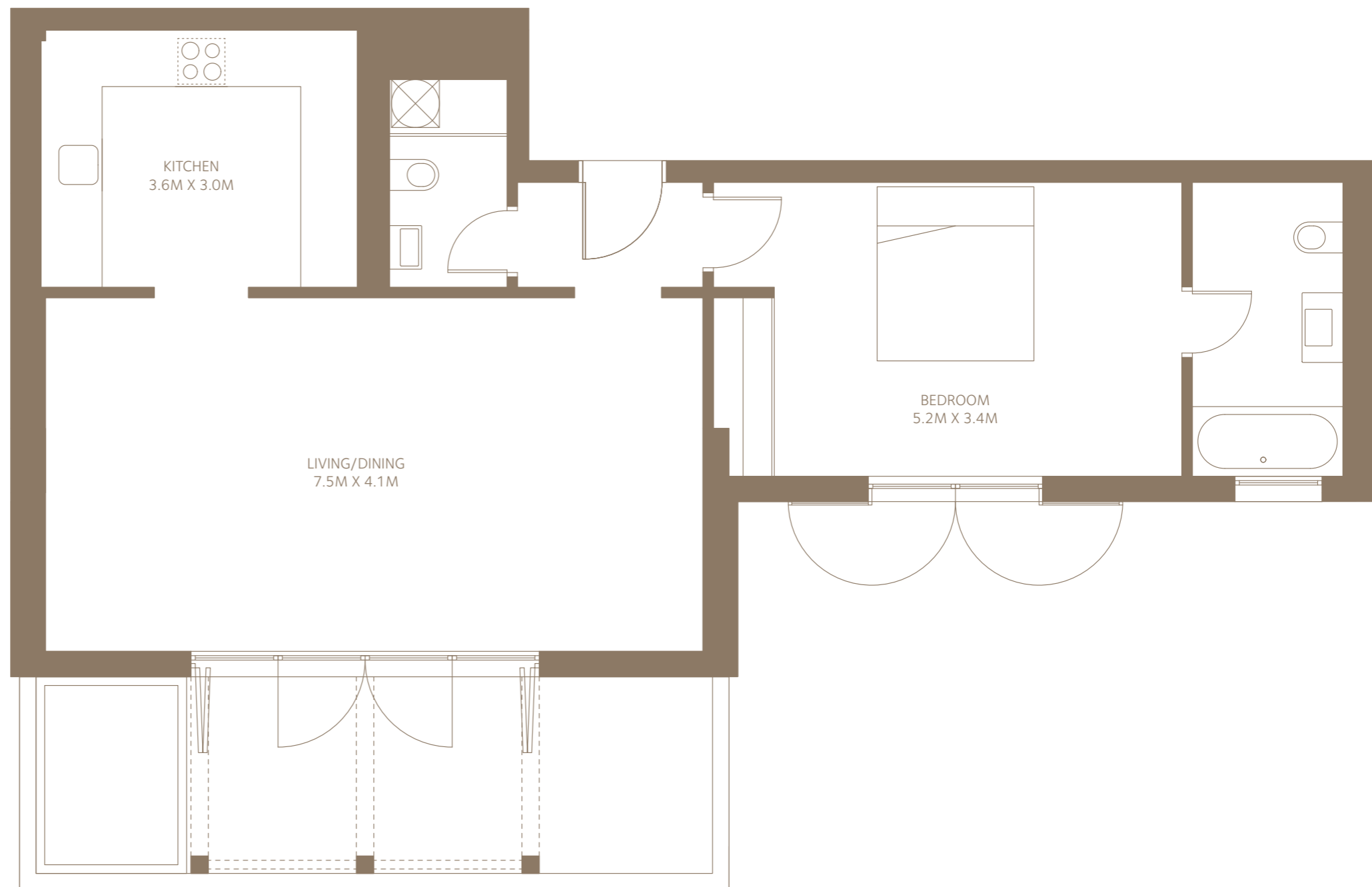
# Residence 208

INTERNAL AREA	38 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	38 SQM
BERTH LENGTH	15M



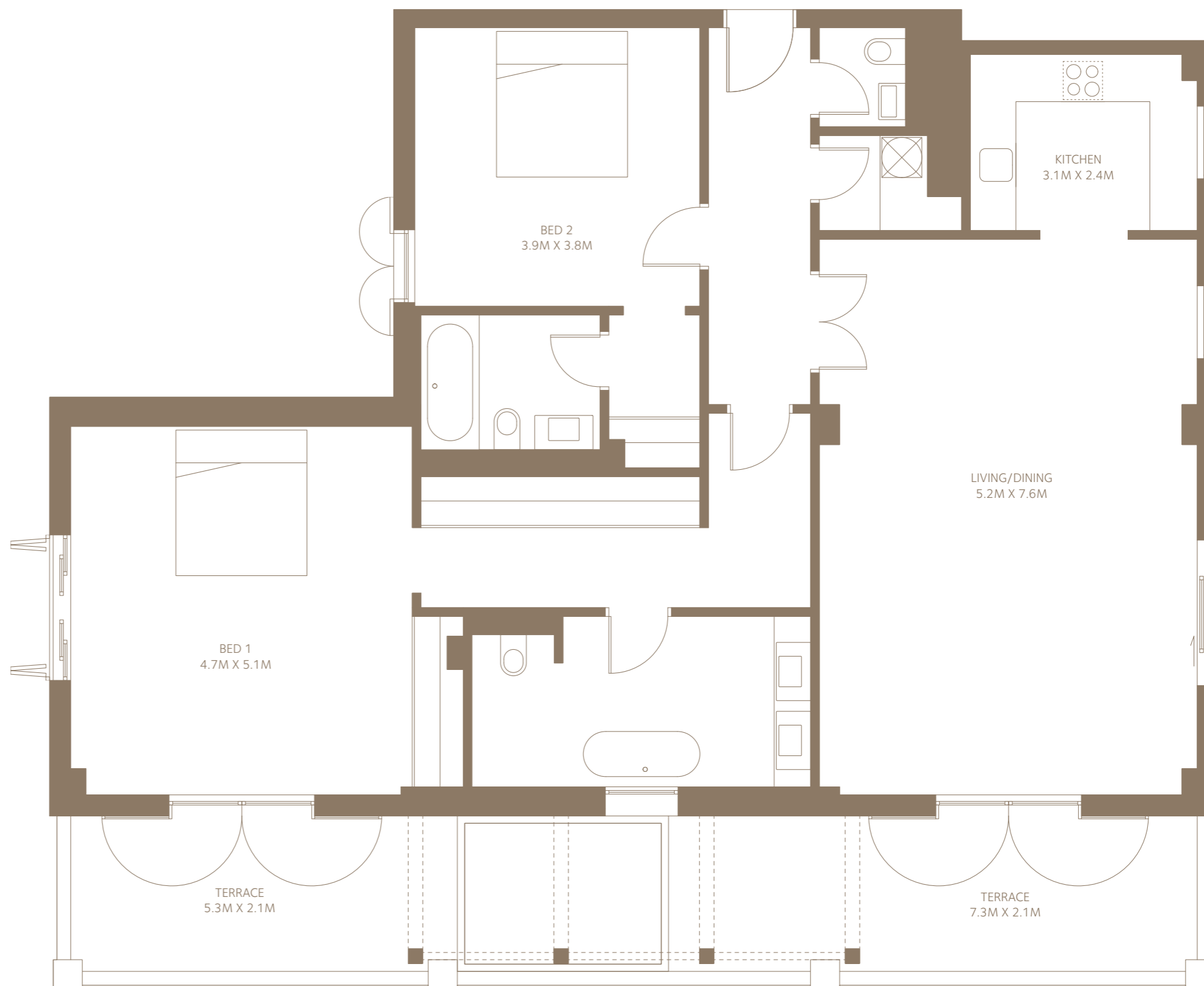
# Residence 209

INTERNAL AREA	75 SQM
EXTERNAL AREA	18 SQM
TOTAL AREA	93 SQM
BERTH LENGTH	20M



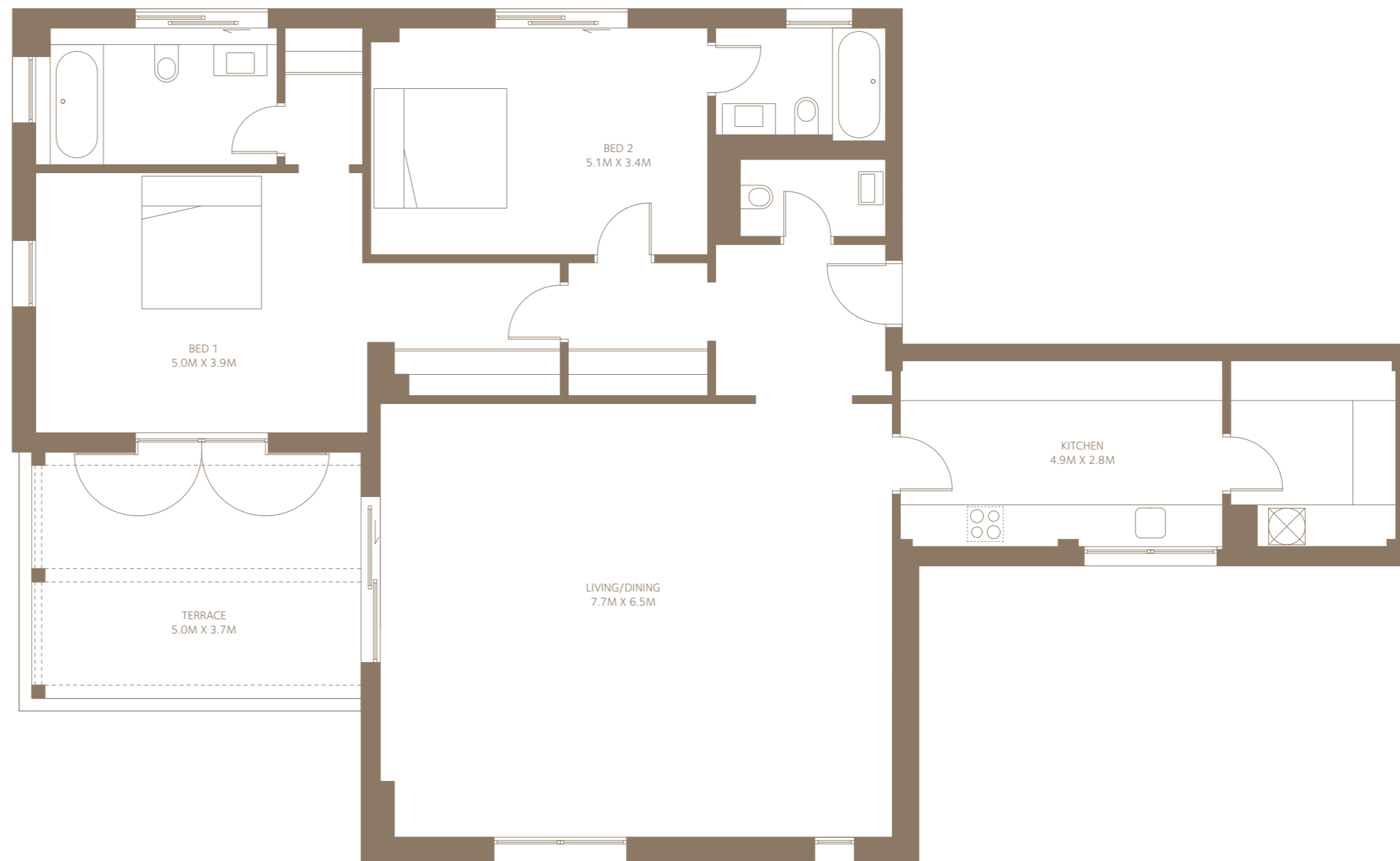
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INTERNAL AREA	134 SQM
EXTERNAL AREA	33 SQM
TOTAL AREA	167 SQM
BERTH LENGTH	20M



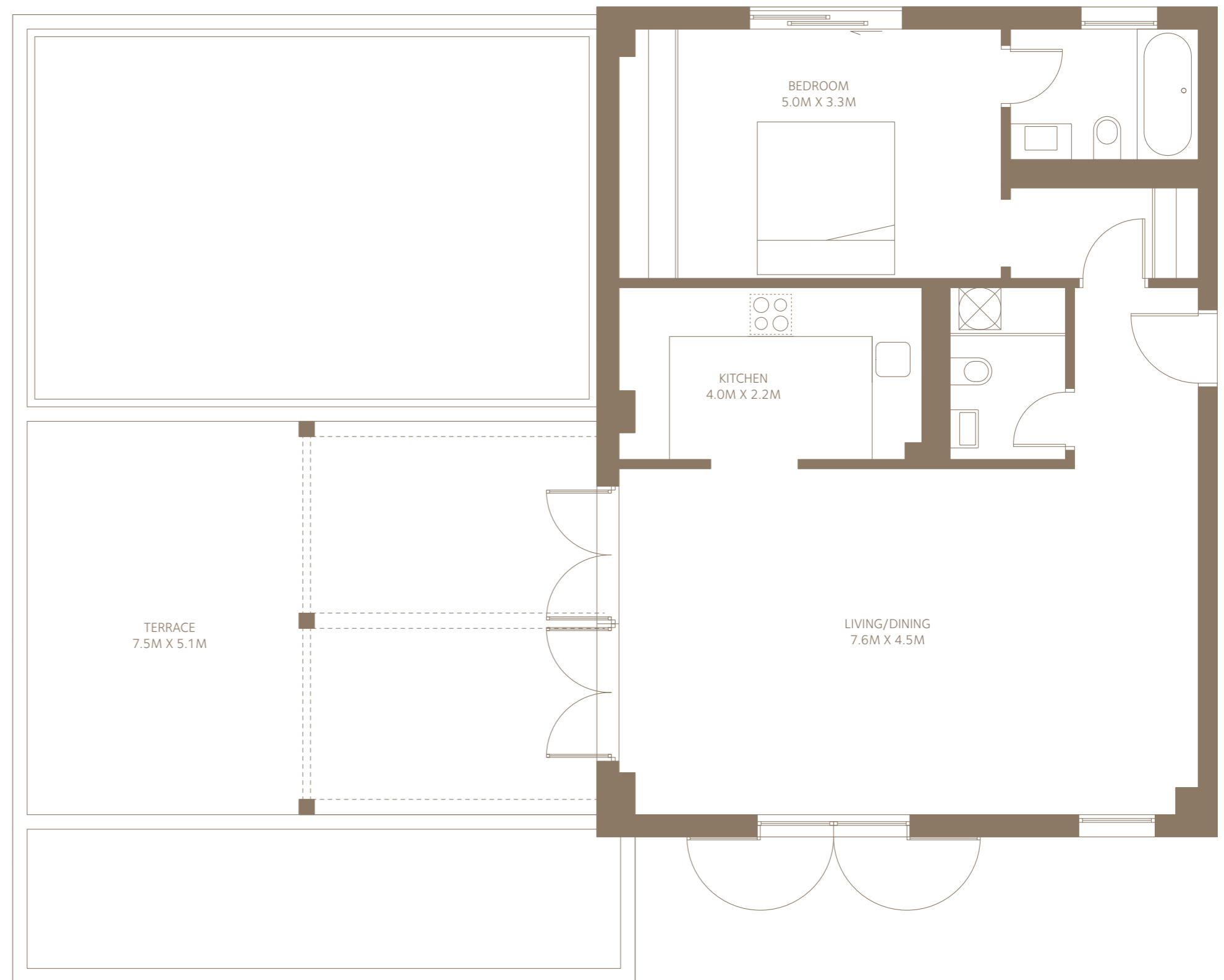
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INTERNAL AREA	146 SQM
EXTERNAL AREA	18 SQM
TOTAL AREA	164 SQM
BERTH LENGTH	30M



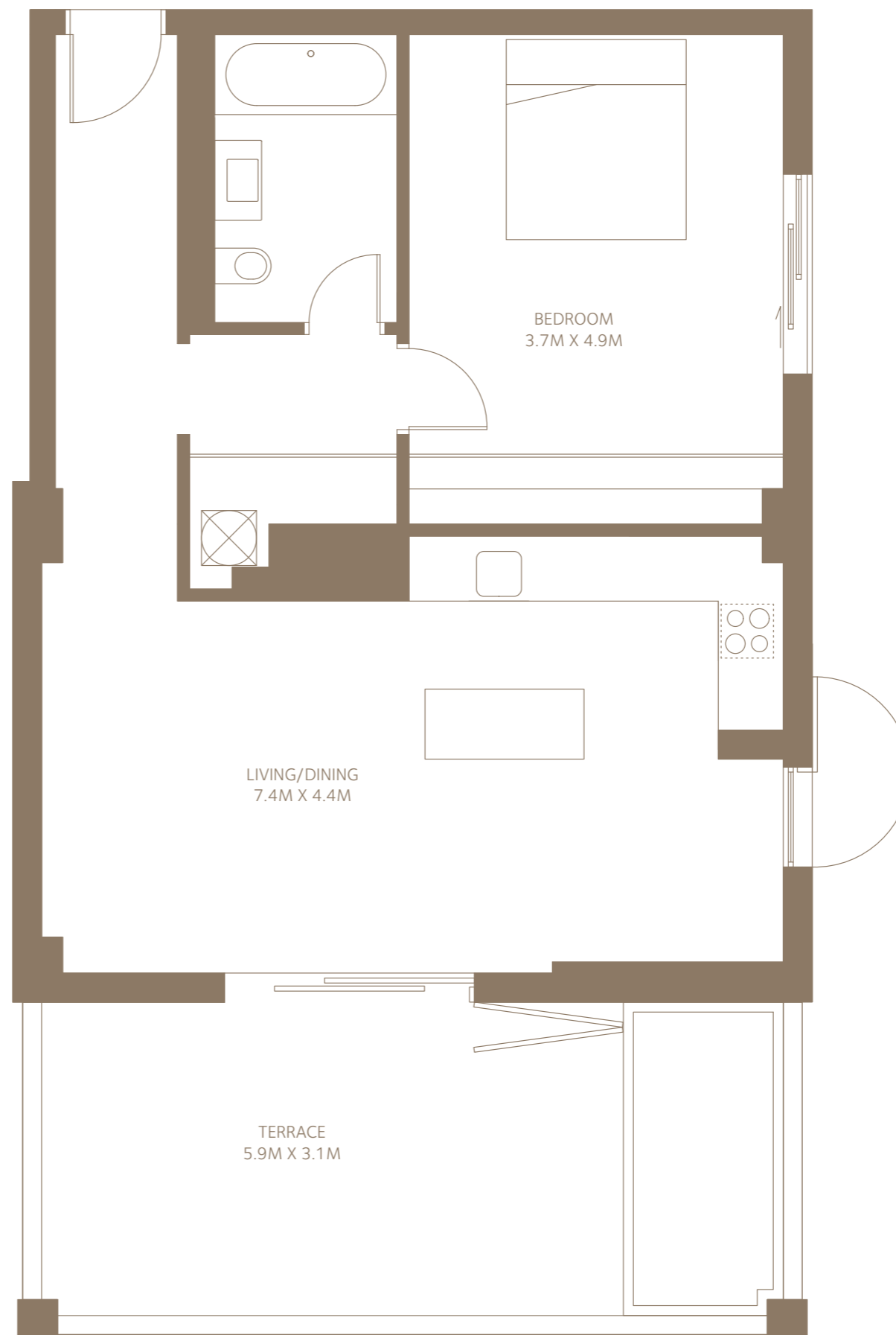
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INTERNAL AREA	79 SQM
EXTERNAL AREA	77 SQM
TOTAL AREA	156 SQM
BERTH LENGTH	20M



# Residence 304

INTERNAL AREA	68 SQM
EXTERNAL AREA	23 SQM
TOTAL AREA	91 SQM
BERTH LENGTH	20M



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# Contributors

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## Developer

Adriatic Marinas d.o.o.

## Marina

Marina Projects

## Architects

ReardonSmith  
Architects

## Project Managers

M.A.C.E.

## Interiors

Mlinaric, Henry and  
Zervudachi

## Structural Engineers

Arup

## Landscaping

Martin Lane Fox

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