



PORTO MONTENEGRO  
*A life less ordinary*

BOKA  
PLACE  
PORTO MONTENEGRO

RESIDENCES

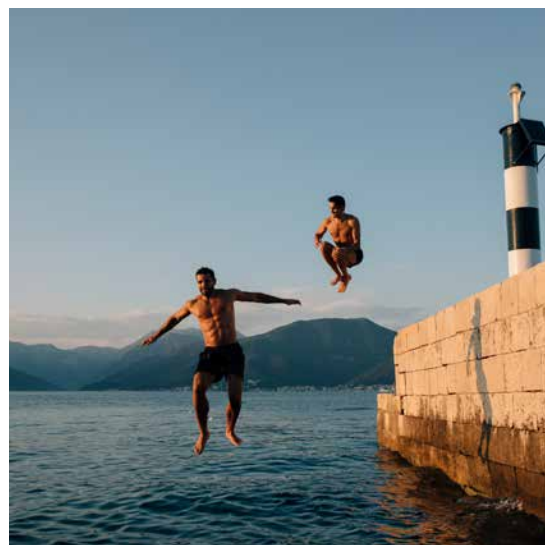




LIVE A LIFE OF  
VITALITY AND EASE







## HOMES THAT REJUVENATE IN A NEIGHBOURHOOD OF FRIENDSHIP AND WELLBEING

Boka Place is a new urban quarter in Porto Montenegro built with conviviality and wellness at its core. Here, the spirit of community is underpinned by a collective desire to live an active lifestyle among a warm coastal setting and great friends. With busy shops and cafés, a fitness hotel and wellness hub, green outdoor areas and new discoveries at every turn, this is a place where children play, revellers meet and laughter flows.

At the heart of Boka Place, bright and spacious residences of natural simplicity beckon you inside. Nestle among their light-filled interiors and indulge in these sanctuaries that have been designed to revitalise mind, body and soul.









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.





## DISCOVER

An enclave of lively escapades, Boka Place is a collection of spaces to eat, drink, shop and play in the company of family and friends. From a fitness-infused hotel to a convivial square decorated with boutiques, galleries and after-hours alchemy, there is everything you need to fill your days with a life lived well.



## REFRESH

At the heart of Boka Place is SIRO, a new immersive lifestyle experience by Kerzner International that fuses transformative social spaces with a high-octane fitness studio and restorative wellness centre. Creating an environment that elevates personal performance and nurtures like-minded human connections, SIRO is a lifestyle, a community and a calling.



## REVEL

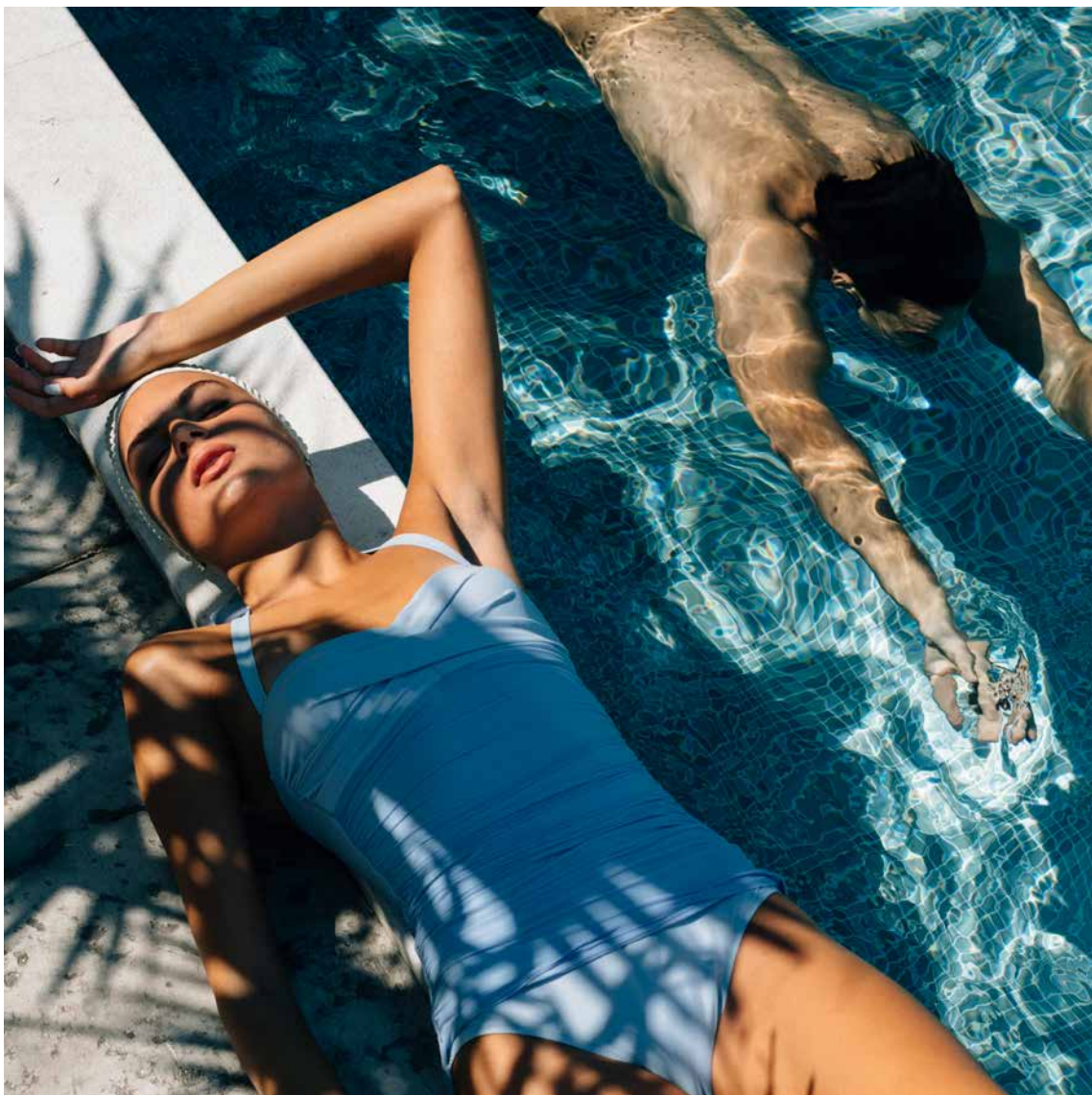
Around a central square and flowing through a shopping and entertainment hub, the recreational buzz of Boka Place is found. This is where laidback lunches are preceded by sunny trips to the weekend's market, and wrapped up with the latest blockbuster at the movies then a starlit cocktail with friends.



## CHILL

With botanical gardens and living walls, Boka Place's bustle is permeated with luscious areas of greenery and calm - environments in which to unwind and reset. Open spaces, fluid design and clever integration offer a sense of neighbourly company and the room to breathe.







# INNOVATIVE IN DESIGN

- (A)** ROOF-TOP BAR
- (B)** THE SQUARE
- (C)** CINEMA
- (D)** SWIMMING POOL
- (E)** WELLNESS HUB
- (F)** SIRO BOKA PLACE, MONTENEGRO (HOTEL)
- (G)** MARKET & FOOD HALL
- (H)** SHOPPING
- (I)** RESTAURANT

## LEVEL 2-8

- SIRO Boka Place (Hotel)
- SIRO-Managed Residences
- Private Residences
- Roof-Top Bar

## LEVEL 1

- SIRO Boka Place (Hotel)
- SIRO-Managed Residences
- Private Residences
- Swimming Pools
- Wellness Hub

## GROUND FLOOR

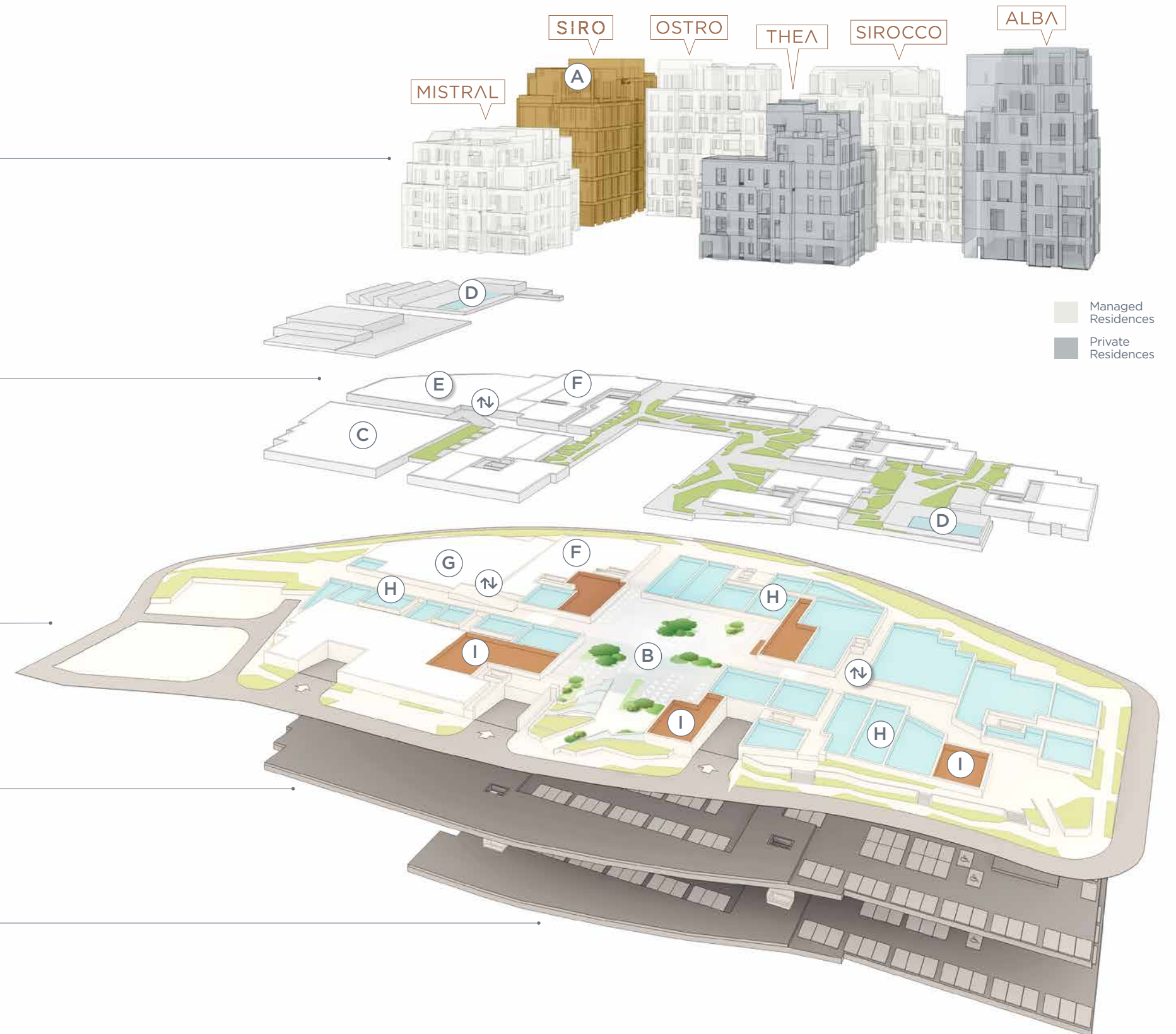
- The Square
- The Arcade (Retail)

## BASEMENT 1

- Parking

## BASEMENT 2

- Parking





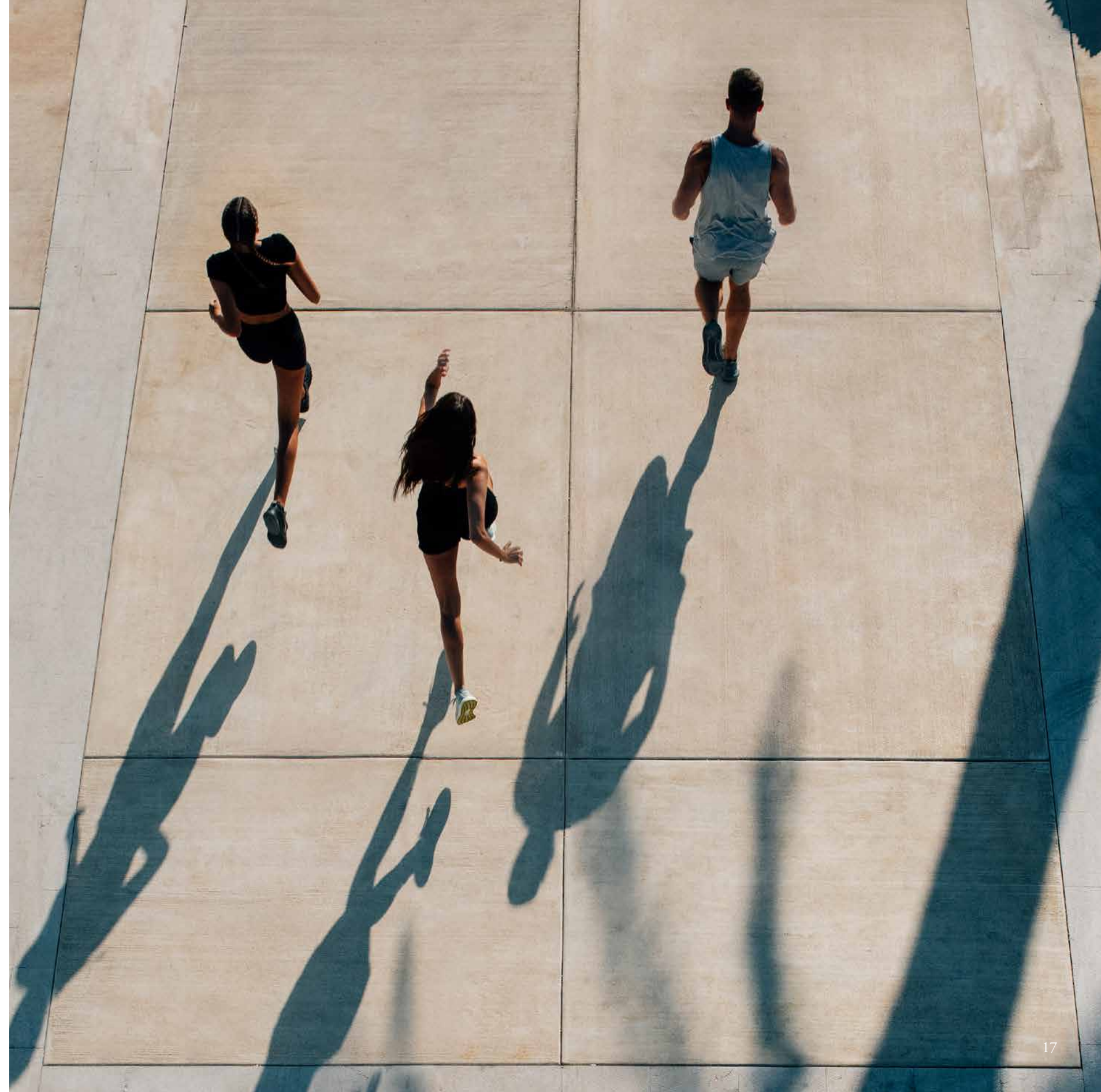
## URBAN-INSPIRED LIVING IN A NATURAL SETTING

To satisfy the growing desire for organic living, Boka Place has been designed to harmonise with its wider surroundings and foster a deep-rooted sense of community. Whilst the buildings blend respectfully into the earth, inspiration has been drawn from the natural elements of the sun and the wind to name them. From Alba to Sirocco, there is always something fresh to discover and experiences to enjoy – hidden garden nooks for reading, private pools in which to swim, pop-up areas of trade and craft, and new friends that live next door.





INTRODUCING







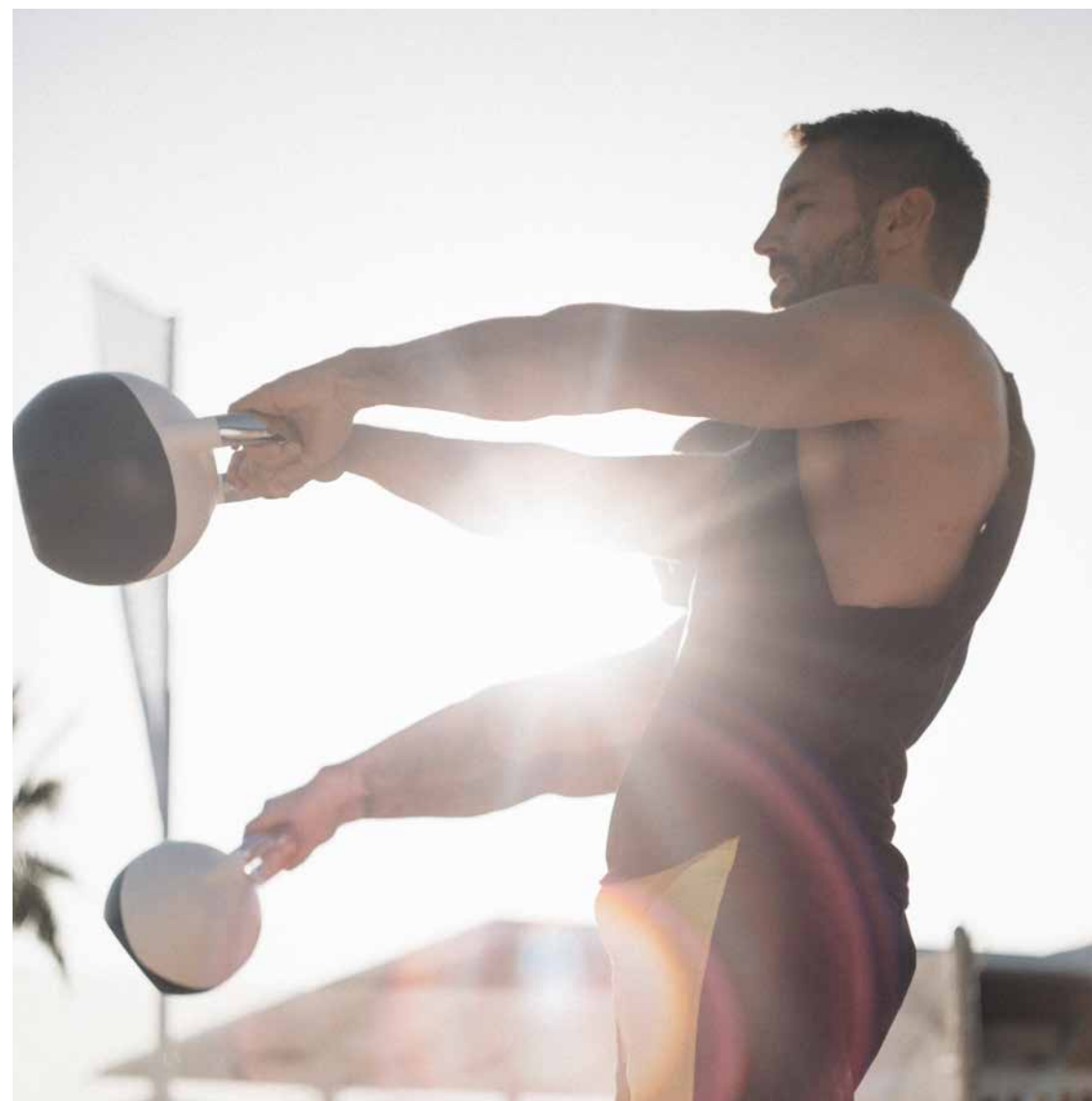
## AN IMMERSIVE LIFESTYLE DESTINATION

SIRO is the beating heart of Boka Place, a new immersive lifestyle experience that fuses expert-led fitness with wellbeing and hospitality. Complete with a high performance studio, ‘experience box’, 20m rooftop swimming pool, infrared sauna, recovery lounge, a food lab and juice bar, this is the point at which vibrant social spaces meet a multi-faceted wellness retreat in an urban setting. Far more than just a gym, hotel or residence, this is a community and a culture of true transformation.

















# THE RESIDENCES

Choose from a collection of SIRO-managed or private residences among this urban-inspired enclave and immerse yourself in sanctuaries of understated luxury and a life better lived.





## SIRO

96 key fitness-infused hotel  
and 144 managed residences

## OSTRO

40 SIRO-managed residences  
including one, two and three-bedroom  
apartments and penthouses

## SIROCCO

60 SIRO-managed residences including  
studios and one, two and three-bedroom  
apartments and penthouses

## MISTRAL

44 SIRO-managed residences  
ranging from studios to three-bedroom  
duplexes and penthouses

## THEA

35 private residences including  
studios, one and two-bedroom  
apartments and penthouses

## ALBA

34 private residences ranging from  
studios to one, two and three-bedroom  
apartments, duplexes and penthouses





# MANAGED RESIDENCES

SIRO-managed residences are versatile havens designed to enhance your mood, spur your motivation and soothe your rest. With fitness and wellness at their core, they invite you to work up a sweat in the comfort of your home or cool down after a visit to SIRO’s energetic hub, just on your doorstep.

144 SIRO-managed homes offering access to the Recovery Lab including a roof-top pool and bar

Benefits include hotel concierge services, in-room hospitality and entertainment

Uniquely designed to support in-house wellness activities

Opportunity to participate in SIRO rental pool programme

Buyers are eligible for Montenegro’s Citizenship by Investment Programme

Studios from €190,000

One-bedroom apartments from €300,000

Two-bedroom apartments from €470,000

Three-bedroom apartments from €950,000

Penthouses POA

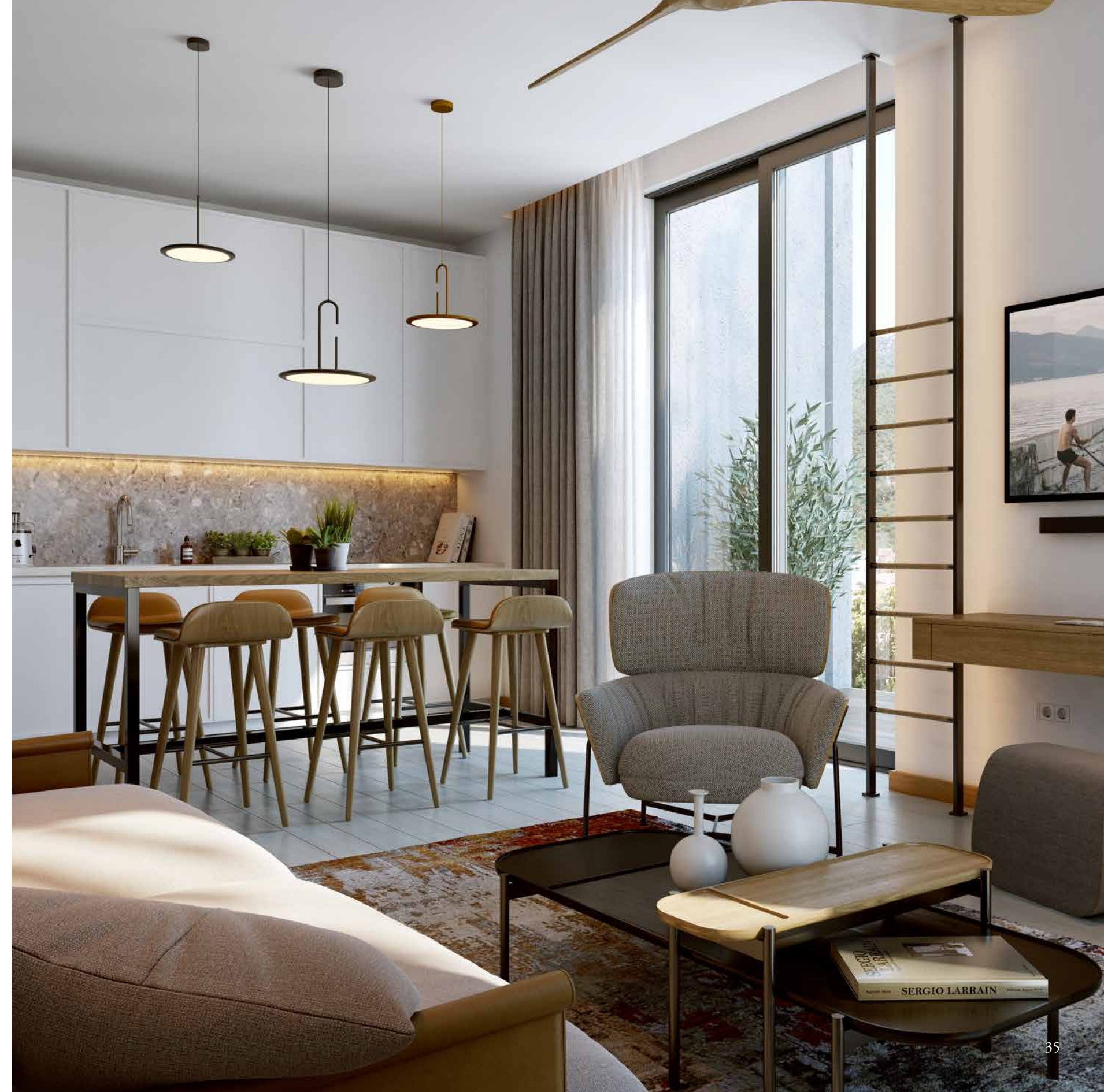




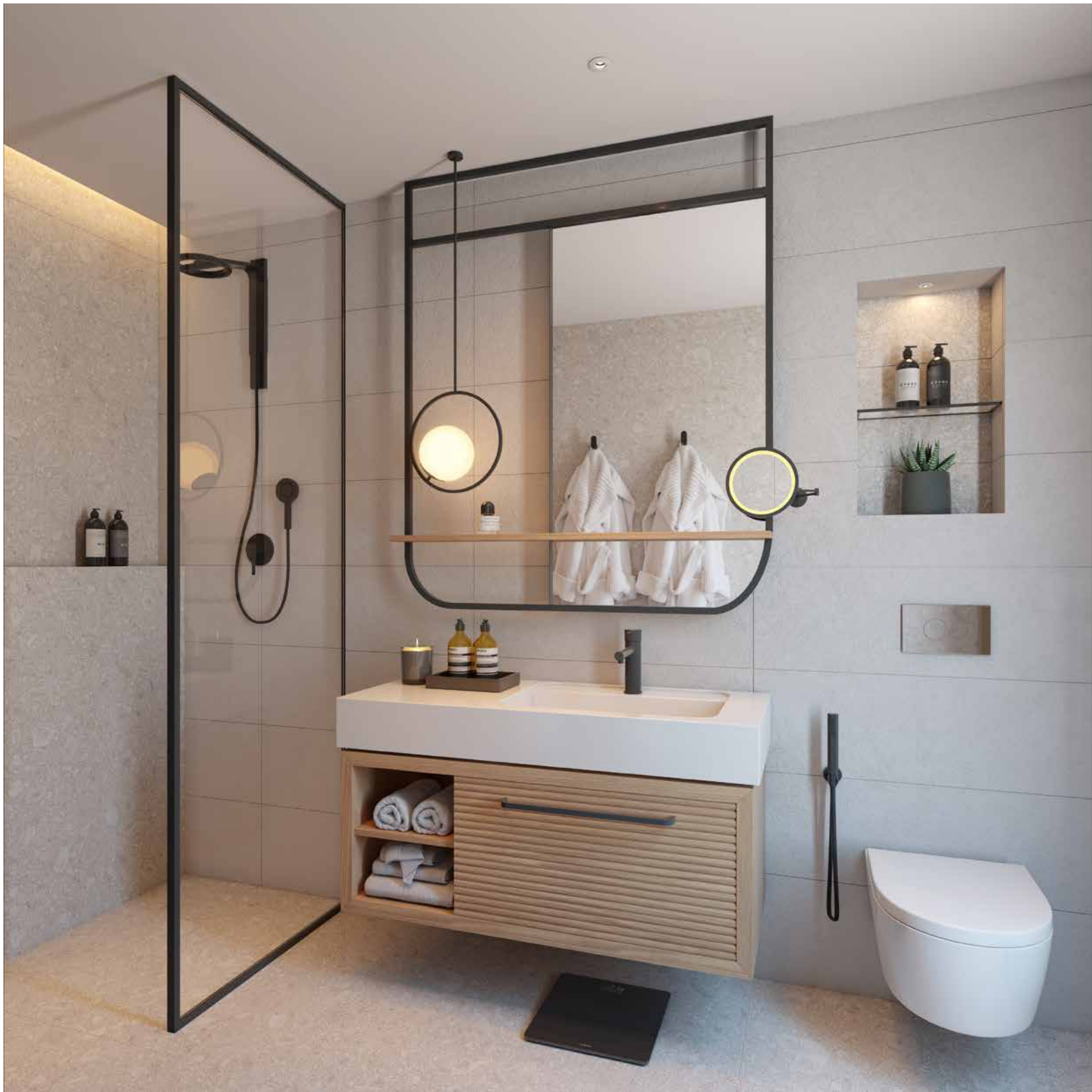


## ROOMS DESIGNED TO CALM, INSPIRE AND REVITALISE

Step into your private space and breathe. Muted, natural tones uplift and soothe, complemented by plenty of natural light. Sleek, multipurpose furnishings create rooms free of clutter creating the perfect atmosphere for mental and physical wellbeing.







# MANAGED RESIDENCE BASE SPECIFICATIONS

The SIRO-managed residences range from studio apartments to three-bedroom duplexes and penthouses, between 45m<sup>2</sup> and 170m<sup>2</sup>. The homes are decorated as standard with beautiful clean lines, neutral tones and a minimalist aesthetic to create an optimal environment for holistic wellbeing.

## RESTORATIVE LIVING AND SLEEPING SPACES

Hygienic wood-effect plank flooring

Soft white painted plaster walls and ceilings with recessed lighting

Aluminium glazed doors leading to an outside terrace and/or Juliet balcony

Silent ceiling fans for air movement and temperature controlled atmospheres

Super-fast broadband WiFi

Fibre optic multimedia boxes

Energy efficient dimmable LED lighting

## REJUVENATING BATHROOMS

Beautiful clean lines with ceramic resin washbasins and vanity mirror with halo lighting

Ceramic tiled floor and feature walls

Large walk-in shower enclosure with Nebia shower 2.0 spa experience

WC enclosure with wall hung rimless toilet and chrome flush plate (in select units)

Lusso Luxe taps and fittings with matching bathroom accessories

Full-size built-in bathtub (in selected units)

Underground car spaces are available to purchase with your home.  
Individual unit specifications and features are subject to change.





# PACKAGES OF INTERACTIVE FURNISHINGS AND FINISHES

For those looking for true convenience and ease, beautiful joinery and furniture packages can be purchased with your home. Ultimate functionality is achieved in harmony with ambiance as fitness equipment and technology are discreetly integrated into rooms, allowing you to switch from relaxed to active mode and back again with ease. To take advantage of the SIRO rental pool programme, buyers must opt for their homes to be fully-fitted and furnished.

## INTEGRATED KITCHENS AND BUILT-IN WARDROBES

Open plan kitchens of exquisite lines  
designed for optimal utility

Custom-made white joinery  
with ceramic countertops

Bosch appliances, including a fully  
integrated refrigerator, dishwasher and  
induction cooktop with oven

Brushed stainless steel fixtures  
with chrome tapware

Bespoke built-in wardrobes and  
clever storage units throughout

## CONTEMPORARY FURNISHINGS THAT AID WELLBEING

Built-in units for stretching and exercising

Air purifiers that provide a clean and  
healthy atmosphere indoors

High-performance fitness and sports accessories

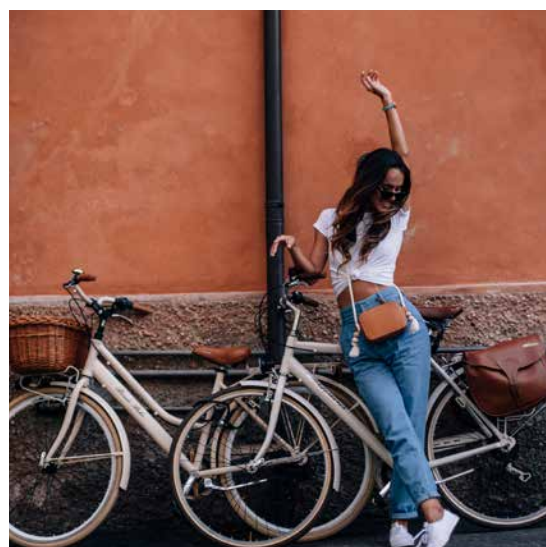
100% blackout bedroom curtains to  
encourage deep rest

Ergonomic-designed seating that is both beautiful  
and supportive for the body

Bespoke beds with upholstered headboards

Joinery packages from €150 per m<sup>2</sup>. Fully-fitted and furnished homes from €600 per m<sup>2</sup>.  
Individual unit specifications and features are subject to change.





## EMBRACE EXTRAORDINARY THROUGH THE CITIZENSHIP BY INVESTMENT PROGRAMME

Discover opportunity and adventure as a citizen of Montenegro courtesy of the national Citizenship by Investment Programme (CBI). Buying a managed residence at Boka Place gives you the rare and exciting chance to participate in the scheme and gain citizenship of this extraordinary country. A legacy investment for your family, the Montenegrin passport allows free movement across 124 countries and with the country's planned EU accession by 2025, as a holder, you will be eligible to a host of additional benefits.

To qualify for the scheme, investors in property are required to make a €200,000 donation to Montenegrin Government development and innovation funds, which have been established to support infrastructure across the country, along with the purchase of a property. Such a property on the coast must have a minimum price of €450,000 and be Government-approved in order to qualify for CBI. Boka Place's managed residences are properties qualified for the CBI.









## PRIVATE RESIDENCES

With open architecture that invites refreshment and interiors designed to revitalise, the private residences have been masterfully designed using modern details to provide a fresh perspective on luxury living. In addition to your personal havens, residents have exclusive access to luxurious private amenities including an infinity pool and secret gardens. These properties offer a more intimate setting for those looking to belong to a close-knit community within Porto Montenegro.

69 private homes with the option to participate in the  
M-Residences management programme

Access to fully exclusive facilities including an infinity  
swimming pool and landscaped outdoor spaces

Unique opportunity to integrate decorative art features by internationally  
renowned artists Bradley Theodore and Miljan Suknovic

Studios from €200,000

One-bedroom apartments from €265,000

Two-bedroom apartments from €347,000

Three-bedroom apartments from €560,000

Penthouses POA





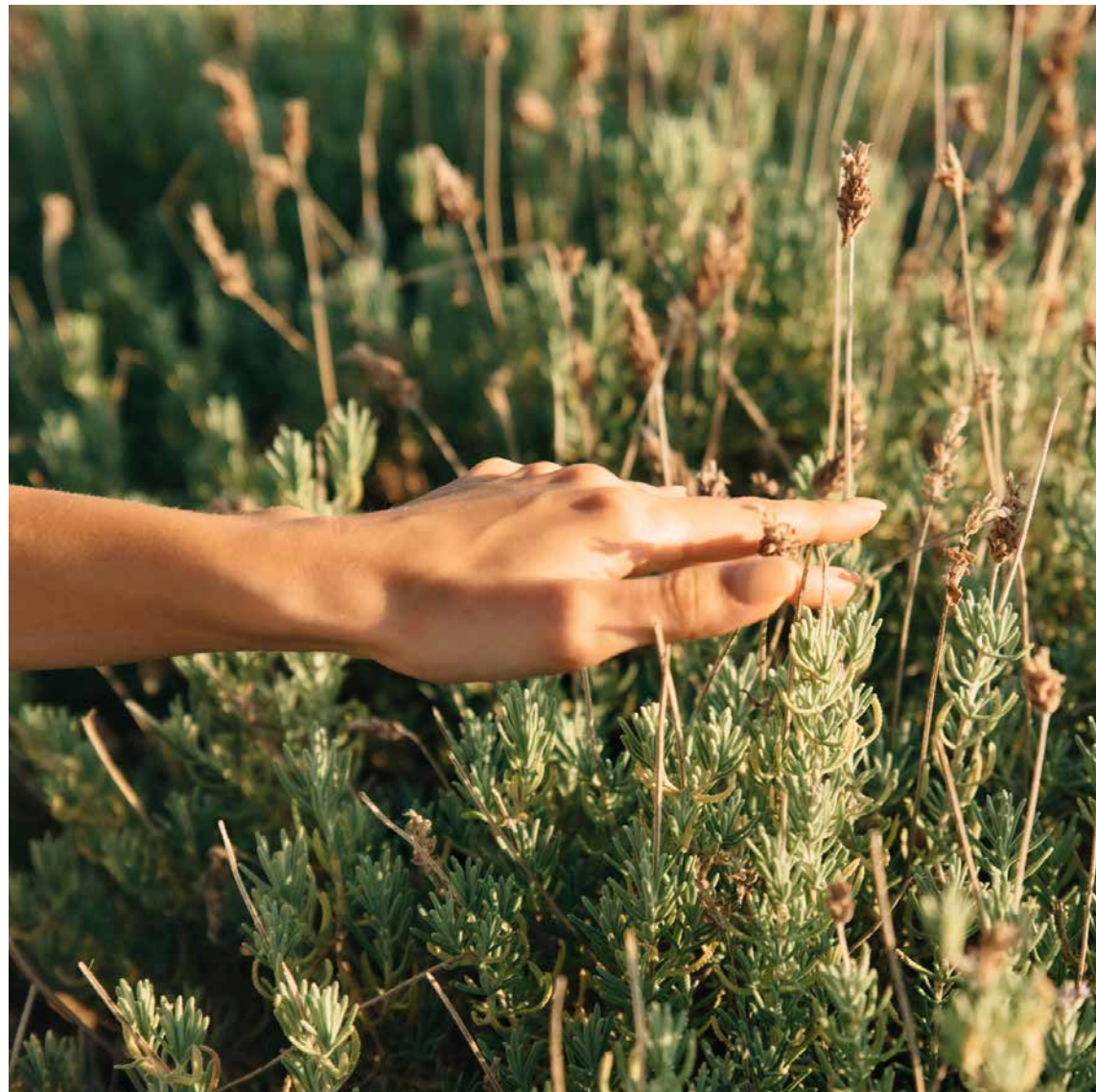


## INTERIORS OF SOOTHING DESIGN AND MODERN FLAIR

Inspiration for the interiors has been drawn from the Montenegrin seascape and the effortless sophistication that surrounds Boka Place. Every residence is designed to maximise the natural light that filters in from the outdoors and hand-selected materials provide a canvas of simple elegance. The light tonal schemes of champagne, salted blues and soft sand add to the tranquillity and the understated luxury, while vivid colours burst in on views of the rippling sea, mountains, gardens or the buzz of the square below.











# PRIVATE RESIDENCE BASE SPECIFICATIONS

The private residences range from studio apartments to three-bedroom duplexes and penthouses, between 45m<sup>2</sup> and 170m<sup>2</sup>. The homes are intelligently designed to offer both function and beauty.

## SERENE LIVING AND SLEEPING SPACES

Oak effect parquet plank flooring throughout

Soft white painted plaster walls and ceiling  
with recessed lighting

Aluminium glazed doors leading to an outside  
terrace and/or a Juliet balcony

Intelligent utility spaces and workspace nooks

Super-fast broadband WiFi

Fibre optic multi-media boxes and  
energy efficient dimmable LED lighting

## HEAVENLY BATHROOMS

Beautiful clean lines with ceramic washbasins  
and vanity mirror with halo lighting

Ceramic tiled floor and feature walls

Large walk-in shower enclosure

Lusso Luxe taps and fittings with matching  
bathroom accessories

Full-size built-in bathtub (in selected units)

Underground car spaces are available to purchase with your home.  
Individual unit specifications and features are subject to change.





# JOINERY AND FURNISHING PACKAGES OF NATURAL SIMPLICITY

The private residences offer the flexibility to fit, furnish and decorate the interiors to your own style or for those looking for a home ready to move in, there are joinery packages or fully-fitted and furnished options.

## INTEGRATED KITCHENS AND BUILT-IN WARDROBES

Open plan kitchens of exquisite lines  
designed for optimal utility

Custom-made white joinery and engineered  
stone countertops with wood details

Bosch appliances, including a fully integrated refrigerator,  
dishwasher and induction cooktop with oven

Brushed stainless steel fixtures with chrome tapware

Bespoke built-in wardrobes and storage units

## UNDERSTATED LUXURY FURNISHINGS

Hand-picked furnishings of natural  
materials and soothing hues

Masterfully selected to seamlessly blend  
contemporary urban with relaxed waterfront living

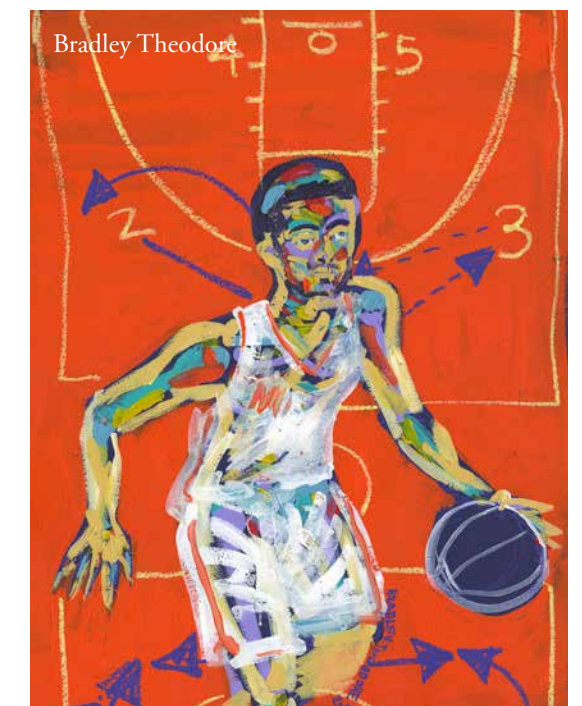
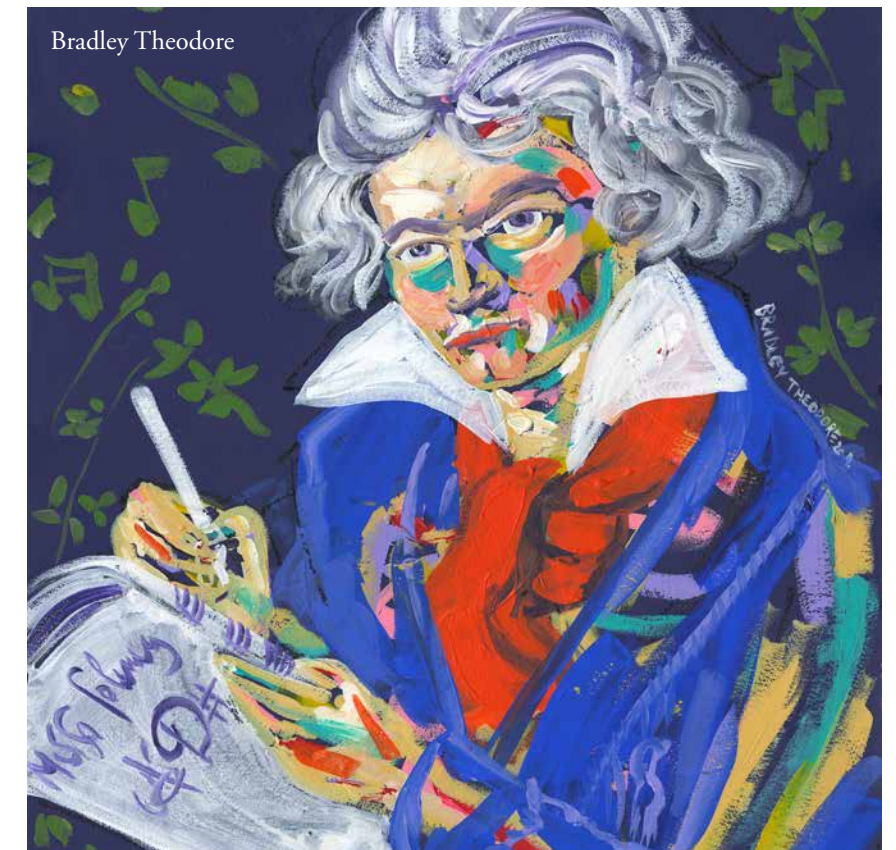
Modern-minimalist design featuring  
layered neutrals and organic touches to offer  
supreme comfort and calm

Individual unit specifications and features are subject to change.



## DELIGHT IN SPACES PLAYFULLY DECORATED WITH ART

The neutral wall space of the quietly luxurious interiors invites colour and verve. Relish the opportunity to choose an original piece of art created by one of two international artists as part of your interior design package. Inspired by the pulse of modern life, these works will be a source of spirited energy and a joy to behold. Original pieces can hang proudly or be converted into larger than life, full-wall decals signed by the artist.







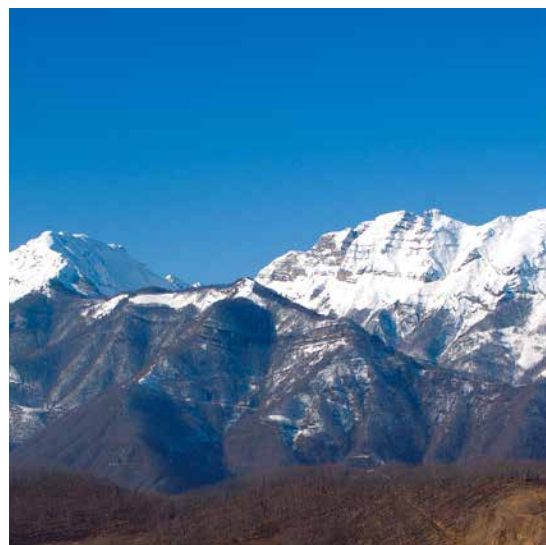
## ACCESS TO AWARD-WINNING SERVICE AND CARE

Boka Place's private residences can access the M-Residences management programme that offers bespoke management solutions for your convenience and peace of mind. A premium rental experience backed by the Porto Montenegro brand, these expert services include covering contracts, inventory lists, management of local taxes, property maintenance, rental marketing and online reservations. Your guests under M-Residences' care can take advantage of lifestyle services such as speedboat tours, home food delivery and day passes to the Porto Montenegro Yacht Club.









## A PLACE OF UNEXPECTED DISCOVERY AND SALT-KISSED AIR

Nestled between Montenegro's majestic mountains and her coastline of hidden coves and gentle waves, a glittering seaside port is reinventing the concept of waterfront living. For over ten years, both in summer's warmth and cooler seasons of snow-capped peaks, Porto Montenegro has beckoned the global elite with luxurious amenities and an allure of undiscovered charm. Mirroring the raw beauty of the natural landscape and offering the best in luxury-living, there has always been the shimmer of coastal glamour and year-round delight. Now, an ever-evolving destination in which to play, to learn and to connect to others, this is where an eclectic mix of people unites in their pursuit for adventure and self-enrichment. At the water's edge, curiosities are satiated and moments are filled with exploration, alchemy and verve. A source of creative energy and a platform for discovery, here is the Life Less Ordinary.





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