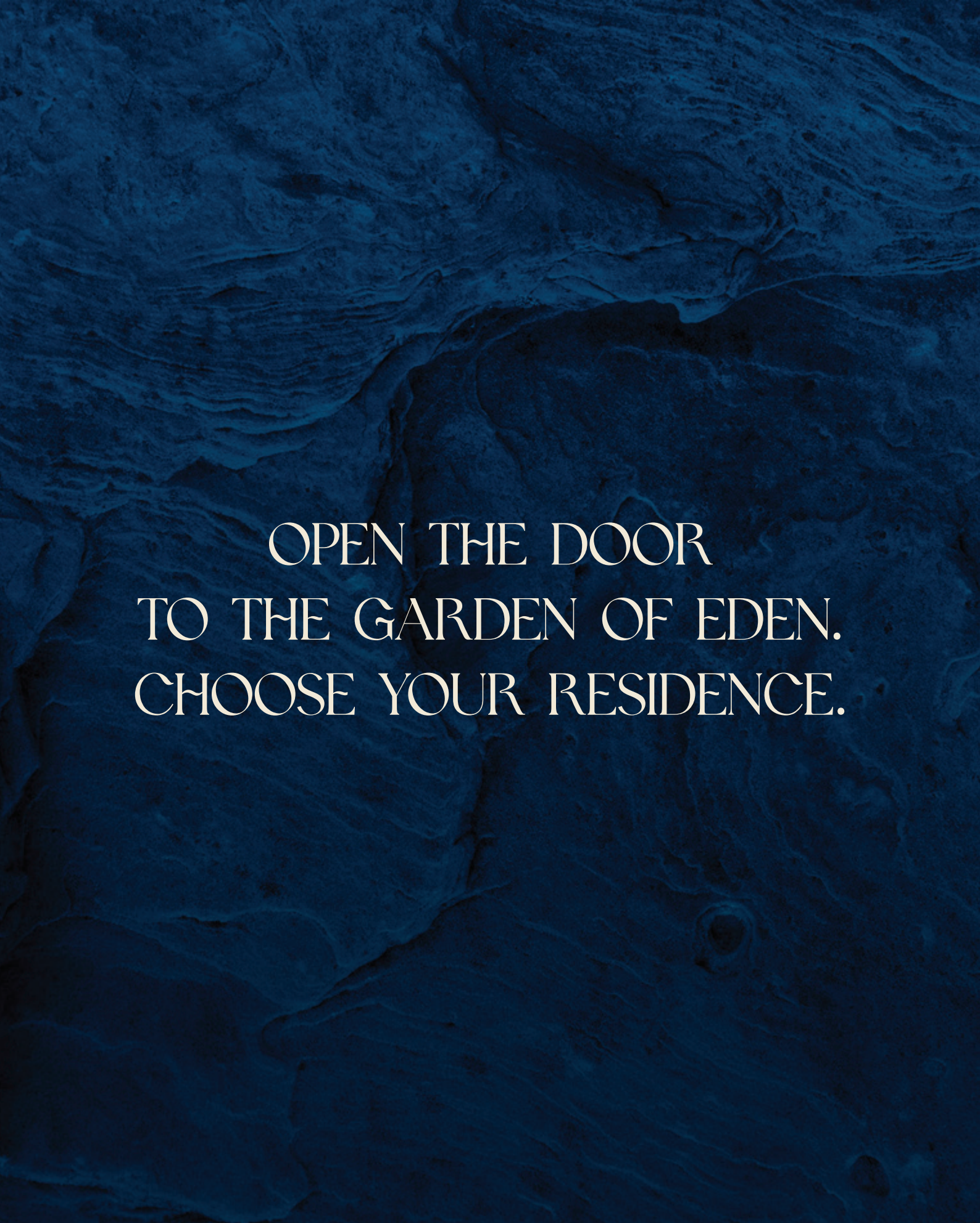




PARADISE FOUND

PORTA RAI 

BEACHFRONT HOTEL & RESIDENCES

The background is a dark blue, textured surface that resembles marbled paper or a rough stone. The texture consists of various shades of blue, from deep navy to a slightly lighter, almost teal, creating a sense of depth and movement. The lighting appears to come from the upper left, casting soft shadows and highlighting the ridges and valleys of the texture.

OPEN THE DOOR
TO THE GARDEN OF EDEN.
CHOOSE YOUR RESIDENCE.

The background of the entire page is a dark blue, textured surface that resembles marbled paper or a stone-like pattern. A solid white vertical bar is positioned in the center of the page, extending from the top to the bottom, serving as a visual separator and a design element.

I

INTRODUCTION

YOUR PERSONAL UTOPIA

Porta Rai Beachfront Hotel & Residences is a unique resort, the only one of its kind in Montenegro. Nestled directly on the sandy beach and surrounded by mountains, it offers a truly incomparable experience.

Located on Long Beach, the longest sandy beach on the Adriatic coast, this magnificent resort offers pleasure, relaxation and leisure at an unprecedented level. Now you have the opportunity to choose your perfect residence in this exceptional location.



*THE MOST
BEAUTIFUL ENCOUNTER
BETWEEN LAND AND SEA...*

GEORGE GORDON BYRON



2

MONTENEGRO

THE PEARL OF SOUTH-EASTERN EUROPE, THE JEWEL OF THE ADRIATIC

There are experiences that you can only have in Montenegro. Unspoiled nature, the Adriatic Sea, tranquility, hospitality you will not forget and unique luxury. Feel the history and discover the beauties you have never experienced before.



THIS IS THE PLACE WHERE NATURAL
BEAUTY AND THE SPIRIT OF HISTORY
MEET. STARRY NIGHTS AND SPARKLING
MORNINGS. COOL BREEZE AND CALM
SEAS. THE POWER OF THE SUN AND
THE STONE. HERE YOU WILL FIND
YOUR PARADISE. AND PORTA RAI
BEACHFRONT HOTEL & RESIDENCES
OFFERS YOU EVERYTHING ELSE.
STARTING WITH YOUR RESIDENCE.



THE WHOLE WORLD AROUND YOU

Long Beach is located near Ulcinj, a coastal town in the south of Montenegro. It is well connected to other regions of the country by a modern road network, including the M-1 highway towards Budva, the E65/E80 from Sutomore to Podgorica (with the M-2.4 connection to Ulcinj).

The nearest international airports are: Podgorica Airport (TGD), 75 km away, which offers connections to various European cities; Tivat Airport (TIV), 85 km away, with numerous seasonal flights.

PROXIMITY TO LOCAL INTEREST POINTS BY CAR



1 h

to Podgorica
airport



1,5 h

to Tivat airport



20 MIN

to Bar



20 MIN

to Lake Skadar



10 MIN

to Ada Bojana



10 MIN

to Ulcinj city
center

MONTENEGRO

PODGORICA

TIVAT

BAR

ULCINJ

LAKE
SKADAR

ADA
BOJANA

ADRIATIC SEA

PORTA RAI

BEACHFRONT HOTEL & RESIDENCES

SOUTHERN BEAUTY

Montenegro is something special. With over 300 km of coastline, it is the perfect summer destination; in winter you can enjoy winter sports on the mountain slopes. Mountain lakes, wineries, olive groves, unique cuisine... Montenegro will enchant you.

The Montenegrin landscapes will surprise you all year round. Whatever adventure you desire, you will find it here. Whether you are looking for entertainment with all the amenities or want to explore untouched nature on your own – Montenegro has it all. And you are always welcome.





THIS IS NOT JUST
LUXURY – IT'S A WAY
OF LIFE.



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PORTA RAI BEACHFRONT
HOTEL & RESIDENCES

THE MEDITERRANEAN IN ALL ITS SPLENDOR

Just a 10-minute walk from Porta Rai Beachfront Hotel & Residences is the southernmost and sunniest town in Montenegro – Ulcinj.

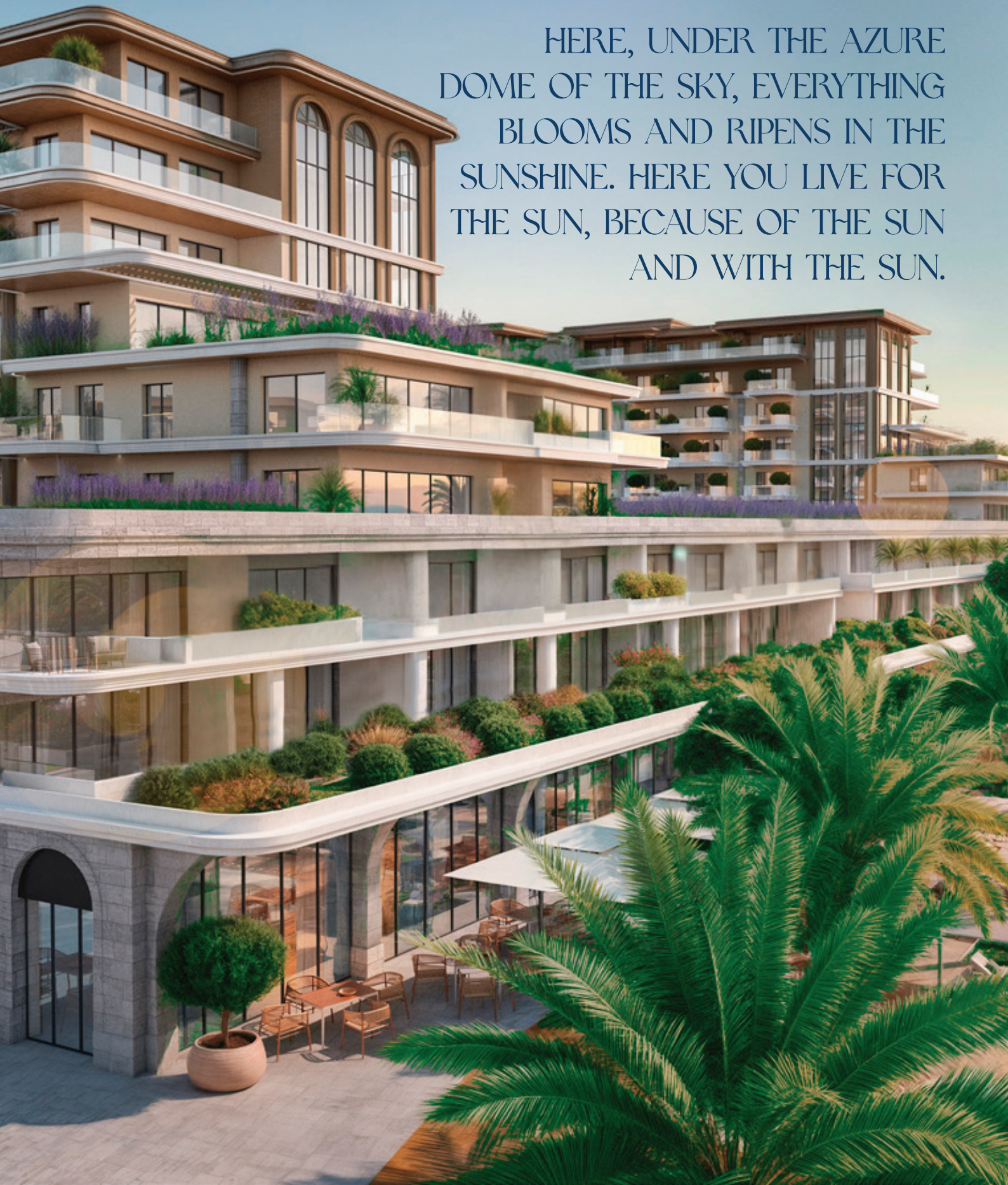
Ulcinj is much more than just a seaside destination. Rich in history and cultural monuments, this charming town with its cobbled streets will captivate you. Enjoy the hospitality of the local hosts and the unique delicacies that combine the finest Mediterranean flavors.



BELIEVE IN WONDERS

Porta Rai Beachfront Hotel & Residences is designed to have it all: It has 300 meters of beach and spans 72,500 square meters. You are surrounded by almost untouched nature: a lake, a park and green oases connected by paths that lead into the central square and to a fantastic beach promenade.

HERE, UNDER THE AZURE
DOME OF THE SKY, EVERYTHING
BLOOMS AND RIPENS IN THE
SUNSHINE. HERE YOU LIVE FOR
THE SUN, BECAUSE OF THE SUN
AND WITH THE SUN.



PARADISE IS BY THE SEA

Porta Rai Beachfront Hotel & Residences lives all year round. The idea behind it is to create a space that bursts with life and offers everyone a unique vision. Here, your wishes are constantly fulfilled, and every day you will discover a new piece of unique luxury. Dynamic, exciting and playful – that's life at Porta Rai Beachfront Hotel & Residences.



MORE AND MORE

All residents will enjoy it here. The natural beauty is in perfect balance with modern buildings and the special amenities that Porta Rai Beachfront Hotel & Residences has to offer. Whatever you need, you will find it here in all its splendor. You have the luxury of forgetting everything, because Porta Rai Beachfront Hotel & Residences takes care of you.

PORTA RAI BEACHFRONT HOTEL & RESIDENCES



DIVINE BEAUTY

The beautiful Mediterranean nature is complemented by an innovative interpretation of Mediterranean architecture – a perfect harmony. Arches, as the basic motif, gently guide the eye throughout the entire Porta Rai Beachfront Hotel & Residences without disturbing the perfect balance. This creates a feeling of inner contentment like you have never experienced before.



THE MAGICAL POWER OF WATER

No matter how you feel, you will feel better by the water. In the Porta Rai Beachfront Hotel & Residences complex, you always have a choice: numerous swimming pools, a children's pool, a central pool with bar, an indoor pool in the spa center, enjoyment by the natural lake or by the sea. And the smile returns to your face.



CHALLENGE YOURSELF

Porta Rai Beachfront Hotel & Residences offers you numerous opportunities to become the best version of yourself – while you enjoy it. Seven pools offer everything you need to relax or unwind, as well as a mini golf course, basketball courts, tennis and padel courts, beach volleyball, children's karting and a pavilion for yoga and meditation.



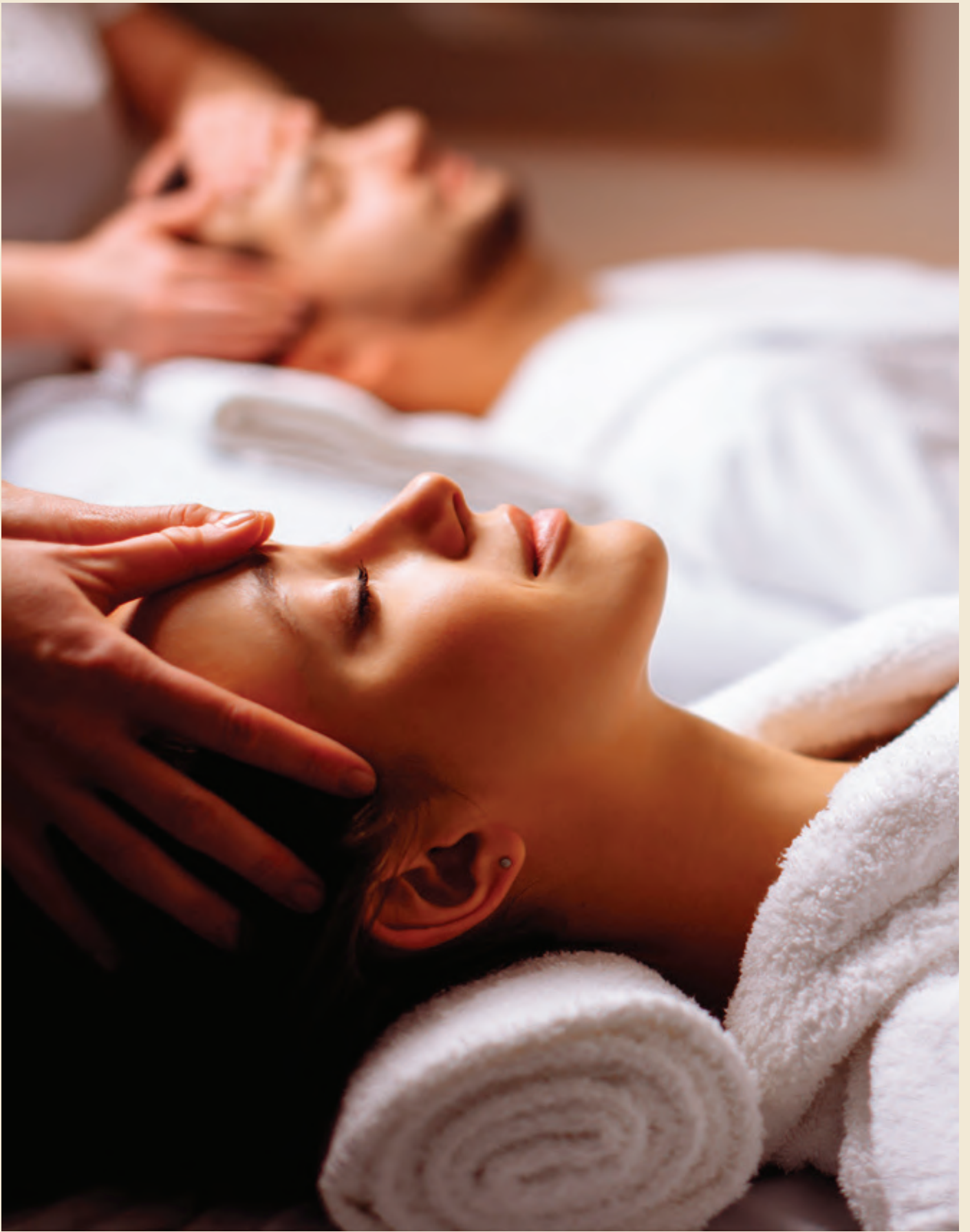
NON-STOP FUN

At Porta Rai Beachfront Hotel & Residences, there is an activity for everyone. The kids' club explores new worlds with the youngest; teenagers can opt for darts or billiards; adults various entertainment programs... All accompanied by music, smiles and first-class enjoyment.



ZEN IN PARADISE

Porta Rai Beachfront Hotel & Residences cultivates a holistic approach to life – all the senses should be in balance. For this reason, the spa center is an essential part of our resort. Here you can rejuvenate your body and mind, enjoy individual treatments and massages and recharge your batteries through various fitness programs.



CHOOSE THE BEST

The rich selection of restaurants, cafes and bars at Porta Rai Beachfront Hotel & Residences will satisfy even the most discerning palates. Authentic flavors, wines from local and world-renowned wineries, cocktails... all ensure that every meal is a fine dining experience.





*LUXURY MUST BE
COMFORTABLE,
OTHERWISE IT'S NOT LUXURY.*

COCO CHANEL



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RESIDENCES

LIFE, LEISURE, LUXURY

Porta Rai Beachfront Hotel & Residences comprises seven buildings and countless additional amenities for you to enjoy all year round.

Choose the size that suits you, from studios to three-bedroom apartments. All apartments have terraces, and the ceiling height, the choice of materials, the furnishings and the special details that adorn each apartment will take your breath away.



HEAVEN IS A PLACE ON EARTH

Porta Rai Beachfront Hotel & Residences comprises seven buildings and countless additional amenities for you to enjoy all year round.

Choose the size that suits you, from studios to three-bedroom apartments. All apartments have terraces, and the ceiling height, the choice of materials, the furnishings and the special details that adorn each apartment will take your breath away.



EVERYONE WANTS THEIR PIECE OF PARADISE

Buying a residence within the Porta Rai Beachfront Hotel & Residences complex is much more than just owning an apartment in a unique location on the longest sandy beach on the Adriatic. It is the freedom to enjoy and the space to grow – a luxury that is priceless.

Each unit is sold as a residence, with a commitment to participate in the hotel's rental program, guaranteeing a regular income throughout the year.



WITH RUGGED MOUNTAINS IN THE
BACKGROUND AND THE ADRIATIC
SEA AT YOUR FEET, EACH DAY INVITES
YOU TO RELAX, CONNECT WITH
YOUR SURROUNDINGS AND ENJOY THE
NUMEROUS ACTIVITIES.





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ABOUT THE INVESTOR

DOBROV & FAMILY GROUP

Dobrov & Family Group is a privately owned international group with over 35 years of experience in industrial and manufacturing development. They believe in sustainable, innovative and competitive businesses that generate stable cash flow for long-term growth. The group's main activities include hospitality, real estate development, venture capital and renewable energy. Dobrov & Family Group operates throughout Europe and has an extensive portfolio of real estate projects in the Czech Republic, Switzerland, Cyprus, Montenegro and Germany.



KARISMA HOTELS & RESORTS

Karisma Hotels & Resorts is an award-winning luxury hotel collection that owns, and develops an impressive portfolio of properties in Latin America, the Caribbean, and Europe with multiple brands such as Nickelodeon Hotels & Resorts, Margaritaville Island Reserve[®] by Karisma; Margaritaville Beach Resort Ambergris Caye, BOR Hotel and Azul Beach Resorts by Karisma. Their properties have been honored with the industry's top accolades. Karisma Hotels & Resorts is committed to employee and community support while delivering authentic experiences to guests.





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CONTACTS

CONTACT US

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PORTA RAI 

BEACHFRONT HOTEL & RESIDENCES