MONTÉLIER

Family Residences in Tivat

An exclusive collection of 18 residences, just 8 minutes from Porto Montenegro

TIVAT · MONTENEGRO

02 · TIVAT

Life in the rhythm of Porto Montenegro

8 MIN
to Porto Montenegro
(Tivat)
10 MIN
to Tivat centre
(Tivat Center)
15 MIN
to Tivat Airport
(TIV)
Lastva
Donja Lastva
MONTELIER
M11
Plaža Ponta
Naval Heritage
Collection Museum
SIRO Boka Place
Regent Porto Montenegro
M11
Tivat
Ma Chérie
Hotel Palma
Belane Beach

04 · THE IDEA

A home of your own by the sea — and a whole world beyond its door

MONTÉLIER is a format unique to Montenegro: every family has its own house with a garden and terraces, while everything for leisure, sport and work lies within a private gated estate, just steps from the door.

A professional management company runs the estate: gardens, pool, security and home care are looked after all year round — even when you are away.

The privacy of a villa. The ease of a premium resort. No need to choose.

05 · CONCEPT

18 residences. 6 blocks. One private world.

A–F	Residential blocks
02	Co-working terrace and sports terrace
04	Children's playground
01	Swimming pool
03	Fitness Garden

18	6	≈20 m²	2
townhouses	blocks of 3	garden per home	spaces per home

06 · YOUR OWN GROUNDS

A space that belongs to you alone

Your terrace is a living room under the open sky: slow breakfasts, evening conversations by the fire, children playing a few steps away.

Living hedges keep you out of sight — the feeling of a private villa, without the worries that come with one.

Everything life needs — inside MONTÉLIER

Everything people usually travel for is already here, a few steps from your door.

01

Large swimming pool

Sun loungers under parasols and soft evening lighting in the water

02

Garden gym

Cardio and strength training in the open air

03

Yoga terrace

Yoga, stretching and breathwork

04

Co-working and meditation area

Work, meetings and quiet under shaded pergolas

05

Children's playground

Natural wood, slides, swings and a climbing wall

06

Green spaces

Landscaped grounds and living hedges

07

Lounge areas

Fire-side lounges for the whole family

08

Parking

2 spaces per residence, 36 across the estate

08 · POOL

A summer that never ends

Turquoise water, loungers under parasols and children's laughter — this is where the best days of summer are spent.

And in the evening — the flicker of lanterns and the warm glow of the water.

09 · POOL

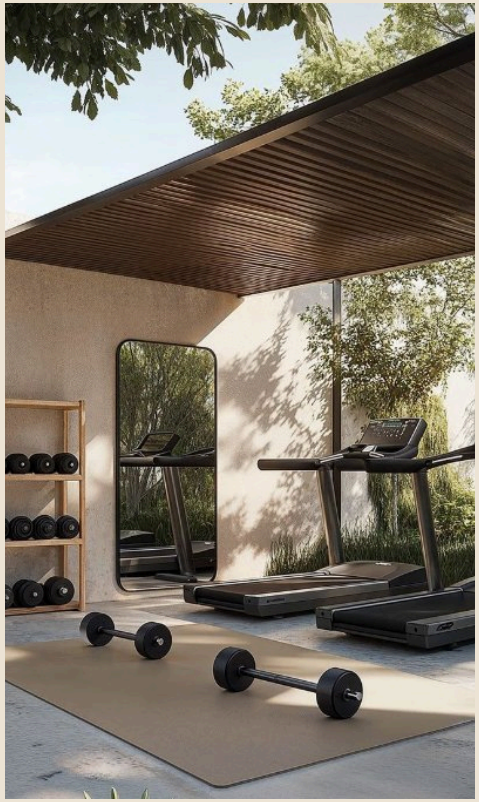
At the very heart of the complex

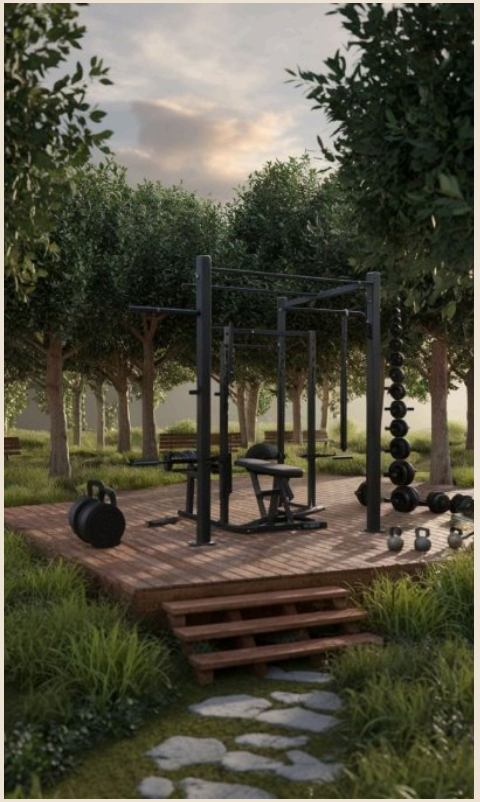
The pool is framed by homes and gardens — the water is just a few steps from every residence.

MONTÉLIER

Training to birdsong

Cardio and strength training in the open air, among greenery. No stuffy gyms — just you, the sun and the best version of yourself.





11 · YOGA TERRACE

A place to restore

Sunset over the bay, a mat beneath your feet and a silence in which you hear only your own breath.

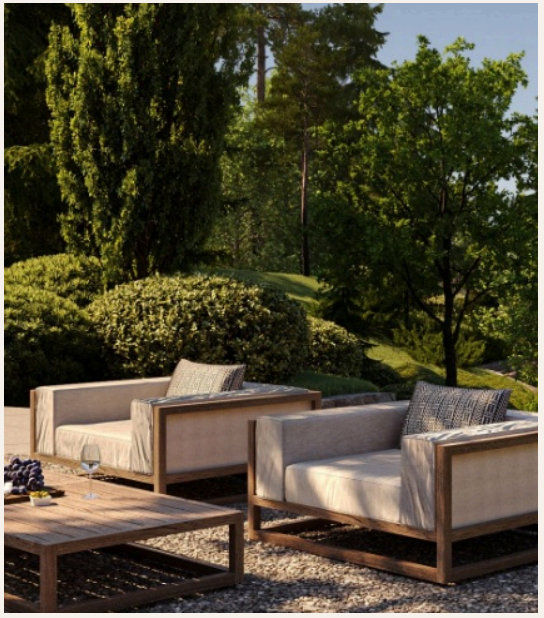
A panoramic terrace for yoga and breathwork — a place where inner balance returns.

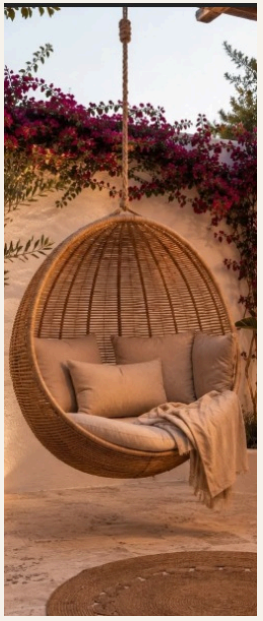
12 · CO-WORKING & QUIET ZONE

Work. Think. Unwind.

A laptop in a hammock instead of an office at the end of a traffic jam. A call under the pergola, a book in a hanging chair, a quiet moment among the greenery.

And in the evening — an open fire, deep sofas and conversations with neighbours who become friends.





A place for childhood

Playhouses, slides, swings and a climbing wall in natural wood — a childhood spent outdoors, not on a screen.

The playground is open and easy to keep an eye on — parents relaxed, children happy.

One complex. Many ways to live

Morning

A workout or yoga

Day

Work in the open air

Afternoon

The pool and the playground

Evening

Dinner with the family on your own terrace at sunset

Spend one day here — and you will understand why no one wants to leave.

General plan

Landscaped grounds with lounge areas for the whole family.

01 **Swimming pool**
Lounge area with sun loungers

02 **Fitness Garden**
Outdoor fitness equipment and an active zone

03 **Co-working and yoga terrace**
A space for work, meditation and yoga with a sea view

04 **Children's playground**
A safe play area for children

A	Block A	A1 – A3
B	Block B	B1 – B3
C	Block C	C1 – C3
D	Block D	D1 – D3
E	Block E	E1 – E3
F	Block F	F1 – F3

Parking plan

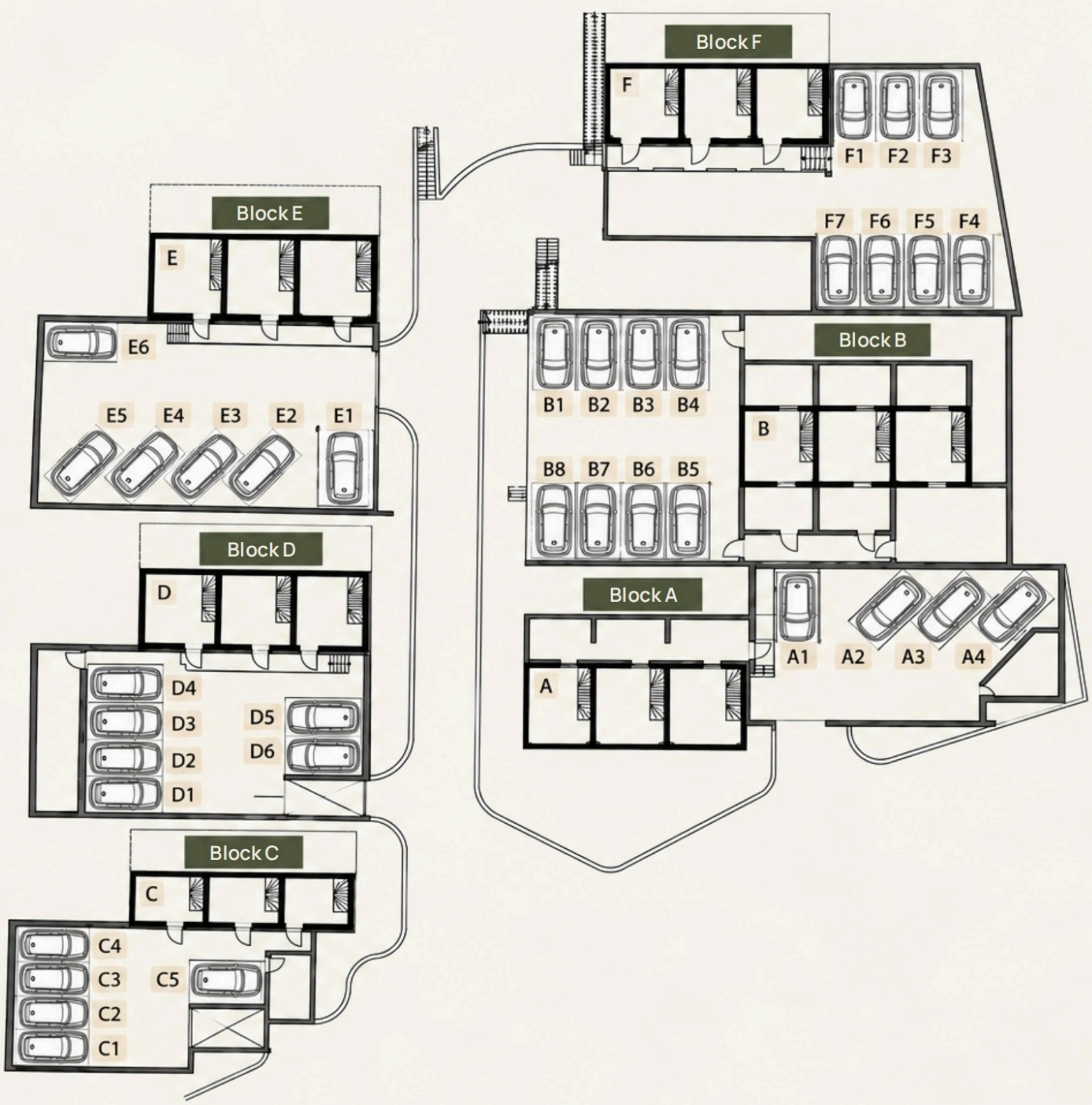
Every residence has 2 parking spaces within the gated grounds of the estate.

36
parking spaces

18
residences

2
parking spaces per townhouse

A	Block A	A1 – A4
B	Block B	B1 – B8
C	Block C	C1 – C5
D	Block D	D1 – D6
E	Block E	E1 – E6
F	Block F	F1 – F7



A true family home

Three bedrooms, three bathrooms, panoramic windows and a garden of your own: a private space for everyone, a shared home for the whole family.

Feature	Value
House area	≈123.3 m²
Levels	4 (level −1 + 3 floors)
Bedrooms / bathrooms	3 / 3
Terraces	on floors 1, 2 and 3
Private garden	≈20 m²
Parking	2 spaces

SERVICE FLOOR -1

UTILITY ROOMS
AND STORAGE

1	Walk-in wardrobe / storage	12.5 m²
2	Bathroom	6.9 m²
3	Storage	7.3 m²
4	Staircase	6.3 m²

TOTAL FLOOR AREA	33.0 m²

SPACIOUS WARDROBE

STORAGE ROOMS

LAUNDRY AREA

FLOOR 1

LIVING AREA

1	Living room	9.8 m²
2	Kitchen-dining	16.5 m²
3	Hall	3.2 m²
4	Staircase	3.5 m²

TOTAL FLOOR AREA	33.0 m²
OPEN TERRACE	12.8 m²

SPACIOUS LIVING ROOM

KITCHEN-DINING 16.5 M²

TERRACE ACCESS 12.8 M²

FLOOR 2

BEDROOMS

1	Bedroom 1	12.2 m²
2	Bathroom	4.6 m²
3	Bedroom 2	8.0 m²
4	Staircase	3.9 m²
5	Hall	3.9 m²

TOTAL FLOOR AREA	32.4 m²
TERRACE	11.0 m²

2 BEDROOMS

SPACIOUS BATHROOM

WELL-PLANNED LAYOUT

FLOOR 3

MASTER SUITE

1	Master bedroom	15.9 m²
2	Bathroom	3.7 m²

TOTAL FLOOR AREA	19.6 m²
TERRACE	5.3 m²

SPACIOUS MASTER BEDROOM

EN-SUITE BATHROOM

TERRACE WITH A VIEW

Interiors made for living

Warm natural tones, brass, linen and marble. A living-dining room and bedrooms filled with soft morning light.

23 · INTERIORS

A bedroom overlooking the bay

Wake to the sound of the sea; in the evening, a bath in marble and brass, as in the finest hotels of the Adriatic.

A home ready for life from day one

Eichholtz and Galimberti furniture, Gessi and Devon&Devon bathroom fittings, a smart home. Arrive with a suitcase — everything else is already waiting for you.

FURNITURE

Eichholtz · Galimberti

Living room, dining room and bedrooms — Dutch design and Italian craftsmanship

BATHROOMS

Gessi · Devon&Devon

A private spa feel in each of the three bathrooms, with a freestanding bath

CONTROL

Smart House

Lighting, climate and security from your smartphone, wherever you are

COMFORT

Underfloor heating

In every bathroom: warmth underfoot after a shower

CLIMATE

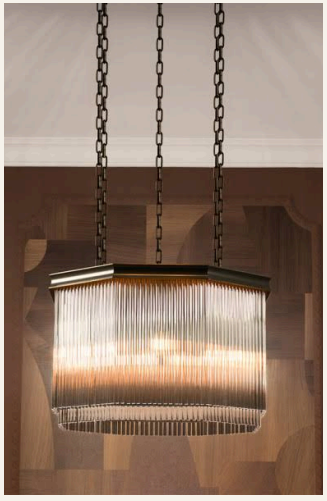
Inverter air conditioning

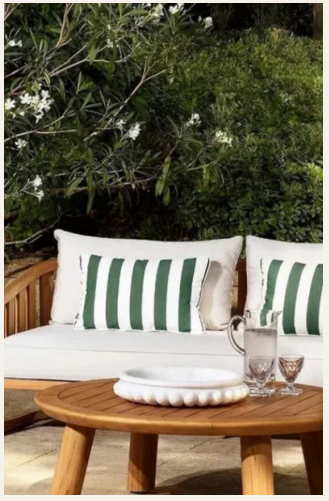
Quiet cooling in summer, heating in winter

25 · SPECIFICATION · FURNITURE

Eichholtz and Galimberti furniture

Dutch design house Eichholtz and Italian upholstery by Galimberti — the choice of luxury hotels and private residences. Brass, smoked glass and fine fabrics — one style throughout the home.





Technology that quietly takes care of you

Smart House

Control your home from your smartphone — in Tivat or thousands of kilometres away.

- Lighting and scenes
- Room-by-room climate
- Monitoring and security while the family is away

Underfloor heating

In every bathroom, warmth underfoot after a shower — on level −1 and floors 2 and 3.

- Comfort between seasons
- A dry, warm floor after a shower
- Independent control

Inverter air conditioning

Inverter split systems in the living rooms.

- Cooling in summer, heating in winter
- Quiet operation
- Energy-efficient

Six reasons to choose MONTÉLIER

01

Location

8 minutes to Porto Montenegro, 15 minutes to Tivat Airport

02

A house, not an apartment

A private entrance, a private garden and terraces on three floors

03

Only 18 families

Quiet, privacy and neighbours you know by name

04

A resort on your doorstep

Pool, garden gym, yoga, co-working and a playground

05

Ready to live in

Eichholtz, Galimberti, Gessi, Devon&Devon and a smart home

06

Management company

Year-round care of the home and grounds, services and rental management while you are away

MONTÉLIER —
A home worthy of becoming a brand

Not just property by the sea.
A home for your family. Space to live.
An investment in the future.

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