

PRE-LAUNCH · LIMITED ALLOCATION



own8 PRESENTS

BOKA BAY · MONTENEGRO

Royal Collection

CONDO HOTEL

Own a piece of a five-star beachfront hotel.

FREEHOLD OWNERSHIP FROM

€56,200

Next to Porto Novi Marina · Opening May 2028

royalcollection.me · own8.me



THE OFFER

Have you ever imagined owning a home in a five-star beachfront hotel?

Now you can, in a dream location in Montenegro, next to the famous Porto Novi Marina and the One&Only resort. And you don't need millions to do it.

€56,200

Pre-launch price, from. Yes, you read it right.

1/8

Freehold share of a five-star apartment, in your name.

1 week

Free every summer, for as long as you own your share.

Your week is **fixed in June or September** and can be changed, subject to availability. Breakfast is included, and your VIP Owner Card brings privileges all year round.

For the rest of the year your apartment works for you as part of a **professionally run five-star hotel**, and its income is shared with you.



THE LOCATION

The most desired corner of Boka Bay.

Right on the water, next to Porto Novi Marina and the One&Only resort, one of the most exclusive yachting and five-star addresses on the Adriatic. Mountains behind you, the bay in front of you, and easy access to the entire Boka Bay by boat.

2 min

Porto Novi Marina

7 min

Herceg Novi Old Town

30 min

Tivat Airport

50 min

Dubrovnik Airport

Waterfront land in Boka Bay is limited. Five-star beachfront ownership at this price is rarer still.

Quiet luxury, designed for life by the sea.



CHOOSE YOUR RESIDENCE

Studios · Suites · One-bedroom
apartments · Penthouses

Warm oak, marble and soft natural textures throughout. Every residence is part of the hotel, serviced to five-star standards whether you are staying or not.

Every five-star amenity, on your doorstep.



Private sandy beach & decks

Your own stretch of the bay.

State-of-the-art infinity pool

Water that seems to flow into the sea.

Five-star restaurant

Fine dining by the water.

Boat shuttle & luxury limousine

Arrive and explore in style.



Private pier

Step from the hotel onto your boat.

Wellness & longevity center

Restore, recharge, live well.

Gym

Fully equipped, open every day.

Indoor & outdoor parking

Private and secure, on site.





OWNER PRIVILEGES

Not a guest. An owner.

YOUR SUMMER WEEK

One week every year in June or September, free, for as long as you own your share.

Your week is fixed, so it is always there for you. Prefer another week? Change it, subject to availability.

Want more time by the sea? Book an extra week, subject to availability, offset against your income.

Breakfast included throughout your stay. Only a €15 daily service fee and local tourist tax apply, for the days you stay.

VIP OWNER CARD · 2 GUESTS PER SHARE

Free

Breakfast during your stay

2 ×

Massages a year per share, subject to availability

20%

Off at the restaurant

20%

Off the water taxi

30%

Off sunset boat trips

Access

Community activities at our sister properties

VIP Owner Card privileges apply during the hotel management agreement: an initial 10-year term, extended automatically with the agreement of both parties.

Your free week alone pays back your investment.

i Your owner week

The value of your one summer week alone repays the purchase price in **8 to 10 years**.

ii Hotel income

Income from the rest of the year comes on top, bringing average payback to **7 to 9 years**.

iii Capital appreciation

Prices rise with every release. We estimate **at least 20%** by completion in May 2028.

PRE-LAUNCH INVESTORS

Potential total return, including hotel income, of up to

14%

a year. Every release raises the price and lowers the return for later buyers.

EXAMPLE · ONE 1/8 SHARE · RETURN FROM YOUR OWNER WEEK ONLY

Purchase price (pre-launch, from)	€56,200
Value of your owner week, year 1	€4,791
Projected increase in hotel room rates	3.5% a year
Value of your owner week, year 10	€6,530
Total value of your owner weeks, years 1–10	€56,205
Average annual return from usage value alone	10.0%

Paid back by your free week alone

10 years

Hotel income from the rest of the year and capital appreciation come on top.

Figures are projections based on current hotel rates and the operator's estimates. They are not guaranteed; actual income and returns depend on occupancy, rates and market conditions.

8 owners. 8 summer weeks. One of them is yours.

Each apartment has only eight shares, one for each week of June and September. The closer your week is to midsummer, the higher its price. Once a week is taken, it is gone.

JUNE	WEEK 1 · FROM €56,200	WEEK 2 €57,605	WEEK 3 €58,167	WEEK 4 €59,010
	WEEK 1 €59,010	WEEK 2 €58,167	WEEK 3 €57,605	WEEK 4 · FROM €56,200
SEPTEMBER				

Example prices for a studio share at pre-launch. Suites, one-bedroom apartments and penthouses on request.

THE PRICE ONLY GOES ONE WAY

Pre-launch

Now · lowest price

Release 1

Higher price

Release 2

Higher again

May 2028

Est. +20% or more

Construction progress

50% complete

Construction under way

Grand opening May 2028



WHO STANDS BEHIND IT

Built and run by people
who already do it.

20 years

in the hospitality industry

90%+ sold

Royal Blue Resort and Royal Town
Kotor Phase 1

Operating

luxury hotels and restaurants in
Montenegro today

Our in-house team covers construction, design, food & beverage and luxury hotel management. The same team that built our reputation in Montenegro will run Royal Collection, from the first stone to the first guest.

HOW TO BECOME AN OWNER

01

Choose

Your apartment and
your week.

02

Reserve

Secure it with a €3,000
deposit.

03

Sign

Sign your purchase
contract.

04

Own

Complete payment and
own it in your name.

05

Enjoy

Your week, the lifestyle
and the hotel income.



Pre-launch shares are limited. Reserve your share of the freehold today.

www.royalcollection.me

www.own8.me

+382 68 049 318

info@own8.me

5% off

for 100% upfront
payment



Scan to explore

This brochure is for information only and is not an offer or a contract. Returns, payback periods and price increases are estimates and are not guaranteed. Specifications, prices and availability may change without notice. Please take independent legal and financial advice before buying.

own8

Royal Collection