

Nautica

BUSINESS CLUB



PORTO MONTENEGRO



About Porto Montenegro

Porto Montenegro is the Adriatic's leading luxury superyacht marina and waterfront residential village, within Montenegro's Boka Bay.

Created by yachtsmen for yachtsmen, Porto Montenegro is committed to create a world-class homeport.

Intimate, unpretentious and unmistakably elegant, Porto Montenegro provides the ideal year-round base for crews, captains, owners and their families.

Our summer season attracts some of the largest yachts afloat combining privacy and tranquility with waterfront glamour and a unique natural setting.

The marina village represents a haven for wealthy travelers in search of the luxury's new frontier.

Masterplan

1. Nautica Business Club
2. Adriatic Business Club
3. Arsenal Business Club
4. Ozana Business Club
5. Aura Beach & Restaurant
6. Boka Place
7. Knightsbridge International School
8. Residential & Retail Village
9. Regent Hotel
10. PMYC Sports Club
11. PMYC Sailing Squadron
12. Park Garden



Nautica *Business Club*

Set within one of Porto Montenegro's cultural landmarks and fronting the UNESCO-protected Boka Bay, Nautica Business Club offers a discreet and refined working environment for businesses and professionals.

Located on the ground floor of the Naval Heritage Museum, the space brings together contemporary functionality with architectural heritage, creating an environment suited to focused work, thoughtful meetings, and a long-term business presence within the destination.

Nautica Business Club is conceived as a boutique business environment, purposefully designed and seamlessly connected to the wider Porto Montenegro village.



A Heritage Setting



NAVAL HERITAGE MUSEUM

Set within a beautifully restored 19th-century sawmill, the Porto Montenegro Naval Heritage Museum pays tribute to Tivat's maritime legacy through an exceptional collection of more than 300 artefacts. From rare Austro-Hungarian naval equipment and original machinery to authentic Yugoslav submarines, the museum offers a distinctive cultural experience, complemented by themed exhibitions throughout the year.

Nautica Business Club will be located on the ground floor of this landmark setting, fronting Boka Bay and offering a distinctive working environment shaped by history, character, and an exceptional sense of place."



Features

LOBBY

The welcoming lobby sets the tone for the club, offering a calm and professional arrival experience.



MEETING ROOM

The shared meeting room is available to all office occupiers and provides a good setting for discussions and client meetings. Designed for comfort and discretion, the space is created to support everyday business needs.



WITHIN A CULTURAL LANDMARK

Positioned on the ground floor of the Naval Heritage Museum, the Business Club is set within a building of historical and cultural significance.



24/7 OFFICE ACCESS

Work on your schedule — day or night. With the 24/7 access to your office, you have the freedom to host meetings, meet deadlines, or act on inspiration whenever it strikes.



Floorplan & Rates

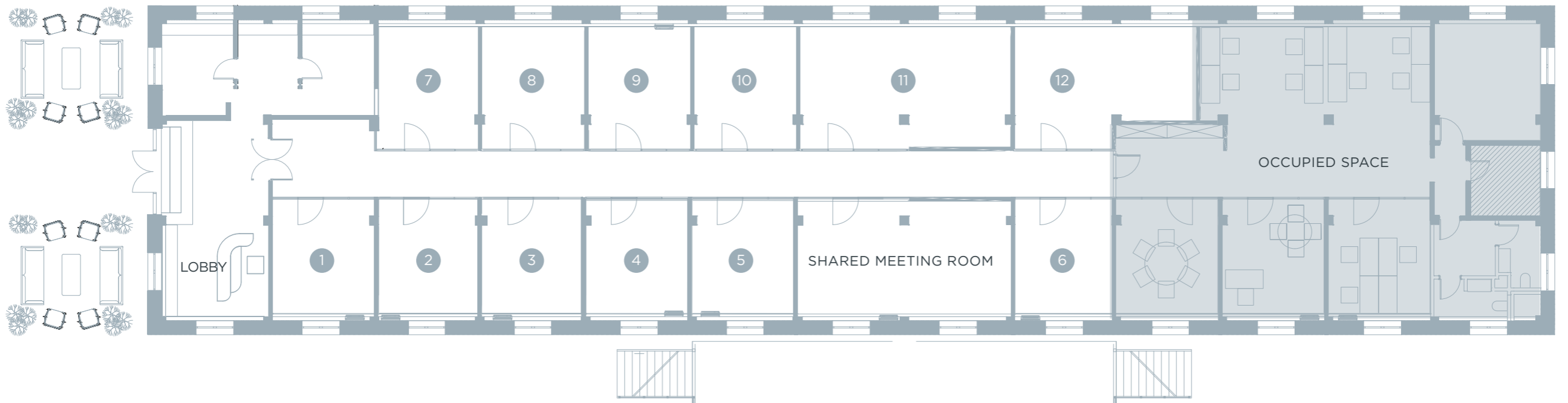
A range of office configurations is available, accommodating different business needs, from private individual offices to larger formats suitable for small teams.

Each space is designed to maximise comfort, flexibility, and efficiency.

MONTHLY RATES

€25/m²/month + €5/m² maintenance fee + VAT

Office Space	(sqm)
1	16.3 SQM
2	16.3 SQM
3	16 SQM
4	16.3 SQM
5	16.3 SQM
6	16 SQM
7	17 SQM
8	17.8 SQM
9	17.8 SQM
10	17.8 SQM
11	36.7 SQM
12	28 SQM
SHARED MEETING ROOM	33.6 SQM





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IMPORTANT NOTE

All photography is exclusively shot on location.

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