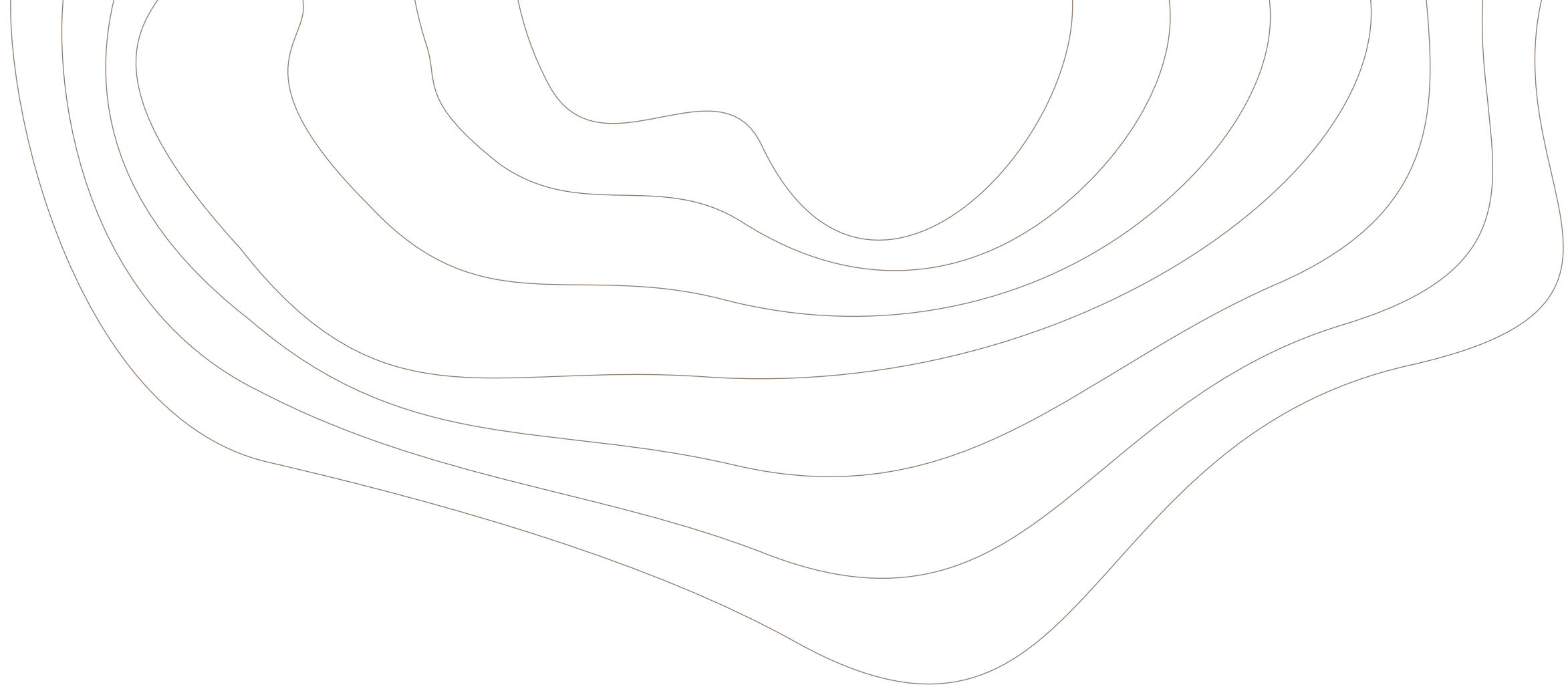




O Z A N A

BUSINESS CLUB





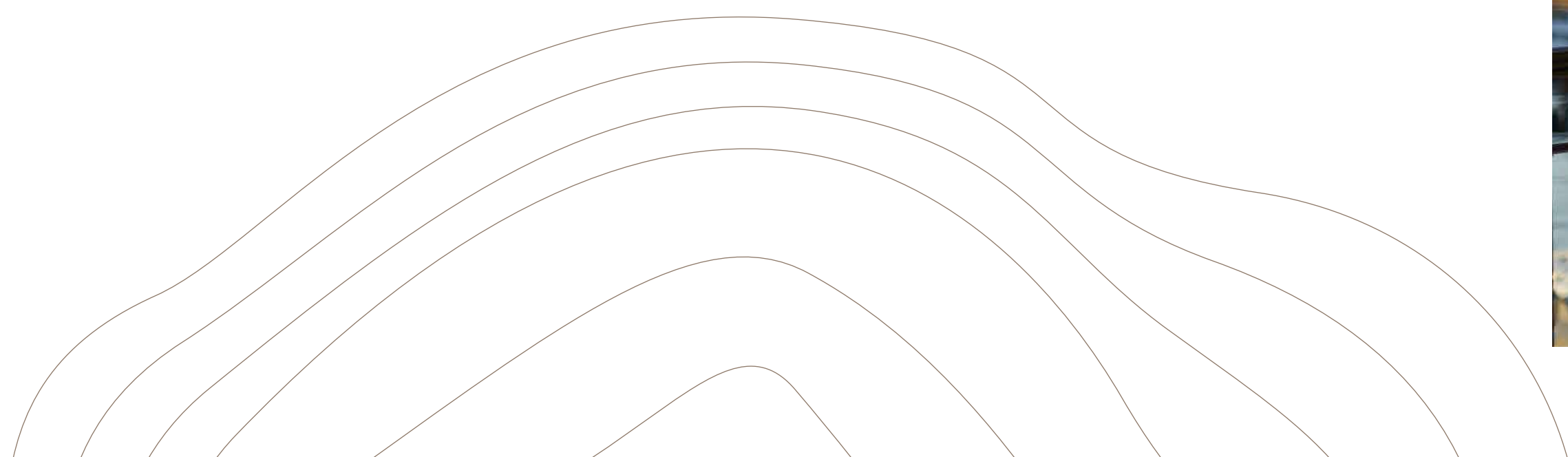
*Welcome to the Ozana Business Club – nine boutique, serviced offices
overlooking Porto Montenegro's superyacht Jetty 1.*

Introduction

Aimed at those seeking a premium office experience, the Ozana Business Club offers high-end finishes, designer furniture and contemporary art throughout.

Facilities include a conference room, lounge area and a landscaped terrace overlooking the marina.

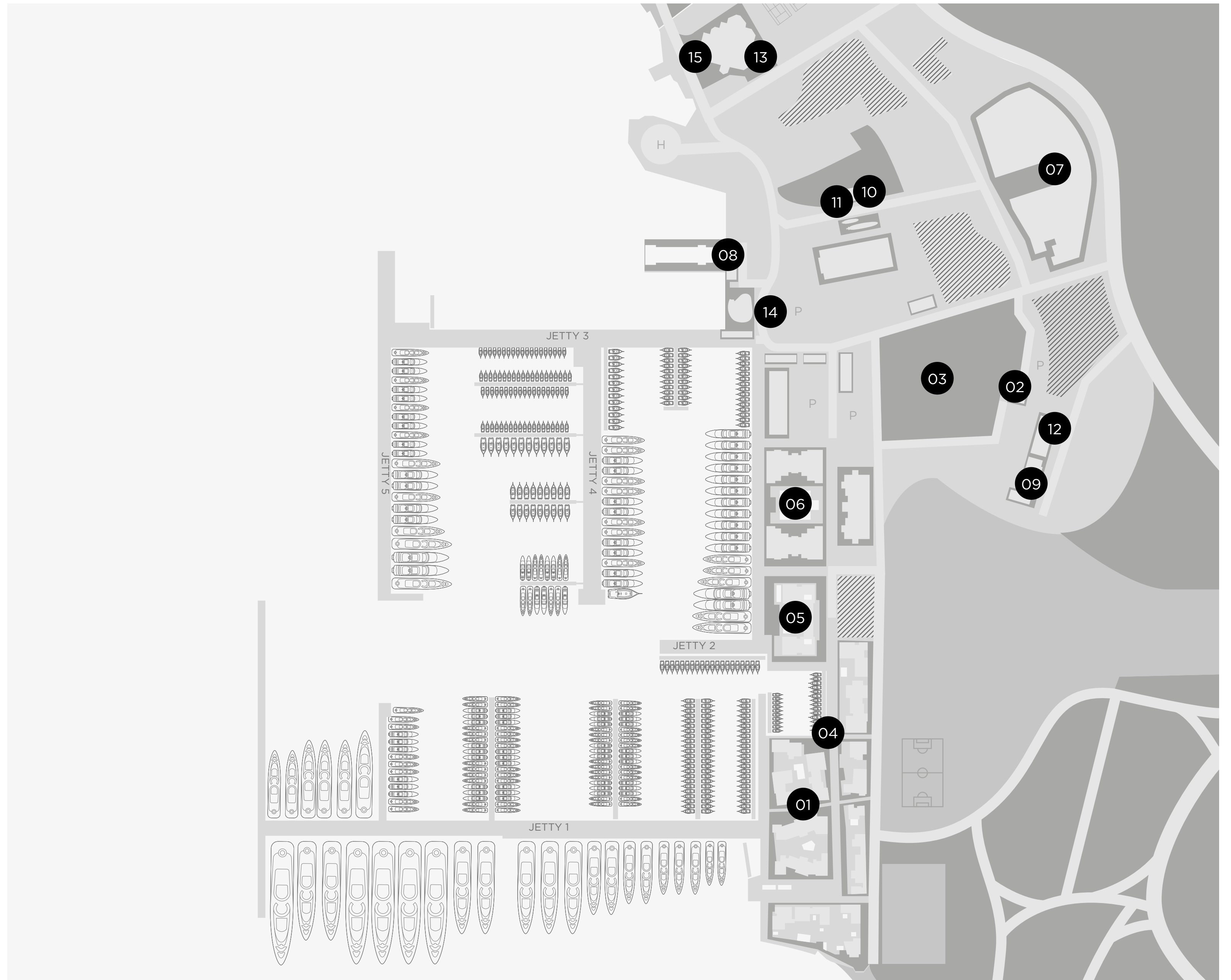
Combining comfortable, elegant interiors with the functionality of a fully serviced business club, these nine offices are the pearl in Porto Montenegro's expanding collection of new workspaces.



Location

Perfectly positioned in a prime waterfront position within the village, the Ozana Business Club overlooks superyacht Jetty 1 from its first floor position in Porto Montenegro's Ozana building.

1. Ozana 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. Arsenal Business Club
13. PMYC Sports Club
14. PMYC Outdoor gym
15. PMYC Sailing Squadron



Club terrace overlooking Jetty 1 and marina



Private entrance to Club



Access to the first floor Club is via an e-card controlled access door at ground level, ensuring members are only ever a few steps away from a range of conveniences such as a hair dresser, day spa, restaurants, florist, pharmacy and organic supermarket.

Each office rental agreement will include two daily passes for the village car park.

Features



Art

Communal areas of the club feature a collection of contemporary art by Montenegrin and Serbian artists represented by the Saatchi Gallery in London.



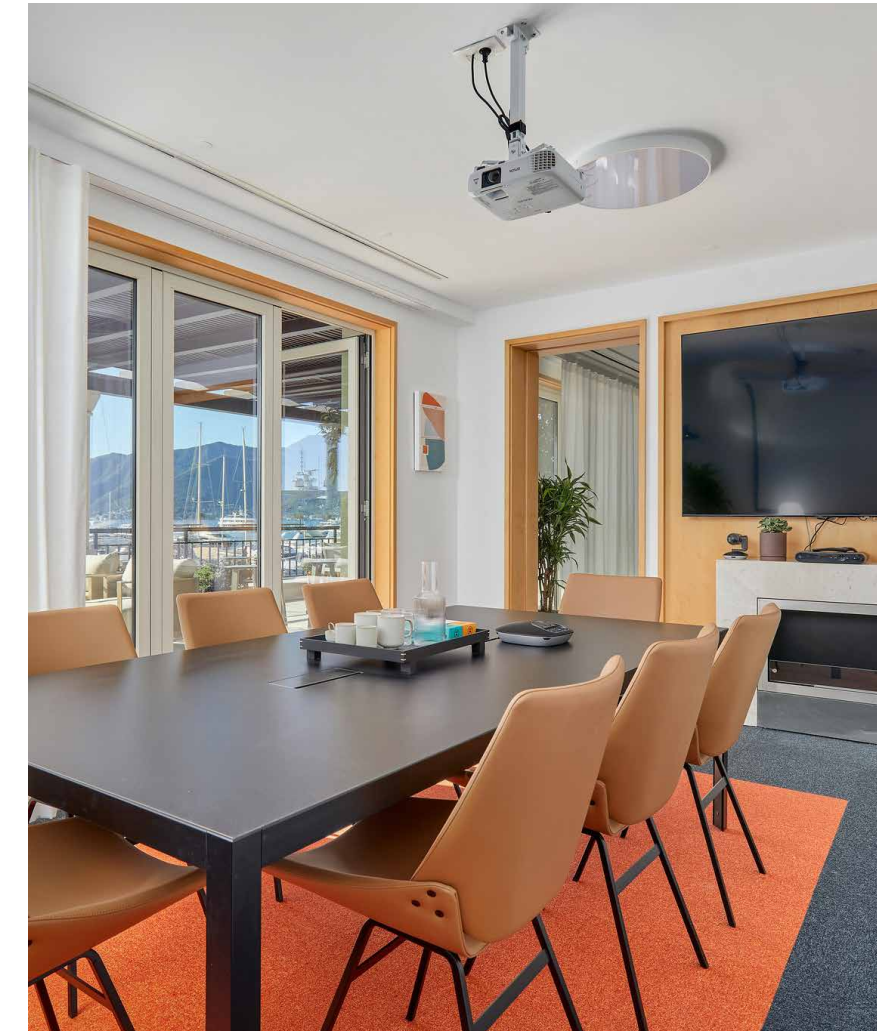
Reception & Club Services

Reception is staffed from Monday to Friday, 9am to 5pm, offering print, post, phone and other administrative services. In addition to the two free parking spaces in the village available to each office, a suite of member services will be available from reception such as village F&B orders, taxis, airport transfers, boat tours and more.



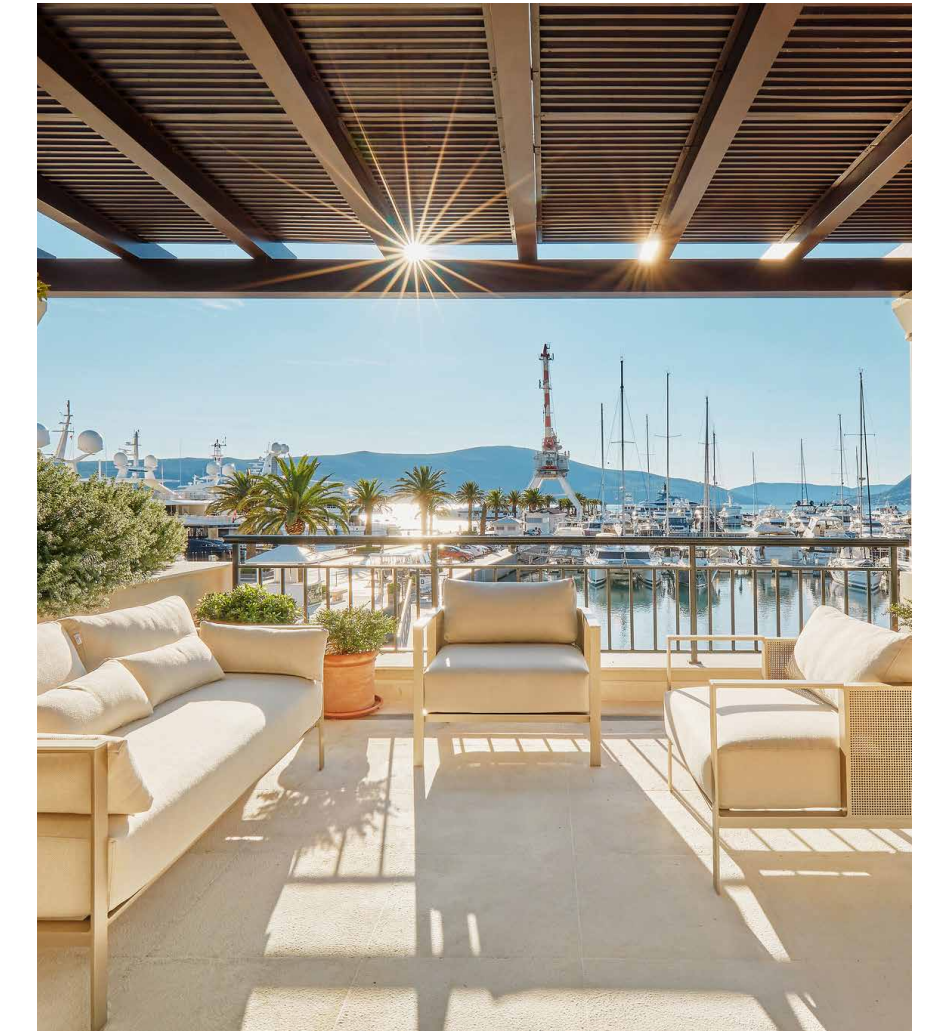
Members Lounge

Leading out onto the terrace and flooded with natural light throughout the day, the intimate lounge area is designed as a comfortable breakout space. A sofa, lounge chairs and artisanal rug sit at one end while a bar table and stools are at the other. An adjacent kitchenette houses a Nespresso coffee station and everything you need to stock your daily consumptions.



Meeting Room

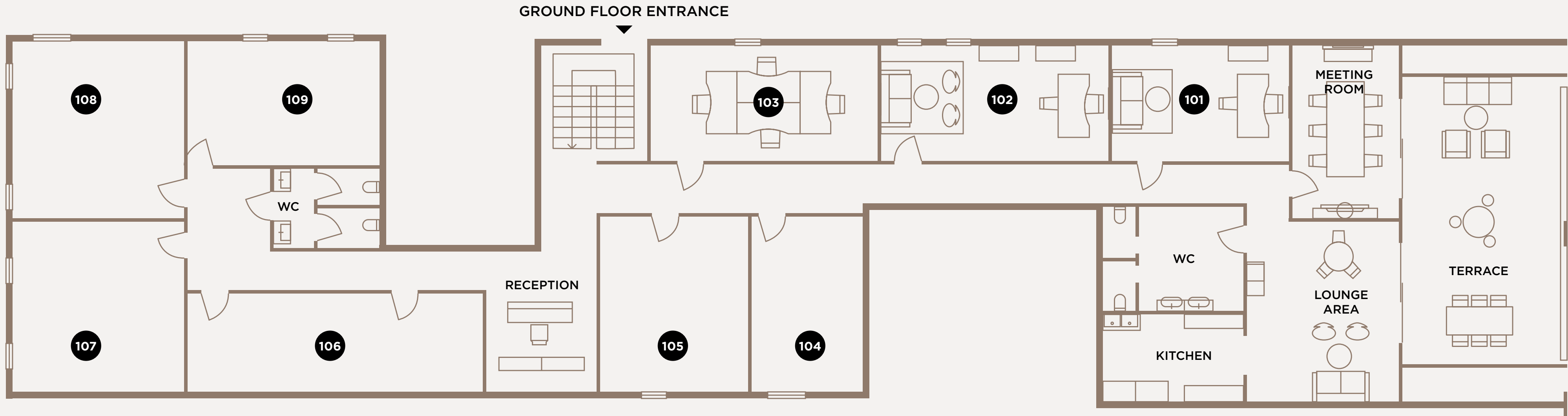
The elegant 8-seater conference room directly overlooks the terrace, marina and Bay. Rex Kralj designer chairs are paired with a work table with wi-fi charging points and integrated power boxes. Acoustic wallpaper provides added privacy, while a hand-woven natural fibre rug provides additional comfort underfoot. A hidden Dyson air purifier / humidifier ensures year-round air quality, even during longer meetings.



Outdoor Terrace

Overlooking the superyacht Jetty 1, the Club's extensive landscaped terrace is a verdant oasis of calm that is shaded from the sun with a pergola. A 6-seater dining table, high-top bar table and 4-seater lounge area provide a range of options for open-air meetings, team lunches or simply a quiet coffee break.

Floor plan



101

23.62m²
Furnished
Private Office

102

30.54m²
Furnished
Private Office

103

29.86m²
Furnished
Business Office

104

23.72m²
Unfurnished

105

24.31m²
Unfurnished

106

28.69m²
Unfurnished

107

32.67m²
Unfurnished

108

33.04m²
Unfurnished

109

25.43m²
Unfurnished

Unfurnished offices monthly rent € 35/m² + VAT
Furnished offices monthly rent € 45/m² + VAT
Monthly common operating expense charge: € 15/m² + VAT
Daily cleaning of communal areas included.
Daily office cleaning available at a surcharge.
Long-term leases preferred
Tenants have 24/7 access

Furnished Private & Business Office format

Office suites are available furnished or unfurnished with furniture packs available upon request - example shown is scheduled below.

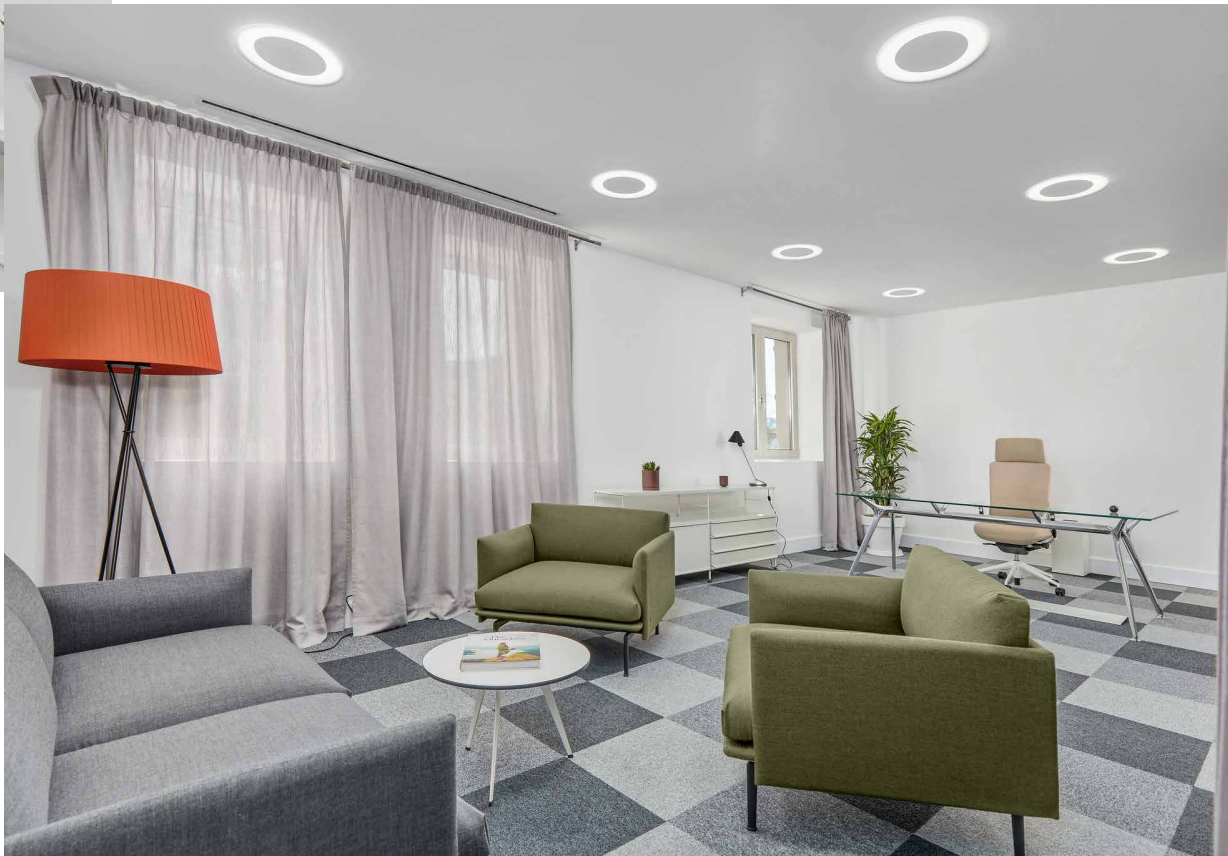


Suite 101 (private)

- 1 x executive desk
- 1 x ergonomic desk chair
- 2 x side consoles
- 1 x sofa
- 2 x lounge chairs
- 1 x low table
- 1 x handwoven rug
- 1 x desk lamp
- 2 x standing lamps
- 3 x air-purifying plants
- 2 x waste bins
- Privacy blinds

Suite 102 (private)

- 1 x executive desk
- 1 x ergonomic desk chair
- 2 x side consoles
- 1 x sofa
- 1 x low table
- 1 x handwoven rug
- 1 x desk lamp
- 2 x standing lamps
- 3 x air-purifying plants
- 2 x waste bins
- Privacy blinds



Suite 103 (business)

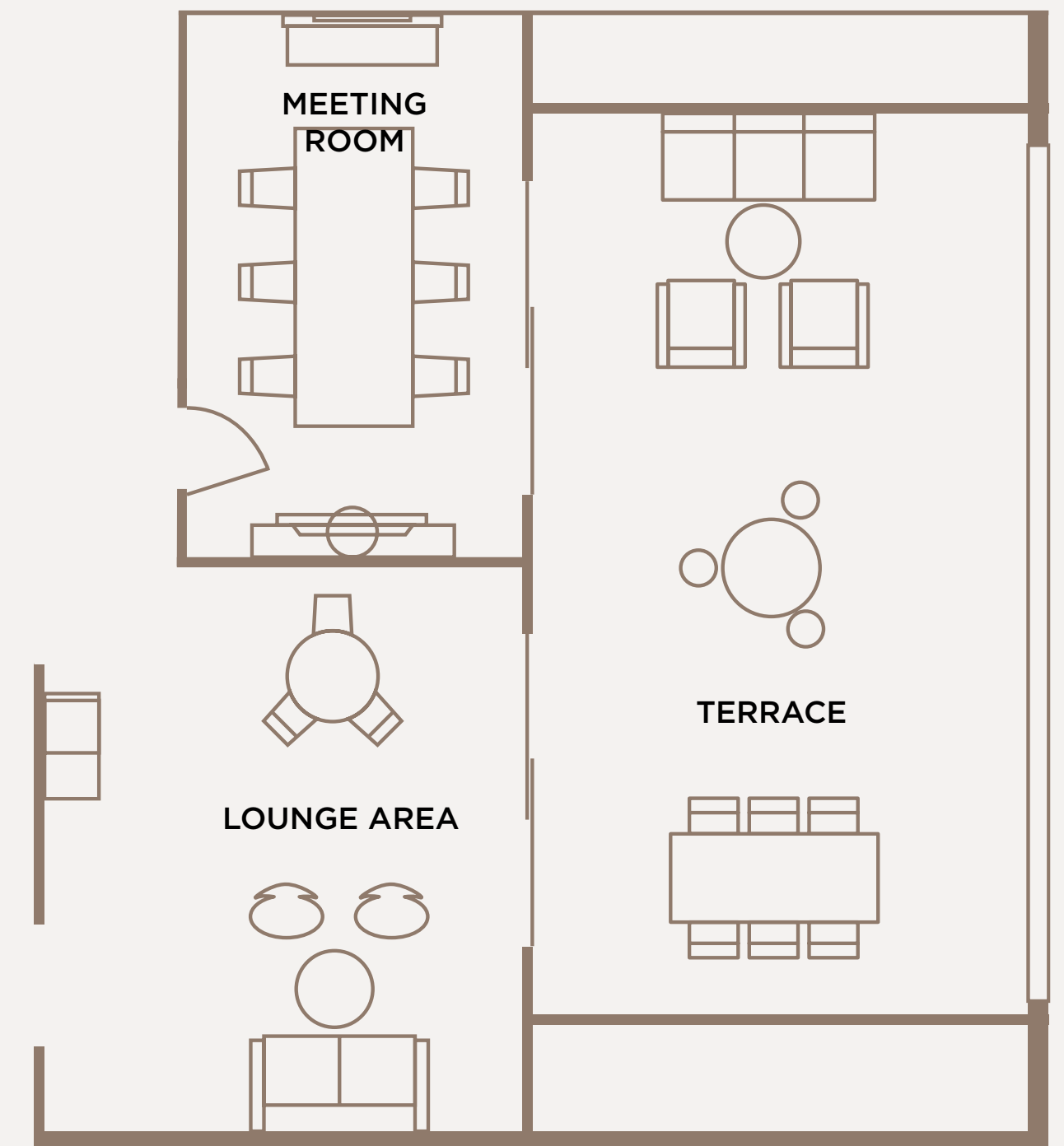
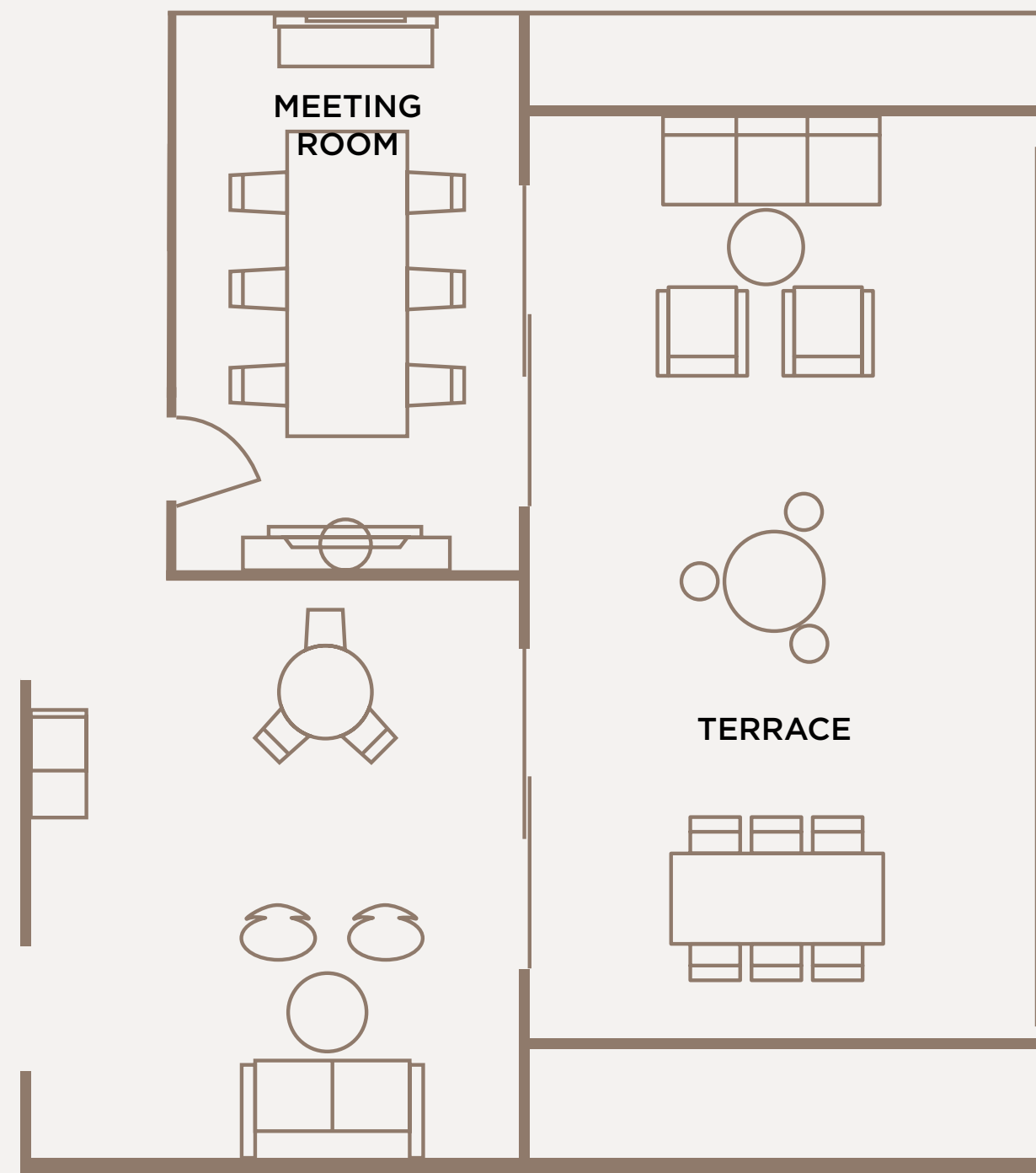
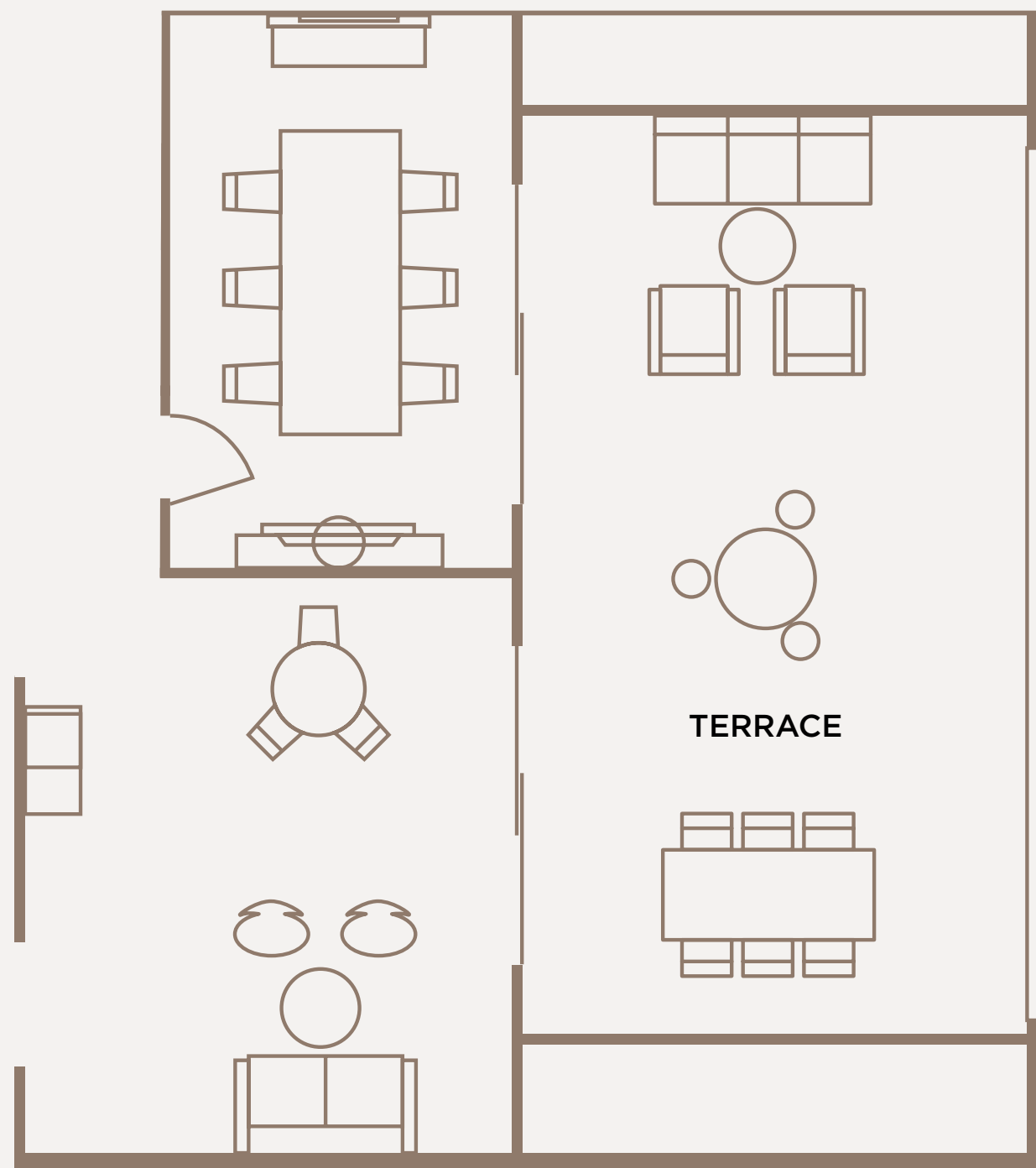
- 4 x desks
- 4 x ergonomic chairs
- 4 x desk lamps
- 2 x waste bins
- 2 x air purifying plants
- Privacy blinds

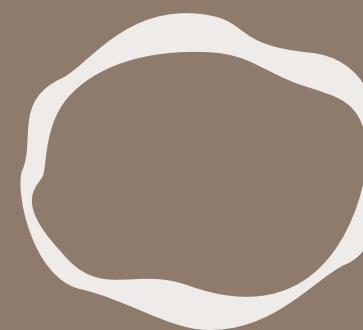


Events spaces

We offer a number of event spaces at the Ozana Business Club with members receiving discounted rates (and inclusive use of the meeting room).

The meeting room can be hired by itself, in conjunction with the terrace alone, or with the terrace and the lounge area combined.





Contact

Jelena Sretenovic
Head of Retail

Tel: +382 (0) 32 661 056
jsretenovic@portomontenegro.com

A development by:
Adriatic Marinas d.o.o.
Obala bb 85320, Tivat
Montenegro

Tel + 382 (0) 32 647 660
retail@portomontenegro.com
www.portomontenegro.com

IMPORTANT NOTE

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

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 do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.