



A STAR BAY  
- KOTOR -

# KOTOR

The World's Top 5 Jetset Retirement Destinations

by

**Forbes**

*“A deep inlet of the Adriatic Sea, the bay is dotted by a charming mix of medieval towns and luxe modern developments, complete with super-yacht marinas. The ultra-wealthy treat this yachting paradise like their own private riviera.”*



# KOTOR

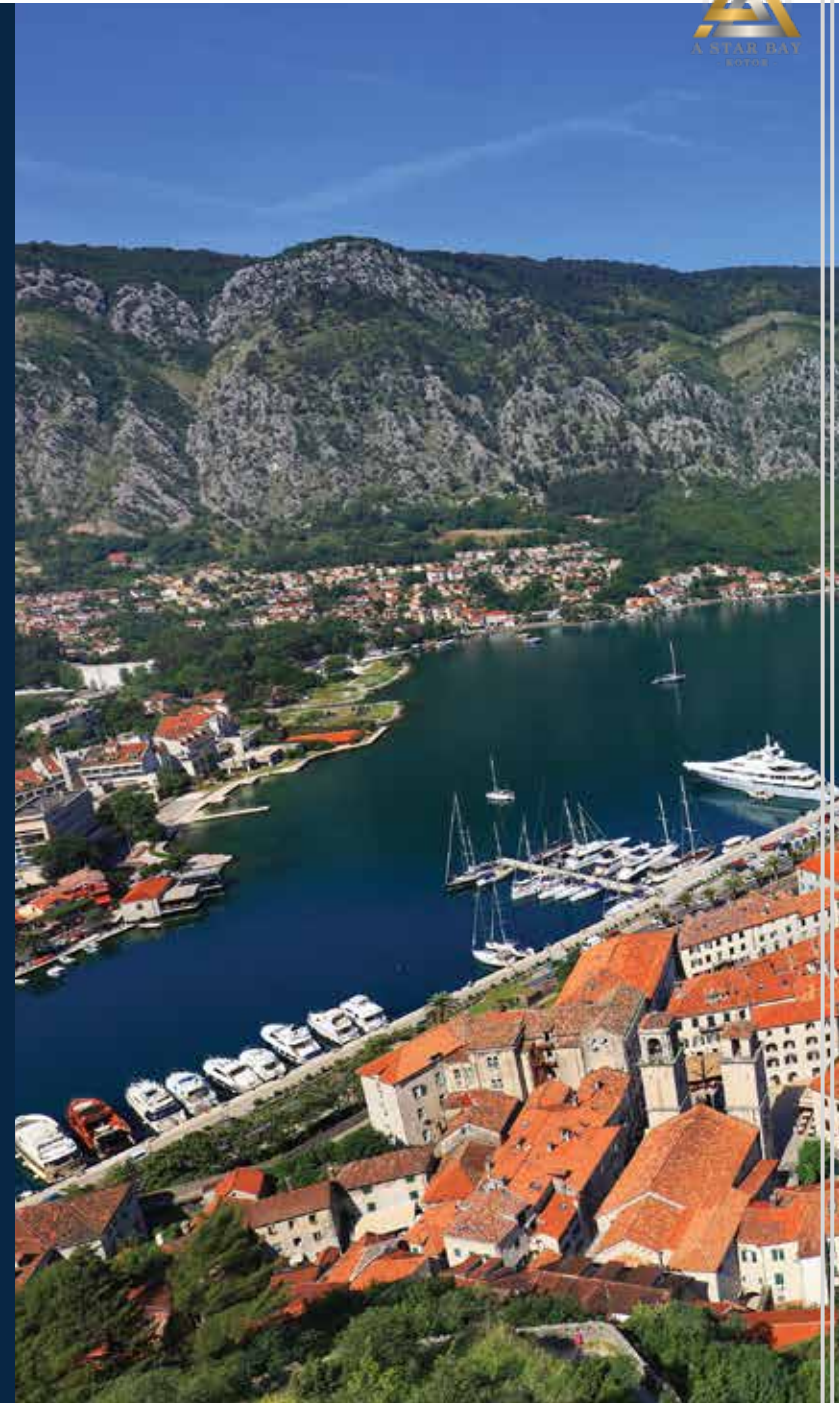
## A blend of history and uniqueness

The city of Kotor is located by the Bay of Kotor, near the Adriatic Sea.

It's part of a larger area with many seaside villages and towns. This area has a rich history that goes back to ancient times and has been influenced by many different cultures, including the Illyrians and the Venetians.

Kotor is a place where different cultures and religions come together peacefully.

It combines old buildings with modern life, making visiting Kotor like traveling through history.







# Where everything connects

Together with its surrounding coastal villages like Dobrota, Perast, Prčanj, and the luxurious Porto Montenegro in Tivat, presents a landscape where medieval charm meets modern elegance. Traverse narrow winding streets and hills to uncover historic locales and stunning vistas, making every moment an adventure in discovery.



**Porto Montenegro Marina 12.1 km**



	DISTANCE		DISTANCE
1. BEACH	90 m	6. BUDVA	26.1 km
2. KOTOR	4.8 km	7. PODGORICA AIRPORT	81.9 km
3. TIVAT	12.8 km	8. PODGORICA	95.8 km
TIVAT AIRPORT	11.3 km	9. DUBROVNIK AIRPORT	51.3 km
4. PERAST	16.8 km	10. DUBROVNIK	72.6 km
5. HERCEG NOVI	23.9 km		





**Five-star Regent Hotel 12.1 km**



**Hyatt Regency Kotor 2.5 km**



**Dubrovnik, Croatia 72.6 km**



# Three hours to anyway

Most European cities are just a three-hour flight away from Montenegro and **A Star Bay**.  
With three international airports nearby, you can easily find both scheduled and charter flights.



## FLIGHT TIME HOURS

VIENNA 1:30  
BERLIN 1:50  
ZURICH 2:00

BELGRADE 0:45  
MILAN 1:00  
ROME 1:10

PARIS 2:40  
LONDON 2:45  
MOSCOW 2:50

**Building A**

**Building B**



## Prime Location

Adjacent to the luxurious Porto Montenegro and close to many elite landmarks, UNESCO's Kotor, and lively Budva, this complex is at the crossroads of culture and opulence. Its prime positioning affords easy access to top international schools and major airports in Tivat, Podgorica, and Dubrovnik.

## Thriving Community and Lifestyle

More than just a place to live, this development is a portal to a world of upscale living. Steps away from exclusive shopping, gourmet dining, and a plethora of sports and leisure facilities, it serves as a hub for a vibrant international scene. Here, a rich, active lifestyle awaits, offering year-round engagement for all tastes.

## Investment with Attractive Returns

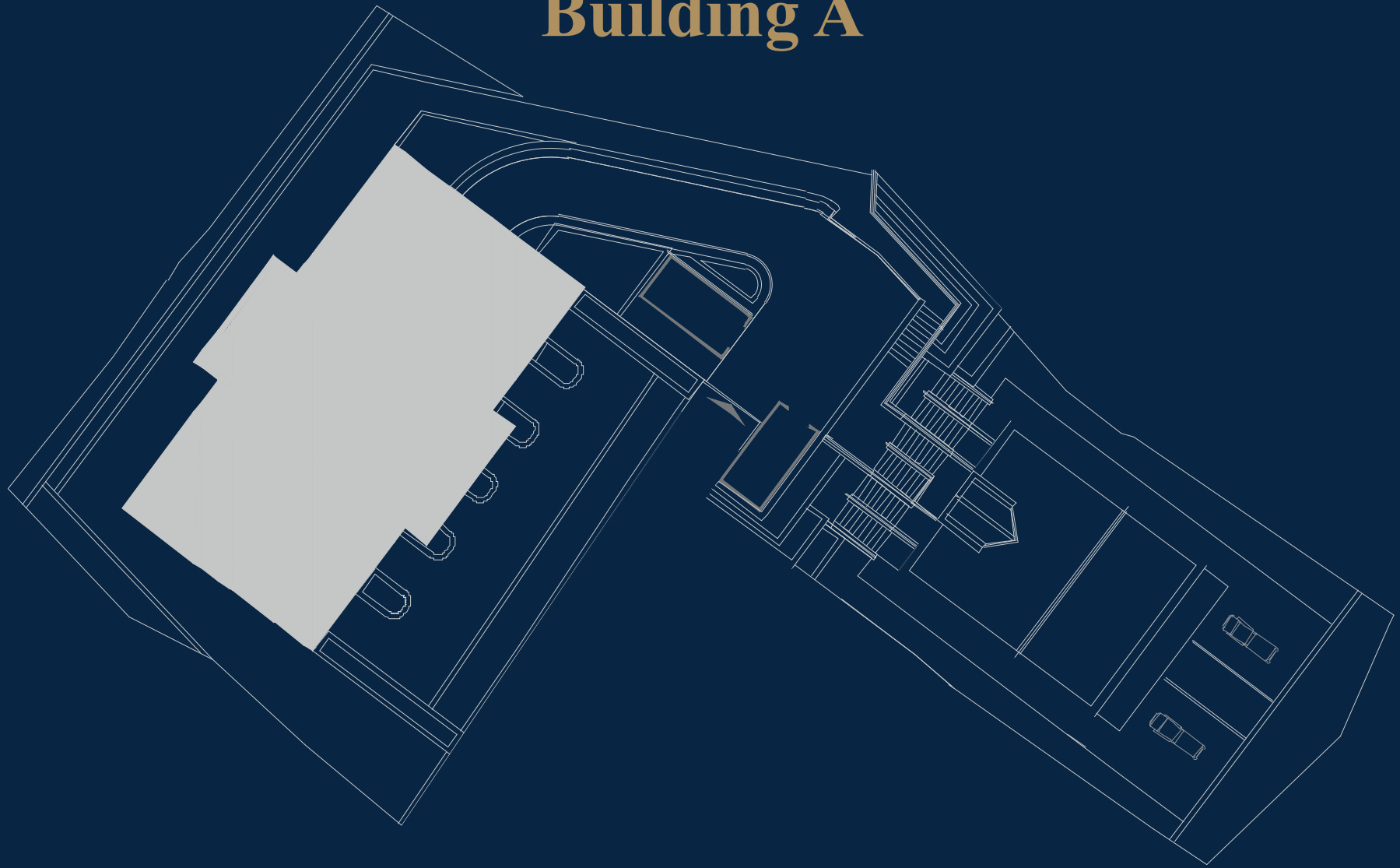
A Star Bay project emerges as an ideal investment. Beyond financial benefits, it offers entry into a realm where luxury, convenience, and culture converge, making it a standout opportunity for discerning investors.



## For comfort life and vacations

- Open-plan living and dining area with parket flooring for a seamless look
- Expansive windows ensuring spaces are flooded with natural light
- Smartly designed interiors maximizing both function and aesthetic appeal
- Dropped ceilings throughout for a modern and spacious atmosphere
- Designer lighting fixtures serving as centerpieces in each room
- Bedrooms with parket flooring, creating a warm and inviting ambiance
- Hand-selected materials throughout, offering understated luxury and elegance


# Building A

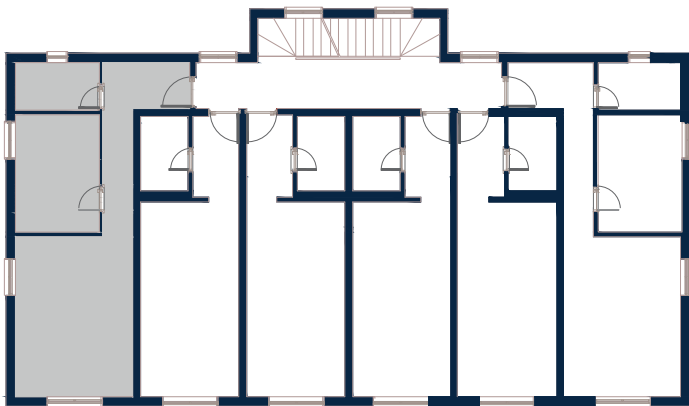




# P-A1



	1 Hallway	8.10 m <sup>2</sup>
	2 Bathroom	4.00 m <sup>2</sup>
	3 Bedroom	10.15 m <sup>2</sup>
	4 Living room	19.35 m <sup>2</sup>
	<b>Total net area</b>	<b>41.60 m<sup>2</sup></b>



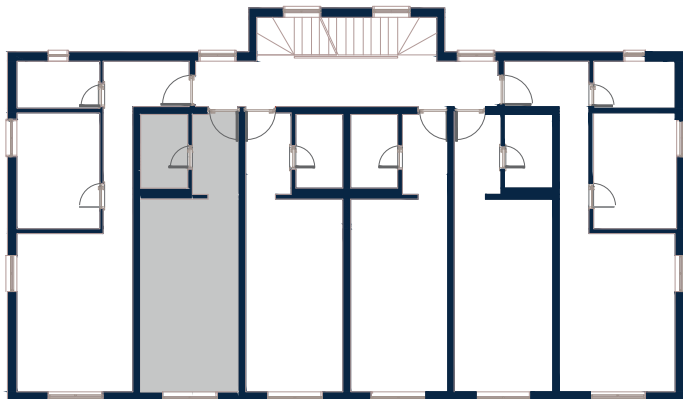
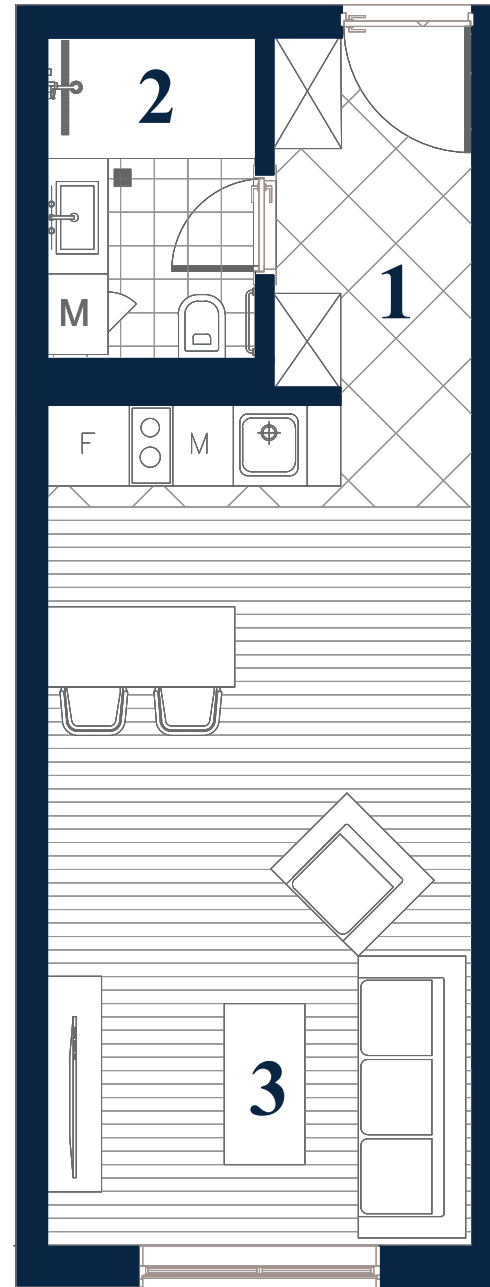




# P-A2



	1	Hallway	4.00 m <sup>2</sup>
	2	Bathroom	3.70 m <sup>2</sup>
	3	Living area	20.00 m <sup>2</sup>
	<b>Total net area</b>		<b>27.70 m<sup>2</sup></b>

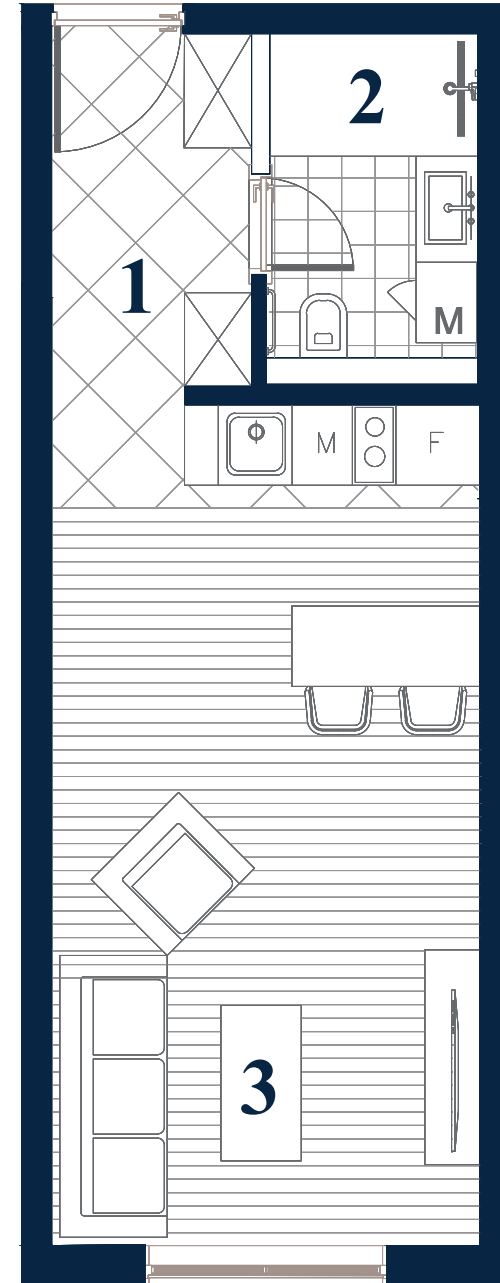
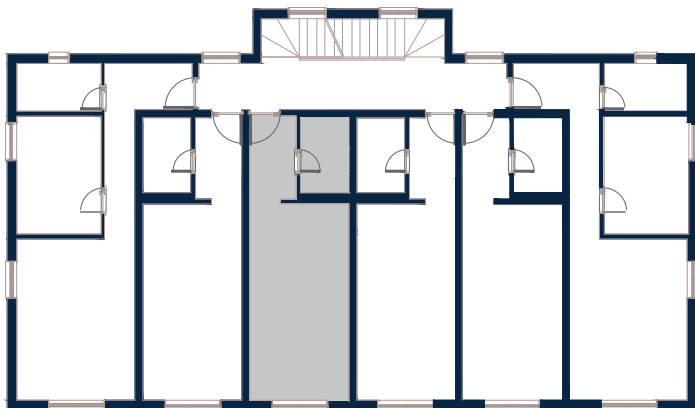




# P-A3



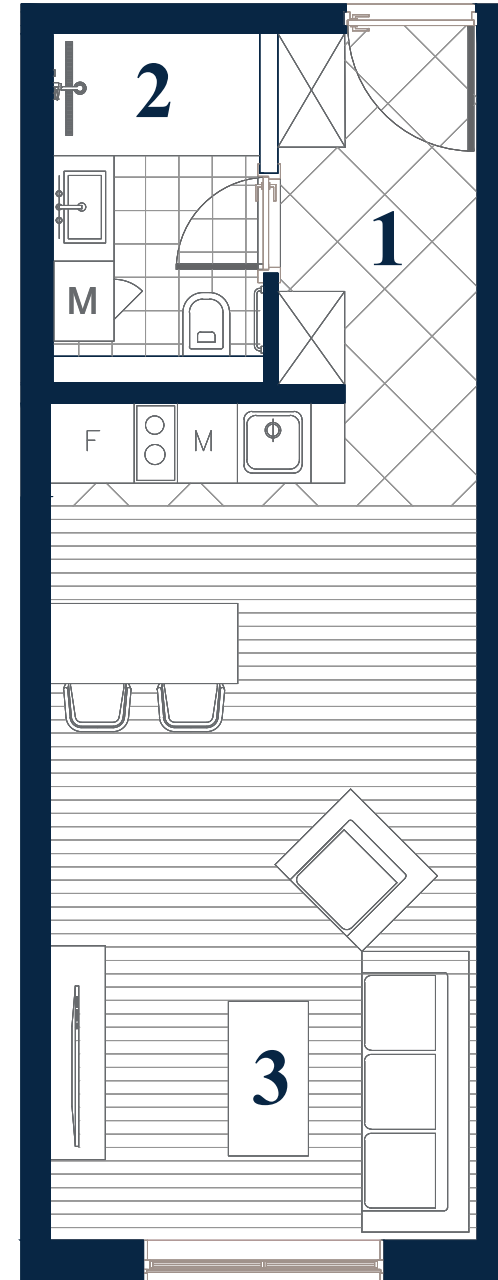
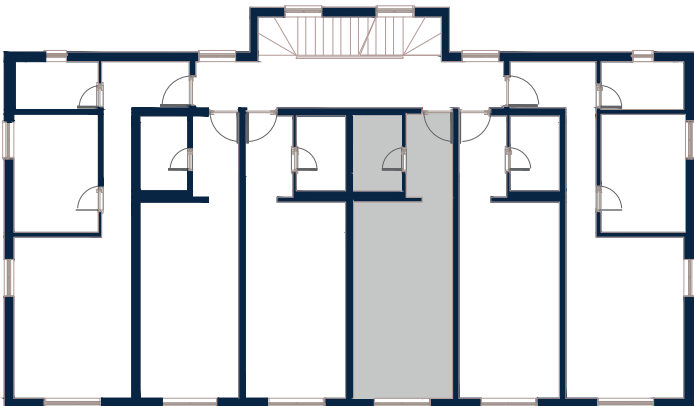
	1	Hallway	4.00 m <sup>2</sup>
	2	Bathroom	3.70 m <sup>2</sup>
	3	Living area	20.00 m <sup>2</sup>
	<b>Total net area</b>		<b>27.70 m<sup>2</sup></b>



# P-A4



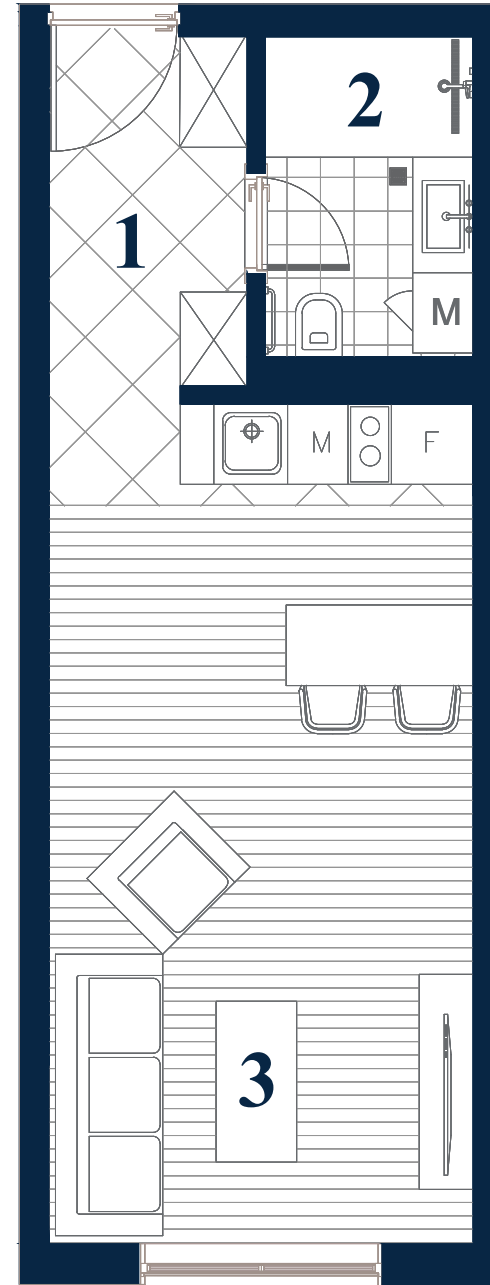
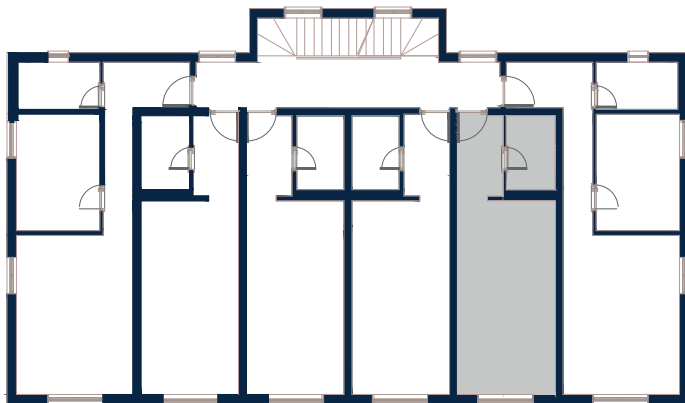
	1	Hallway	4.00 m <sup>2</sup>
	2	Bathroom	3.70 m <sup>2</sup>
	3	Living area	20.00 m <sup>2</sup>
	<b>Total net area</b>		<b>27.70 m<sup>2</sup></b>



# P-A5




	1	Hallway	4.00 m <sup>2</sup>
	2	Bathroom	3.70 m <sup>2</sup>
	3	Living area	20.00 m <sup>2</sup>
	Total net area		27.70 m <sup>2</sup>

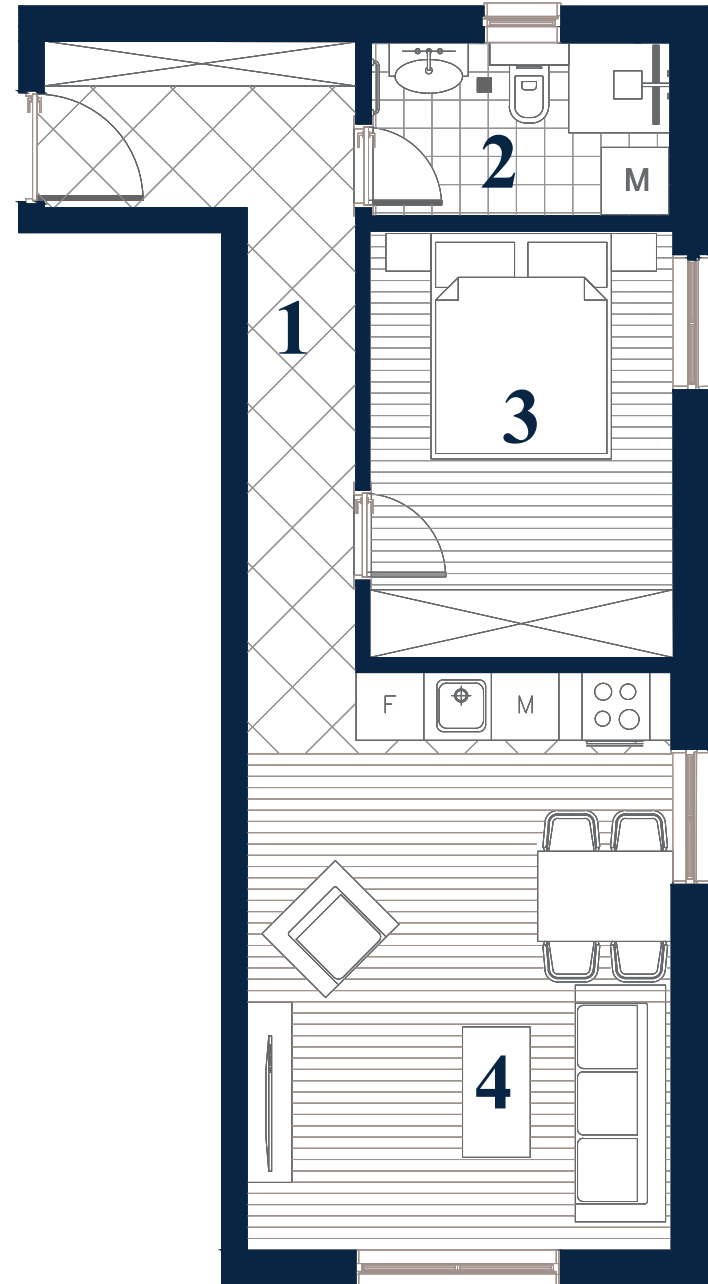
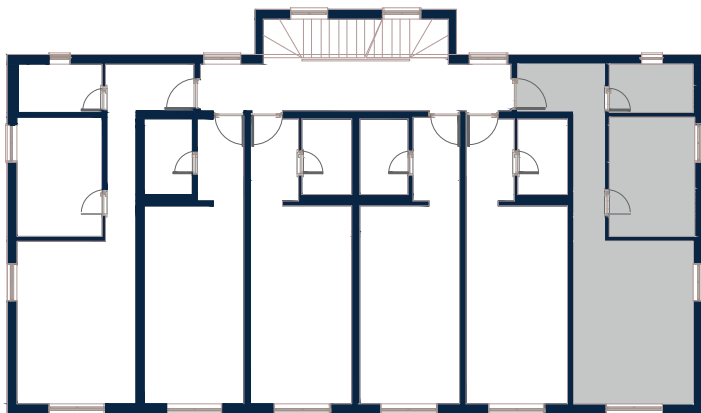




# P-A6



	1 Hallway	8.10 m <sup>2</sup>
	2 Bathroom	4.00 m <sup>2</sup>
	3 Bedroom	10.15 m <sup>2</sup>
	4 Living room	19.40 m <sup>2</sup>
	<b>Total net area</b>	<b>41.65 m<sup>2</sup></b>






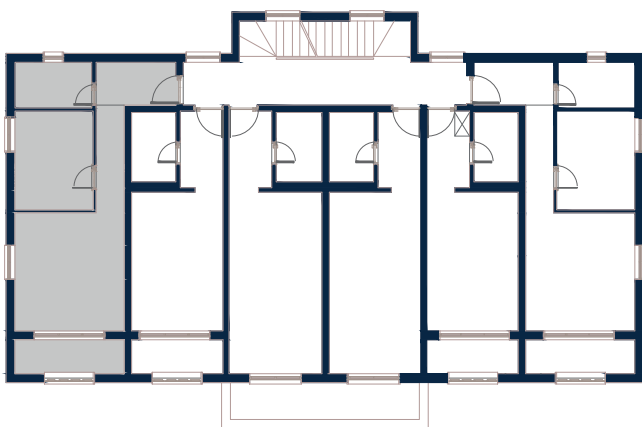




# I-A1




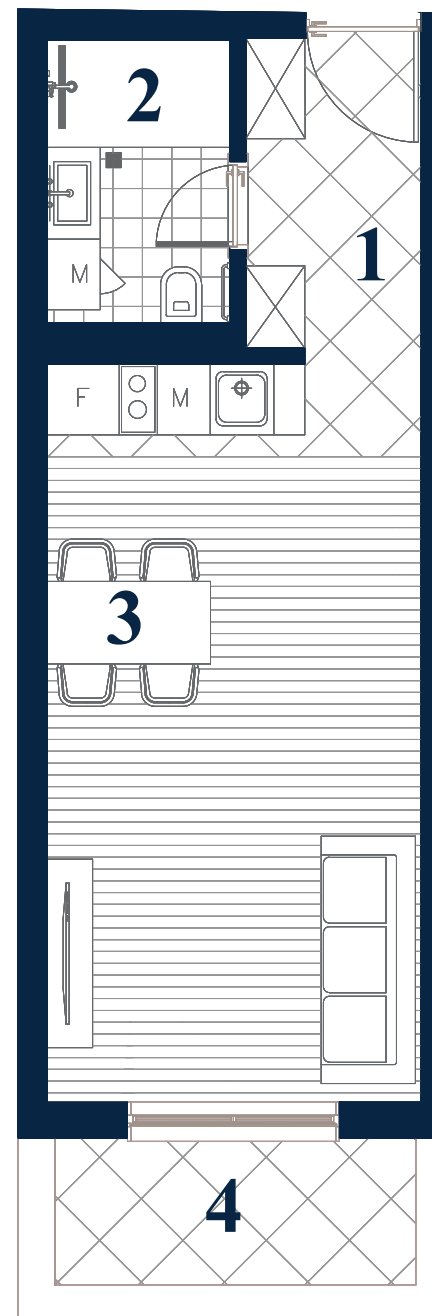
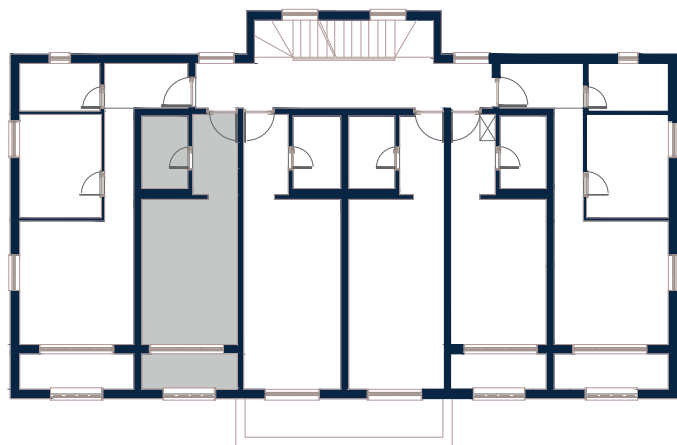
	1	Hallway	7.70 m <sup>2</sup>
	2	Bathroom	4.00 m <sup>2</sup>
	3	Bedroom	9.00 m <sup>2</sup>
	4	Living room	15.45 m <sup>2</sup>
	5	<b>Terace</b>	4.40 m <sup>2</sup>
<b>Total net area</b>		<b>44.55 m<sup>2</sup></b>	



# I-A2




	1	Hallway	4.00 m <sup>2</sup>
	2	Bathroom	3.70 m <sup>2</sup>
	3	Living area	15.35 m <sup>2</sup>
	4	<b>Terace</b>	<b>3.70 m<sup>2</sup></b>
	<b>Total net area</b>		<b>26.75 m<sup>2</sup></b>

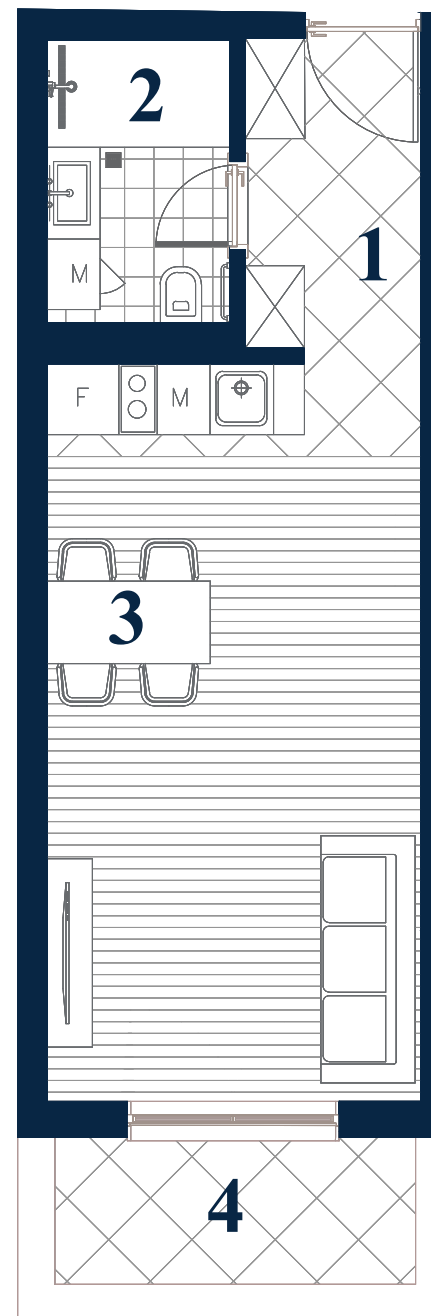
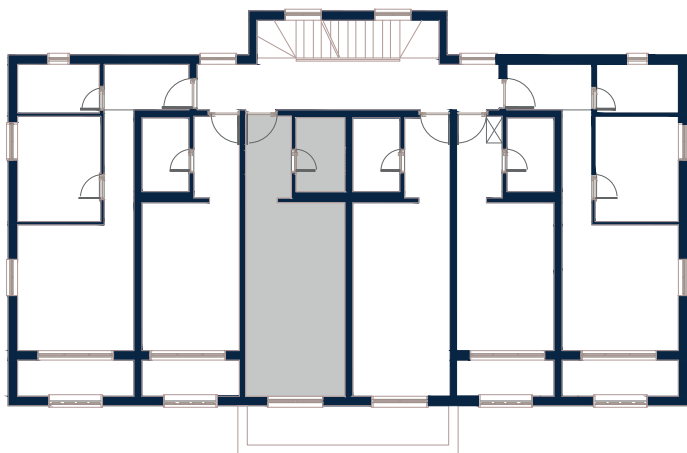


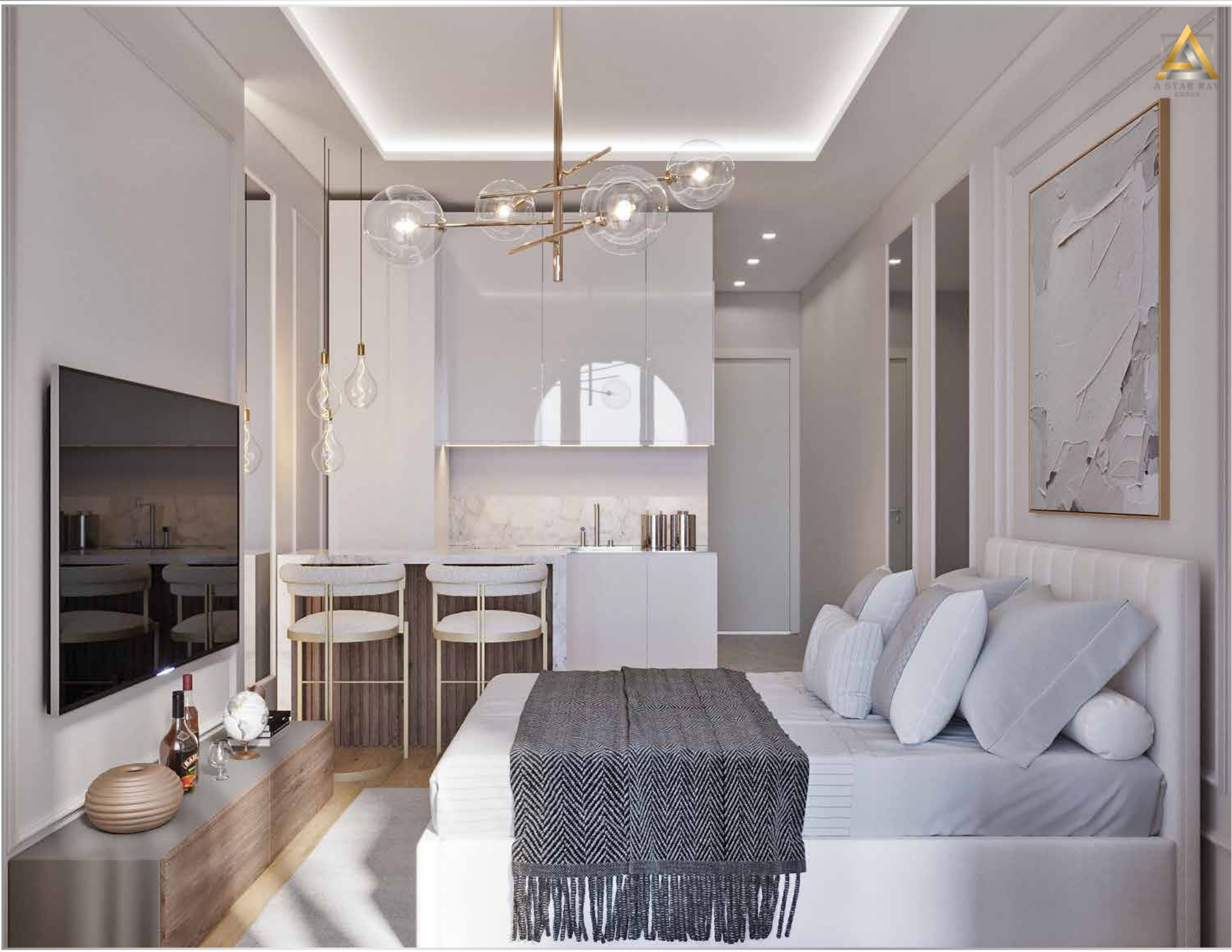


# I-A3




	1	Hallway	4.00 m <sup>2</sup>
	2	Bathroom	3.70 m <sup>2</sup>
	3	Living area	20.00 m <sup>2</sup>
	4	<b>Terace</b>	4.15 m <sup>2</sup>
	<b>Total net area</b>		<b>31.85 m<sup>2</sup></b>

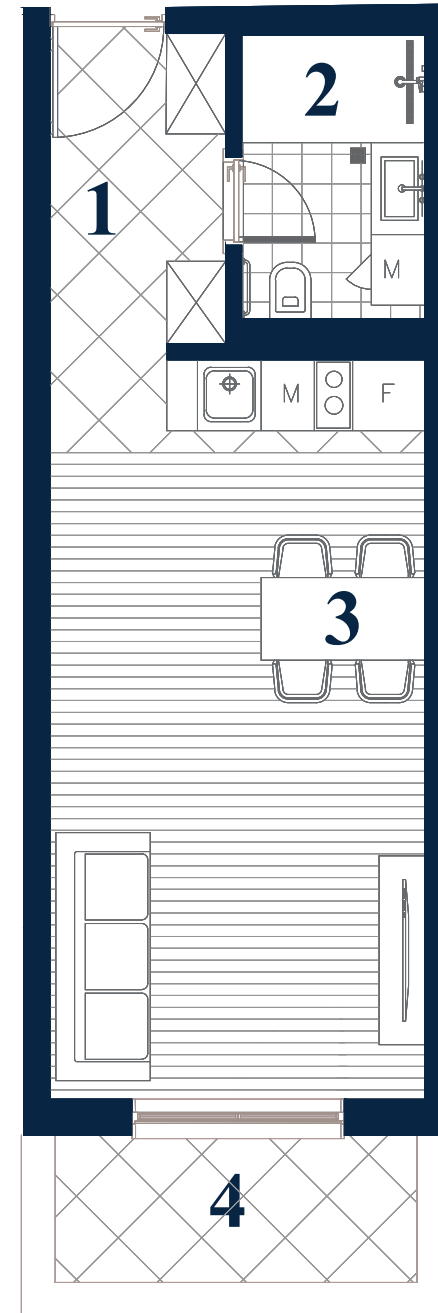
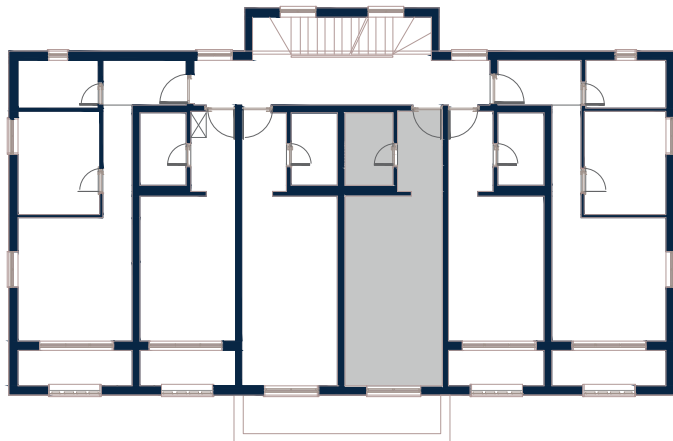




# I-A4



	1	Hallway	4.00 m <sup>2</sup>
	2	Bathroom	3.70 m <sup>2</sup>
	3	Living area	20.00 m <sup>2</sup>
	4	<b>Terace</b>	4.15 m <sup>2</sup>
	<b>Total net area</b>		<b>31.85 m<sup>2</sup></b>




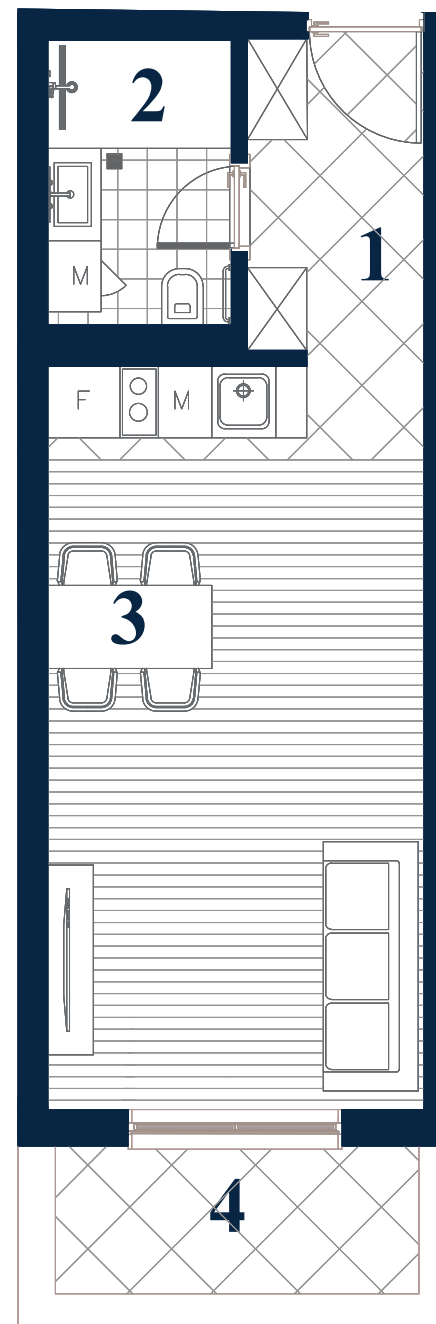
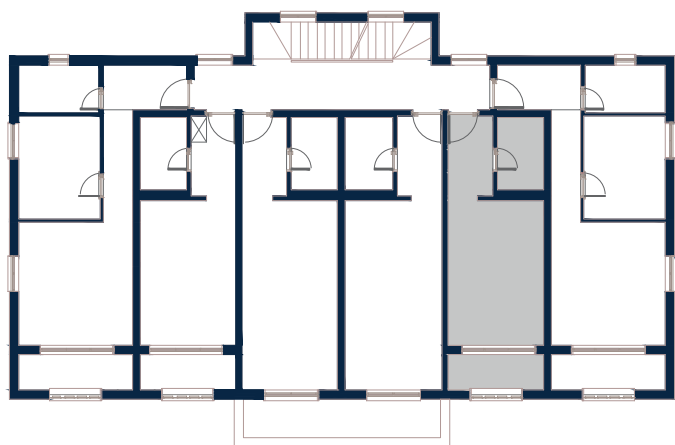




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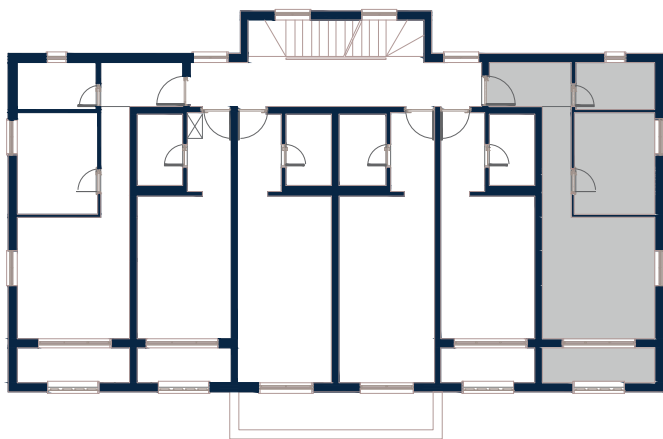
	1	Hallway	4.00 m <sup>2</sup>
	2	Bathroom	3.70 m <sup>2</sup>
	3	Living area	15.35 m <sup>2</sup>
	4	<b>Terace</b>	<b>3.70 m<sup>2</sup></b>
	<b>Total net area</b>		<b>26.75 m<sup>2</sup></b>



# I-A6



	<b>1</b> Hallway	<b>7.70 m<sup>2</sup></b>
	<b>2</b> Bathroom	<b>4.00 m<sup>2</sup></b>
	<b>3</b> Bedroom	<b>9.05 m<sup>2</sup></b>
	<b>4</b> Living room	<b>15.45 m<sup>2</sup></b>
	<b>5</b> Terrace	<b>4.40 m<sup>2</sup></b>
	<b>Total net area</b>	<b>40.60 m<sup>2</sup></b>




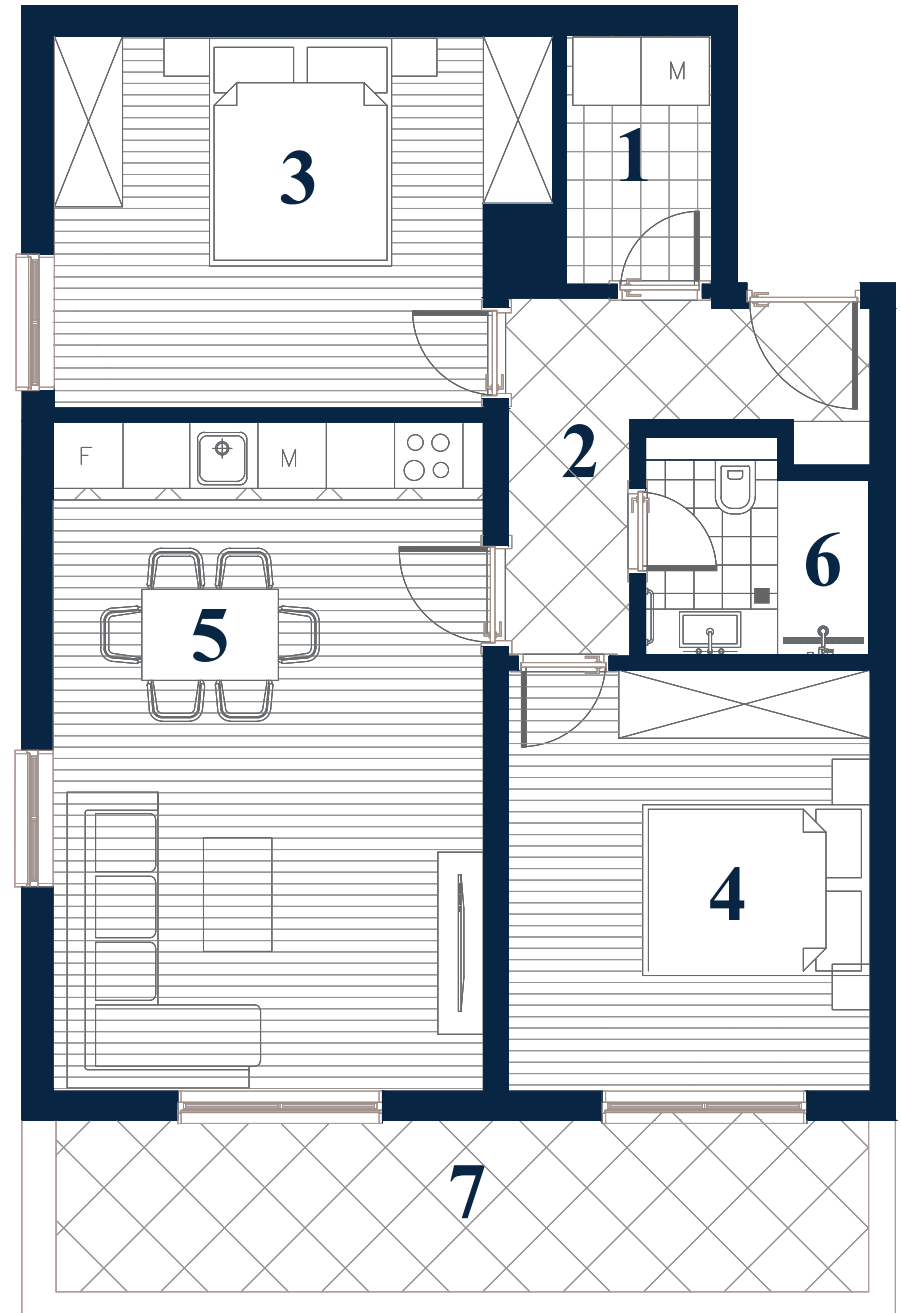
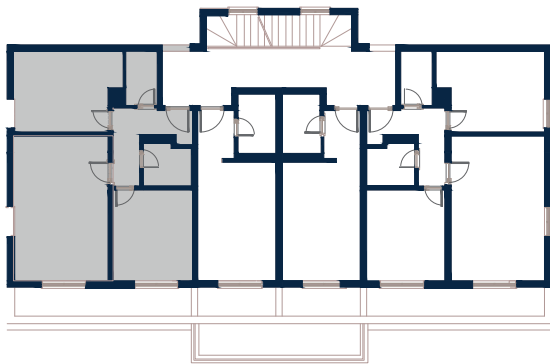




# II-A1




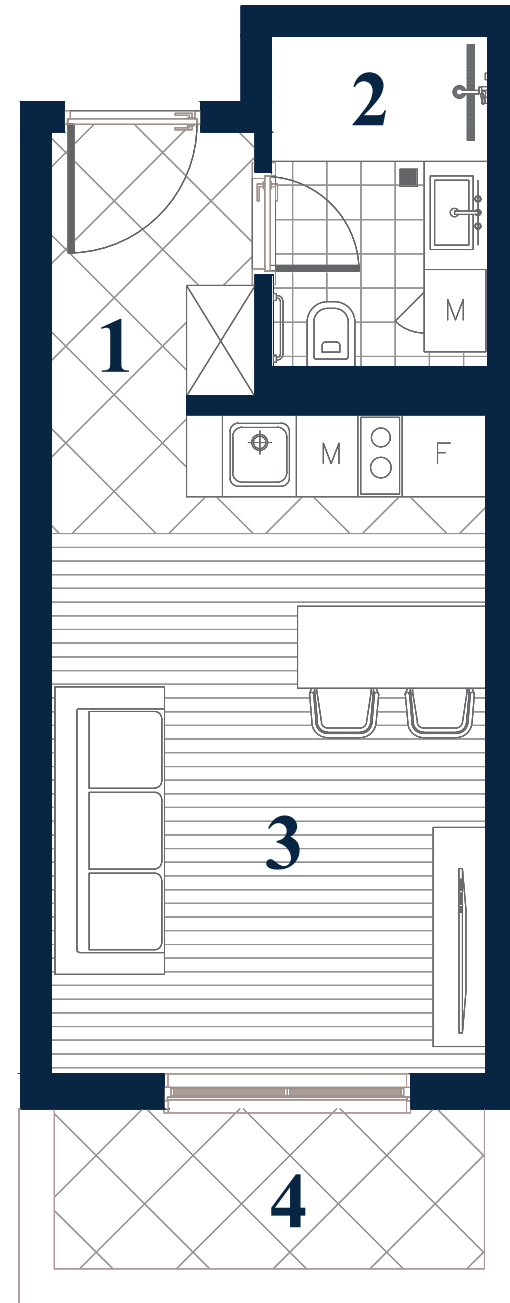
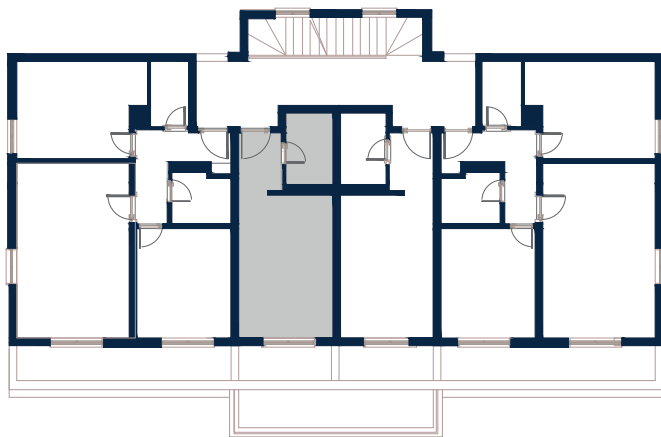
	1 Laundry room	2.80 m <sup>2</sup>
	2 Hallway	5.75 m <sup>2</sup>
	3 Bedroom	13.20 m <sup>2</sup>
	4 Bedroom	11.75 m <sup>2</sup>
	5 Living room	22.15 m <sup>2</sup>
	6 Bathroom	3.20 m <sup>2</sup>
	7 Terrace	8.35 m <sup>2</sup>
	<b>Total net area</b>	<b>67.20 m<sup>2</sup></b>



# II-A2




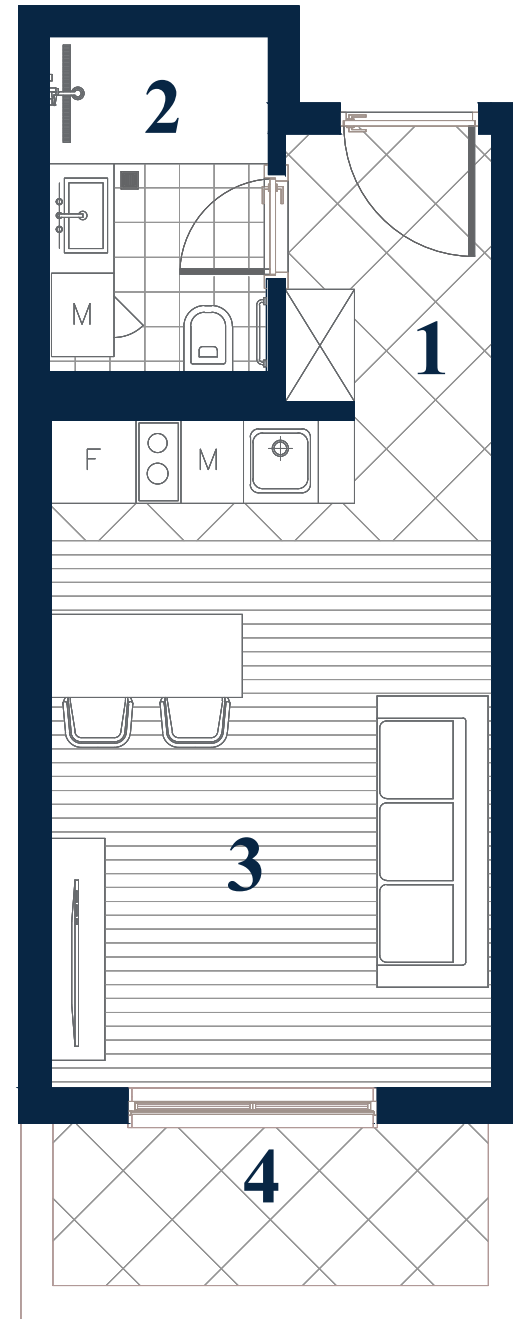
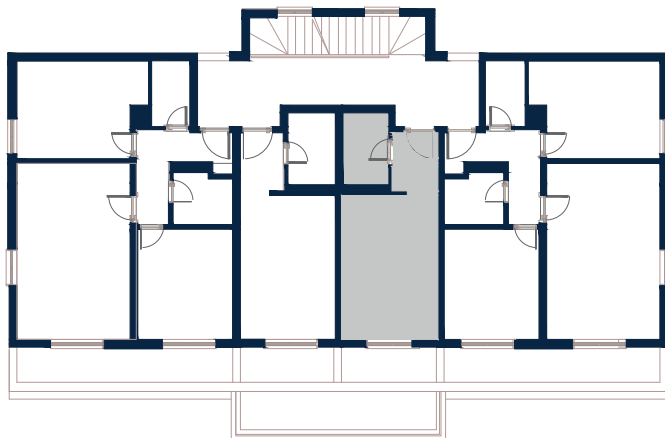
	1	Hallway	2.85 m <sup>2</sup>
	2	Bathroom	3.70 m <sup>2</sup>
	3	Living area	15.50 m <sup>2</sup>
	4	<b>Terace</b>	<b>3.70 m<sup>2</sup></b>
	<b>Total net area</b>		<b>25.75 m<sup>2</sup></b>



# II-A3



	<b>1</b> Hallway	<b>2.85 m<sup>2</sup></b>
	<b>2</b> Bathroom	<b>3.70 m<sup>2</sup></b>
	<b>3</b> Living area	<b>15.45 m<sup>2</sup></b>
	<b>4</b> Terrace	<b>3.70 m<sup>2</sup></b>
	<b>Total net area</b>	<b>25.80 m<sup>2</sup></b>






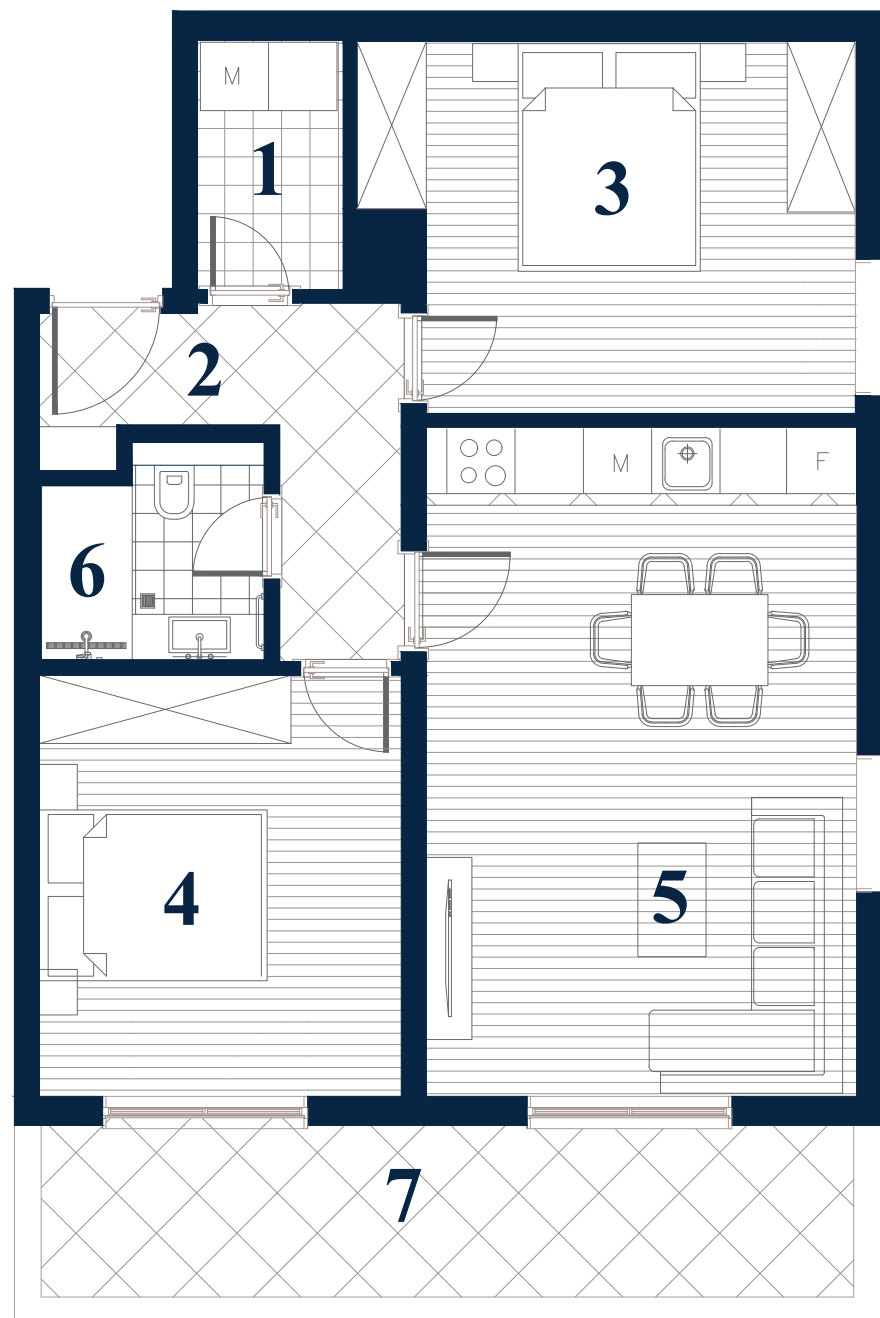
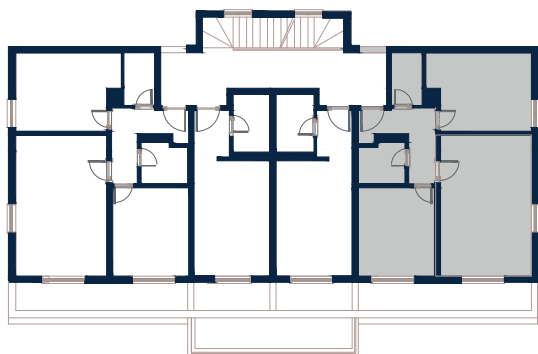




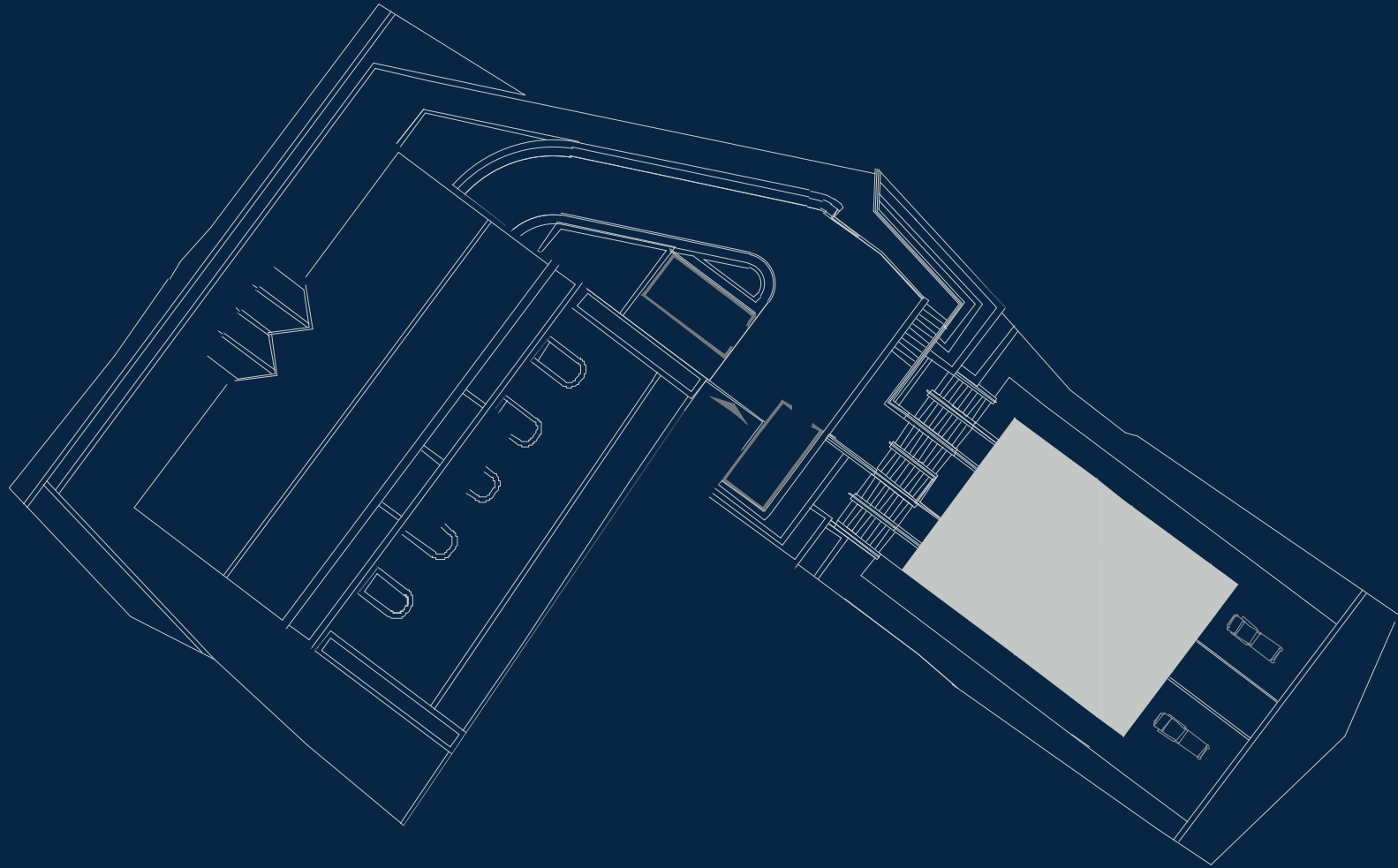
# II-A4



	1 Laundry room	2.80 m <sup>2</sup>
	2 Hallway	5.75 m <sup>2</sup>
	3 Bedroom	13.20 m <sup>2</sup>
	4 Bedroom	11.75 m <sup>2</sup>
	5 Living room	22.15 m <sup>2</sup>
	6 Bathroom	3.25 m <sup>2</sup>
	7 Terrace	8.35 m <sup>2</sup>
	<b>Total net area</b>	<b>67.25 m<sup>2</sup></b>




# Building B

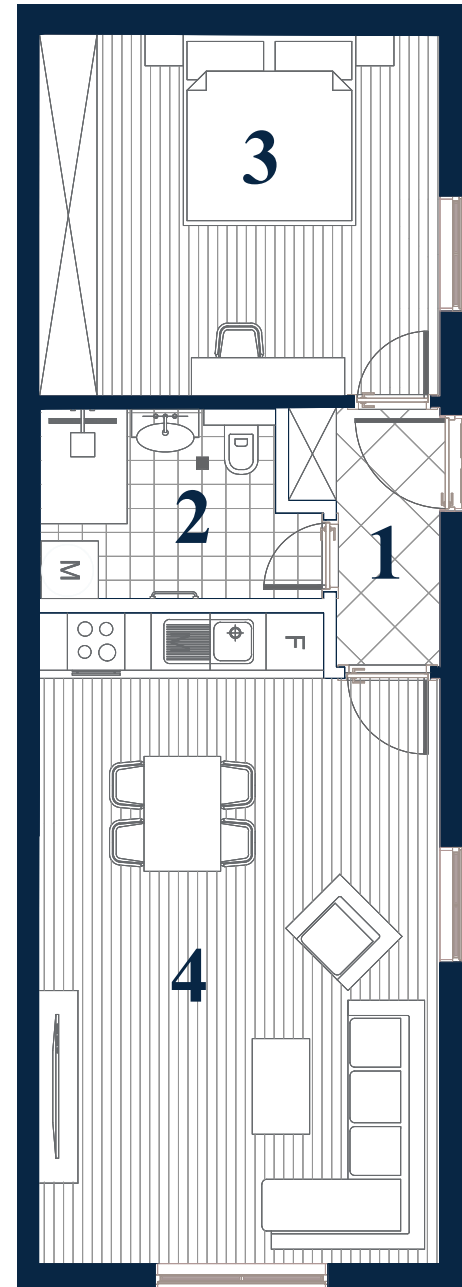
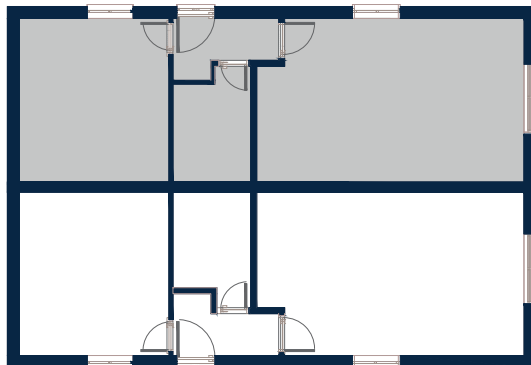




# P-A1




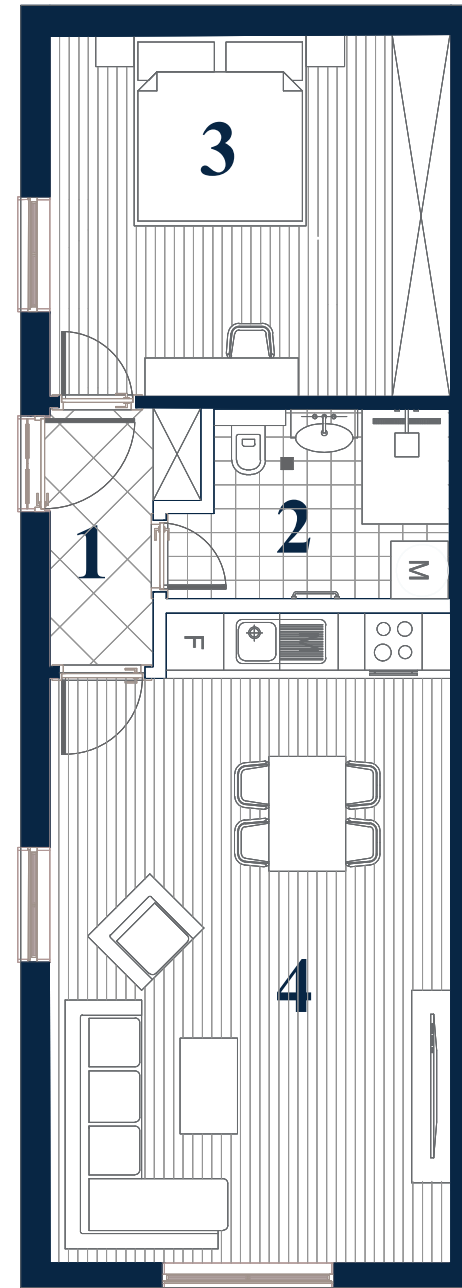
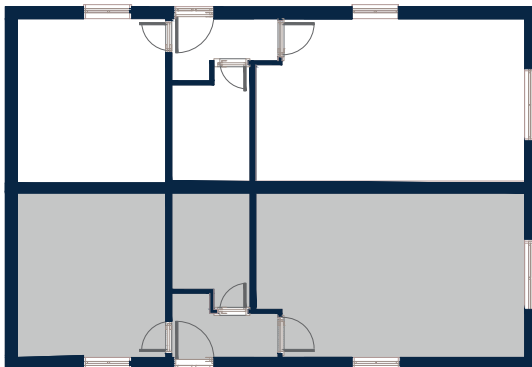
	1	Hallway	3.40 m <sup>2</sup>
	2	Bathroom	5.30 m <sup>2</sup>
	3	Bedroom	15.85 m <sup>2</sup>
	4	Living room	27.60 m <sup>2</sup>
	<b>Total net area</b>		<b>52.15 m<sup>2</sup></b>



# P-A2



	1	Hallway	3.55 m <sup>2</sup>
	2	Bathroom	5.25 m <sup>2</sup>
	3	Bedroom	15.85 m <sup>2</sup>
	4	Living room	27.55 m <sup>2</sup>
	<b>Total net area</b>		<b>52.15 m<sup>2</sup></b>






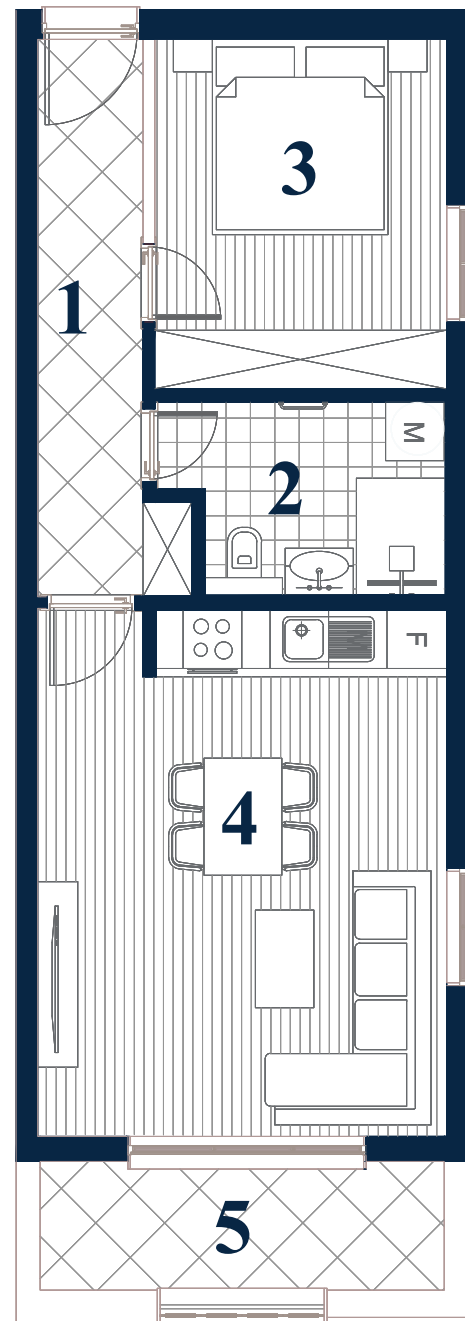
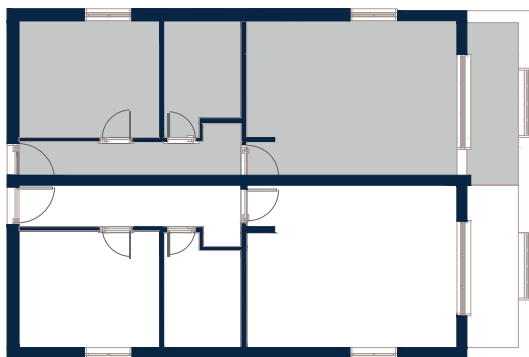




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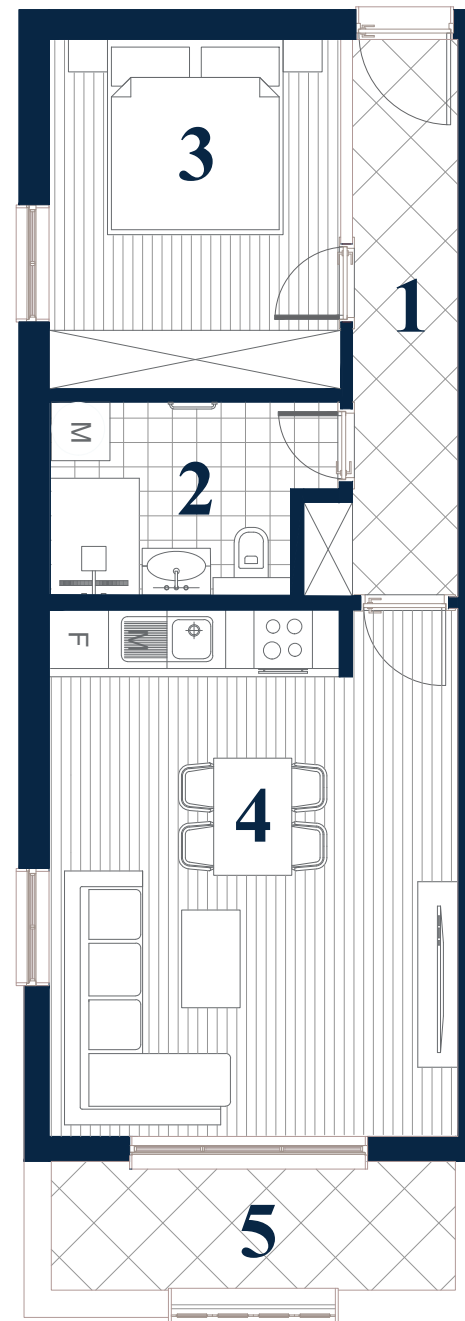
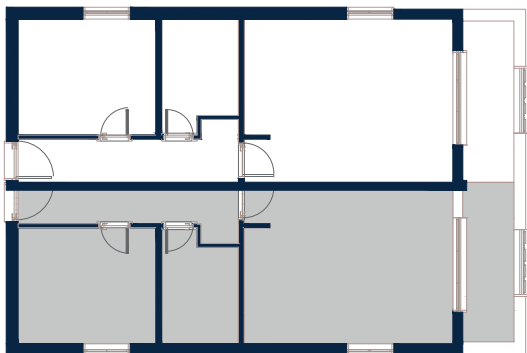
	1 Hallway	6.65 m <sup>2</sup>
	2 Bathroom	5.30 m <sup>2</sup>
	3 Bedroom	10.75 m <sup>2</sup>
	4 Living room	22.50 m <sup>2</sup>
	5 Terrace	5.45 m <sup>2</sup>
	<b>Total net area</b>	<b>50.60 m<sup>2</sup></b>



# I-A2




	1 Hallway	6.60 m <sup>2</sup>
	2 Bathroom	5.30 m <sup>2</sup>
	3 Bedroom	10.75 m <sup>2</sup>
	4 Living room	22.45 m <sup>2</sup>
	5 Terrace	5.45 m <sup>2</sup>
	<b>Total net area</b>	<b>50.50 m<sup>2</sup></b>

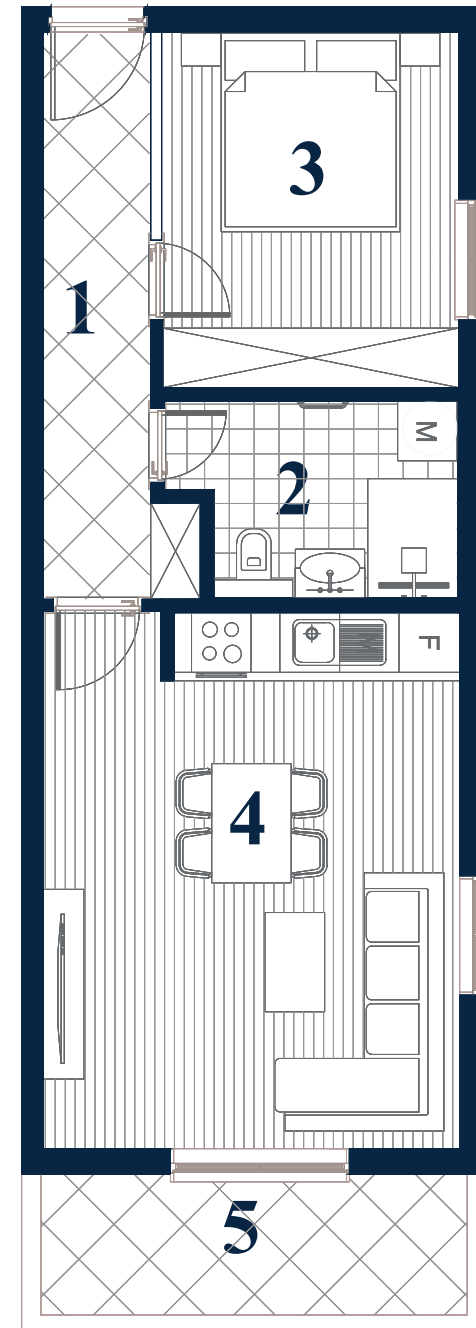
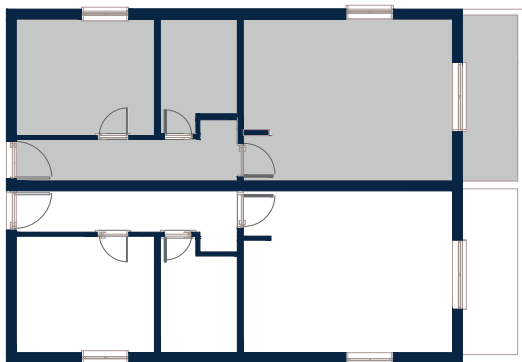




# II-A1



	1 Hallway	6.65 m <sup>2</sup>
	2 Bathroom	5.30 m <sup>2</sup>
	3 Bedroom	10.70 m <sup>2</sup>
	4 Living room	22.50 m <sup>2</sup>
	5 Terrace	6.00 m <sup>2</sup>
	<b>Total net area</b>	<b>51.15 m<sup>2</sup></b>




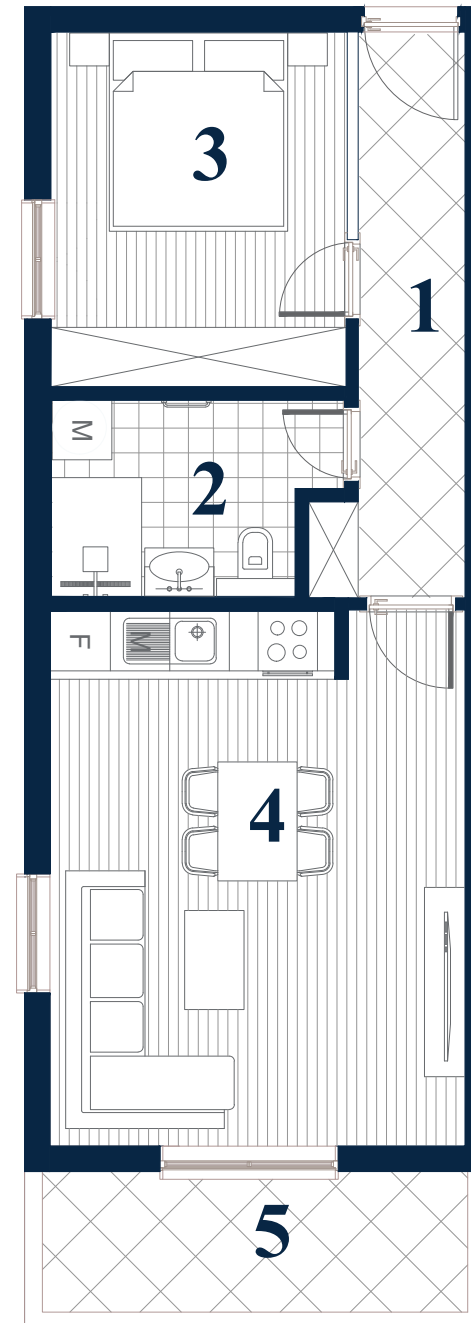
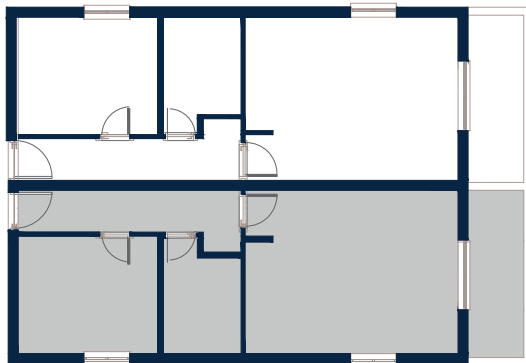




# II-A2



	1 Hallway	6.60 m <sup>2</sup>
	2 Bathroom	5.30 m <sup>2</sup>
	3 Bedroom	10.70 m <sup>2</sup>
	4 Living room	22.45 m <sup>2</sup>
	5 Terrace	6.00 m <sup>2</sup>
	<b>Total net area</b>	<b>51.05 m<sup>2</sup></b>













## CONTACT



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A STAR BAY

- KOTOR -