

AERIS  
*Apartment*  
203



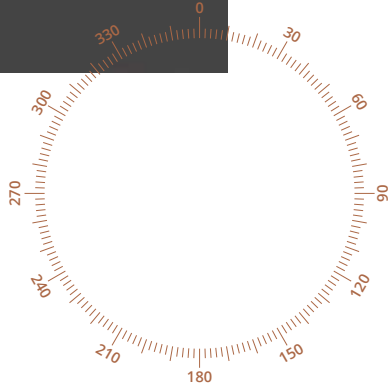
PORTO MONTENEGRO  
SYNCHRO YARDS

2 BEDROOMS | 230.48 SQM | MARINA AND LAGOON VIEW

# THE EXQUISITE WORLD OF PORTO MONTENEGRO



- The sanctuary of Porto Montenegro is a spectacular lifestyle destination with a world-class marina and luxury residential village
- Owned by the Investment Corporation of Dubai (ICD) – with a portfolio that includes Emirates, One&Only Resorts, and Emaar Properties
- UNESCO-protected Bay of Kotor location, with proximity to three international airports and Mediterranean cruising grounds
- World-class, full-service 450-berth marina and extensive luxury residential offerings
- Accompanying infrastructure includes an international school, clinic, sports facilities, creative hubs, and business centers
- Numerous restaurants and bars, alongside shops, markets and galleries



# SYNCHRO YARDS

- Synchro Yards is the latest neighbourhood at Porto Montenegro with restaurants, a hotel and a beach club
- At the heart of Synchro Yards is Synchro itself, an artfully remodeled building previously used by the former shipyard
- Synchro offers spaces designed for residents in search of entertainment, creative fulfillment, and other unique experiences
- It includes adaptable spaces designed for the creative industries
- Synchro will be home to cultural events, fashion shows, musical workshops, art masterclasses, entertainment, and learning opportunities



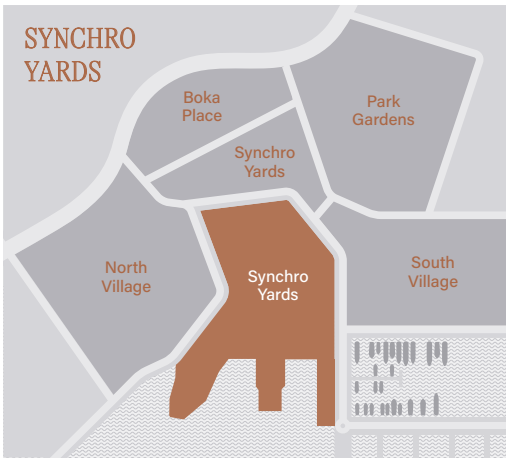
*"Porto Montenegro offers the inspirational buzz of an active community with space to discover that elusive inner peace"*

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



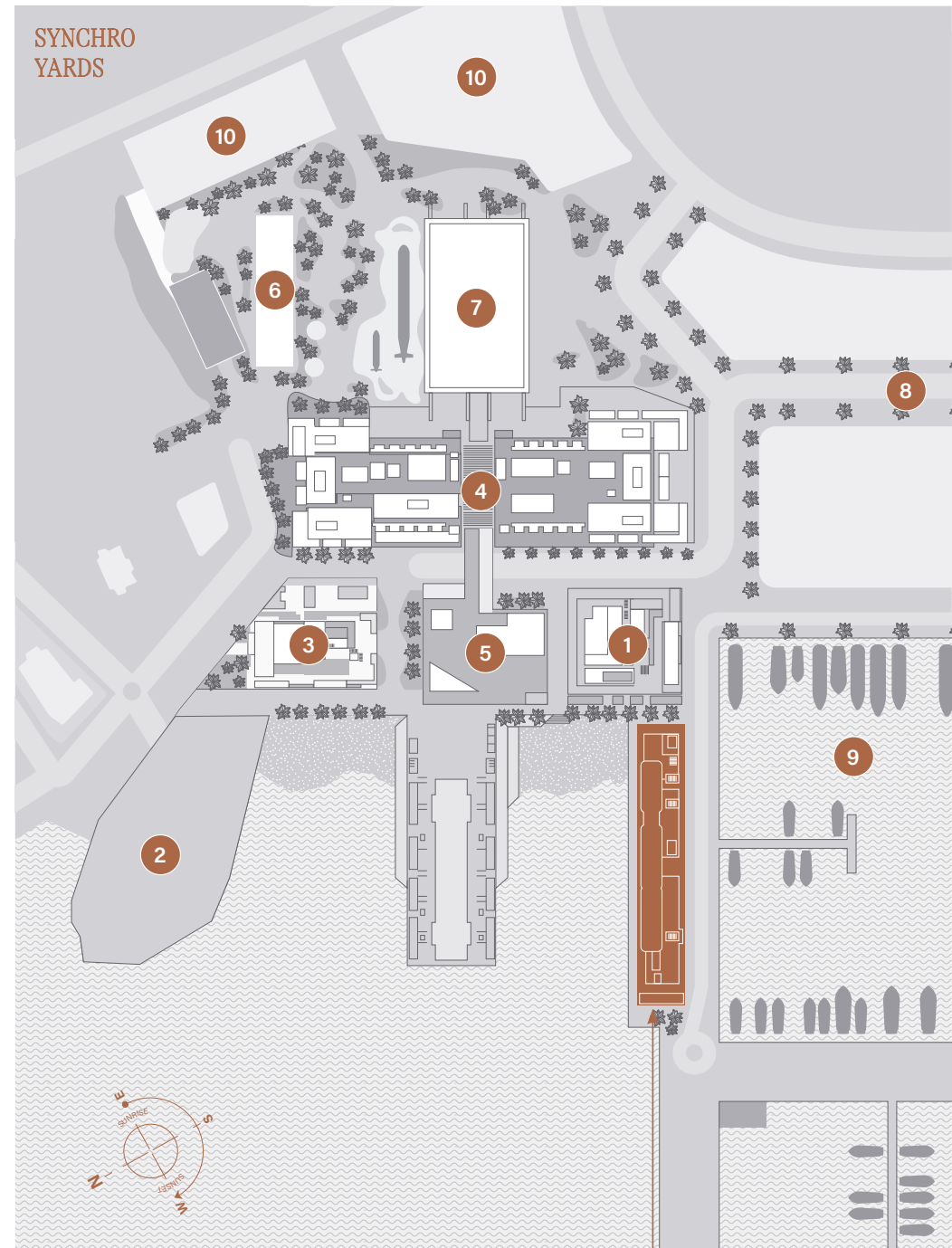
The sleek and sophisticated lines of AERIS overlook Boka Bay, presenting an elegant and awe-inspiring land yacht designed by the celebrated international architects Woods Bagot.

# A SANCTUARY IN THE FINEST OF ALL WORLDS



- Nestled in the vibrant and innovative Synchro Yards neighbourhood
- Adjacent to the Rare Finds' 5 star IVO hotel and all its facilities
- Expansive views encompass the marina to the south, the beach club to the north, and the open waters directly ahead

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



# THE JOYS OF LIVING AT AERIS



AERIS 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





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



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





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



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



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.

# AERIS

SYNCHRO YARDS



## Apartment

# 203

2 Bedroom

## Key

- Internal
- Balcony

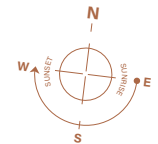
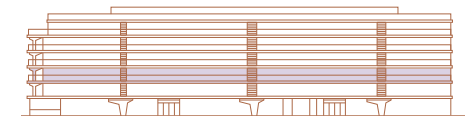
## Schedule of areas

1 Total Internal Area	199.11 m <sup>2</sup>
2 Total External Area	31.37 m <sup>2</sup>
<b>Total Sellable Area</b>	<b>230.48 m<sup>2</sup></b>

## Position



## South Elevation



Disclaimer: Reference to any measured area or definition is in accordance with International Property Measurement Standards (IPMS) document dated 15 January 2023, published by the International Property Measurement Standards Coalition (IPMSC). The Net Internal Area comprises internal floor space and outdoor areas, excluding internal and external walls, and other structural elements. The Total Sellable Area encompasses all internal and external spaces, including all walls, columns and structural elements. Apartment designs and layouts presented are indicative and subject to change. The specifications are as of the brochure's preparation date and may be adjusted in accordance with permitted variances under apartment sale contracts. Floorplans are not to scale, provided for guidance only, and dimensions are approximate sizes.

# 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

## 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

## 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

## 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

## 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.

# SECURING YOUR PROPERTY

Investing in the coveted Montenegrin Riviera and a glittering future on the Adriatic Sea couldn't be more secure and straightforward.

## — STEP 1 SECURING A RESIDENCE

An offer is made on a chosen property, non-refundable reservation deposit of €20,000/€50,000/€100,000 (dependent on the total unit price) transferred and Reservation Agreement signed to reserve a property in the buyer's name.

## — STEP 2 COMPLETION OF RESERVATION

A Pre-Agreement and full Sale and Purchase Agreement (SPA) package is provided. The execution period for signing and notarizing the Pre-Agreement is set to 30 days. A full AML check must be completed before then. The final date for the execution of the SPA is defined under the Pre-Agreement and subject to the building permit. 10% of the purchase price is due upon notarization of the Pre-Agreement.

## — STEP 3 SIGNING THE SALE & PURCHASE AGREEMENT

SPA is signed in English and/or Montenegrin within the execution period stated in the Pre-Agreement. 30% of the purchase price is due upon notarization of the SPA. The reservation deposit is credited to the first instalment. The outstanding payments are due in instalments as part of the building development plan.

## — STEP 4 OFFICIAL HANDOVER

Once the unit is fully paid for and building is registered, it is officially handed over to the buyer.

## — STEP 5 TRANSFER OF THE TITLE DEED

Annex with the Clausula intabulandi is then notarized and the title deed transferred.

