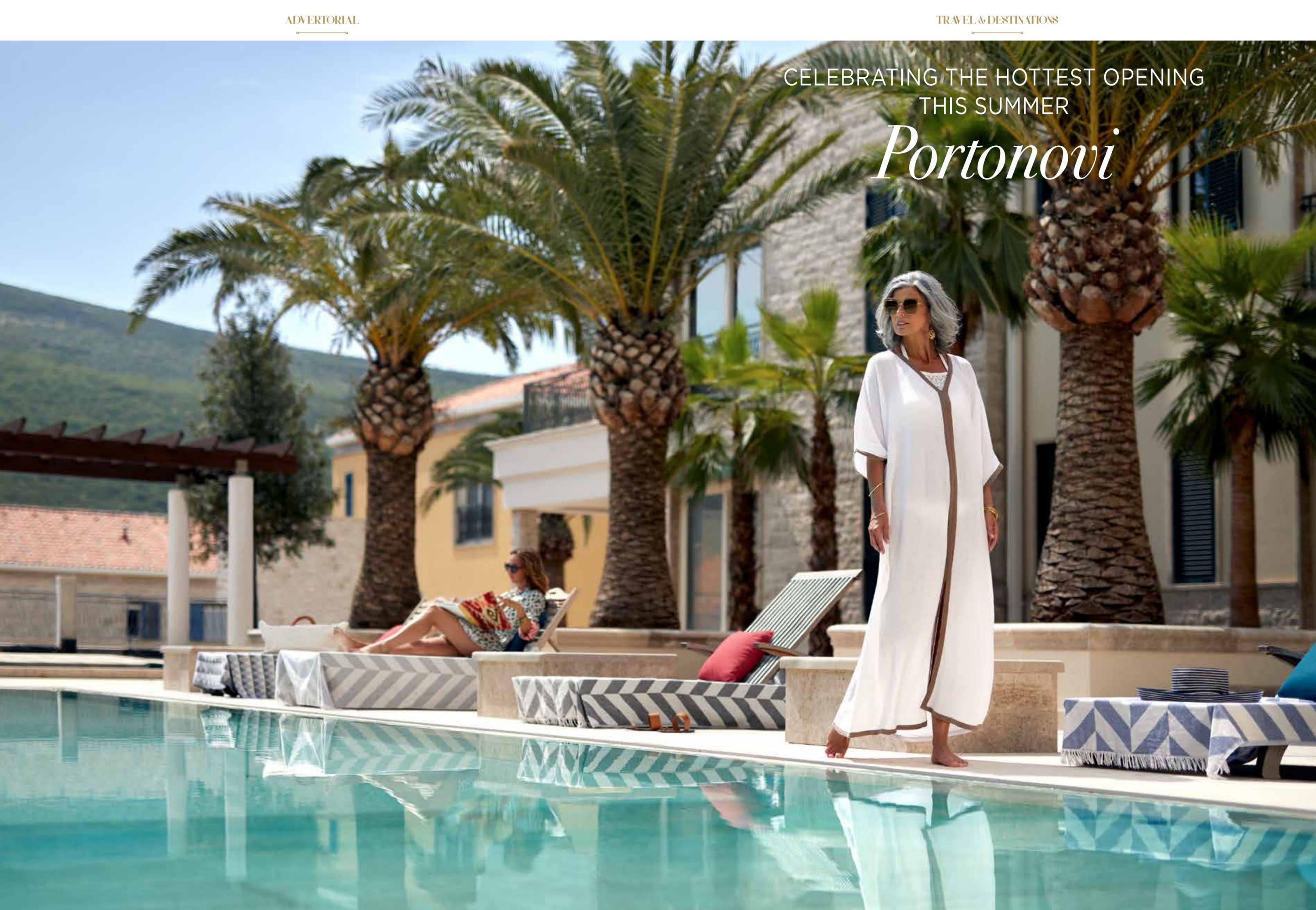


CELEBRATING THE HOTTEST OPENING  
THIS SUMMER

# *Portonovi*





*D-Marin Portonovi is set to attract superyacht owners to its state-of-the-art facilities, including a magnificent 238 berthing spaces for superyachts up to 120m.*



*Spanning  
twenty-six  
hectares of land,  
Portonovi  
reigns supreme,  
and not only in  
magnitude alone.*

When you're here, you feel it. A new lifestyle envelops around you, tailored to a perfect blend of bliss and play, relaxation and indulgence, nature and nourishment. Portonovi is your answer to an exclusive escape in Montenegro, and it is closer than you think...

The story, which started in 2012, is one of a luxury development cradled in a region and aching to be discovered. Nestled on the Jewel of Boka Bay, between Montenegro's mysterious unspoiled landscape and the breathtaking blue of its sea, is Portonovi.

Hailed as the most eagerly anticipated development in Montenegro, it is a mirror of all that the beguiling country is; the blue of its rivers, the richness of its history, the heritage of its being, encapsulated into one. Spanning twenty-six hectares of land, Portonovi reigns supreme, and not only in magnitude alone.

The land, uniquely positioned on the very entrance to Boka Kotorska Bay, was reverently reclaimed from the sea a century ago. Today, it is a place where past and present become one. The timeless lifestyle destination of Portonovi is born here, journeying to become an elegant coastal village that merges the spirit, soul and magic of Montenegro.

From the moment you step off-board and set eyes on this sumptuous slice of Herceg Novi, you're captive to the regions phantasmagoric magnetism. A tapestry of mountains, lakes, beaches and forestry, crafted by time, yet unmarked by the footsteps of tourism.

The lustrous development of Portonovi has it all. The legacy of the first One&Only Resort in Europe. A tempting collection of global gastronomy offers. An indulgent Espace Chenot Spa. A standout Marina Village. A thriving selection of Real Estate opportunities at both waters-edge and idyllic village life. Its hybridity is dynamic, and it's opportunity; enticing. If Portonovi could win on concept alone, it sings with victory.

Truly otherworldly, it is a place where everything is possible. At the pulse of freedom and pleasure, it is a place to write your own story; to layer your experiences in the course of a day, a week, a month or even a year.

Moving in a league of its own, Portonovi is an unrivalled enclave at the heart of the Adriatic. Its unique residential opportunities invite a world bejeweled with high-end boutiques and restaurants, and a refined lifestyle steeped in culture and infused with nature's splendour.

Here lies the start of the Portonovi story, revealing a glimpse of what's to come, before the rest of the world finds out. We won't tell if you won't....

### WATER'S EDGE AT THE MARINA RESIDENCES

The Marina Residences are one of Portonovi's most fashionable and lavish hideouts. Offering two dimensions of deliriously divine living, the West & East Quay are marvelously tempting.

Two five-story buildings overlooking the Marina's West Quay, reflect a mélange of apartments that range from one to four bedroom units. Perfect for couples or families searching for a life at water's edge, nothing compares to Portonovi.

Take its magnificent Sky Villas on the top levels of each building, a place to sip a Margarita in its infinity pool overlooking the arresting views of Boka Bay. Offering a seamless blend of indoor and outdoor living, its balconies are designed to extend the apartments' living rooms into the open, allowing views of the region to soak in by day or by dusk, even as the sky turns an effervescent pink.

The East Quay of the Marina is the soul and spirit of Portonovi. Sleekly designed by Harper Downie Architects, these homes invite residents and visitors to enjoy the Portonovi community experience in every sense.

With dramatic views of the Marina, residents can enjoy melting sunsets rise above the superyachts, that gently dot the horizon. It's interiors naturally combine element, form, space and texture to form an intricate artistic relationship for comfort and relaxation.

The perks of the Marina Residences do more than confirm this plot of paradise. Offering a combination of dazzling fashion boutiques and international dining spots, as well as chic cocktail bars, gelaterias, and endless entertainment. This a chic hub of play and pleasure reflect what cosmopolitan living in Portonovi is all about.

### INVEST IN THE PORTONOV LIFESTYLE

If there's one way to savour Portonovi, it is to call it home. Set in the picturesque aesthetic of Herceg Novi, the region's dramatic mountain backdrops and azure waters offer some of the most sought after real estate in the region.

With the eyes of its omnipresent mountains caressing crystalline waters, choice of 214 residences during the development's first phase of waterfront, village and marina residences including low-rise apartments, penthouses and townhouses, could not be better placed. Here at the mercy of the Montenegrin landscape, no plush property is the same.

Take its lavish townhouses set in the heart of a Mediterranean-style village. Here, stylish villas in landscaped gardens feel every inch idyllic European living. Alternatively, discover its chic marina penthouse at the water's edge, overlooking the magnificent marina as yachts gently dot the horizon.

The splendid addition of private beach, an endless array of global gastronomy offers, a touch and go

The timeless lifestyle destination of Portonovi is born here, journeying to become an elegant coastal village that merges the spirit, soul and magic of Montenegro.

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#### SERVICES & FACILITIES

- Internal Design Services
- Furniture packages supply
- Domestic care of apartments
- Reception and 24h Security
- Medical center
- Gym
- Helipad
- Water taxi
- Underground parking



With the eyes of its omnipresent mountains caressing crystalline waters, more than 200 apartment residences and over 50 luxurious villas with gardens and amenities, could not be better placed.



helipad, 24-hour concierge, and a range of luxury boutiques, could life here be anymore irresistible?

### ...OR A MEDITERRANEAN VILLAGE?

The Mediterranean Village of Portonovi is charmingly characteristic. Showcasing an innovative authenticity, it remains loyal to Boka Bay's signature while offering contemporary flair for modern buyers.

Replicating the style of a Mediterranean village, its Venetian style is truly enchanting. Its wide waterfront promenades and asymmetrical streets entwine with stone buildings, exposing concealed piazzas and magical alcoves. Echoing a relaxed Mediterranean atmosphere, it is the beating part of Portonovi and easy to fall in love with.

Emulating the Mediterranean allure, it offers picturesque apartments that range from bright studios to large family-friendly spaces. Its stunning balconies and terraces, offer the ultimate spot to enjoy a morning espresso as the bustle of village life unfolds. Or alternatively, basking under the sun in pure Mediterranean bliss.

The Townhouses celebrate the Montenegrin vernacular, rising organically from the asymmetrical streets, piazzas, and waterfront promenades. This is a place where long lazy lunches stretch on into the early hours of the evening, and where private dinners await you and your guests by candlelight. Oozing with charm, life here could be a dream. Or it could just be Portonovi.

*This a chic hub of play and pleasure reflect what cosmopolitan living in Portonovi is all about.*

### D-MARIN PORTONOVI THE GENETICS OF THE SEA

Making the most of Herceg Novi's historic naval setting is D-Marin Portonovi Montenegro Marina. As one of the most naturally protected bays in the region, it's ocean genetics reach back centuries to its days as a naval marine base. Today, this Marina is set to attract superyacht owners to its state-of-the-art facilities, including a magnificent 238 berthing spaces for superyachts up to 120m.

For those seeking to discover the rustic allure of the East Mediterranean, Portonovi serves as a natural stopover for owners and guests as they chart their course across the Adriatic. Situated within the eastern realm of the Portonovi Resort the Marina is designed to equip superyachts with high-end services with the views to match. D-Marin Portonovi Montenegro Marina, which will also serve as a customs entry, will respond to needs such as water, electricity, shower, laundry and gas stations, making it the perfect port of call along your Mediterranean charter.

### A BESPOKE STAY AT ONE&ONLY PORTONOVI

The One&Only Portonovi is the very first of its kind in Europe, opening in summer 2020. Bringing the world-class credibility of the brand to the shores of the Adriatic, it offers an uncompromising taste of excellence for superyacht guests to enjoy.

Across 113 rooms and 10 branded villas, this beguiling world of opulence can only be found at Portonovi. Offering a signature blend of elegance,

glamour, local character and genuine hospitality, guests can enjoy a bespoke stay in utter relaxation.

The beachfront hideaway of the resort is an entity of pleasure. The private beach club connected to the resort, offers outdoor terraces with private cabanas on every level, where falling into a deep sedative sleep is just one of its hypnotic qualities.

Its delectable dining spots are just another of its dimensions. The maritime inspired restaurant is a sanctuary of its own, reflecting the rich naval heritage of the region and inviting superyacht owners to bask in culinary bliss. While delectable dishes are deliciously tempting, the opulence of its chichiding spots can be exchanged for a dose of action. Think tennis by morning when the air is fresh and the sun is still warming, or the Kids & Teens Club offering adventure packed afternoons for families at play. When your appetite for activity is replete, at the click of a finger your private tender arrives at the jetty, and your day of exploration awaits...

### ... ADD A TOUCH OF INDULGENCE AT ESPACE CHENOT SPA

The oasis of the Espace Chenot Spa, opening in summer 2020, offers guests a path to wellbeing in the world of beauty, health and beyond. The Chenot Method, developed by Henri Chenot, promotes health, vitality and equilibrium within the body and mind. Introducing state-of-art diagnostics, the method adopts a multidisciplinary approach that focuses on a holistic and systemic screening method to identify the current level of health and its potential within each individual.

With around the clock staff, the highly qualified Chenot team are committed to ensuring your recuperation is bespoke. Made up of a doctor, an aesthetic doctor, a nutritionist, a therapist, personal trainers and an osteopath, it offers a holistic approach to health and wellness that is tailored to you entirely.

The Chenot team know that optimal health, wellness and beauty come hand in hand. With 17 treatment rooms and a vast range of areas to recharge, it is inevitably hard to leave. Begin your day at the steam room and massage centre to unwind with sumptuous ease. To be pampered pristinely, end your day at its beauty salon with a hairdresser and beautician catering to your every whim. Check in with your nutritionist as you leave, and set off your week balanced in mind, body and soul. Whether three days, a week, or for some a life-long course, the Chenot spa is an experience that ticks all the boxes.

### THE ETHOS

Taking care of areas of outstanding natural beauty is a significant priority of Portonovi. Being built on the old military property in Herceg Novi, Portonovi has kept some of the most agreeable pieces of untouched and protected nature. The old Chapel from the 16th Century, situated on its development site will be kept and restored and open for visitors.

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### GETTING THERE

Sitting between three well-connected airports, to bring Portonovi closer to the world...

By sea  
Kotor 9NM  
Budva 21NM  
Dubrovnik 32NM  
Split 145NM  
Corfu 188NM

By road  
Tivat (International Airport) 17km  
Podgorica (International Airport) 101km  
Dubrovnik (International Airport) 34km



Prices range from €350 per night for a studio apartment and €1000 per night for the four-bedroom apartments.

**PORTONOVI, MONTENEGRO'S MOST SOUGHT-AFTER LUXURY RESORT, OFFERS RENTAL OPPORTUNITIES FROM SUMMER 2019**

- Portonovi luxury residencies will be available for rental, following completion later this year
- The Portonovi resort comprises 214 new residencies available in the first phase of the project, set on spectacular Boka Bay amongst ancient UNESCO World Heritage Sites

Montenegro's most sought-after destination, Portonovi, is set to open its doors in summer 2019 to destination jet-setters, adventure seekers and the yachting elite on the stunning mountain-meets-sea setting of Boka Bay.

Alongside investors wishing to own their own slice of the luxury resort, Portonovi has just announced a new rental programme, allowing holidaymakers an opportunity to experience the accommodation and wide range of leisure and entertainment activities within the 26-hectares that make up Portonovi resort.

Village and Marine Sea View Residences will be available for holiday rental, ranging from studios to four-bedroom apartments, perfect for solo travelers, couples and families alike. Marina Sea View residences are just a view steps from the sea offering stunning outdoor spaces to capture the amazing view of the bay.

Speed boat drop offs, private transfers from and to the airport, make even long weekends and short getaways to Portonovi a possibility. Guests will have the luxury of private check in, daily housekeeping, set sun beds at Portonovi Beach Club and use of the Portonovi E-Car service throughout the resort, creating a seamless feeling of a home away from home.

Set in the town of Herceg Novi in the heart of the Adriatic Sea amongst UNESCO world heritage sites, the resort will provide access to year-round leisure activities and unspoiled village culture in one of Europe's fastest-growing tourist destinations. Families will be well taken care of with plenty to entertain on site from use of the pool, kindergarten and babysitting service as well as plenty of water sport activities in the Boka Bay. For groups with a cause to celebrate, Portonovi has an events team on hand to arrange special birthdays, honeymoons and weddings, throughout the spectacular spaces in the resort.

Portonovi residents and visitors will have access to high-end boutiques, salons, shops and galleries and locally inspired restaurants with international touches; also to a deep-water D-Marin Portonovi Marina with helipad stretches along 1.8kms of beachfront access. On top of it, the Resort will be the home of first Europe's One&Only with globally renowned Espace Chenot Heath Wellness Spa as its integral part.

The development is set to complete on time following its inception in 2012 by Azmont Investments, one of the biggest international investment for the Azerbaijan developer.

Prices range from €350 per night for a studio apartment and €1000 per night for the four-bedroom apartments.

For press enquiries please contact: [Portonovi@ing-media.com](mailto:Portonovi@ing-media.com)  
For more informational and rental opportunities, please contact [stay@portonovi.com](mailto:stay@portonovi.com)

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## PRIČA O PORTONOVOM

Portonovi je odgovor na vašu potragu za ekskluzivnim utočištem u Crnoj Gori, a bliži je nego što mislite...

Ušuškan u biseru Jadrana, Boki Kotorskoj, između netaknutih i tajanstvenih pejzaža Crne Gore i zadivljujućeg plavetnila njenog mora. Portonovi se prostire na dvadeset i šest hektara površine i suvereno vlada predivnom scenografijom koju čine planine, jezera, plaže i šume, oblikovanim dejstvom vremena, a opet neuprljanom koricama turista. Njegova marina će privući vlasnike superjahti svojim najmodernijim uslugama i nudi veličanstvenih 238 vezova za superjahte dužine do 120 metara.

### ISKUSITE ŽIVOT U STILU PORTONOVOG

Kupite neku od najtraženijih nekretnina u regionu. Naselje Marina Residences na obali mora, sa svojim po mjeri napravljenim Sky Villas apartmanima, pruža vam priliku da pijuckate Margaritu dok uživate u infinity bazenu s nevjerovatnim pogledom na Bokokotorski zaliv. Modni butici, restorani međunarodnog renomea, kao i šik koktel barovi, italijanski sladoled i beskrajne mogućnosti za zabavu samo su na korak od vas. Ili pogledajte prelijepu gradsku kuću u našem mediteranskom naselju okružene skrivenim trgovima, odmah pored promenade uz obalu mora.

### ONE&ONLY RESORT

Portonovi vam takođe nudi boravak po vašoj mjeri u kompleksu One&Only, jedinom te vrste u Evropi. Uživate ispod ličnog tršćanog zaklona ili u privatnom klubu na plaži nakon jutarnje partije tenisa, dok su vam djeca u ekskluzivnom Klubu za djecu i tinejdžere. Ovaj očaravajući svijet luksuza sa 113 soba i 10 brendiranih vila može se naći samo u Portonovom.

### ESPACE CHENOT SPA

Priušтите sebi ljepotu, zdravlje i blagostanje. Metod Chenot, koji je razvio Henri Chenot, promovise zdravlje, vitalnost i ravnotežu u tijelu i duši. Uz osoblje koje je tu non-stop, visoko kvalifikovani Chenot tim posvećeno radi da vam omogući oporavak prilagođen baš vama i nudi mnoštvo luksuznih usluga.

### KAKO DOĆI DO NAS

Portonovi je izuzetno pristupačan, bilo da dolazite kopnom, vazduhom ili morem, budući da je udobno smješten između tri međunarodna aerodroma.

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## РАССКАЗ О ПОРТОНОВИ

Портонови – это ответ на ваши поиски эксклюзивного уютного места в Черногории, и оно ближе, чем вы думаете...

Портонови, уютно устроившийся на берегах жемчужины Адриатики, в Боко-Которском заливе, среди нетронутой природы, таинственных пейзажей Черногории и удивительной лазури её моря, раскинулся на двадцати шести гектарах, являясь суверенным правителем прекрасной сценографии, сформированной под влиянием времени, состоящей из гор, озёр, пляжей и лесов, неиспорченных следами туристов. Его marina может заинтересовать владельцев супер-яхт благодаря современным услугам, предлагая 238 величественных причалов для супер-яхт, длина которых составляет 120 метров.

### ПОПРОБУЙТЕ ЖИТЬ В СТИЛЕ ПОРТОНОВИ

Купите один из объектов самой востребованной недвижимости в регионе. Комплекс Marina Residences на берегу моря, с прекрасными апартаментами Sky Villas, подарит вам возможность наслаждаться бокалом Маргариты в бассейне инфинити с невероятным видом на Боко-Которский залив. Модные бутики, рестораны международного уровня, роскошные коктейль-бары, кафе с итальянским мороженым и бесконечные возможности для развлечений – всего в шаге от вас. Или осмотрите великолепные таунхаусы, окружённые уединёнными площадями, расположенные вдоль набережной на самом берегу моря в нашем Средиземноморском посёлке.

### ONE&ONLY RESORT

Портонови также предлагает размещение в соответствии с вашими желаниями в комплексе One&Only – единственном комплексе такого уровня в Европе. Наслаждайтесь отдыхом в личной беседе или в частном клубе на пляже после утренней игры в теннис, в то время как ваши дети развлекаются в эксклюзивном Клубе для детей и подростков. Этот очаровывающий мир роскоши с 113 номерами и 10 брендовыми вилами можно найти только в Портонови.

### ESPACE CHENOT SPA

Позвольте себе быть красивыми, здоровыми и благополучными. Метод Chenot, разработанный Анри Шено, пропагандирует здоровье, тонус и гармонию тела и души. Благодаря персоналу, находящемуся здесь круглосуточно, высококвалифицированная команда Chenot преданно относится к своей работе, обеспечивая возможность восстановления с учётом ваших индивидуальных потребностей и предлагая широкий спектр роскошных услуг.

### КАК ДОБРАТЬСЯ

До Портонови очень легко добраться по суше, воздуху или морю, так как он удобно расположен между тремя международными аэропортами.

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