

B O K A
P L A C E

RETAIL, LEISURE & DINING



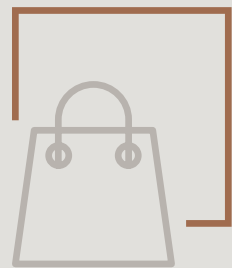
A RARE OPPORTUNITY

A new urban enclave at Porto Montenegro offers the next generation of opportunity in the retail, F&B and entertainment space. Designed to be a convivial hub of favourite brands, well-loved eateries and year-round activities, Boka Place will complement the luxury offering of The South Village to provide an accessible alternative to its 3.1 million annual visitors. This is a place where vibrant afternoons of activity and retail therapy will drift seamlessly into evenings of lively family entertainment and dining.

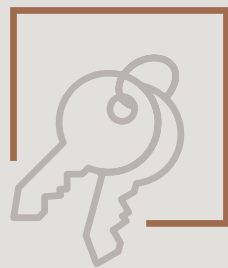




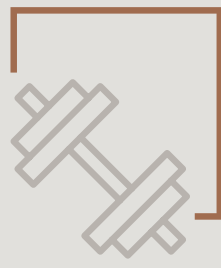
BOKA PLACE KEY FACTS



7,400 m² of GLA for retail,
dining and entertainment



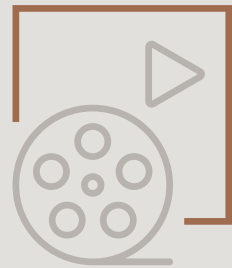
45 new tenancies for
shopping brands and F&B



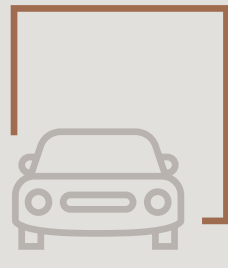
SIRO – a new immersive lifestyle experience by
Kerzner International (96 key hotel)



1,400 m² flagship market
and food hall by Voli



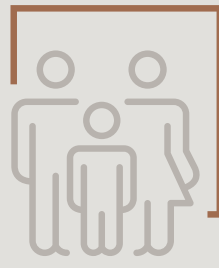
1,100 m² MCF cinema and multi-functional
entertainment centre



183 secured and covered day-guest parking spaces
with electric car charging points



239 m of direct frontage to the Adriatic Highway
offering brand exposure to the 1,300 vehicles
passing by each day



600 new residents

THE GATEWAY TO PORTO MONTENEGRO

Boka Place is conveniently located at the entrance to Porto Montenegro and is a short walk to its marina and luxury waterfront village. It is easily accessible and highly visible from the Adriatic highway and perfectly positioned to signal day-trippers and welcome in passers-by.





PORTO MONTENEGRO: REINVENTING THE CONCEPT OF WATERFRONT LIVING

Established in 2006, Porto Montenegro is the Mediterranean's largest superyacht marina and resort community. Located on the shores of the Adriatic Sea, this waterfront destination blends a rich mix of prime real estate, a luxury shopping village, waterfront dining venues, and exciting leisure and entertainment activities. Boka Place will be a natural accompaniment to Porto Montenegro's existing offering to evolve the waterfront destination into a fully integrated, year-round, luxury-leisure, work and residential community.

24 hectares developed and 41 hectares under development

450+ berth marina for yachts up to 250m, with an additional 400 to come

Home to over 100 international brands such as Bvlgari, Cartier, Celin, Dior, Dolce & Gabbana and Rolex and 20 F&B businesses

158 key 5-star Regent International hotel (part of the InterContinental Hotels Group) with 30,000 overnight stays annually

Year-round activities including an haute couture fashion show, music concerts and an international polo event

The only lifestyle destination within a 100km+ radius that offers the optimum environment and client base for luxury shopping



AN EXCEPTIONAL LOCATION WITH EASY ACCESSIBILITY



DRIVING TIMES FROM AIRPORTS:

Tivat Airport – 7 mins
Dubrovnik Airport – 1 hr 25 mins
Podgorica Airport – 1 h 30 mins



DRIVING TIMES FROM SURROUNDING CITIES:

Kotor – 15 mins
Budva – 30 mins
Herceg Novi – 55 mins
Dubrovnik – 1 hr 35 mins
Podgorica – 1 hr 20 mins



NAUTICAL MILES FROM SURROUNDING PORTS:

Portonovi – 4	Brindisi – 116
Kotor – 6	Crotone – 240
Lustica Bay – 16.3	Ravenna – 313
Budva – 22	Trieste – 340
Dubrovnik – 37	Venice – 344
Bar – 38	Messina – 363
Bari – 115	Catania – 380

A GROWING, AFFLUENT
AND CAPTIVE AUDIENCE

MONTENEGRO IS ONE OF THE
FASTEST GROWING TOURIST
DESTINATIONS IN EUROPE



Residents and visitors to Porto Montenegro are well-travelled and educated families that enjoy living well and comfortably



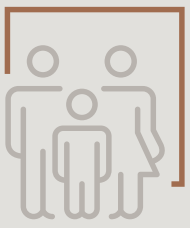
3.1 MILLION
visitors annually predominately
from South-East Europe, Russia,
UK, Middle East, Germany, USA



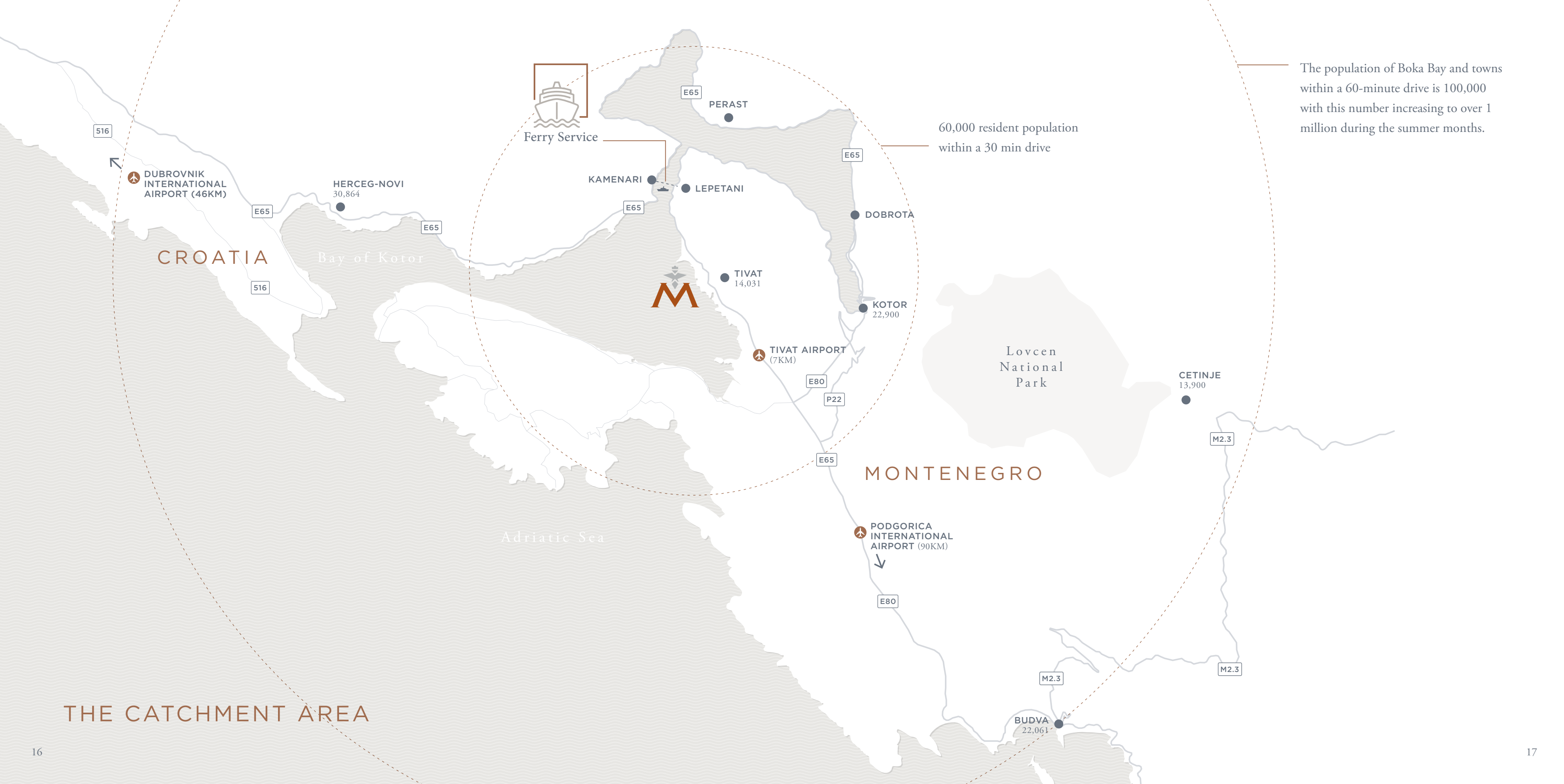
2,600
VESSEL
arrivals, carrying 187,000 crew
and passengers



1,600 HNW
permanent and
temporary residents



30-60
YEARS OLD
average resident age





AN INTEGRATED LEISURE DESTINATION

Boka Place has been designed as a synergistic collection of spaces in which to live, eat, shop, stay and recharge. With SIRO Fitness Hub's public membership offering, a three-screen cinema, a kids' club, climbing wall and seasonal events, tenants will benefit from the mix of leisure and entertainment attractions that will lure new visitors, increase dwell time and spend per visit.

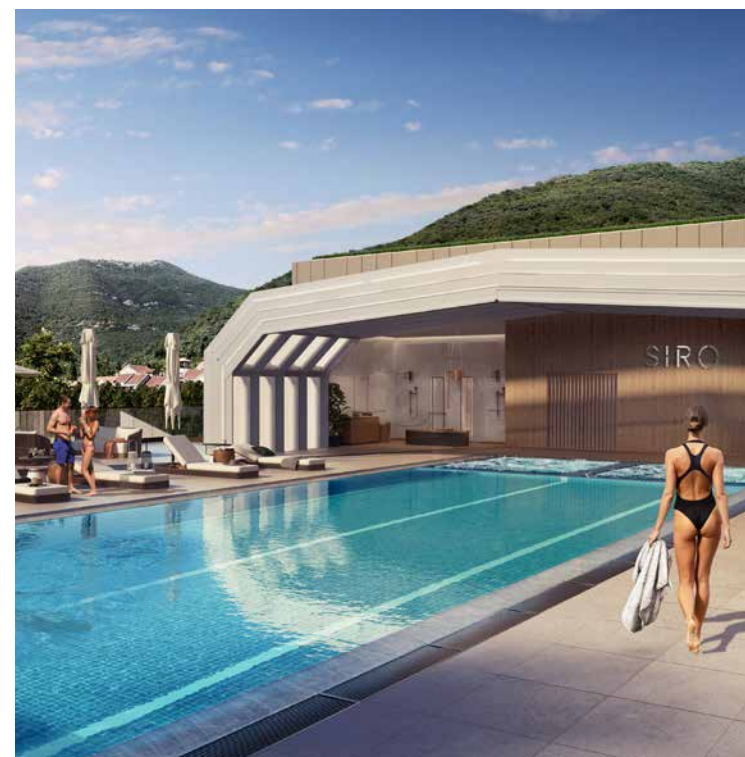
SIRO – a new immersive lifestyle destination by Kerzner International, a 96 key hotel and featuring a sky-bar, 20m pool with a retractable roof and co-working and event spaces

2000m² state-of-the-art fitness and wellness centre with multi-tier membership available

213 affordable luxury residences including 144 SIRO-managed residences and 69 private residences

A central square will serve as the focal point for the shopping galleries - the place where people gather to eat, drink and play

Green oases, podium walkways, choreographed water fountains, and seating areas offering visitors a break to increase length of stay



INNOVATIVE IN DESIGN

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

LEVEL 2-8

- SIRO Boka Place
- SIRO - Managed Residences
- Private Residences
- Roof-Top Bar

LEVEL 1

- SIRO Boka Place
- SIRO - Managed Residences
- Private Residences
- Swimming Pools
- Wellness Hub

GROUND FLOOR

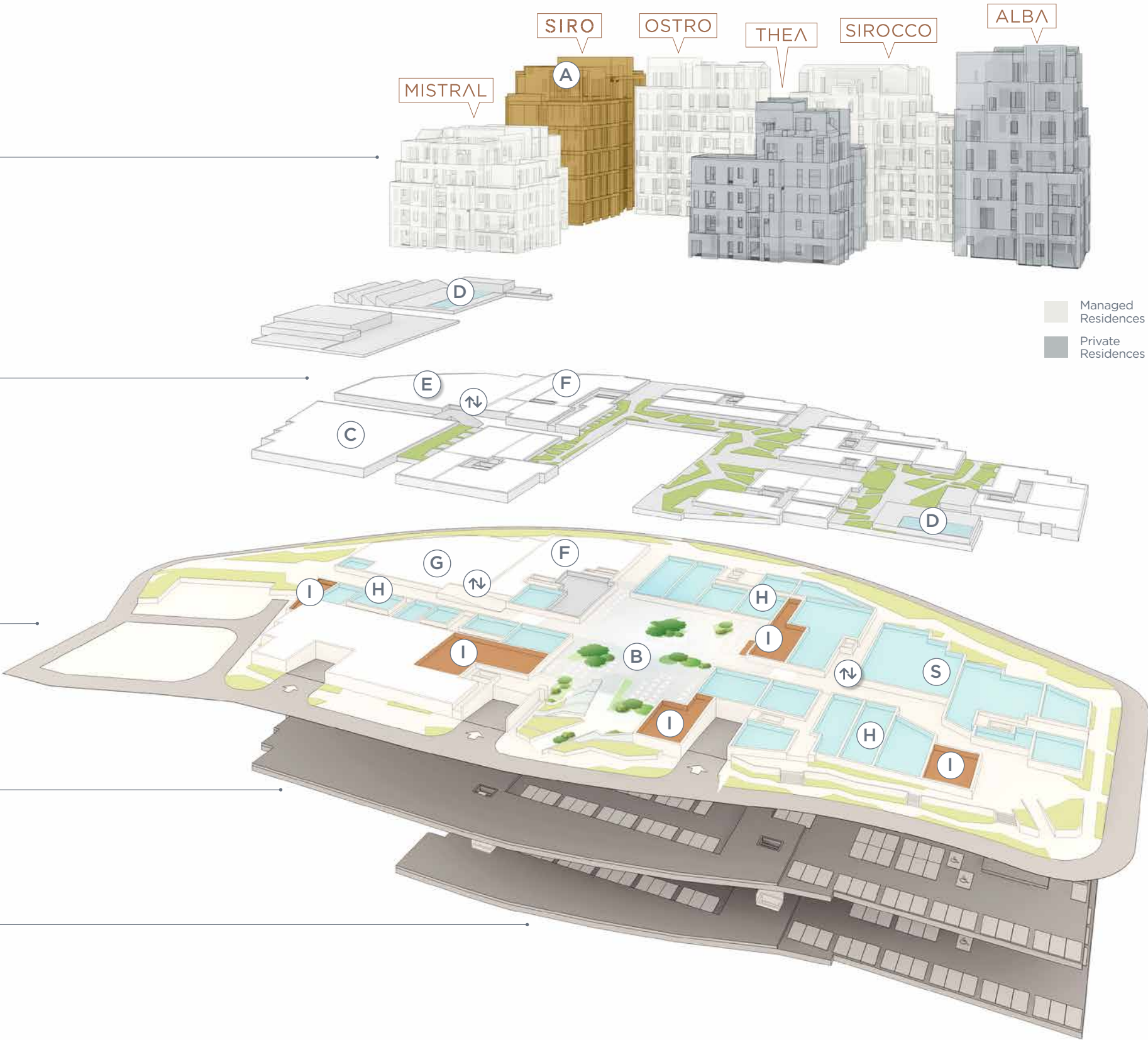
- The Square
- The Galleries

BASEMENT 1

- Public Parking

BASEMENT 2

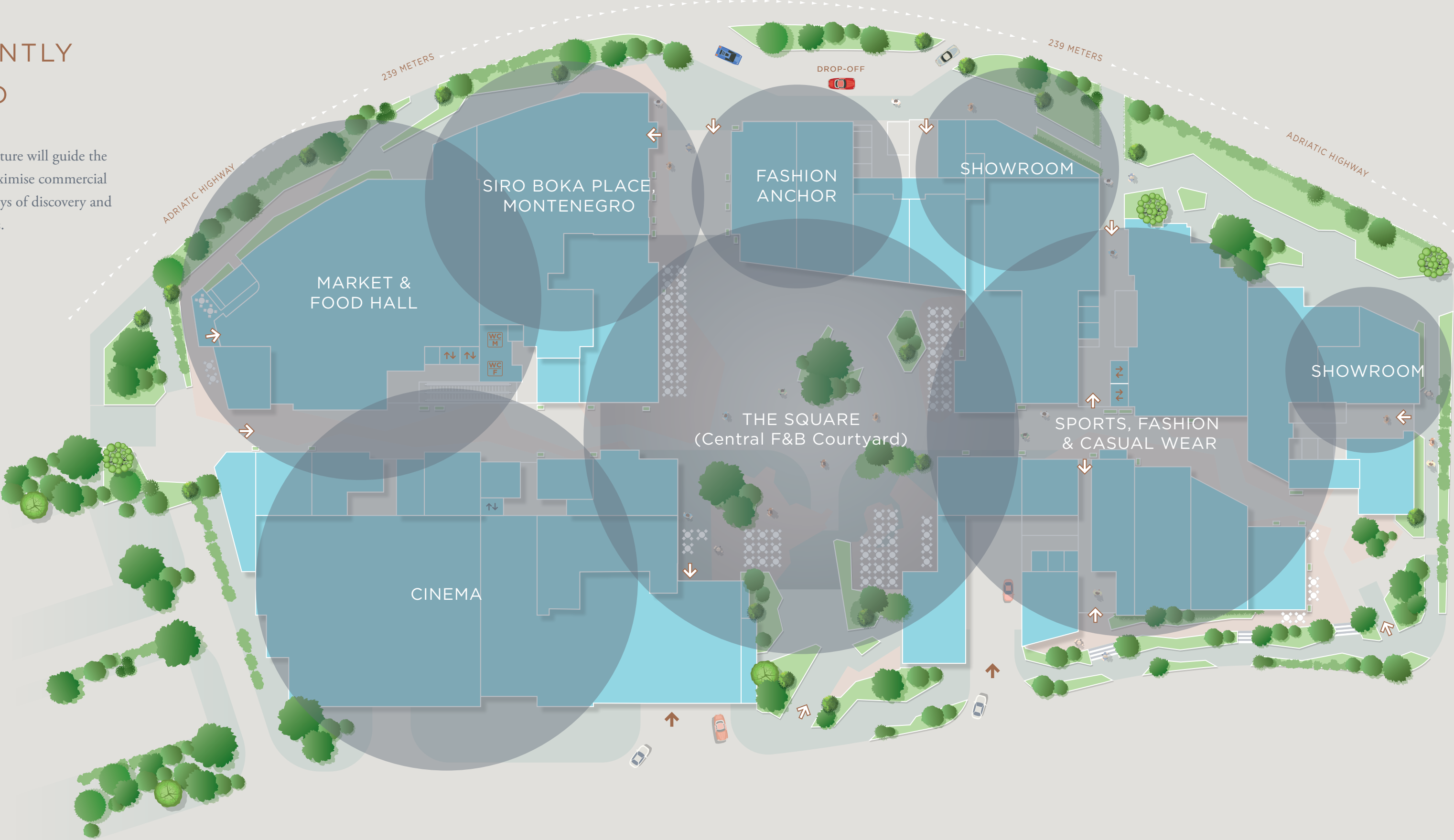
- Private Parking





INTELLIGENTLY ZONED

Smart space layout and infrastructure will guide the efficient flow of customers to maximise commercial transactions and encourage journeys of discovery and new experiences.



34

retail
tenancies



6
pop-up
spaces

5

F&B
tenancies



A LIVELY MIX OF SHOPPING AND ENTERTAINMENT EXPERIENCES

A NEW GENERATION OF RETAIL FOR THE ADRIATIC COAST

Boka Place will include high-street fashion, speciality goods and automobile brands plus a range of everyday convenience outlets

Tenancies range from 28m² to 450m²

POP-UP SPACES AND EXPERIENCES TO ENCOURAGE REPEAT VISITS

The Square will be available for temporary lease, ideal for promotional events, small performances or Christmas market

Pop-up spaces from 4m² to 8m²

A COLLECTION OF WELL-LOVED EATERIES, COFFEE SHOPS AND COCKTAIL ALCHEMY

A diverse and casual range of independent and chain F&B outlets

Promoting a 'moon-lit' economy all restaurants, bars and cafés will be open from breakfast until late, seven-days a week

Tenancies range from 100m² to 350m²
without terraces

QUALITY ANCHORS



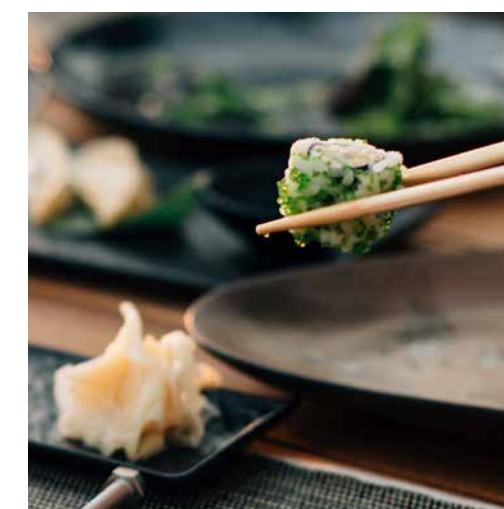
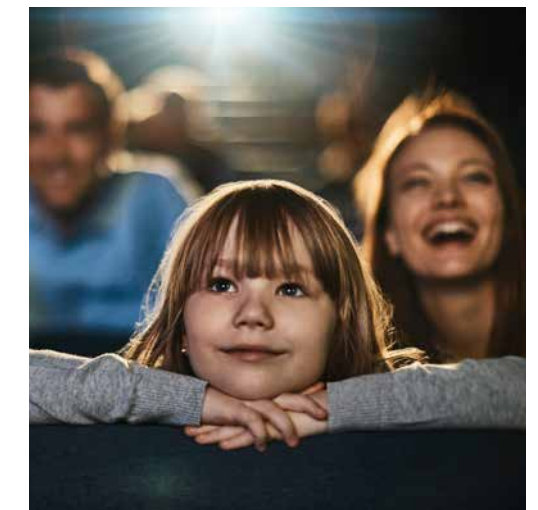
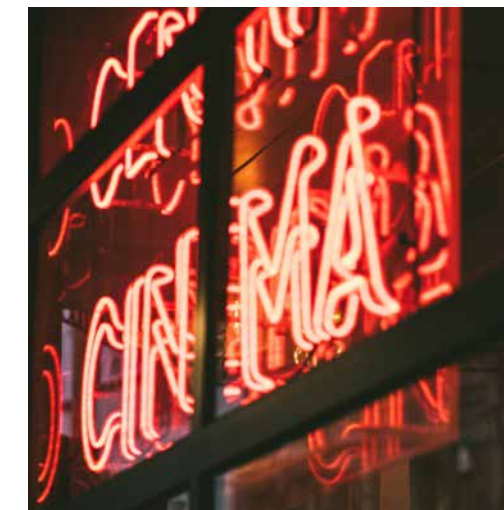
VOLI MARKET AND FOOD HALL

A 1,400m² marketplace of trusted produce and service will include an organic zone, café-bakery, deli, salad bar and takeaway counter. The only supermarket of this size in Tivat and easily accessible by car or foot, this new grocery concept by Voli will provide a unique shopping experience to locals and visitors alike. An electric car delivery service will be available to yachts in Porto Montenegro.



A UNIQUE CINEMA EXPERIENCE

A 1,170m² three-screen experience cinema by MCF (MegaCom Film) is intended as an exquisite venue for new and classic film showings, live theatre, media masterclasses and small conferences, drawing visitors of all ages and nationalities to Boka Place.



Retail

BP04	50.15 m ²
BP05	66.72 m ²
BP06	957.25 m ²
BP07	39.61 m ²
BP09&10	152.33 m ²
BP11	33.07 m ²
BP12	74.43 m ²
BP13	28.84 m ²
BP14	48.65 m ²
BP15a	73.40 m ²
BP15b	44.24 m ²
BP17	81.98 m ²
BP18	192.60 m ²
BP19	178.57 m ²
BP20	100.13 m ²
BP21	110.75 m ²
BP22	33.76 m ²
BP24	412.57 m ²
BP26	444.63 m ²
BP27	223.33 m ²
BP29	42.53 m ²
BP30	92.76 m ²
BP31b	32.55 m ²
BP32	104.90 m ²
BP33	65.57 m ²
BP34	123.92 m ²
BP35&36	323.26 m ²
BP37	100.61 m ²
BP38	82.15 m ²

F&B

BP08	70.65 m ²
BP16	217.94 m ²
BP25	192.16 m ²
BP31a	129.65 m ²
BP37	100.61 m ²

Showrooms

BP23	95.59 m ²
BP28	192.31 m ²



WC
F

WC
M

Public Toilets

↑↓

↑↓

Public Lifts

↑↓

↑↓

Service Lifts

↑

Vehicular Access

↑

Pedestrian Access

Retail

Food & Beverage

Showroom

Market & Food Hall

GROUND FLOOR

Retail	
BP39	135.69 m ²
BP41	974.58 m ²
F&B	
BP08.1	59.83 m ²



- Public Lifts
- Pedestrian Access
- Retail
- Food & Beverage
- Cinema

Retail	
BP16M	53.54 m ²
BP17M	128.67 m ²
BP31bM	129.35 m ²
BP41M	174.01 m ²
F&B	
BP08M	32.26 m ²



Retail	
BP01	30.93 m ²
BP02	65.64 m ²
BP03	50.33 m ²
BP06B	454.75 m ²
BP41B	20.33 m ²



BASEMENT

A ROBUST SUPPORT SYSTEM FOR EVERY BRAND

Brands at Boka Place will be heavily supported by a professional management regime, an extensive range of centralised services, rewarding local and international marketing plans and established networks that work hand-in-hand to promote businesses and the destination as a whole.

CENTRALISED SERVICES

- An easy-access underground loading bay with separate entrance from general district traffic
- A direct corridor from the loading bay to service lift for transporting goods to ground floor level
- Centralised waste disposal facilities with a top-tier waste management system
- A laundry service managed by SIRO

MARKETING

- New brands will be fully integrated into on-going marketing campaigns, launched via established channels and offered the exclusive opportunity of cross-promotion, partnerships and audience access with Porto Montenegro and existing brands during their residency
- Resident brands will benefit from Boka Place’s top tier marketing activities via TV, radio, press, out of home, digital media, CRM, PR, social media and on-site events and promotions





THE INSPIRATIONAL TEAM BEHIND BOKA PLACE

Boka Place is supported by a world-class team of indisputable leaders in their respective fields of expertise.



ICD

International Investment Corporation of Dubai is the principal investment arm of the Government of Dubai and sole owner of Porto Montenegro. ICD purchased the development in 2016 with the ambition of redefining waterfront living to create a place where people from around the globe are all united in their desire for a life less ordinary.



KERZNER INTERNATIONAL

Porto Montenegro is the chosen venue for the launch of SIRO, the newest hospitality experience from Kerzner International, leaders in hospitality experiences and the name behind Atlantis, The Palm and One&Only. A powerhouse anchor for the development, SIRO will operate the hotel, fitness hub and 144 serviced apartments.



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