



# AERIS

SYNCHRO YARDS

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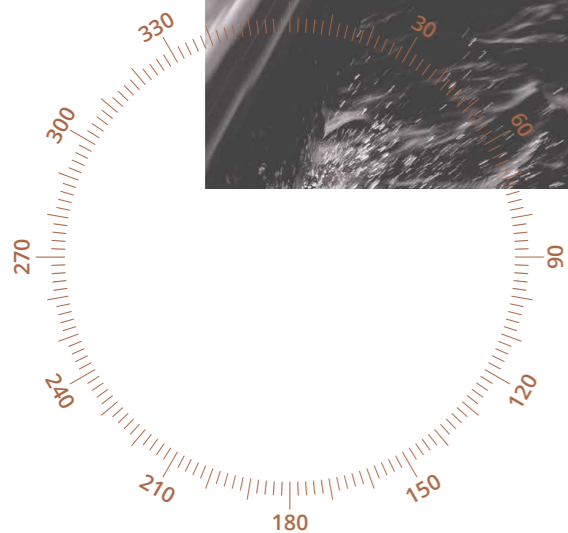
A LIMITED EDITION





# EXQUISITE LIVING, EXQUISITE HOME.

**A** youthful land with historic pedigree. Mighty mountains plunging to welcoming azure waters. The classical romance of waterfront living with a vital and ever-vibrant contemporary lifestyle. Coastal and cultural, an accessible retreat. Boka Bay is a place of magical contrasts, perfectly expressed at Porto Montenegro. The magnificent marina village that defined extraordinary living now unveils its most coveted prize. AERIS. An unsurpassed style-defining touchstone. Magnificent yet understated homes on the Adriatic waterfront that tell an ageless tale of glamour and free-living sophistication. To a land of mystical beauty extolled by poets, AERIS adds a heightened pulse. Outstanding craftsmanship and rare brilliance designed for the most discerning global citizens.





↑  
The sleek and sophisticated lines of AERIS looking out onto Boka Bay, an elegant and awe-inspiring land yacht designed by celebrated international architects Woods Bagot.

Warm sea breezes and tranquil days afloat.  
The thrilling purr of a masterfully tuned  
motor or the soul-touching splash of ocean  
waters on a curvaceous hull. Rich timbers  
and steel entwined as commanding mountains  
and seas pass. A world-class marina  
beckons, an elegant waterfront home of  
truly unique design. AERIS at Synchro  
Yards is the ultimate expression of Porto  
Montenegro's seductive lifestyle. Dramatic  
and uplifting architecture that embodies  
the rich naval heritage and craftsmanship  
while delivering a fresh perspective on  
waterfront living. Set your compass for  
carefree days and energy-infused nights  
at AERIS, a modern-day expression of  
vintage sun-drenched splendour.





# THE LUXURY OF LIFE LESS ORDINARY

When Porto Montenegro welcomed its first homeowners in 2009, it quickly set a new benchmark for residential marinas worldwide. Today it is the Mediterranean's most welcoming port, home to an alluring collection of motor launches, superyachts and sail boats of every form and size. Its location is unsurpassed: an exemplary community and an Adriatic playground of outstanding natural beauty under UNESCO World Heritage guardianship.



*"Porto Montenegro offers the inspirational atmosphere of an active community with space to discover that elusive sense of self and inner peace."*

Against this backdrop, with the marina as its epicentre, Porto Montenegro beckons you to a life less ordinary. A vibrant day club, intimate fashion boutiques, art galleries and five-star branded hotels and restaurants, diverse sporting facilities and gently integrated private offices and workspaces. For well over a decade, this alluring mix has welcomed experience hunters, adventure seekers, lifelong learners, nomadic achievers and global citizens, discerning people who value the intoxicating blend of raw beauty and modern day luxuries. The focus on refined outdoor living at Porto Montenegro provides an inspirational and elegant atmosphere, nurturing an active community with space to discover that elusive inner contentment found through thoughtfully curated entertainment, soulful self-expression and adventurous and creative fulfilment.

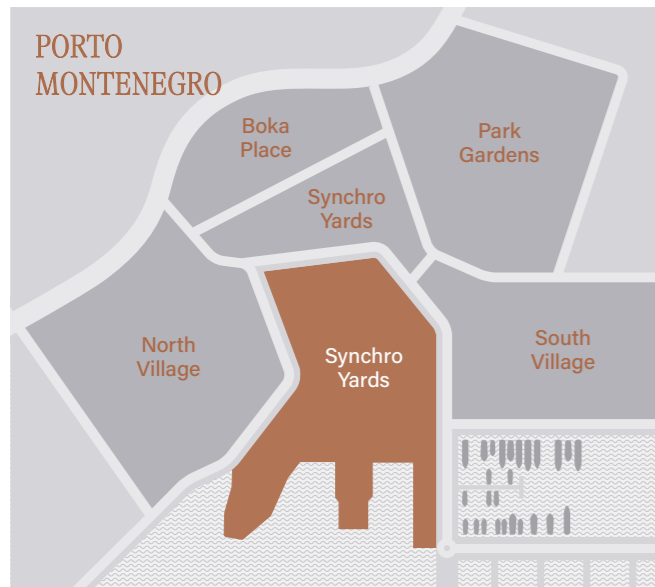


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↑  
The elegant apartments in AERIS look across at the comings and goings in the popular and celebrated marina at Porto Montenegro.



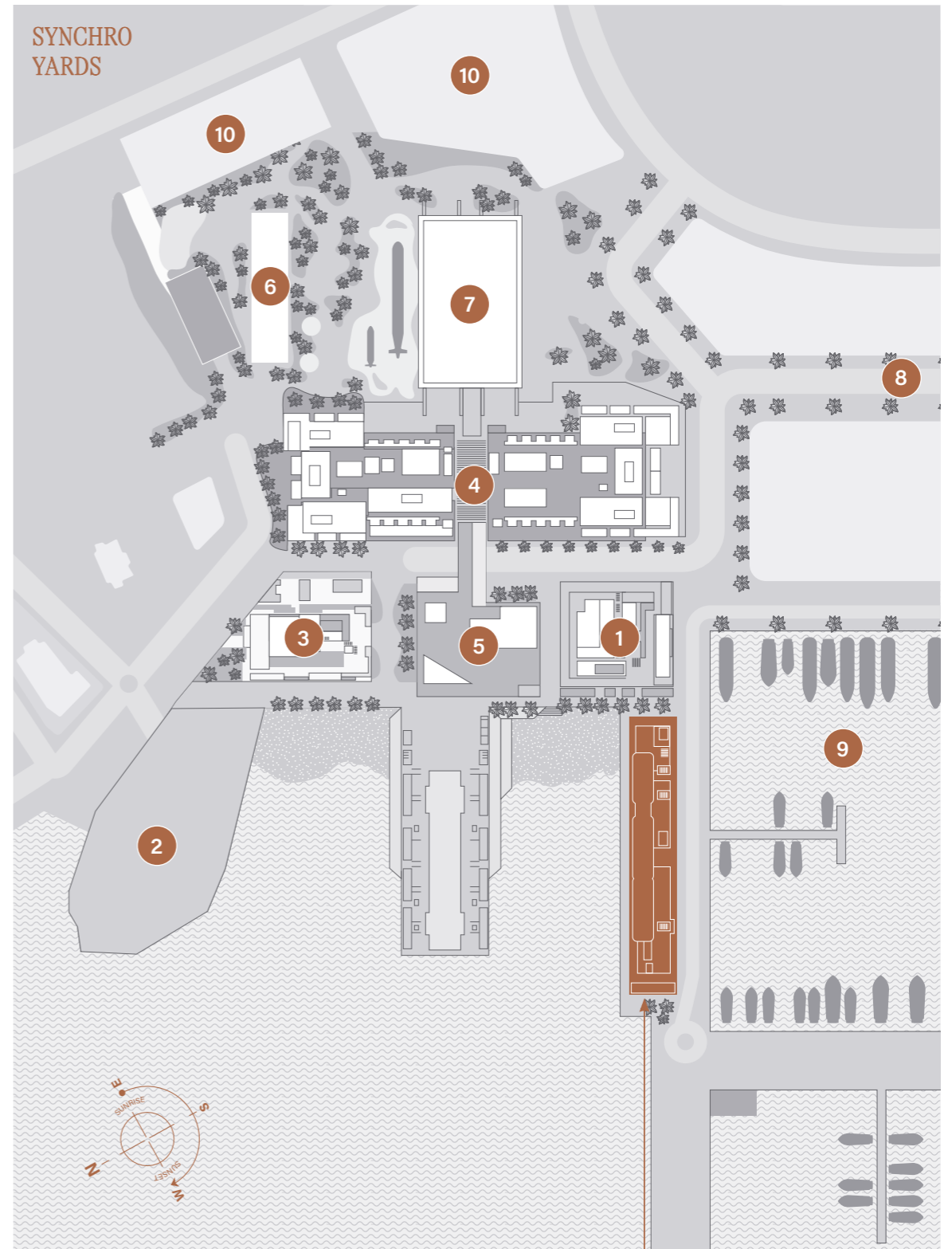
# A SANCTUARY IN THE FINEST OF ALL WORLDS



AERIS is crafted to be the most exclusive of all Porto Montenegro residences, beginning with its coveted location in Porto Montenegro's largest neighbourhood, Synchro Yards. This uniquely crafted sanctuary offers sweeping views, a panorama taking in the award-winning marina to the south, the lagoon and beach club to the north and the open waters and breathtaking sunsets directly ahead. Synchro Yards represents a new chapter filled with artistry and buzz, a symbiotic enhancement of the Porto Montenegro community that pulsates with creative energy and thrilling innovations, all accessible from peaceful and private homes seemingly cast afloat on a waterside peninsula. AERIS is an unparalleled combination of privileged exclusivity and lifestyle convenience. A place where you find the space to realign to nature's pace amid her slow beauty and wild romance.

42°26'12.8"N

18°41'32.4"E



- 1 IVO Residences – Aurora
- 2 Future Phase
- 3 IVO Residences – Lyra
- 4 IVO Hotel and Residences
- 5 IVO Hotel and beach club
- 6 Naval Heritage Museum
- 7 Synchro (events centre & creative production hub)
- 8 South Village
- 9 The Marina
- 10 Synchro Yards North (later phases)

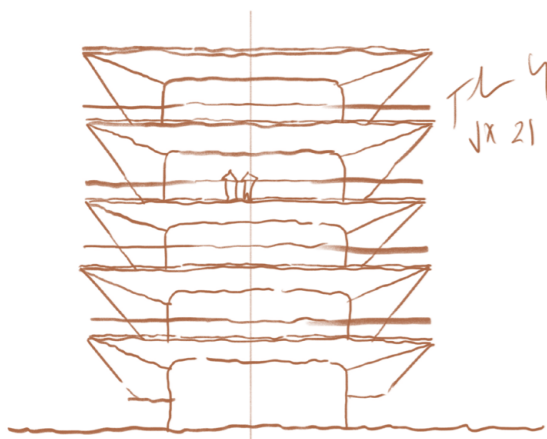
AERIS  
SYNCHRO YARDS

*"The sea, once it  
casts its spell, holds  
one in its net of  
wonder forever."*

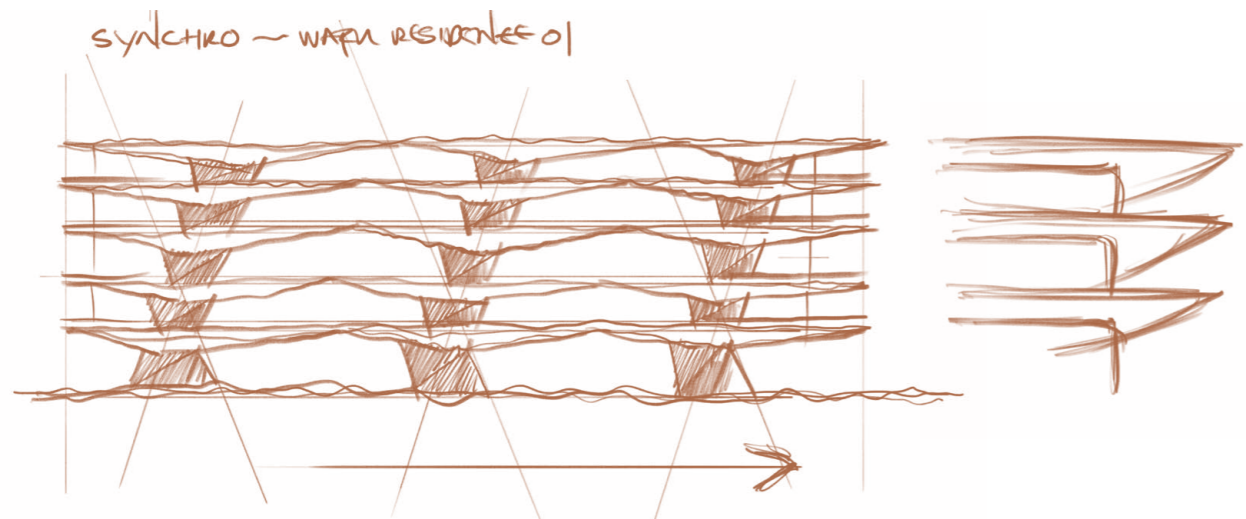
JACQUES COUSTEAU



# DESIGNING A LANDMARK DESIGNING FOR LIFE



AERIS draws its design inspiration from the ever-shifting rhythms of the sea and the wind, subtly creating ethereal visions of a contemporary, adventure-seeking yacht. Sleek and fluid wooden decking and crisp, angular balconies. A linear façade of knife-sharp corners matched with a copper-coloured vertical grid that invokes a true sense of the location's naval heritage. Free-flowing widths that mirror the ebb and flow of the waterfront. The skilled design and craftsmanship of globally acclaimed architectural practice Woods Bagot has brought this iconic building to live amid the nostalgia and comfort of the romantic era of classic yachting.



*"Inspired by the setting of a world-class marina with a magical backdrop of mountains and open water, AERIS projects into the bay with the sleek elegance of an ocean-bound yacht."*

JULIAN CROSS  
Woods Bagot Architecture



*"We were inspired by the beauty of nautical designs, the copper colour of the Boka Bay sunset and the nostalgia of the place. Our building sits with poise on the pontoon, lightly touching the ground whilst delicately cantilevering over the beautiful waterfront."*

JULIAN CROSS  
Woods Bagot Architecture





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The lustrous, polished, horizontal lines of AERIS inspired by the neighbouring superyachts, overlooks the lively beach club.



# A LIMITED EDITION

# A PASSION FOR CRAFTING DREAMS

Step into your home at AERIS and discover the interior reflections of a contemporary luxury yacht. Fluid, open spaces merge seamlessly with inviting, intimate corners, offering effortlessly graceful living with beauty and style. The interior design team at Bergman is dedicated to creating and shaping transformational moments that enrich lives, an ethos they have brought to life at AERIS. Their artful layering of sophisticated marine references and the addition of soft curves to complement the strong architectural lines provide an inspiring backdrop for modern life. The result is a warm palette, intriguing detail and exquisite craftsmanship: carefully-considered homes that marry practicality with ultimate comfort.

*"The architect provided a perfect canvas for us, one with spectacular vistas and bright and expansive spaces. We have embraced the pleasing lateral lines, introducing sensual curves, warm materials and intriguing and engaging details."*

ALBIN BERGLUND AND MARIE SOLIMAN  
Bergman Design House







*"Home should be a warm, liveable place that is alive, a place to please the eye and sooth the senses in scale, curves, colours, variety, pattern and texture light, organic and carved with rich layers of Zen, using light timber, linens, wools to add depth to the space. Home is the place where you spend time with family and loved ones. It soothes and comforts, it is a sanctuary and an expression of yourself."*

ALBIN BERGLUND  
Bergman Design House



## OBSSESSED BY DETAIL, ELEVATED BY VIEWS

**A**ERIS offers the choice of one, two, three and four bedroom apartments and penthouses, homes filled with reflective light and encircled by wide balconies that provide expansive indoor-outdoor living. Detailed craftsmanship indoors gives way to flowing curves outdoors, a pleasing symmetry of sophistication and seduction, all with the unparalleled and show-stopping beauty of the bay as your permanent scene setting, bathing your evenings with its glorious sunsets.

In the Penthouse and selected waterfront apartments, there is the opportunity to select the chic and elegant Platinum Collection design finish and furniture option.



↑  
Open-plan luxury with a wide-angled view over the UNESCO  
World Heritage Kotor Bay.



↑  
Bespoke contemporary kitchens feature energy-efficient and fully-integrated appliances and quartz worktops.



↑  
A living room with the sleek and elegant Platinum Collection interiors.  
This Platinum detailing is only available on the penthouse and selected waterfront apartments.



↑  
A kitchen with the Platinum Collection interiors and spectacular views.  
This Platinum detailing is only available on the penthouse and selected waterfront apartments.



↑  
Superb privacy and spoiling luxury  
with an eye over the energy and  
exhilaration of the beach club.



↑  
Indulgent bathrooms feature contemporary  
sanitaryware, thermostatic baths and showers  
and stone and ceramic finishings and surfaces.



# THE JOYS OF LIVING AT AERIS



**A**ERIS serves up a life of elegant opportunities and elevated days set against the shimmering backdrop of Boka Bay. By thoughtfully uniting form and function, the residences provide beauty and comfort for the ultimate waterfront lifestyle.

- 22 residences over five floors
- A choice of two interior options in the penthouse and selected waterfront apartments.
- Two penthouses, complete with open-air roof decks with private pools and summer kitchens
- Valet parking for all garage owners
- Private direct access garages offered to select three- and four-bedroom residences
- Resident-only indoor pool with opening façade at the bow of the building and sweeping views across the lagoon and the bay
- Integrated and purposeful convenience and energy-saving technology
- Resident-only performance gym
- 24-hour concierge service and security
- Shared wet room and showers
- Beach club and hotel gym membership
- À-la-carte hotel service options





Take a seat on the terrace for a panorama of Kotor Bay including Porto Montenegro's multi-award winning marina.

# APARTMENT SPECIFICATION

## COMMON AREAS RESIDENCES RECEPTION/ ENTRANCE LOBBY

- Double glazed, anodized aluminium-framed entrance doors
- Walls are a variety of combinations including wallpaper, limewash plaster and timber panelling with decorative elements of natural stone or metal
- Painted plaster feature ceilings with decorative lighting
- Natural or cast stone or porcelain tiled flooring with a skirting finish
- Contemporary reception desk and guest seating arrangement

## COMMON AREAS CORRIDORS

- Walls feature a variety of combinations including wallpaper, limewash plaster and timber panelling with decorative elements of natural stone or metal
- Painted plaster ceilings with decorative lighting
- Natural or cast stone or porcelain tiled flooring with a skirting finish

## COMMON AREAS INDOOR POOL

- Openable façade made from double glazing and anodized aluminium
- Moist-resistant painted walls with decorative elements in either natural or cast stone or tiles
- Natural or cast stone or porcelain tiled flooring and skirting finish
- Feature ceilings with moist-resistant painted plaster and decorative lighting

## COMMON AREAS FITNESS ROOM

- Openable façade made from double glazing and anodized aluminium
- Walls feature a variety of wallpaper, limewash plaster or timber panelling
- Premium rubber gym flooring
- Painted plaster feature ceilings with ambient lighting
- Top brand sports equipment

## COMMON AREA BUILDING SERVICES

- International-standard fire detection and alarm system
- International-standard firefighting sprinkler system
- Smoke clearance and management systems
- A generator provides emergency power for all fire detection and firefighting systems
- Lighting control systems
- Emergency lighting
- Security access control system
- Security CCTV systems
- Building management system
- Wi-Fi access points
- Elevators with emergency intercom
- Excellent ventilation, heating & cooling

## ENTRANCE LOBBY

- Wood-veneered apartment entrance door
- Luxury parquet flooring with complementary skirting
- Walls feature a variety of wallpaper, limewash plaster or timber panelling
- Painted plaster feature ceilings with decorative lighting

## POWDER ROOM

- Natural or cast stone or porcelain tiled flooring
- Walls clad in natural or cast stone or porcelain tiles and limewash plaster
- Wall mounted toilet bowl
- Concealed cistern and flush plate
- Contemporary natural or cast stone washbasin
- High quality taps and mixer

## LIVING ROOM

- Luxury parquet flooring with complementary skirting
- Walls are a variety of wallpaper, limewash plaster or timber panel finishing
- Painted plaster feature ceilings with decorative lighting
- Premium quality curtains or roller blinds
- Large anodized aluminium glazed sliding doors to the outside terrace

\*There is a choice of two interior options in the penthouse and selected waterfront apartments.

\*\*Please enquire on customisations relating to SMART HOMES and IMMERSION experiences with the latest technology and brands.

## KITCHEN AREA

- Floors are a combination of luxury parquet or laid with natural or cast stone or porcelain tiles
- Walls are clad with natural or cast stone with limewash plaster
- Painted plaster feature ceilings with decorative lighting
- Cabinet fronts are veneered or painted MDF with metal accents
- Cast stone or porcelain tiled work tops and backsplash
- Contemporary kitchen sink and premium quality taps
- Top brand kitchen appliances

## MASTER BEDROOM

- Walk-in closet with veneered or painted MDF fronts with metal and fluted glass accents
- Luxury parquet flooring with complementary skirting
- Walls are a combination of wall paper, limewash plaster or upholstery
- Decorative art features throughout
- Painted plaster ceilings with decorative lighting
- Wood veneered entrance and bathroom doors
- Premium decorative curtains
- Anodized aluminium glazed doors to the outside terrace

## MASTER BATHROOM

- Natural or cast stone or porcelain tiled floor
- Walls are clad with natural or cast stone or porcelain tiles with limewash plaster
- Painted plaster ceiling with decorative lighting
- Toilet and shower enclosure with tinted glass door
- Wall mounted toilet bowl and concealed cistern and flush plate
- Bespoke vanity unit in natural or cast stone with metal elements and decorative lighting
- Luxury free-standing bathtub
- Premium quality taps, mixers, fittings and bathroom accessories

## CORRIDOR

- Luxury parquet flooring with complementary skirting
- Walls feature a variety of wallpaper, limewash plaster or timber panelling
- Painted plaster ceiling with decorative lighting
- Cupboards with fronts crafted in painted or veneered MDF
- Wood-veneered room entrance doors

## SECONDARY BEDROOMS

- Luxury parquet flooring with complementary skirting
- Walls feature a variety of wallpaper, limewash plaster or timber panelling
- Painted plaster ceiling with decorative lighting
- Cupboards with fronts crafted in painted or veneered MDF
- Wood-veneered entrance and bathroom doors
- Premium decorative curtains
- Anodized aluminium glazed doors to outside terrace

## SECONDARY BATHROOMS

- Natural or cast stone or porcelain tiled floor
- Walls are clad with natural or cast stone or porcelain tiles with limewash plaster
- Painted plaster ceiling with decorative lighting
- Toilet and shower enclosure with tinted glass door
- Wall mounted toilet bowl and concealed cistern and flush plate
- Bespoke vanity unit in natural or cast stone with metal elements and decorative lighting
- Premium quality taps, mixers, fittings and bathroom accessories

## UTILITY CUPBOARD

- Cupboards with fronts crafted in painted or veneered MDF
- Top brand washer & dryer machine
- Ample shelving
- Ambient lighting

## OUTSIDE LIVING

- Terraces complete with natural or cast stone or porcelain tiled flooring and composite decking
- Decorative glass balustrade and handrail
- Ornamental pots and planting
- Ambient outdoor lighting

## APARTMENT BUILDING SERVICES

- Individually metered electrical supply
- Unit electrical distribution board or consumer unit
- Individually metered cold potable, filtered and softened, water supply
- Individually metered hot water supply
- Filtered fresh air
- Fan coil unit air conditioning featuring metered heating and cooling to improve energy efficiency
- Underfloor heating in all bathrooms and WCs
- Extractors in all bathrooms and WCs for ventilation
- Public health drainage system
- Data connection points for internet
- Smoke and heat detectors
- Electronic door lock
- Remote-controlled ambient lighting throughout

## MEDIA & SMART HOMES

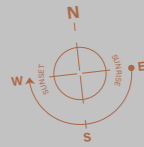
- Residences are SMART HOME & IMMERSION ready\*\*

\*There is a choice of two interior options in the penthouse and selected waterfront apartments.

\*\*Please enquire on customisations relating to SMART HOMES and IMMERSION experiences with the latest technology and brands.

LIFE LESS  
ORDINARY  
AT PORTO  
MONTENEGRO:  
SYNCHRO  
YARDS





**EXPLORE MONTENEGRO**

PORTO MONTENEGRO – PODGORICA	89km
PORTO MONTENEGRO – DUBROVNIK	69km
PORTO MONTENEGRO – TIVAT	>1km

# AN ADRIATIC PIONEER

Porto Montenegro overlooks a bay steeped in maritime legend. As a place of safe harbour since ancient times, it has welcomed Romans, Venetians, Ottomans, and Austro-Hungarians, becoming a UNESCO World Heritage Site in 1979. Now it is home to a diverse international community united by their shared desire to live a life less ordinary. The Porto Montenegro numbers tell an impressive story: 85 shops with a mix of international brands and local retailers, an expansive Sports Centre, the five-star Regent Hotel, a wide choice of restaurants, a Yacht Club, Rowing Club and an International School. This is just a glimpse of what awaits with cinemas, new sports facilities, a hotel, and a wide range of shops and other leisure facilities being added at the Boka Place neighbourhood of Porto Montenegro, opening in 2024. And all complemented by the convenience of Tivat’s town amenities on your doorstep. Porto Montenegro is a Mediterranean jewel filled with an extraordinary dichotomy of emphatic yet unexpected adventure and the refinement of quiet luxury. A place where speedboats combine with the unhurried culture and sails that billow softly merge with the liveliness of sport.



# PORTO MONTENEGRO'S CELEBRATED MARINA



42°26'12.8"N

18°41'52.4"E



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The 450-berth marina is at the heart of Porto Montenegro's vibrant community, an evermoving and awe-inspiring seascape of remarkable elegance. Capable of berthing boats from 12 metres up to superyachts of 250 metres, both its facilities and commitment to quality are unsurpassed. It was the world's first Platinum Awarded Superyacht Marina, repeatedly voted the world's Best Superyacht Marina by crew and captains, and Europe's first marina to win a valued Clean Marina accreditation. The recently added vast Adriatic 42 superyacht repair and refit centre ushers in a gradual further expansion of the marina.

It remains an accessible, secure base at the crossroads of the eastern and western Mediterranean Sea, perfectly placed to explore famous marine routes and surrounding cruising grounds including the neighbouring thousands of islands from Croatia's Dalmatian coast, yet also an ever welcoming and vibrant homeport to return to.



*"As a marina able to berth  
superyachts up to 250 metres,  
Porto Montenegro's attributes  
are unsurpassed."*





# A NEW HOOD OF CURIOUS ADVENTURE



Synchro Yards, Porto Montenegro's latest neighbourhood, is a visionary concept that defies expectations: a wellspring of creative energy, a sanctuary of daily revitalisation, a festival of discovery. Taken together, Synchro Yard's beach club, hotel and the Synchro cultural centre represent compelling and distinctive additions to the waterfront experience at Porto Montenegro, building a dynamic neighbourhood focused on culture, self-restoration and the pursuit of adventurous and creative fulfilment. Synchro Yards not only enhances Porto Montenegro's international allure but brings together this unique community over a thoughtfully curated and endlessly stimulating year-round calendar of events.



# LEARN, DANCE, SING, WORK, CONNECT, PLAY.



↑  
Synchro is a cultural hub,  
designed to entertain  
and inspire creativity.



At the heart of Synchro Yards is Synchro itself, a former shipyard building ingeniously transformed for a kaleidoscopic blend of symbiotic modern-day uses. With an electric design that pays homage to its industrial heritage, Synchro creates layer upon layer of physically and technologically integrated spaces where residents will discover authentic and novel experiences. Space for the literati, culture hunters, entertainers, musicians, photographers, cinematographers, and accomplished and aspiring artists. A venue for cultural events, fashion shows, musical workshops, art masterclasses, for entertainment and for learning. A place for the perpetually curious, Synchro is the embodiment of a life that resists the ordinary.





# AERIS

SYNCHRO YARDS

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SYNCHRO YARDS