

Arsenal Business Club
P O R T O M O N T E N E G R O





Introduction

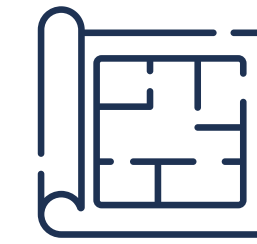
ABC is an adaptable and innovative workspace offering reasonably priced comfort within the Porto Montenegro village.

Ideal for entrepreneurs and small businesses, the offices also provide comprehensive facilities and opportunities for relaxation and socialising. Communal areas have a clean, comfortable aesthetic with subtle retro design references picking up on the building's heritage.





Fact File



Office space in white box condition, allowing rental tenants to add their own touch and make the space their own



A total of 14 office units spread over the ground and first floors ranging from 13m² to 34m²



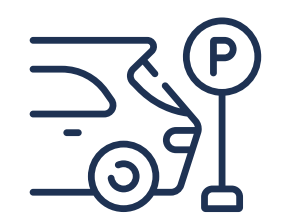
Lower-ground studio (216m²) with dedicated terrace area and three private offices



Spaces equipped with new flooring, doors, air conditioning, lighting, bathrooms, kitchen and common lounge area



Landscaped garden and outdoor breakout space



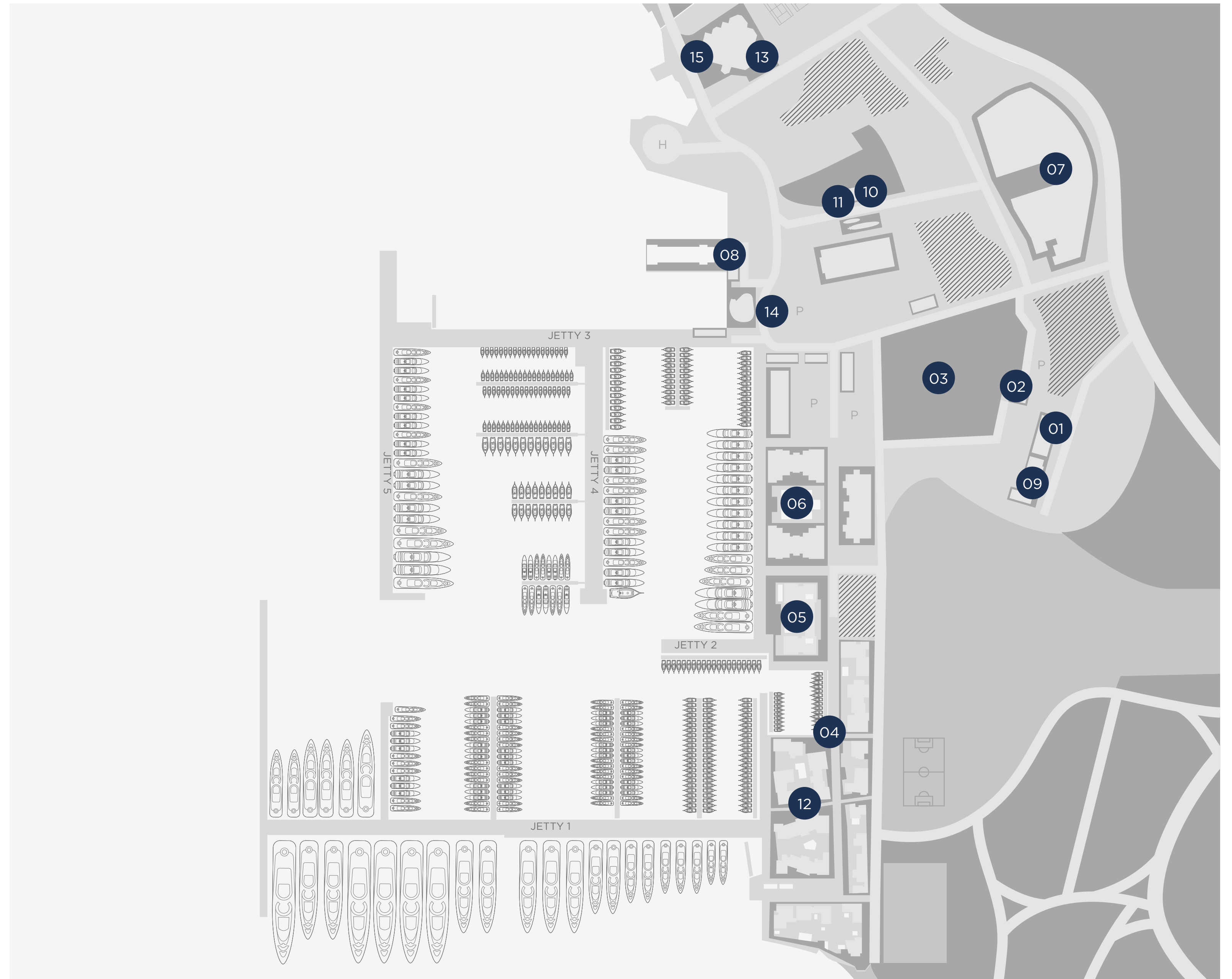
Secure, on-site parking with capacity for up to 50 cars

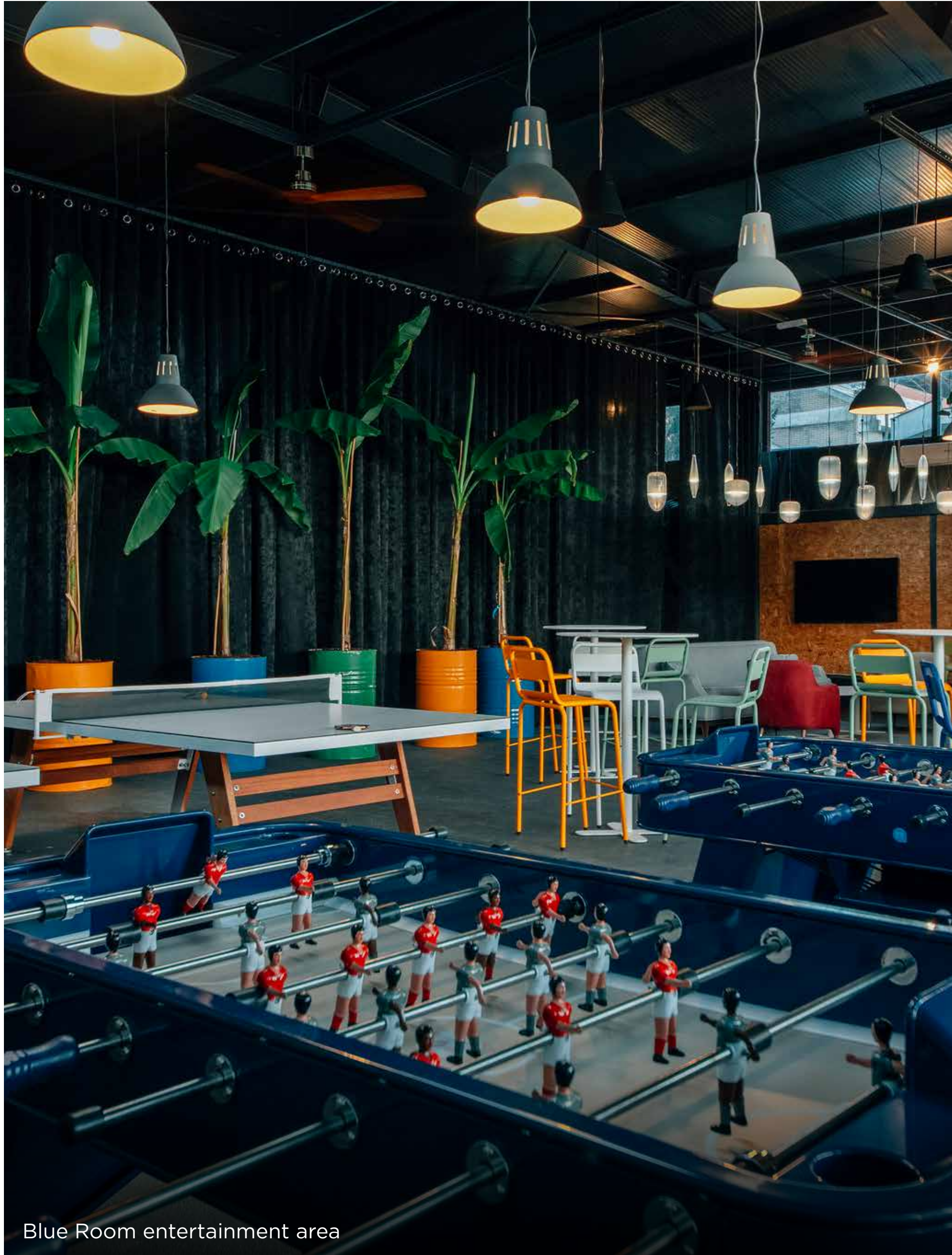
Location

The neatly turfed Arena sports field is located 50m from the building entrance, offering tenants access to a relaxing green park with Bay views.

New sports, music and entertainment venue, the Blue Room, provides Arsenal Business Club tenants with an after-work drinks venue, as well as somewhere to enjoy snooker, ping-pong, table football and live sports screenings.

1. Arsenal Business Club
2. Blue Room
3. Arena
4. Residential & Retail Village
5. Regent Hotel
6. Regent Pool Club Residences - Aqua & Baia
7. Boka Place (2023)
8. PMYC - Pool, Restaurant & Nightclub
9. Knightsbridge International School
10. Naval Heritage Museum
11. Innovation Centre - Coworking space
12. Ozana Business Club
13. PMYC Sports Club
14. PMYC Outdoor gym
15. PMYC Sailing Squadron

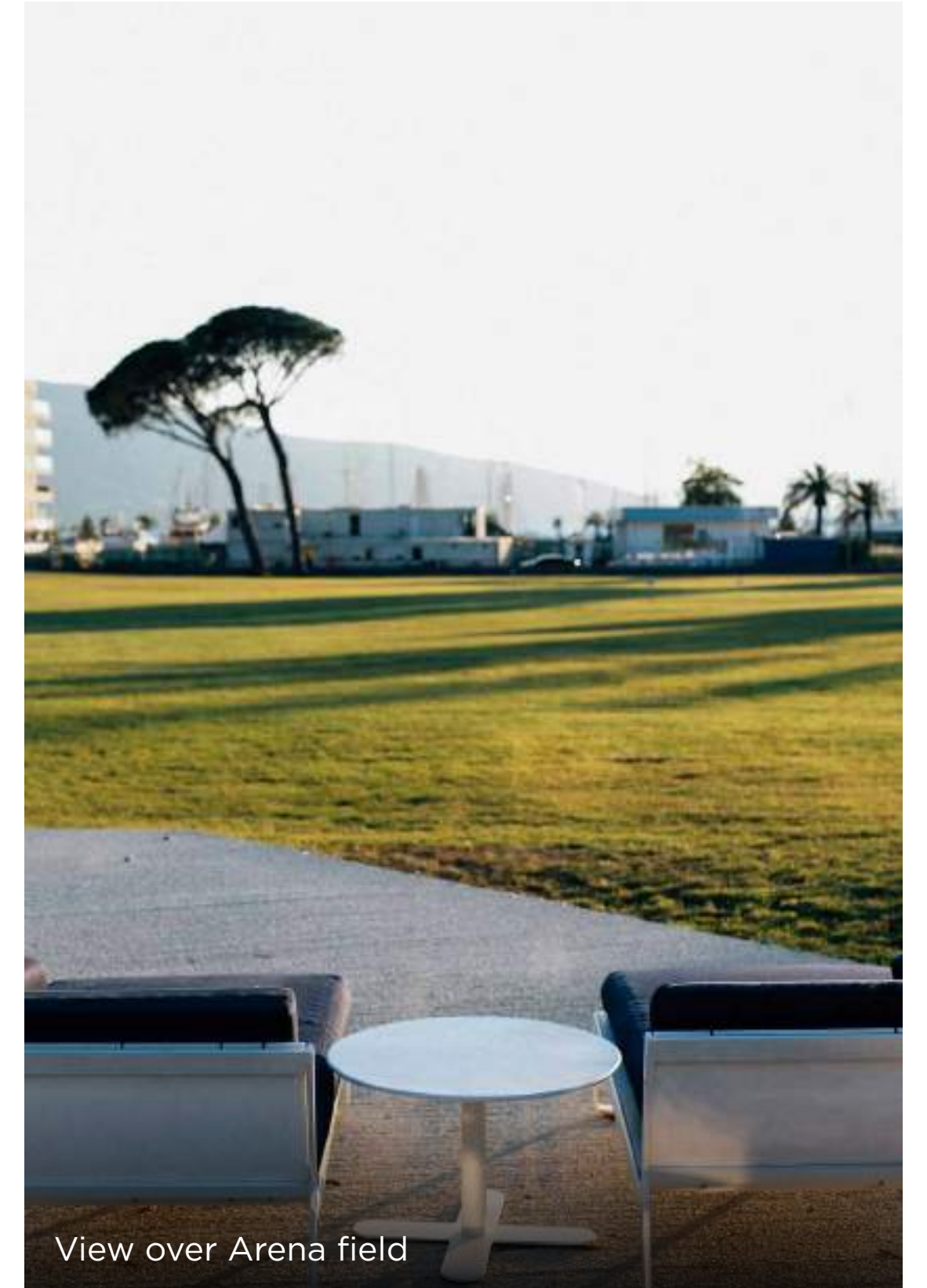




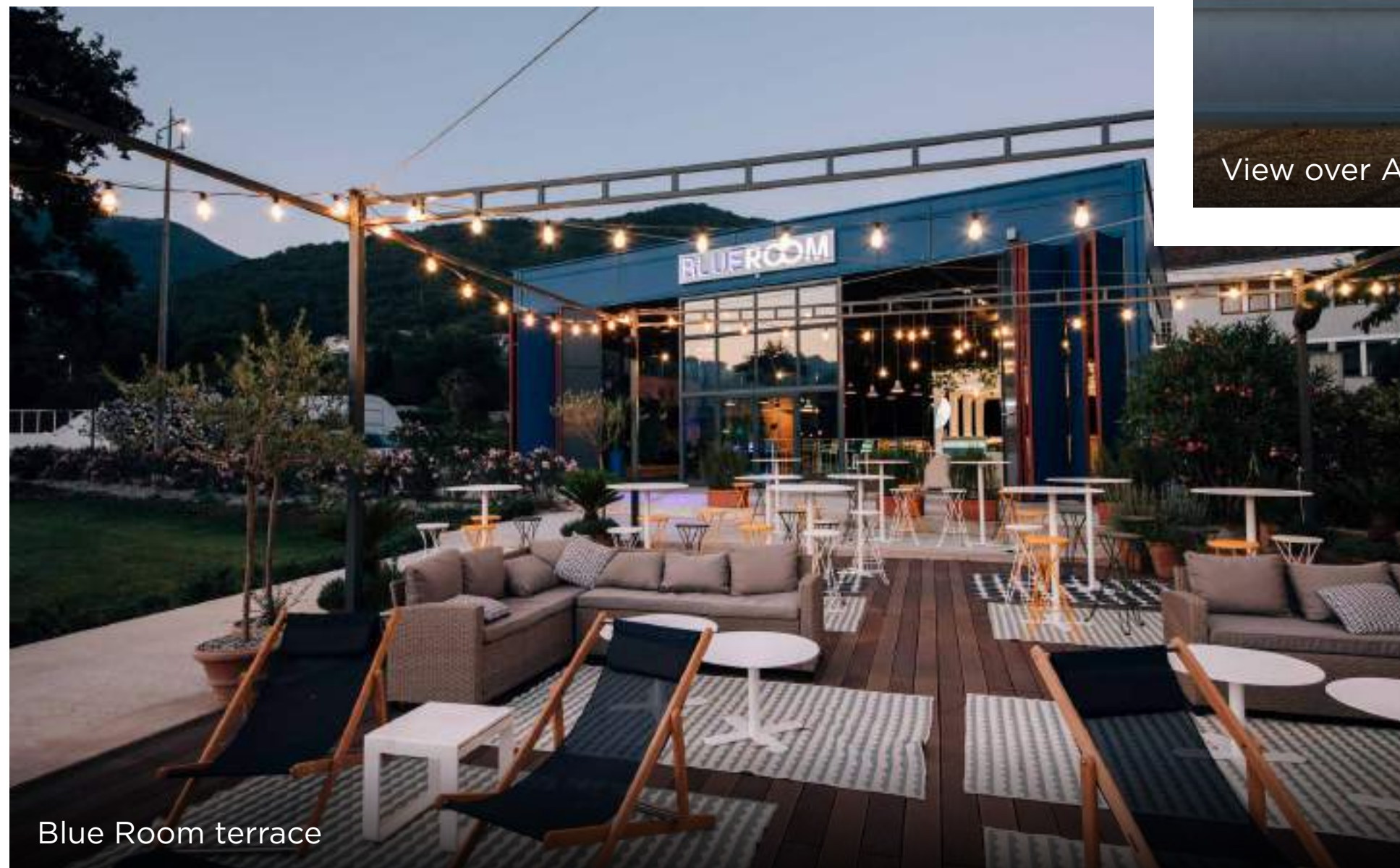
Blue Room entertainment area



Blue Room golf simulator



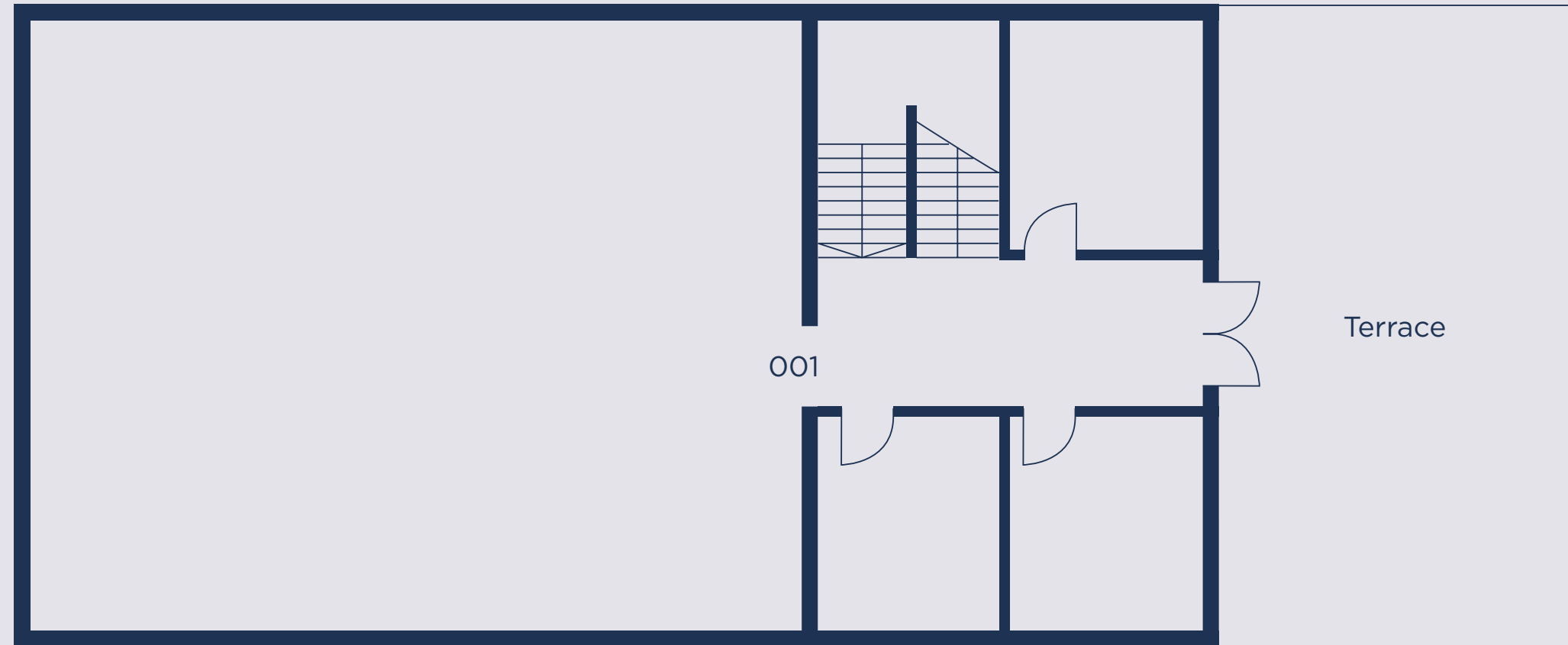
View over Arena field



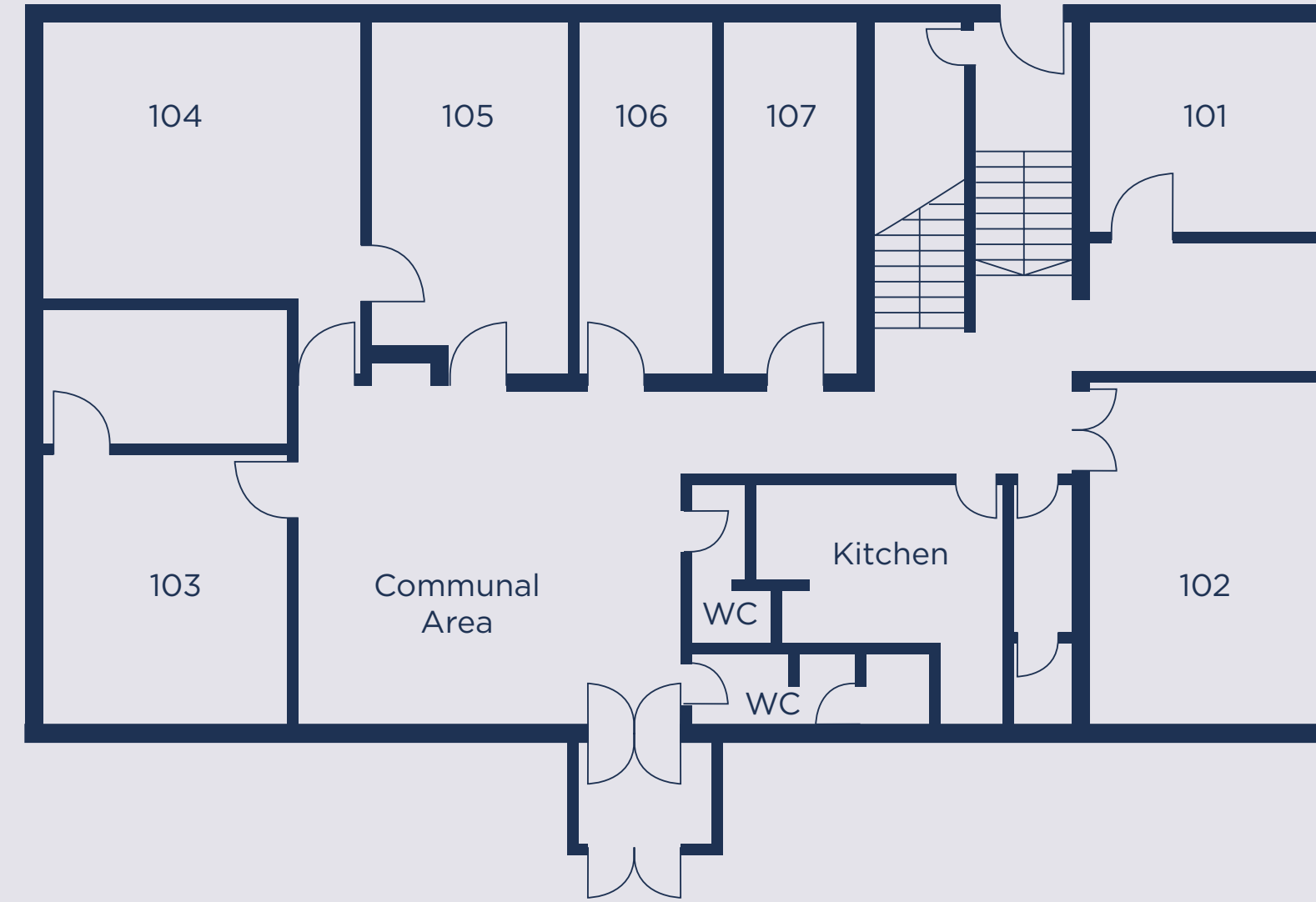
Blue Room terrace

Office Sizes & Monthly Rates

LOWER-GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



LOWER-GROUND FLOOR - from €20/m²/month + €7/m² maintenance fee + VAT

001
216.26m²

GROUND FLOOR RATES - from €20/m²/month + €7/m² maintenance fee + VAT

101	102	103	104	105	106	107
12.30m ²	17.11m ²	15.97m ² + 7.70m ²	20.83m ²	18.80m ²	13.81m ²	13.29m ²

FIRST FLOOR RATES - from €20/m²/month + €7/m² maintenance fee + VAT

201	202	203	204	205	206	207
19.99m ²	13.53m ²	19.83m ²	15.17m ²	33.96m ²	20.70m ²	19.67m ²



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IMPORTANT NOTE

All photography is exclusively shot on location, Porto Montenegro Luxury Shopping Village.

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