

A repeating pattern of interlocking orange loops on a light beige background, resembling a woven or braided texture. The pattern consists of a series of interlocking loops that create a continuous, three-dimensional effect. The loops are formed by a single line of orange thread, and the overall effect is a dense, rhythmic texture. The pattern is uniform and covers the entire surface.



LAND, AIR AND
OPEN SEA.
IGNITE YOUR
IMAGINATION.

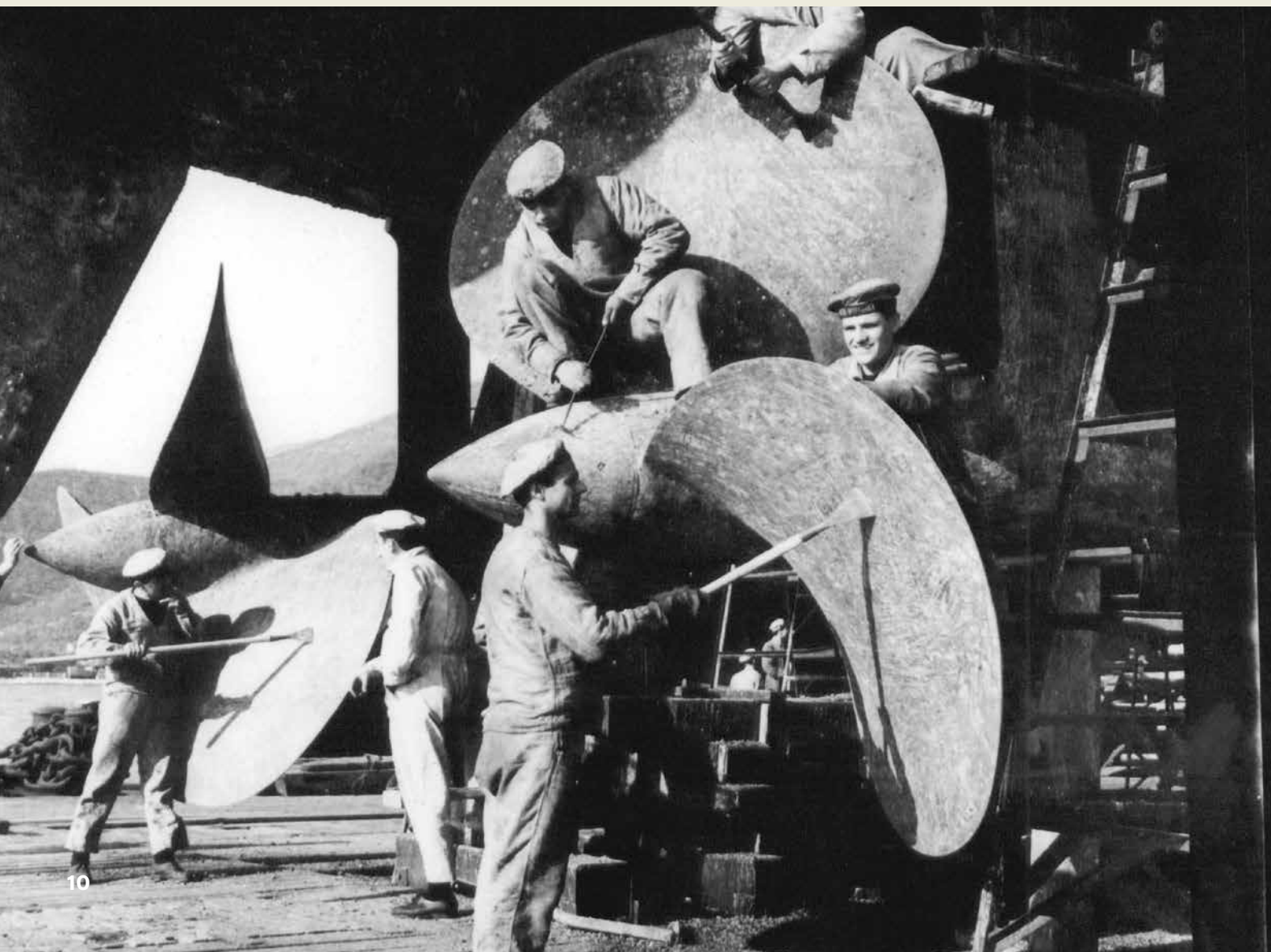


THE IVO RESIDENCES. BEAUTIFULLY
DETAILED HOMES SERVED BY A TRULY
EXCEPTIONAL HOTEL. HOSPITALITY
INSPIRED BY HERITAGE OF PLACE,
A RICH GLOBAL CULTURE AND
PASSION FOR THE EXTRAORDINARY.
INTUITIVE SERVICE, SUN AND SEA-
KISSED AMENITIES AND EXQUISITE
RESIDENCES FOR A LIFE WELL-LIVED.

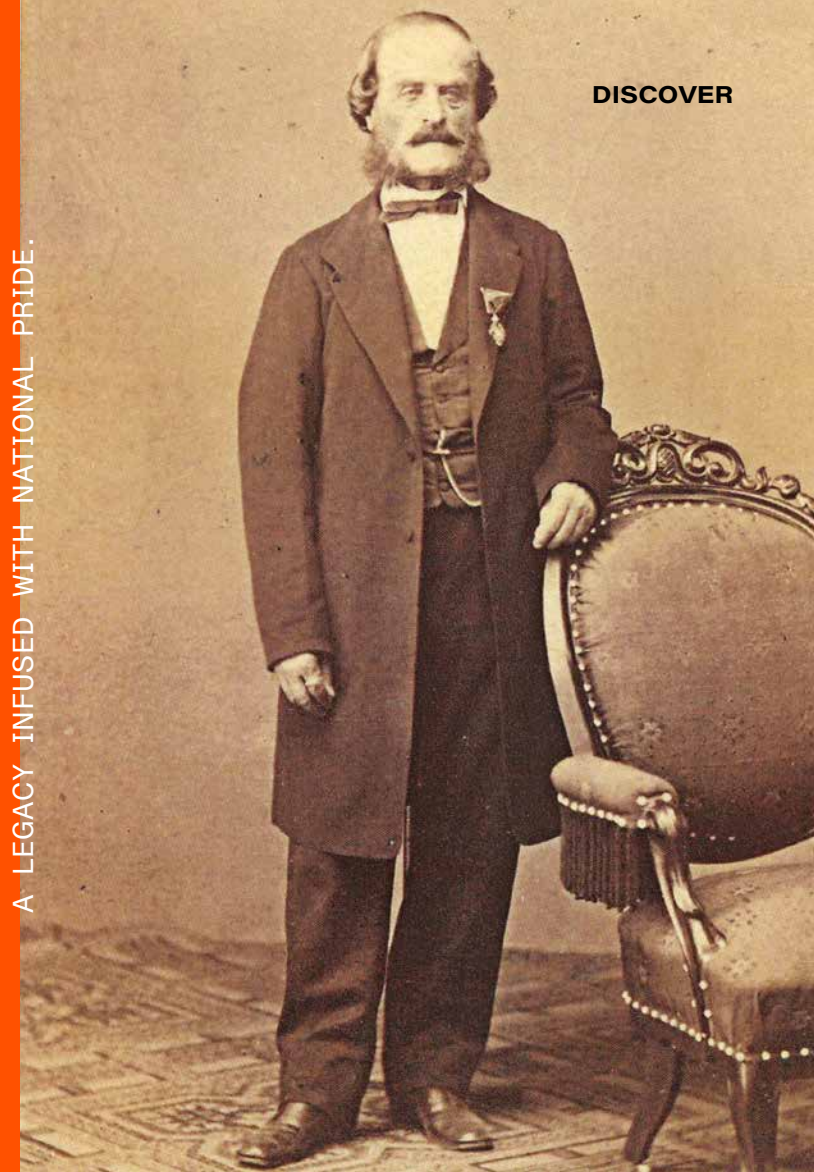


Clean angular lines and wide balconies define the contemporary style of IVO Residences.

THE AUTHENTIC HERITAGE OF A SEAFARING COMMUNITY.

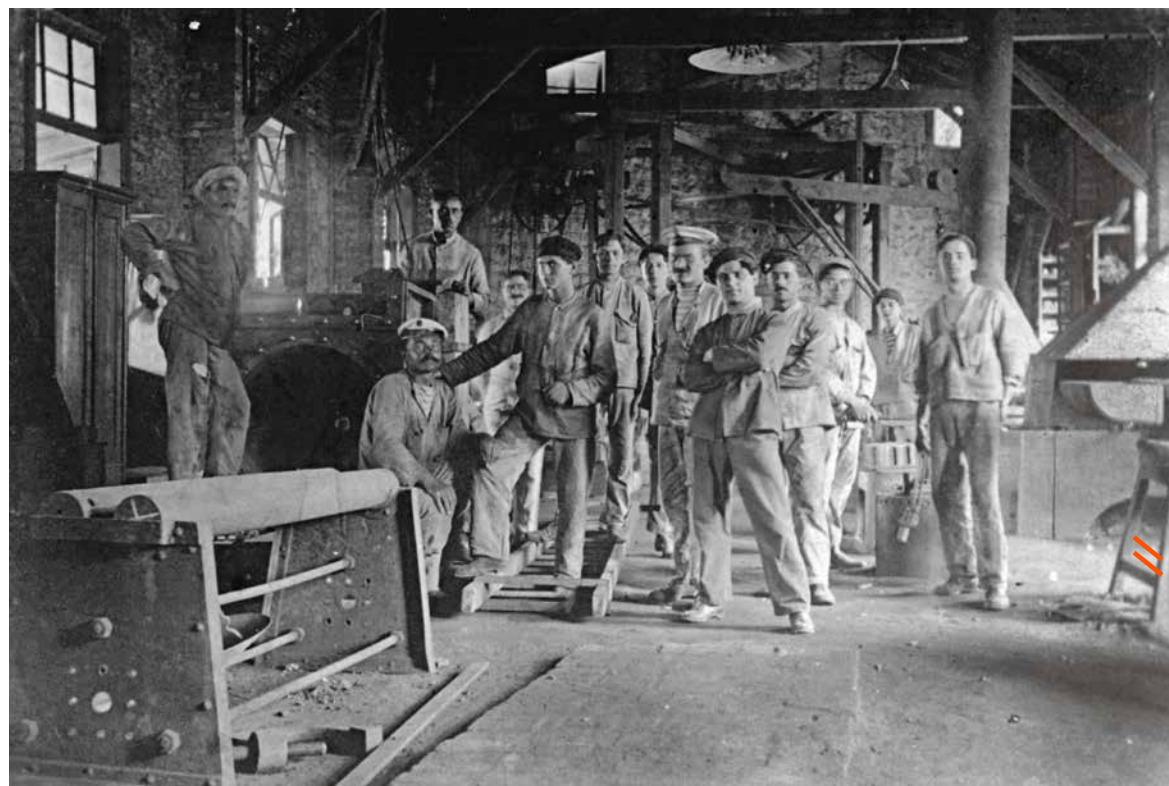


A LEGACY INFUSED WITH NATIONAL PRIDE.



Legendary naval explorer Captain Ivo Visin born in Kotor Bay in 1806: the sixth sailor, and first from his nation, to circumnavigate the world.

A heritage inspired by the spirit of discovery. The backbeat to IVO Residences is a narrative of wonder, a tale of astonishing shipbuilding skill and astral navigation interwoven with the courage of daring adventures on the high seas, all inspired by generations of seafarers who found safe harbour in Boka Bay. By the 1800s, the site destined to become Porto Montenegro had begun its next role as a prestigious shipyard, a mighty strategic base for the Yugoslav navy.



42°26'12.8"N

18°41'32.4"E

From a sheltered haven to the most modern onshore repair facility in the Mediterranean and, finally, to a home for the world's largest superyachts. The journey is complete, though memories of its illustrious past remain, rippling through the design and creative spirit of Synchro Yards and its IVO Hotel & Residences; the original industrial crane on Porto Montenegro's Jetty One, the former sawmill that is now home to the Maritime Heritage Museum, and the dry-docked navy submarines. This destination looks to the future while always honouring the past. A place founded on naval exploration, which has since evolved with a reinterpreted purpose of discovery and development. A site that once crafted ships to cross oceans now inspires personal journeys of adventure and creative fulfilment.

A SANCTUARY IN THE FINEST OF ALL WORLDS.

Centrally located yet distinctively defined, Synchro Yards is designed to be the epicentre of Porto Montenegro's artistry and buzz – a well-connected neighbourhood that carries its own unique vibe: energetic, intimate, and always approaching life with an open mind. Aligned with the pulse of the community and reflecting the rhythm of the Adriatic, Synchro Yards will stand as the beating heart of the waterfront, redefining the concept of prime seafront living.



LIFE WITH RARE FINDS AT IVO RESIDENCES.

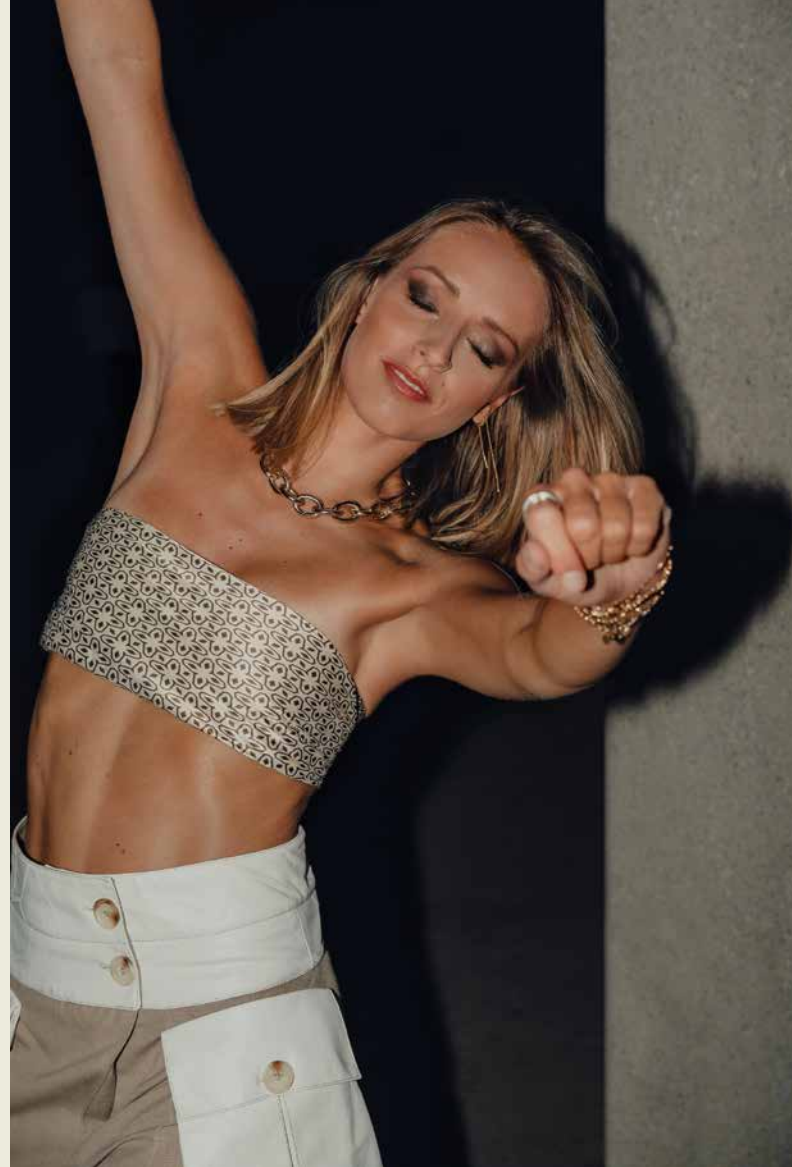
Rare Finds is an artfully curated collection of hotels, each infused with a distinct individuality and united in a deep-rooted sense of place. Crafted by Kerzner International – renowned for One & Only, Atlantis, and SIRO – the refined Rare Finds portfolio is cherished by those with a taste for the very best of hospitality. For the homeowners of IVO Residences, the Rare Finds brand guarantees a vivacious lifestyle and seamless ownership, skillfully blending its signature style with an array of impeccable services and amenities.

At IVO, Rare Finds contributes its own personality and positive energy to a destination already saturated with allure. Every space within the hotel and its managed residences extends an invitation to gather and relax together, offering a convivial charm that mirrors the warmth of Mediterranean hospitality.

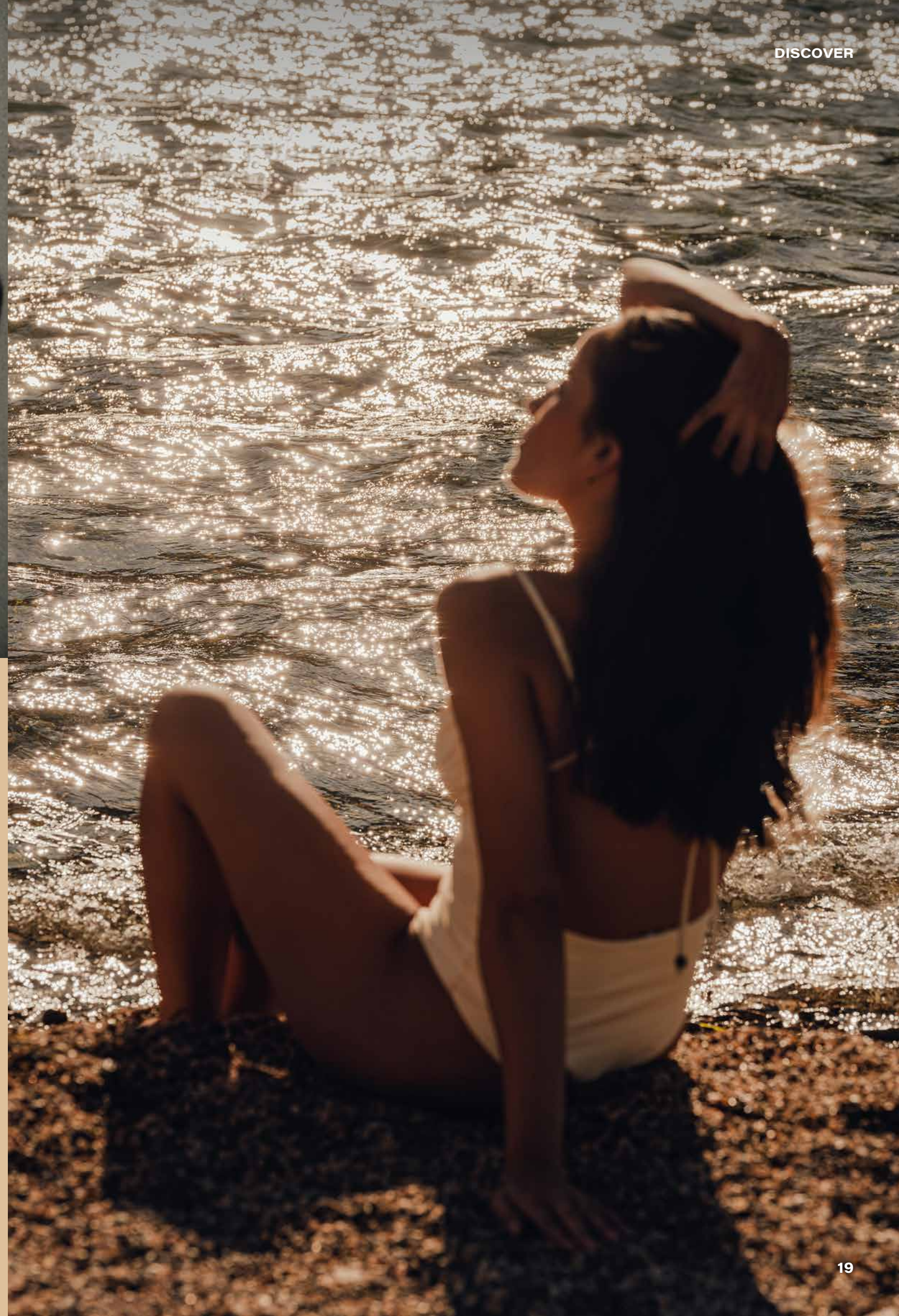
The spa, a hallmark of Rare Finds properties, is a sanctuary where friends come together to indulge in shared days of effervescence and rejuvenation. Signature treatments and buzzing spaces offer reinvigorated energy to those who stop in for a social gathering, a healthy lunch or a refreshing swim. And as the sun melts dreamily into night, the beach club bursts into a vibrant rhythm, fuelled by the surrounding bars and restaurants.

IVO is the embodiment of an elevated way of life. Every moment spent here brims with sparkling revitalisation, sophistication, and a lavish dose of the sublime.

DAWN TO DUSK AND BEYOND.



Energetic and multi-stranded, cosmopolitan yet fully of its place: the IVO lifestyle offers rich variety and rare experiences for those that love to explore. Step into this vibrant arena with a home at IVO Residences, elegantly effortless properties of refined beauty. Recover your rhythm. Discover new horizons. Set sail for a new destination with curiosity as your compass.





The elegant residences sit within Synchro Yards.



LIVE LIFE YOUR
WAY AT IVO
RESIDENCES.
HOMES DESIGNED
WITH STYLE, FOR
THOSE WITH
YOUTHFUL ENERGY
AND LIFELONG
CURIOSITY.

THE ESSENCE OF CONNECTION.

Adriatic essence, Mediterranean hues and spaces to reconnect. The design foundations for IVO Residences prioritise the gathering of family and friends in places purposefully built to foster genuine connection and shared joy. Homes underpinned by a wealth of opportunities to dine, dance, rest, learn and play together.

Piece yourself together.
Discover what makes you whole.

LIVE LIFE IN PERFECT HARMONY.

IVO Residences comprises 25 homes, including studios, one, two, three and four-bedroom apartments where sprawling terraces provide views across Boka Bay, Synchro Plaza Museum Court and Porto Montenegro's majestic marina.

Inside each home, clean lines, aesthetic curves and a wide-angle focus set the tone of luxury while soft shades and natural materials bring focus to artisanal design embellishments. The destination's industrial heritage is also thoughtfully reflected by intricate details, resulting in timeless yet contemporary spaces that shape a legacy home for all seasons.

Homes designed for celebrations with family and friends



Interiors focus on clean lines, sensuous curves and a wide-angle focus on the exhilarating views outside.



Kitchens offer the perfect pairing of form and function.



A peaceful private retreat in a marine wonderland.

EXPLORE THE HOMES AT IVO RESIDENCES.

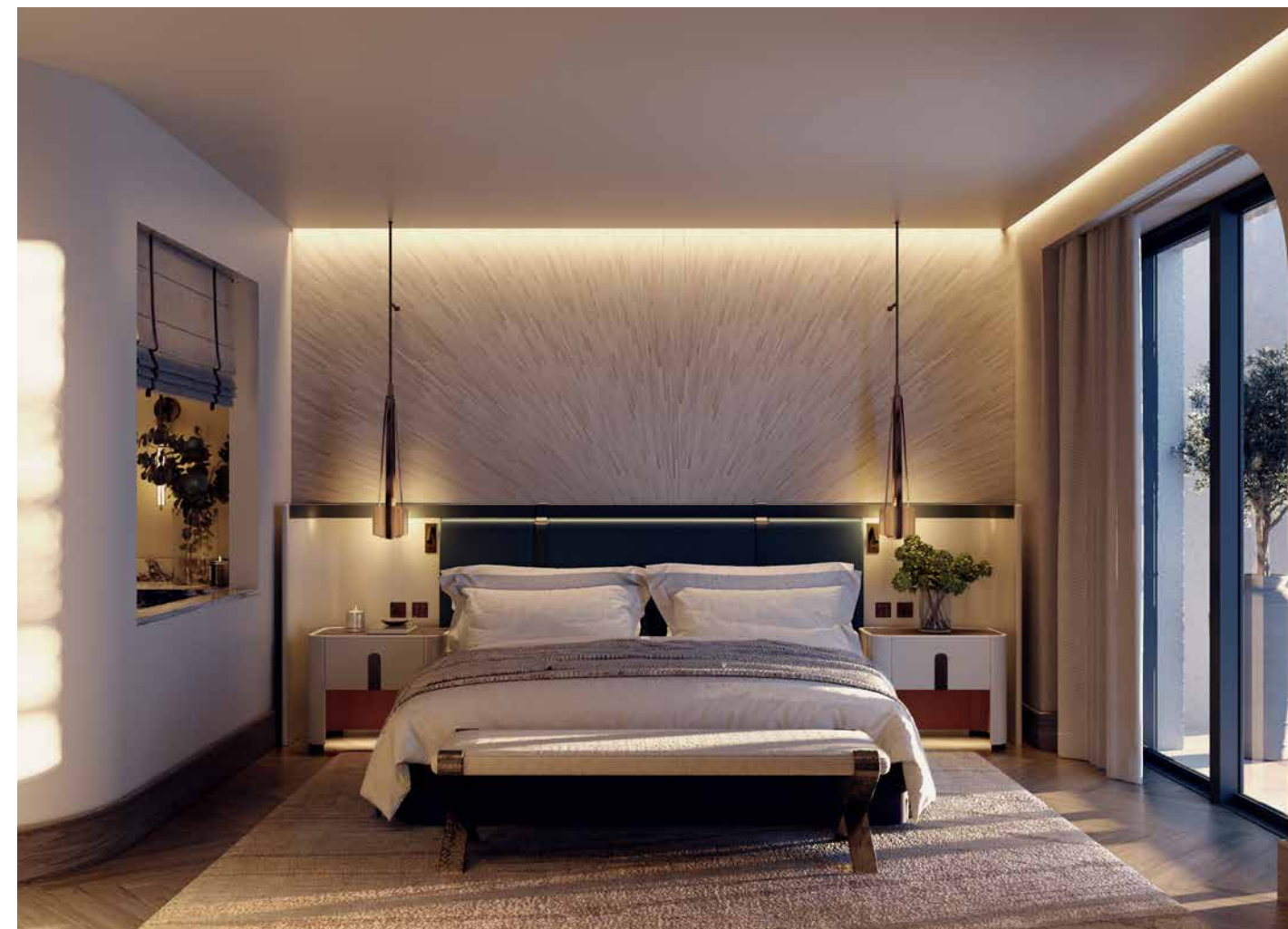


IVO Residences offer a design reflecting youthful energy and a passion for exploration.

- 25 residences managed by IVO, a Rare Finds hotel
- Light-filled open-plan design with bay, plaza or marina views
- A relaxed neutral palette with warm tones and refined nautical edges
- Hotel concierge services, in-room hospitality and entertainment
- Beach club and hotel gym membership
- Residents only pool and sundeck
- Penthouses with private pools and sundecks
- Opportunity to participate in the IVO rental program (upon opening of the IVO Hotel)
- Secure underground parking



Spacious bathrooms provide a sense of well-being, a theme throughout IVO Residences.



Cocooning bedrooms bask in Porto Montenegro's radiant light.



Reflective waters. Boundless choices. Harmonious nature and exhilarating sports. The delight of spontaneity and the thrill of unexpected adventure. A home at IVO Residences means no two days need to be the same. Live carefree and let IVO Residences be the base for a life of untold opportunity.

LIFE LIVED
THE IVO WAY.



THE RESIDENCES, AURORA

Specifications

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 OUTDOOR POOL

- Access to the pool is via the common corridor
- Outdoor pool is clad with glass tiles or reconstituted stone
- Natural or porcelain tiled flooring and composite decking
- Ornamental pots and planting
- Decorative outdoor lighting

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 wallpaper, 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
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- 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 and 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

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

SERENE DAYS, BEAUTIFUL ENCOUNTERS, MEMORABLE MOMENTS.



DISCOVER



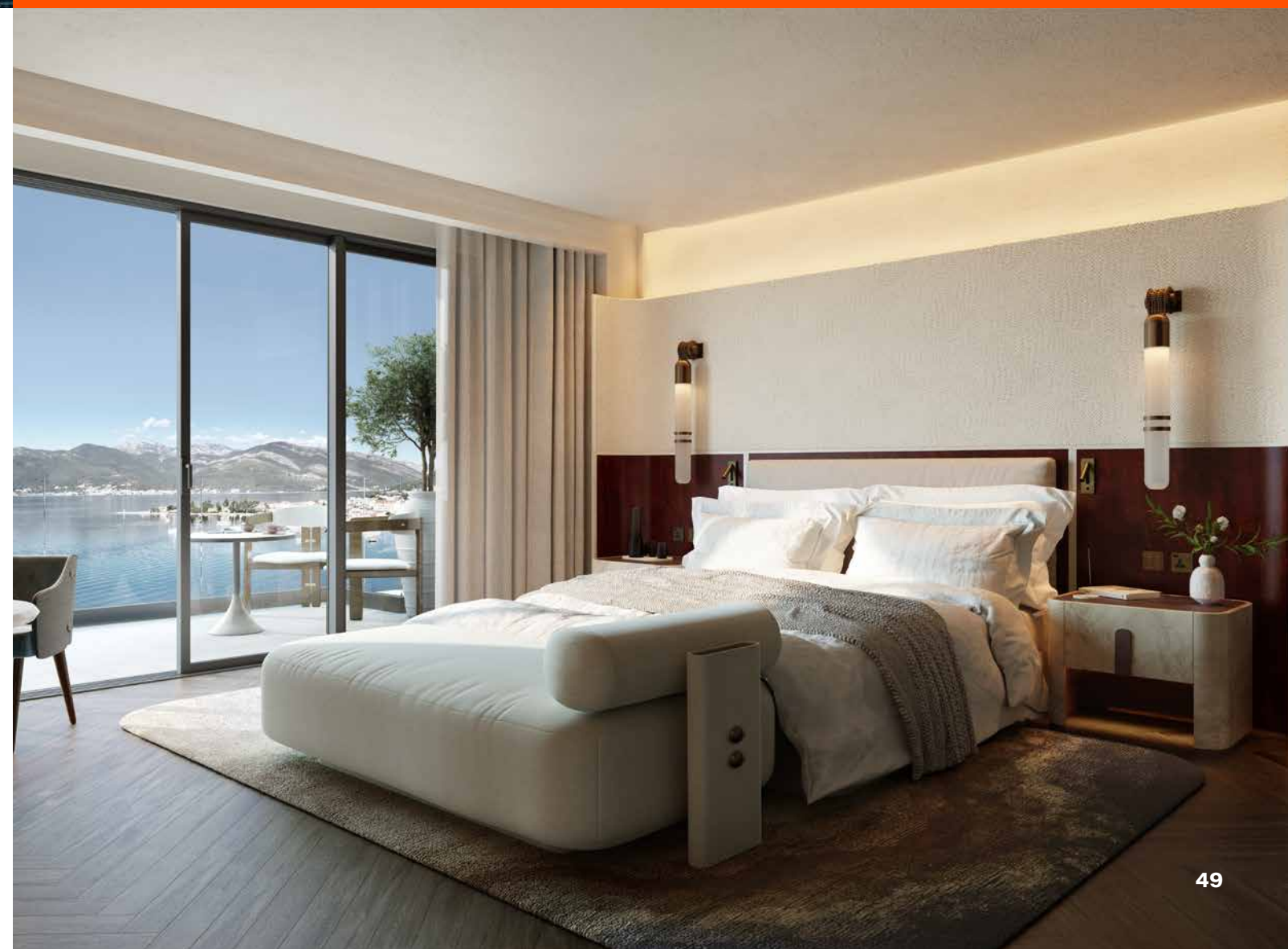
A life less ordinary demands excellence and skill.
IVO Residences are managed by world-leading
hospitality experts who serve with heartfelt passion.
We deliver luxury hotel service with a thoroughly
modern touch for today's well-travelled homeowners
who recognise and expect the best.

Uncover an experience that's anything but ordinary.

QUEST FOR DISCOVERY. CURIOSITY FOR ADVENTURE. IVO HOTEL HARNESSES THE SPIRIT OF EXPLORATION FOR A NEW GENERATION.

Expect the unexpected at the 60-key IVO Hotel, which serves the IVO Residences and takes centre stage in the Synchron Yards neighbourhood. This landmark destination is a bridge between the waterfront and Synchron's cultural hub of entertainment, events and creative production.

Designed as a meeting place for both travellers and residents, IVO Hotel and Residences offer spaces to connect, linger and socialise. Discover pop-ups, unique experiences, interactive dining venues, and live events that add an extra element of surprise to every day. Here, the boundaries of traditional hospitality are redrawn.

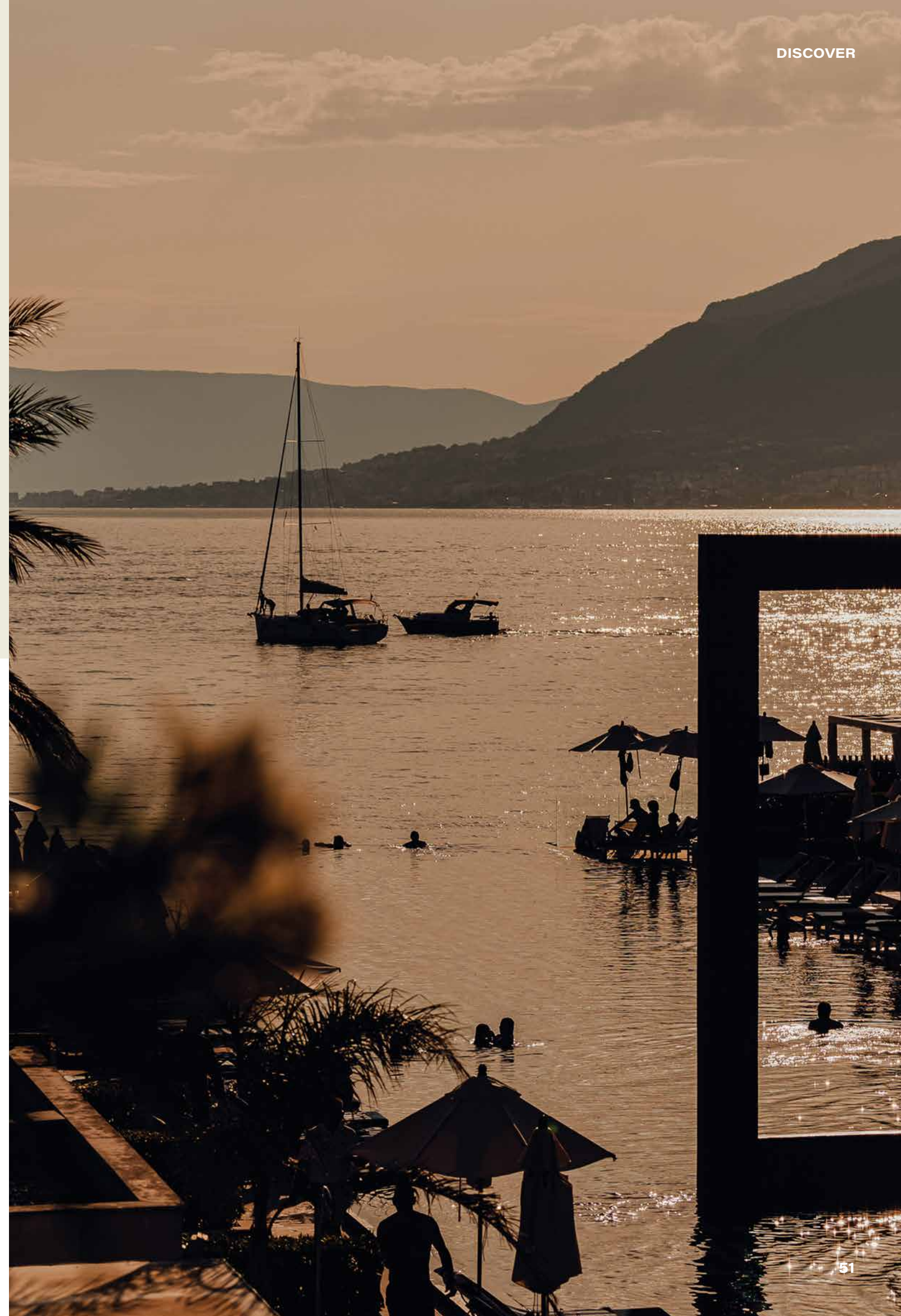


SHORES OF SPLENDOUR.



Imagine cabanas, constructed in rich, exotic sustainable timbers, under swaying palms. Picture white linen billowing in the breeze. Take your seat on a waterside lounge and let the lively beach club turn tranquil days into vibrant Mediterranean evenings.

Music on demand, refreshing drinks on order, and a like-minded community under the warm Montenegro sun. This is Porto Montenegro's most elevated beach club.





IVO Residences within the Synchro Yards neighbourhood.

IVO RESIDENCES INCLUSIVE SERVICES, FACILITIES AND BENEFITS

- Professional Residences Management Services
- Dedicated Residences Manager
- Dedicated 24-hour concierge
- Access to hotel pool and fitness facilities
- Beach club access
- Mail and package delivery
- 24-hour security and staffed surveillance
- Daily trash removal
- Doorman assistance
- Billing privileges at the hotel
- Discounted room rates
- Discounted food and beverage in the hotel and beach club
- Common area maintenance and engineering services

PRIVILEGED GLOBAL ACCESS

- Access to exclusive privileges at the best destinations around the world including One & Only, Atlantis, SIRO, and Rare Finds properties
- Discounted regular room rate
- Priority reservations
- Upgrade at time of check-in (based on availability)
- Invitations to exclusive events

IVO RESIDENCES PAID SERVICES PROVIDED BY THE HOTEL

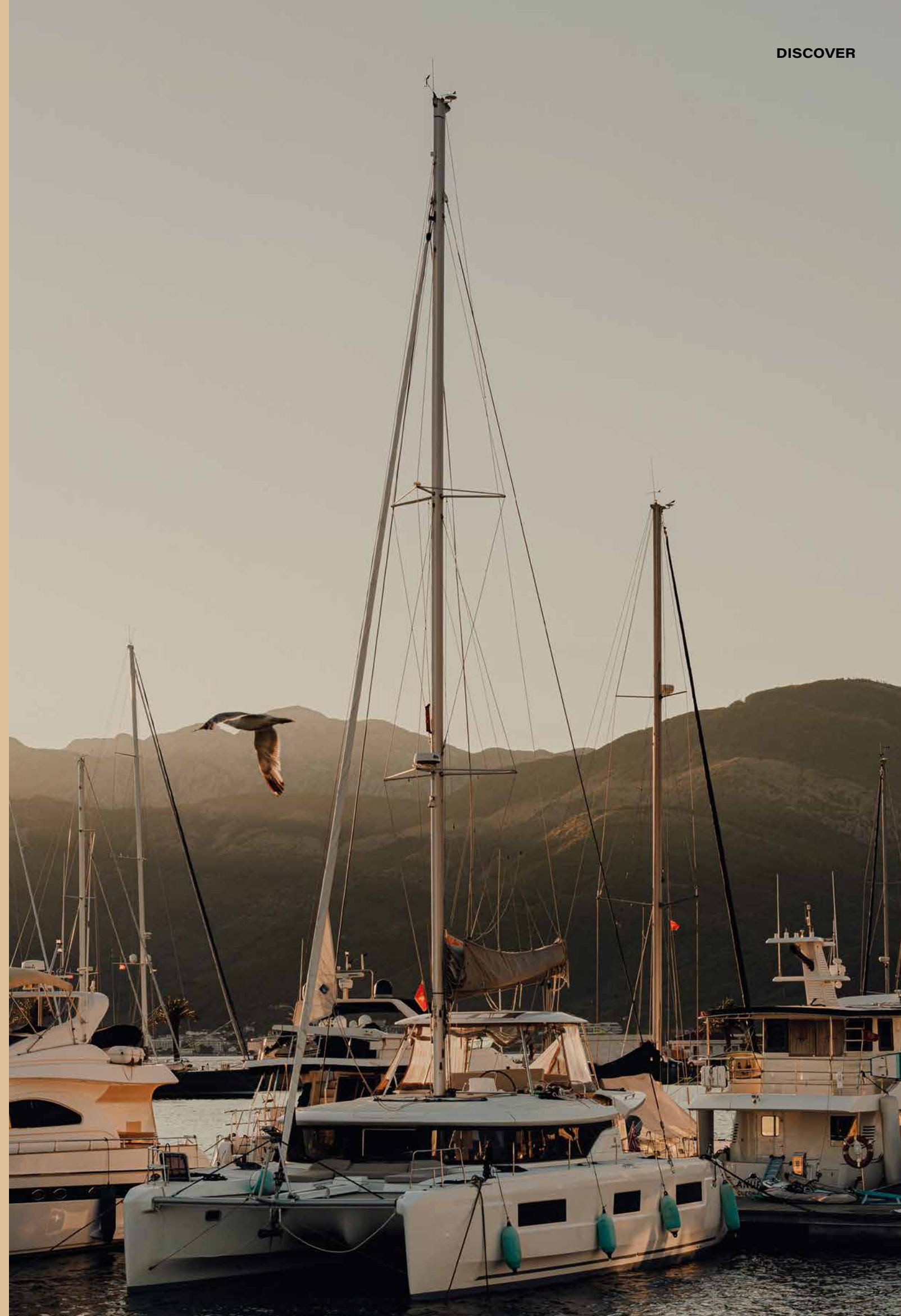
- Housekeeping services – daily, weekly or on-demand
- Laundry and dry-cleaning
- Room service
- Catering and private chefs
- Turn down service
- Engineering and basic maintenance services
- Party, meeting and event services
- Newspaper and magazine delivery
- Personal training
- At-home spa treatments

OTHER SERVICES AVAILABLE

- Courier services
- Floral arrangements
- Move in coordination and unpacking
- Car detailing
- IT assistance
- Personal shopping
- Grocery and food delivery
- Nanny and childcare
- Dog walking and grooming
- Pest control

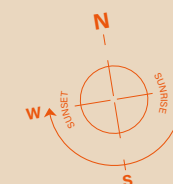
KERZNER HOMEOWNER BENEFITS PROGRAM

The Kerzner Homeowner Benefits Program offers homeowners access to a global network of privileges including exclusive events, priority bookings and preferential rates across Kerzner Hotels and Resorts, including One&Only, Atlantis, SIRO, and Rare Finds properties.





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, a 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 to the Boka Place neighbourhood of Porto Montenegro, opening in 2024. 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 unhurried Mediterranean culture, and softly billowing sails merge with the invigorating watersports.

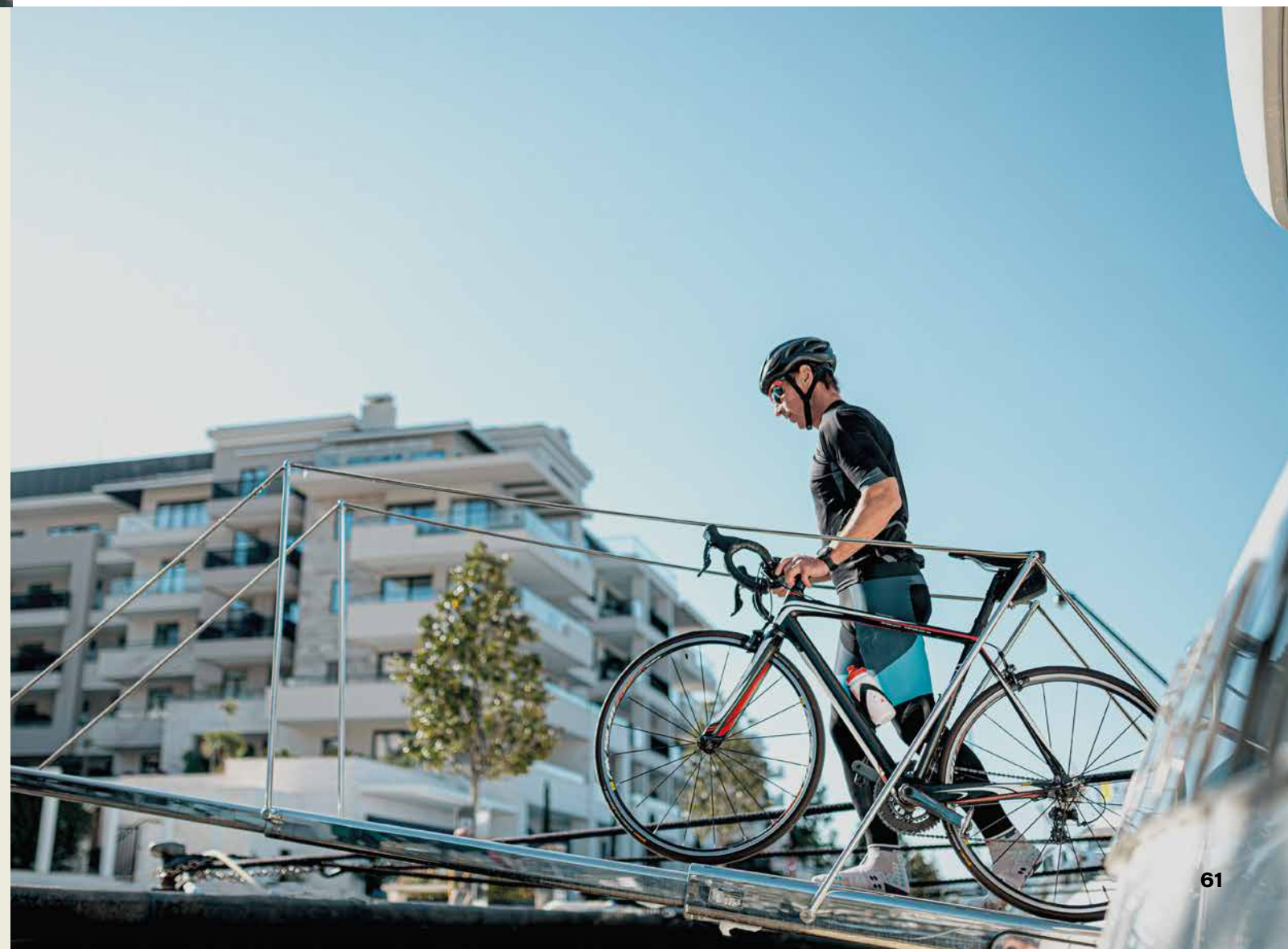




The 450-berth marina is at the heart of Porto Montenegro's vibrant community, an ever-moving and awe-inspiring seascape of remarkable elegance. Capable of berthing boats from 12 metres up to superyachts of 250 metres, both its facilities and commitment to quality are unsurpassed. It was the world's first 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 islands from Croatia's Dalmatian coast.

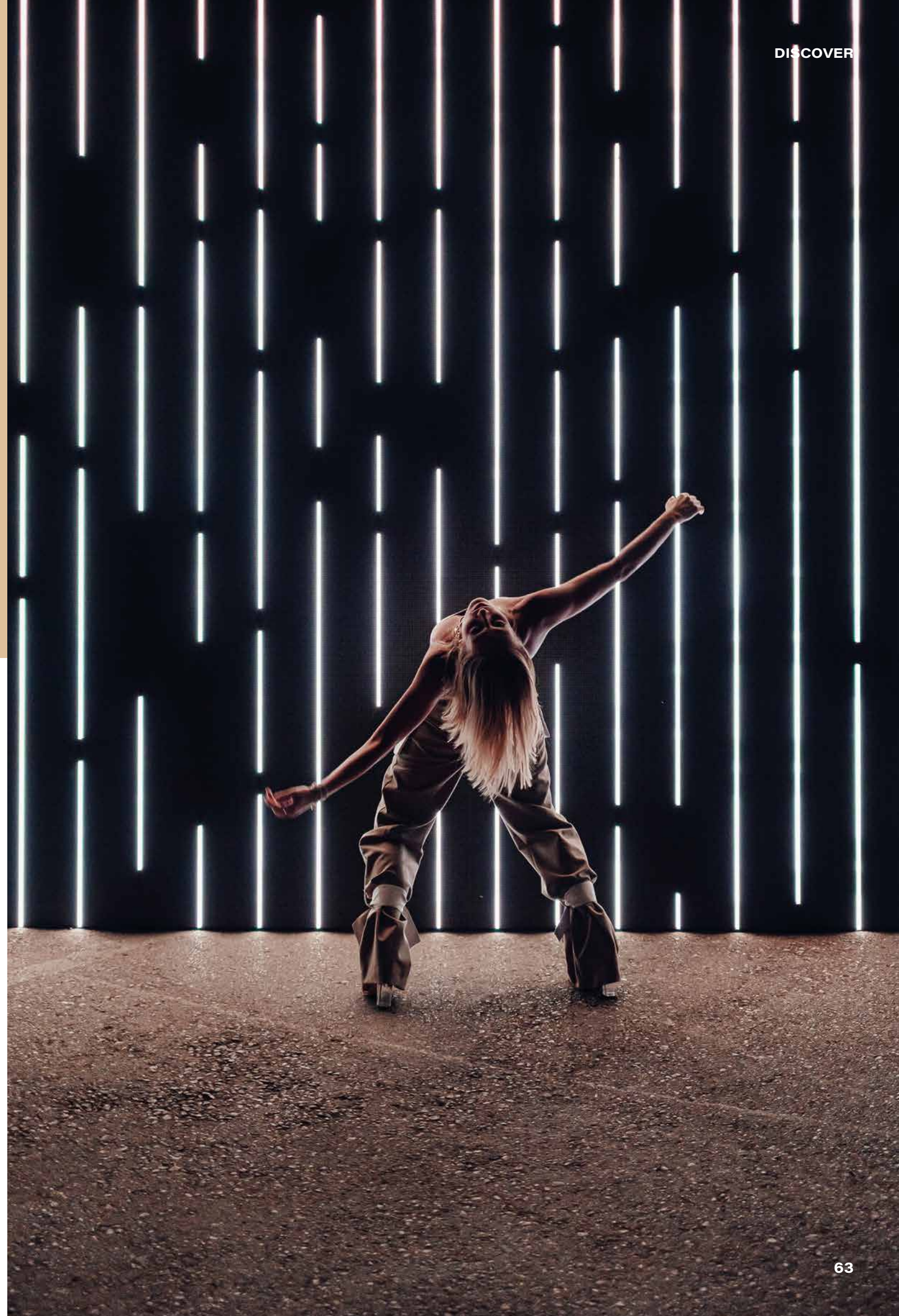
PORTO MONTENEGRO'S CELEBRATED MARINA.



THE EPICENTRE 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, and 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 destination focused on culture, self-restoration and the pursuit of adventurous and creative fulfilment. Synchro Yards not only enhances Porto Montenegro's international allure, but also brings together a unique community for its thoughtfully curated, year-round calendar of events.





At the heart of Synchronicity Yards is Synchronicity itself, a former shipyard building ingeniously transformed for a blend of symbiotic, modern-day uses. With an electric design that pays homage to its industrial heritage, Synchronicity creates layer upon layer of physically and technologically integrated spaces where residents will discover authentic and novel experiences. A place for the perpetually curious to learn, create and be entertained. Where culture hunters, accomplished and aspiring entertainers, musicians, photographers, and cinematographers intersect with cultural events, fashion shows, musical workshops, and art masterclasses. Synchronicity is a place to embrace a life that resists the ordinary.

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





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