



A STAR SERENITY
— KUMBOR —

Montenegro

THE PEARL OF THE ADRIATIC

With over 65 sandy beaches along some of Europe's most beautiful coastlines, coves of unique beauty, natural wonders, the world's second deepest canyon, historic cities on the UNESCO World Heritage list, and a peaceful atmosphere, Montenegro has become one of the fastest-growing tourist destinations in recent years. It's like a treasure waiting to be discovered, offering unforgettable memories.

Known as the sunniest country in Europe, Montenegro has also become an attractive center for investors thanks to its democratic structure, NATO membership, candidate status for EU membership, and the "Montenegro Foreign Investment Law" that ensures equal treatment for both locals and foreigners.



IN THE HEART OF THE *Europe* YOU DREAM OF

Imagine being just a flight away from Europe's most beautiful cities:

- Losing yourself in the romantic streets of Paris?
- Discovering the ancient ruins of Rome?
- Taking a boat tour in the canals of Amsterdam?
- Dining along the Bosphorus in Istanbul?
- Seeing the iconic landmarks of London?
- Feeling the energy of Barcelona?
- Experiencing the grandeur of Moscow?
- Wandering through the historic streets of Warsaw?
- Enjoying the festivals in Munich?
- Embarking on a short journey through the ancient mythology of Athens?
- Touring the city islands of Stockholm?

Kumbor is the perfect starting point to turn all these dreams into reality.



Kumbor

AN OASIS ON THE ADRIATIC COAST

Located along the Adriatic coastline, near the borders of Croatia and Bosnia and Herzegovina, Kumbor dazzles with its peaceful atmosphere, stunning natural beauty, crystal-clear waters, untouched beaches, and panoramic views of the Bay of Kotor.

At A Star Serenity, a haven in Montenegro's paradise, nestled in the embrace of the sun and sea, far from the city's hustle and bustle, you will always feel the magic of the Mediterranean.



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BEACH



BEACH

PORTONOVI
RESORT



MARINA



A Dreamlife LIFE

With its central location close to the sea, city center, historical and tourist spots, and panoramic views of the Bay of Kotor, A Star Serenity transforms the beauty of living in Montenegro into a privilege.

A Star Serenity's five different types of studios, 1+1, 2+1, and 3+1 residences offer original architecture that meets expectations of luxury, comfort, and prestige, meticulously designed interiors, lush gardens, spacious sea-view balconies and terraces, adding value to your life while providing the comfort of privileged living in Europe.



ORION

Residences with sea views, offering studio, 1+1, and 2+1 options across four floors with large gardens, balconies, and terraces.

PEGASUS

Residences with sea views, offering 1+1 and 2+1 options across four floors with large gardens, balconies, and terraces.





LEO

Residences with sea views, offering 1+1, 2+1, and 3+1 options across four floors with large gardens, balconies, and terraces.

TAURUS

Residences with sea or pool views, offering 1+1 and 2+1 options across three floors with large gardens and balconies.

VEGA

Residences with sea or pool views, offering 1+1 and 3+1 options across three floors with large gardens, balconies, and terraces.







LIVE EVERY DAY LIKE A
Holiday

At A Star Serenity, you can swim in the clear waters of the Adriatic Sea or enjoy the sun and tranquility in your residence's swimming pool. Re-energize in the sports areas, gather with loved ones in social areas for BBQ parties, and let your children safely enjoy cheerful moments in the playground.

In your meticulously designed residence that brings your dream life into reality, you will feel like you are on an unforgettable vacation with your loved ones.



CLOSE
to Life
IN THE CENTER OF PEACE

A Star Serenity Kumbor is located at the entrance of the Bay of Kotor, 6 km from Herceg Novi, a city that draws tourists from around the world with its medieval buildings, timeless streets, and local charm.

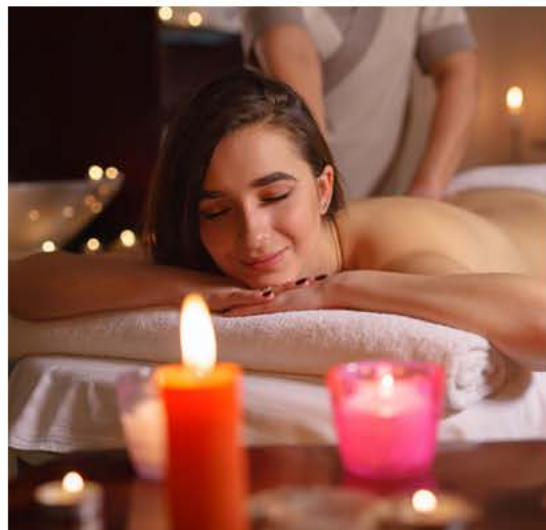
In Herceg Novi, you can savor Montenegrin cuisine and fresh seafood at local restaurants, enjoy pleasant conversations in its cafes, and experience lively nights.



DISCOVER *Luxury*

Just 1 km from A Star Serenity, Portonovi Resort, one of Montenegro's premier vacation spots, offers luxury villas, private beaches, gourmet restaurants, boutiques of world-renowned brands, nightclubs, a spa center, and Hotel One & Only Portonovi, providing you with the opportunity to experience the luxury of a colorful life.

With the capacity to accommodate yachts and superyachts up to 120 meters, Portonovi Marina, with its sheltered position in the calm Bay of Kotor, will be the perfect starting point to explore the pristine Adriatic coasts with your boat.



RELAX YOUR SOUL AMONG MONTENEGRO'S VINEYARDS

Witness the beauty of Montenegro's vineyards, which are among the largest in Europe and stretch almost endlessly, relax your soul, and participate in local wine tastings that carry traces of centuries-old traditions for an unforgettable experience.



DAYTIME ADVENTURE, NIGHTTIME DREAM

During the day, be one with the sea, sun, and nature, and at night, enjoy Montenegro's vibrant world with elite parties, entertainment venues, bars, and clubs.

With luxury hotels and marinas, gourmet restaurants, prestigious stores offering world brands, and shopping centers, Montenegro promises daytime adventure and nighttime dreams.


THE SPECTACULAR UNION OF SEA AND MOUNTAINS

In Montenegro, you can enjoy the sea and sun on the most beautiful beaches of the Adriatic during summer and ski in Zabljak, the highest mountain in the Balkan countries, during winter.






BEACH
200 m
 3 MINUTE WALK


CITY CENTER
500 m
 5 MINUTE WALK


PORTONOVI RESORT
800 m
 8 MINUTE WALK


MARINA
1 km
 10 MINUTE WALK


HERCEG NOVI
6 km
 8 MINUTE BY VEHICLE


TO AIRPORT
TIVAT
20 km
DUBROVNIK
33 km
PODGORICA
106 km

TIVAT (By Ferry)	6 km
RISAN	20 km
PERAST	24 km
KOTOR	37 km
BUDVA (By Ferry)	38 km
SVETI STEFAN (By Ferry)	47 km
CETINJE	67 km
PODGORICA	98 km
TREBINJE (BH)	45 km
DUBROVNIC (CRO)	51 km

A Star Serenity, located in the heart of the peaceful and serene city of Kumbor with panoramic views of the Bay of Kotor, is close to all aspects of life.

Along the coastal strip connecting Igalo and Bileja, many cafes, restaurants, nightclubs, hotels, stores of world-famous brands, educational institutions, and hospitals are within easy reach of A Star Serenity.

KOTOR

With its natural beauty and rich cultural structure, Kotor has earned a rightful place on the UNESCO World Heritage List. Its medieval architecture, Roman and Venetian cultural influences, and natural surroundings attract visitors from all over the world.



PERAST

An authentic and charming medieval town on the eastern coast of the Adriatic Sea, Perast, listed on the UNESCO World Heritage list, is one of the best-preserved Mediterranean towns.



TIVAT

Located in the center of the Bay of Kotor, Tivat is one of Montenegro's most popular cities, known for its geographical location, architectural silhouette, natural beauty, ultra-luxurious marina, and international airport.



BUDVA

One of the oldest settlements along the Adriatic Sea, Budva is distinguished by its historical texture, tourist attractions, vibrant nightlife, and beaches, making it one of Montenegro's most visited cities.



MONTENEGRO: A FAIRYTALE LAND IN EVERY TOWN

In Montenegro, you can travel through time in historic towns surrounded by medieval walls and streets adorned with iconic structures hiding surprises at every corner. With trips to the country's symbolic landmarks, churches, museums, villages, national parks, and islands, every day can feel like living in a fairytale.

Lovcen with its stunning views of the Bay of Kotor, Kotor Stari Grad, Ostrog Monastery, Lady of the Rocks accessible by boat from Perast Harbor, Sveti Stefan Island frequented by celebrities since the 60s, Mamula Fortress and The Blue Cave reachable from Herceg Novi by half-day boat tours, are just a few of Montenegro's postcard-worthy beauties.



YOUR HEALTH IS SECURE IN MONTENEGRO

As a residence permit holder in Montenegro, you can benefit from state healthcare services for free.

With state and private hospitals, health centers in each region, private clinics, medical offices, and specialist doctors, Montenegro's comprehensive and quality health infrastructure provides reliable and effective support for your health.



EDUCATION IN EUROPEAN STANDARDS

For those with a residence permit in Montenegro, public schools are free. There are also prestigious private schools like Knightsbridge Schools International, QSI International Schools, Arcadia Academy Cambridge International School offering preschool, primary, secondary, high school, and university education. The University of Montenegro is the only state university, offering education in many different faculties.



Privileged Lives

THE MAGNIFICENT SHORES OF MONTENEGRO



Adria Star Montenegro conducts luxury, comfortable, and privileged living-centered construction projects and real estate development activities in the coastal areas of Meljine, Kumbor, and Prcanj in Montenegro.

Construction projects by Adria Star Montenegro, realized as exclusive living centers in Montenegro, offer a new life opportunity with their unique locations, architectural features, and privileges, and provide a solid guarantee for your future with increasing investment values every day.

As a property owner in Montenegro, you can apply for a residence permit and, if desired, earn Euro rental income by renting seasonally or long-term.



A Star Marina
Luxury housing project of 32 flats Herceg Novi - Meljine
Completed



A Star Bay
Housing complex consisting of 2 separate blocks Kotor - Prcanj
Construction continues



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The visuals in this catalogue are intended solely for marketing purposes and to provide a general conceptual representation of the A Star Serenity Kumbor project. These visuals should not be interpreted as an offer or commitment in any circumstances. The visuals demonstrate initial landscaping and technical specification drafts envisioned for the A Star Serenity Kumbor project. Please note that the three-dimensional renderings are not final or exact representations of the final plans. Adria Star MNE reserves the right, at its discretion, to make full or partial modifications or revisions to the floor plans, drawings, and technical specifications. All visuals featured in this catalogue are the exclusive property of Adria Star MNE and may not be used for sales or marketing purposes by any unauthorized individuals or entities.