



PORTO MONTENEGRO

42°25'59.33"N
18°41'32.13"E

MILENA RESIDENCES

Welcome to Porto Montenegro

Enclosed within the butterfly-shaped Bay of Kotor, the Adriatic's largest natural harbour, lie some of the deepest waters in the Mediterranean. When combined with Tivat's navy-scale docks, dramatic mountainous backdrop, and the country's bright future, it is easy to see what first attracted Porto Montenegro's investors to this corner of the world.

Four years later, Porto Montenegro is now home to an international community of homeowners, a growing collection of shops and services, and some of the finest yachts afloat.

The residences at Milena represent the next step in the development's continued evolution. An intimate collection of nine waterfront homes, Milena combines the vernacular of Montenegro's charming old towns with the finest modern conveniences - all just steps away from the Adriatic.

On behalf of Peter Munk, our team of investors, and our international community of homeowners and yachtsmen, welcome to Porto Montenegro.

Yours Sincerely,

Oliver Corlette
Managing Director
Porto Montenegro

Living in Montenegro

From the depths of the Tara River Canyon - the deepest in Europe - to the highest peaks of Kolasin and Zabljak, there is no limit to Montenegro's character. Few other places in the world enjoy the lure of Montenegro, where east meets west and ancient history melds harmoniously with the future of this new country.

It is not only the old-world charm and simple pleasures that attract sea-lovers and investors to coastal Montenegro. The open, uncrowded waters, protected natural harbour and favorable economic climate are bringing an international community together. "It is the right place, the right time and the right location" to create a nautical community.



Photos clockwise: Speedboating and waterskiing around the Bay of Kotor; Kolasin ski resort; Tara River Canyon.

Milena Residences at Porto Montenegro

Milena Residences are situated between the historical 10-acre Captain's Park and the new palm tree-lined village walkway. With only 9 homes spanning two floors, each residence is highly specified and private, overlooking mountain views, the Captain's Park or the pedestrian promenade. A central pool accentuates the varying heights of the design, and landscaping by Martin Lane Fox adds to the authentic feel surrounding Milena on all sides.



Computer-generated image of Milena Residences at completion.



Computer-generated image of Milena Residences overlooking the pedestrian walkway.

The Village

Just over a year after its inauguration, homeowners at Porto Montenegro have settled into the first residential buildings at the foot of Jetty One. Regulars at La Voile, the flagship bistro, already include captains, crew, residents and locals - along with the odd celebrity or two in season. Gourmet essentials are found at Pippo's deli, while international fashions at SAMM'S boutique and reading materials at City Book Shop are just steps away. A baccalaureate school by Knightsbridge Schools serves the educational needs of the growing international community and a nautical museum is currently under construction.

With new retail units opening throughout the year, village life at Porto Montenegro is constantly evolving to exceed the needs of its residents.



Above: Enjoying the sunset on the terrace of La Voile bistro at Porto Montenegro; Left: Shopping at SAMM'S boutique.



The Marina

It takes only one sunset over the Bay to realize why, after being open for just over a year, the first 185 berths at Porto Montenegro are at near-full capacity. With tax and duty-free fuel, onsite customs and immigration, full provisioning, 24-hour security and Yacht Assist, Porto Montenegro will be the most comprehensive marina in the Adriatic. The site will continue to grow organically, with another 465 berths in planning, and the development of refit facilities underway across the Bay.



Above: Jetty One at dusk. Right: Porto Montenegro's palm tree-lined jetties.



The Development

Shops and Restaurants

Carefully selected shops, restaurants and amenities are located in each residential building of the village.

Hotels

A boutique hotel development is planned along the waterfront.

Lido Mar

A 64-metre pool, planned for summer 2011, will feature food and beverage facilities, live DJs and a waterside lounge.

Yacht and Sports Club

The Porto Montenegro Sports Club includes a fitness centre, squash court, outdoor tennis courts, ten-pin bowling, billiards and table tennis. The club will further expand over the coming years.

Parking

Indoor parking in every apartment complex, as well as surface parking, is available.

Venice Square

This inner harbour is a centre point for the marina and ideal pick-up/drop-off point for guests.

Captain's Park

The 10-acre Captain's Park, adjacent to Porto Montenegro, is a Protected Natural Heritage Park.

Nautical Museum

A nautical museum will pay homage to the country's rich naval history (opening Summer 2011).

Main Piazza

The Main Piazza will be the focal point of the village with a farmer's market and local products of all kinds (opening Summer 2011).

International School and Playground

Knightsbridge International School supports the educational needs of Porto Montenegro's growing international community.

KEY

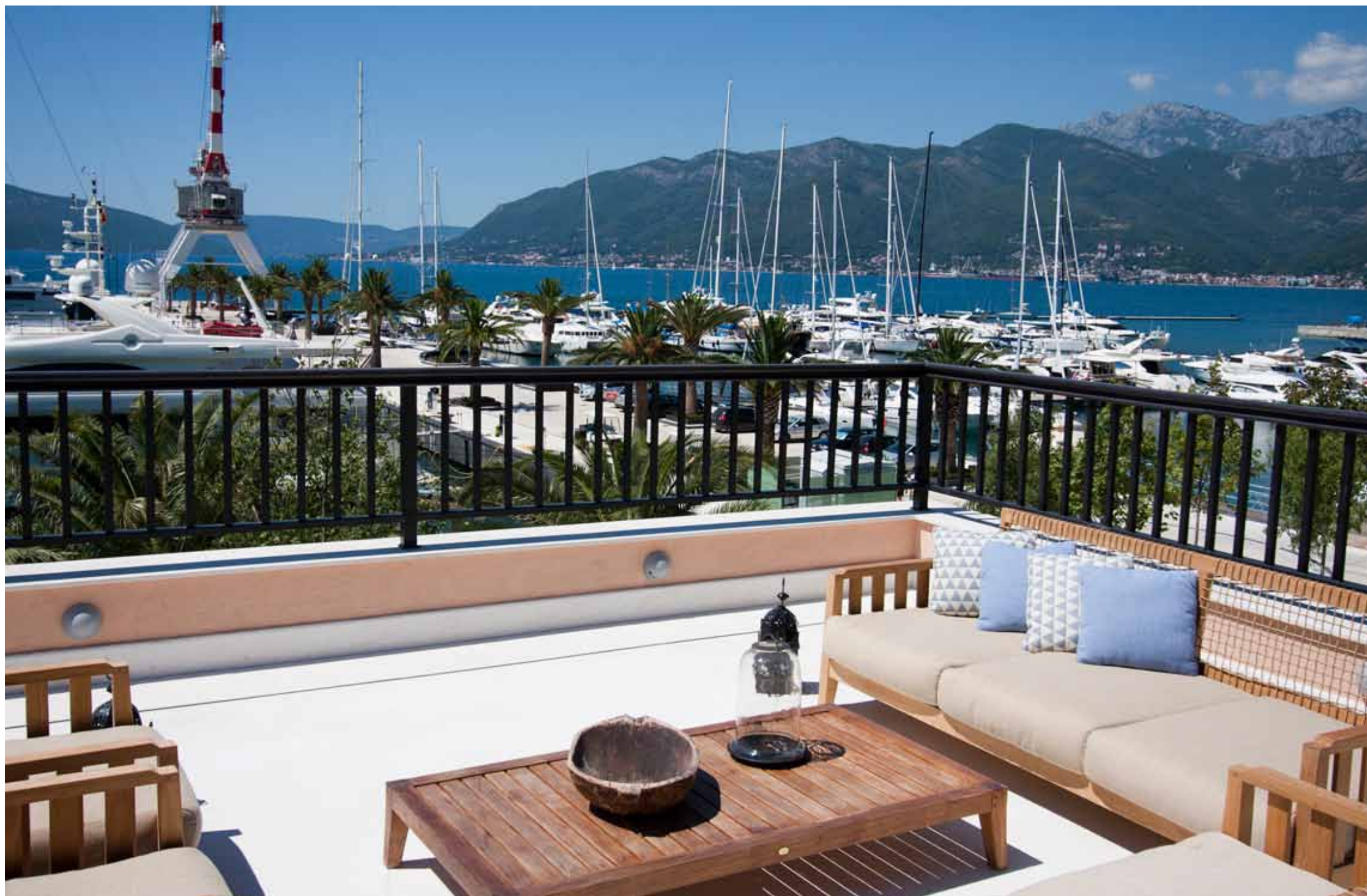
1	JETTY 1 - Completed
2	JETTY 2 - Completed
3	JETTY 3 - Completed
4	JETTY 4 - Completed
5	BUNKERING - Operational
6	HARBOUR MASTER - Operational
7	TEUTA RESIDENCES - Completed
8	ZETA RESIDENCES - Under construction
9	OZANA RESIDENCES - Under construction
10	MILENA RESIDENCES - Under construction
11	RESIDENCES UP 1.12 - Under construction
12	VENICE SQUARE - Completed
13	HOTEL DEVELOPMENT - In planning
14	LIDO POOL - Open Spring 2011
15	VILLAGE SQUARE - In planning
16	CAPTAIN'S PARK
17	NAUTICAL MUSEUM - In planning
18	SPORTS & YACHT CLUB - Completed
19	TENNIS COURTS - Completed
20	INTERNATIONAL SCHOOL - Open

Your Community

Serenity, security and accessibility are the main components of living at Milena. Each residence is designed to fully take advantage of all that Porto Montenegro has to offer, including the surrounding shops and cafés, sports club, tennis courts, village market and Porto Montenegro Yacht Club. The beauty of Montenegro itself is the perfect backdrop for nautical living.



Above: View of the inner courtyard at Teuta, Porto Montenegro's first completed residential building. Left: Afternoon cocktails at La Voile bistro.



The view from the terrace at Teuta, Porto Montenegro's first completed residential building.

Your Home at Milena

Internationally acclaimed designer Tino Zervudachi has planned each residence at Milena, individually sourcing materials both locally and from around the world.

The residences are designed for indoor and outdoor living to make the most of the warm, Mediterranean climate. Fully retractable glass doors open onto expansive terraces while high ceilings and large windows maximise the abundant natural light.

Rooms are designed with a palette of soft colours, complemented by a mix of stone and hardwood. Lighting, sockets, switch plates and control panels are discreetly incorporated while integrated bookcases and cupboards in natural timbers or soft paint complete the sense of refined luxury.

Milena | First Floor

Residence 101

INTERNAL AREA	206 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	206 SQM
BERTH LENGTH	60 M

Residence 103

INTERNAL AREA	110 SQM
EXTERNAL AREA	13 SQM
TOTAL AREA	123 SQM
BERTH LENGTH	20 M

Residence 105

INTERNAL AREA	41 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	41 SQM
BERTH LENGTH	12 M

Residence 102

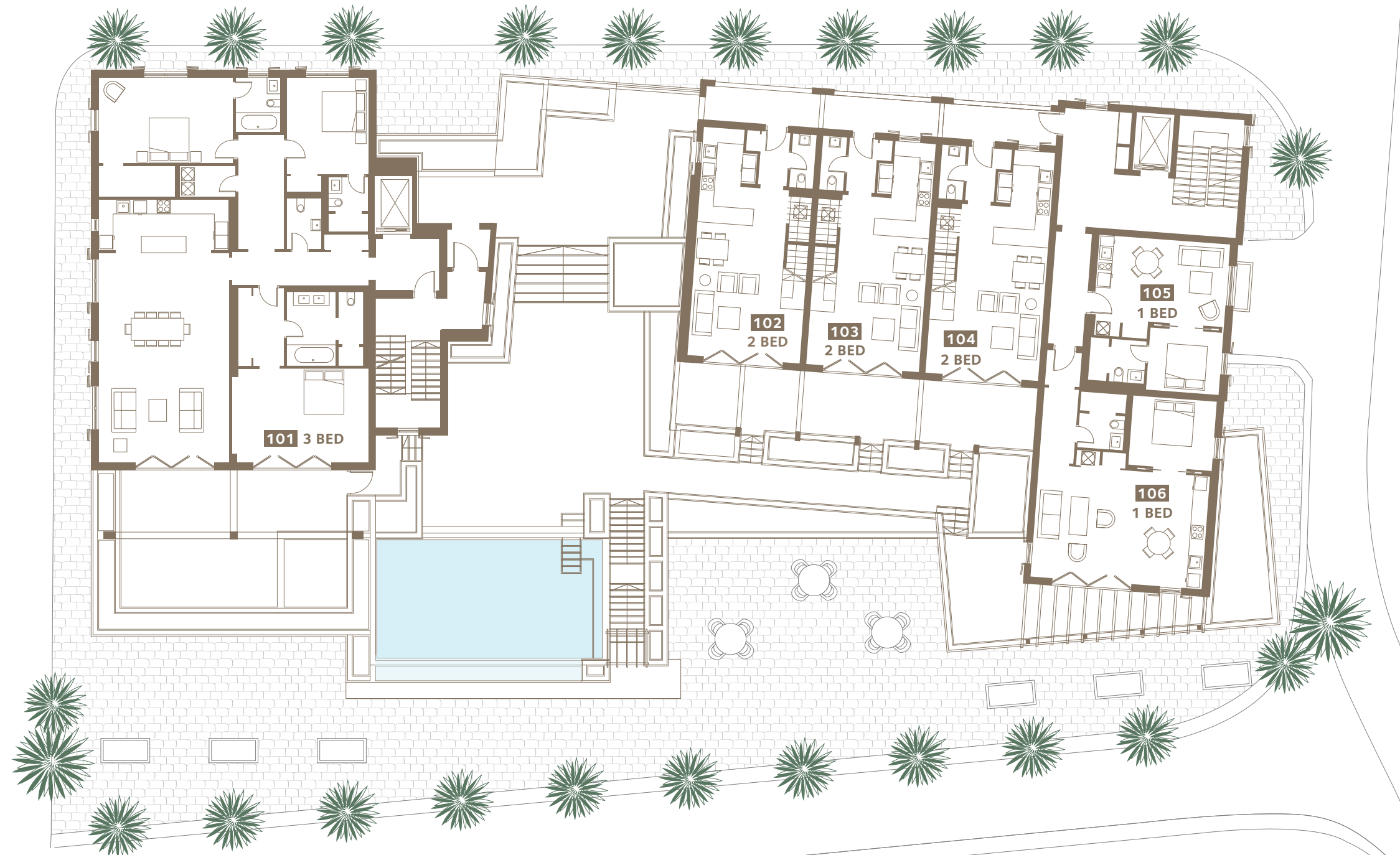
INTERNAL AREA	110 SQM
EXTERNAL AREA	7 SQM
TOTAL AREA	117 SQM
BERTH LENGTH	20 M

Residence 104

INTERNAL AREA	111 SQM
EXTERNAL AREA	13 SQM
TOTAL AREA	124 SQM
BERTH LENGTH	20 M

Residence 106

INTERNAL AREA	69 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	69 SQM
BERTH LENGTH	15 M



Milena | Second Floor

Residence 201

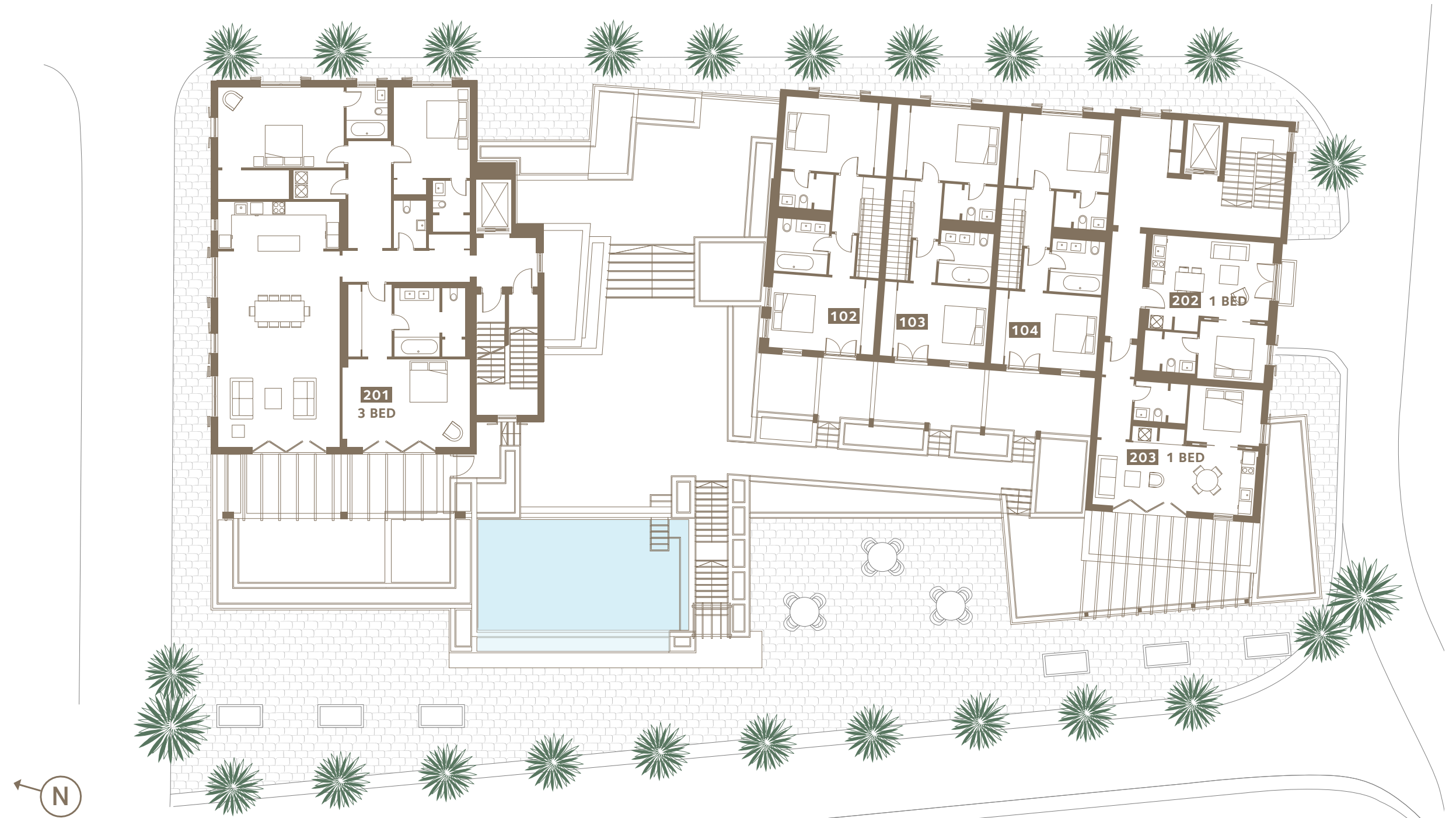
INTERNAL AREA	207 SQM
EXTERNAL AREA	196 SQM
TOTAL AREA	403 SQM
BERTH LENGTH	60 M

Residence 202

INTERNAL AREA	41 SQM
EXTERNAL AREA	0 SQM
TOTAL AREA	41 SQM
BERTH LENGTH	12 M

Residence 203

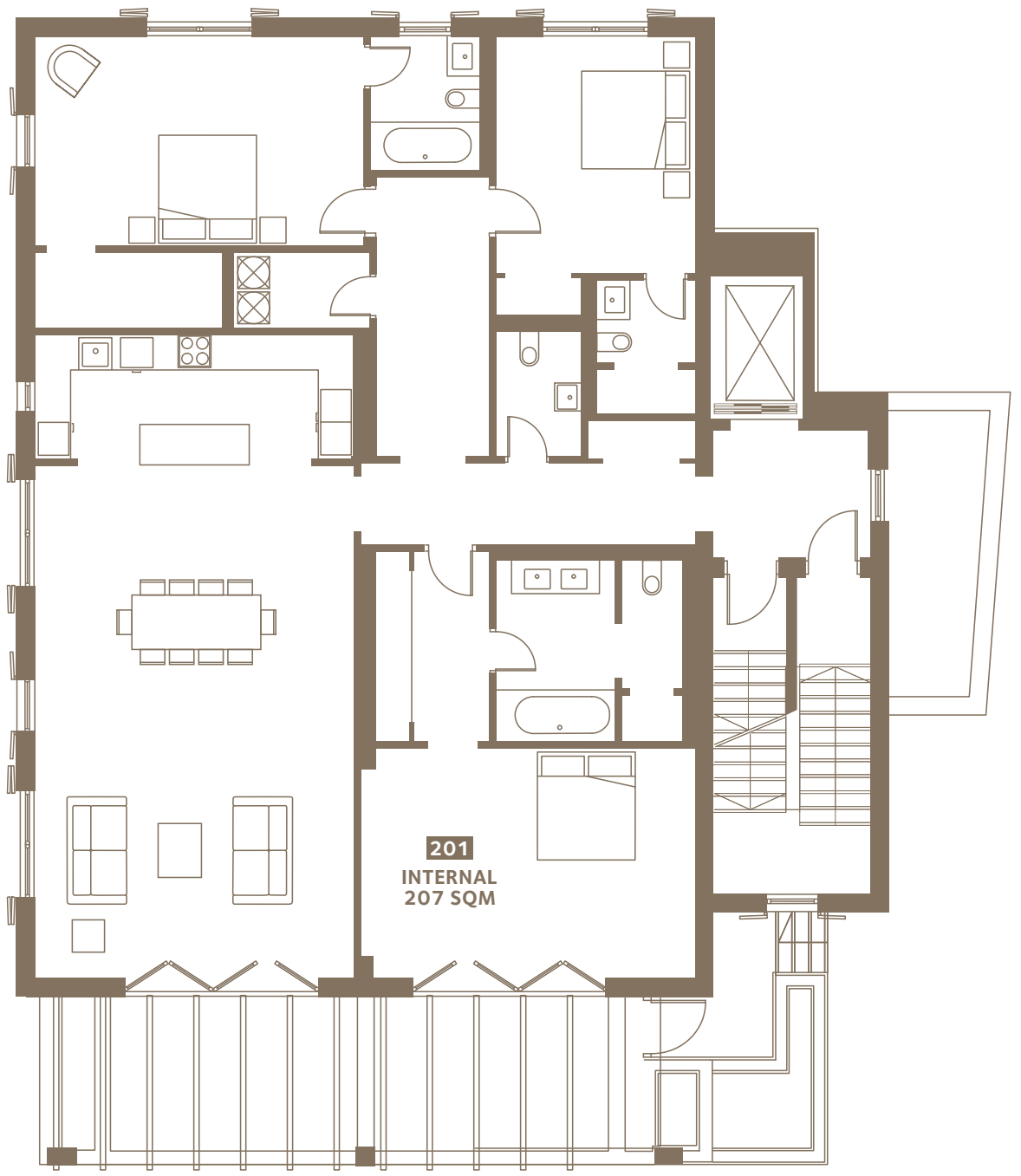
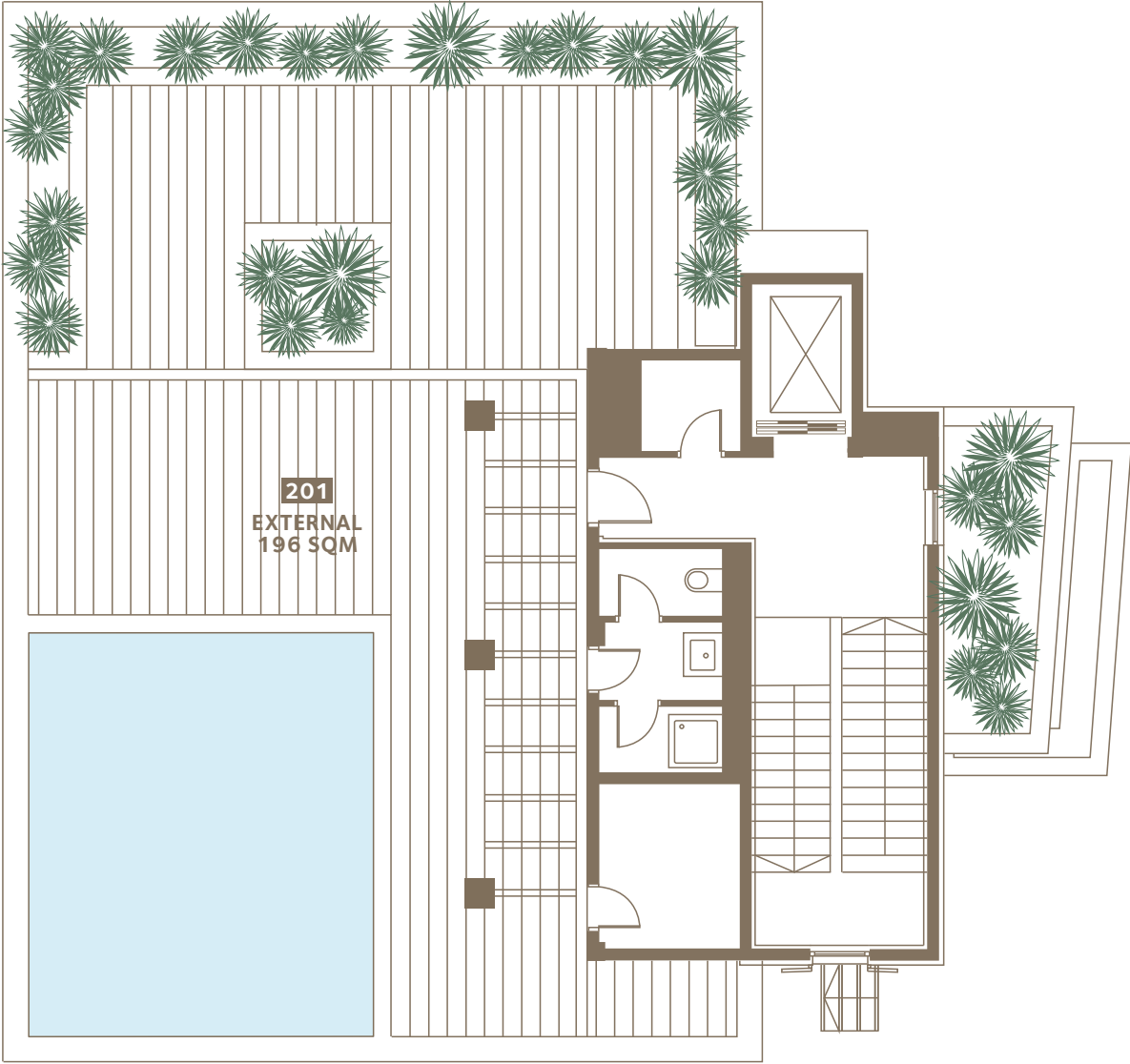
INTERNAL AREA	51 SQM
EXTERNAL AREA	17 SQM
TOTAL AREA	68 SQM
BERTH LENGTH	15 M



The Penthouse + Private Rooftop Terrace

Residence 201

INTERNAL AREA	207 SQM
EXTERNAL AREA	196 SQM
TOTAL AREA	403 SQM
BERTH LENGTH	60 M





Interior decor in homes at Teuta.

Becoming a Homeowner

SECURING YOUR HOME WITH A 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 Sale and Purchase Agreement. This will also have attached:

- Homeowners' Association by-laws for that building
- Village Association by-laws
- Copy of the relevant construction permits
- Schedule of specifications

The buyer must then sign and exchange the Sale and Purchase Agreement within 30 days.

THE SALE AND PURCHASE AGREEMENT

Signature of the Sale and Purchase Agreement should be made in person at the notary's office in Kotor, Montenegro or via Power of Attorney.

On signature of the Sale and Purchase Agreement, the €10,000 Reservation Deposit will be contributed to the first of the stage payments, which are as follows:

- Stage 1 Payment:**
25% of purchase price (plus VAT) on signature of Sale 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

The Details

Entrance Halls

Tile and stone flooring
Bespoke entrance door from communal areas or first floor courtyard

Reception Rooms

Tile and stone flooring
Oversized double-glazed sliding and French doors to outside terraces
Ceiling height up to 2.9m

Kitchens

Engineered hardwood timber floors or tile and stone flooring
Bespoke kitchen cabinetry
Quartz worktops and splashbacks
Miele kitchen appliances to include:

- Induction hob
- Fridge/freezer
- Oven and microwave
- Dishwasher
- Extractor hood
- Stainless steel sink with waste disposal

The following integrated Miele appliances and optional upgrades are available in select residences:

Wine cooler
Coffee machine
Warming drawers
Stainless steel double sink with waste disposal

Master Bedrooms

Engineered hardwood timber floors
Over-sized double-glazed doors to outside terraces or primary views
Bespoke interior doors
Decorative ceiling cornice moulding
Ceiling height up to 2.9m

Master Bathrooms

Tile and stone flooring
Duravit sanitaryware
Bespoke vanity unit with mirrored medicine cabinets above (in some residences)
Undermounted bath tub with bath side panel
Hansgrohe taps and fittings in polished chrome
Hansgrohe bathroom accessories in polished chrome
Underfloor heating

Guest Bedrooms

Engineered hardwood

timber floors
Oversized double-glazed doors and large windows to outside terraces or primary views

Decorative ceiling cornice moulding
Ceiling height up to 2.9m

Guest Bathrooms

Tile and stone flooring
Vanity unit with shelving
Undermounted bath tub with bath side panel
Hansgrohe taps and fittings in polished chrome
Hansgrohe bathroom accessories in polished chrome
Underfloor heating

Utility Rooms

Tile and stone flooring
Optional Miele separate washing machine and tumble dryer if residence size allows
Stainless steel undermounted sink if residence size allows

Utility Cupboard

Engineered hardwood timber floors or tile and stone flooring
Miele washing machine and tumble dryer

Powder Room

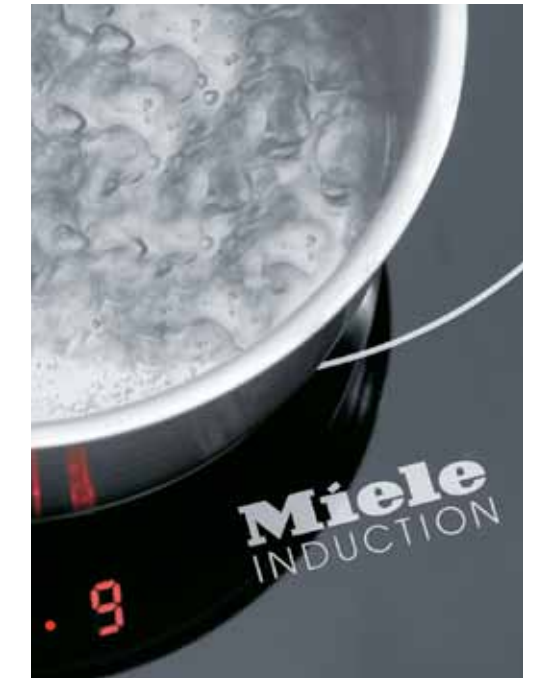
Duravit sink
Duravit Caro wall mounted toilet
Hansgrohe taps and fittings in polished chrome

Outside Living

Tile and stone flooring
Martin Lane Fox designed terrace landscaping
Timber pergola in select 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



Photos of residential specifications taken from homes at Teuta.

Contributors

Developer

Adriatic Marinas d.o.o.
Tivat, Montenegro

Architects

ReardonSmith Architects
London, UK
www.reardonsmith.com

Interiors

Mlinaric, Henry and Zervudachi
Paris, France

Landscaping

Martin Lane Fox
London, UK

Marina

Marina Projects
London, UK
www.marinaprojects.com

Project Managers

M.A.C.E.
London, UK & Belgrade, SRB
www.macegroup.com | www.mace.co.rs

Structural and MEP Engineers

Arup
London, UK
www.arup.com

Blog

For the latest on progress, news and events at Porto Montenegro, visit:
<http://portomontenegro.com/blog/>

Adriatic Marinas d.o.o.
Seljanovo bb 85320 Tivat
Montenegro

T: +382 (0)32 674 660
E: info@portomontenegro.com
W: www.portomontenegro.com

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.