



OROVERDE

ULCINJ MONTENEGRO



ORO VERDE

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A MEDITERRANEAN
VILLAGE BY THE SEA





WHERE THE ADRIATIC BREATHES THROUGH THE OLIVE TREES

In Ulcinj, life follows the rhythm of the sea. Ancient olive trees lean into the coastal wind, sunlight moves slowly across stone terraces, and the Adriatic remains always close.

OroVerde is born from this landscape, a contemporary residential village shaped by nature, light, privacy and the effortless beauty of Mediterranean living.



At the moment of the creation of our planet, the most beautiful merging of land and sea must have been on the Montenegrin coast.

Lord Byron



FLIGHT TIME (HOURS)

Athens	1:00
Milan	1:00
Rome	1:10
Vienna	1:30
Berlin	1:50
Zurich	2:00
Barcelona	2:15
Paris	2:40
London	2:45
Moscow	2:50

WHY CHOOSE MONTENEGRO

- Euro currency
- Adriatic coastline
- International airports
- Mediterranean climate
- Growing tourism destination
- Favourable tax environment



MONTENEGRO,
EUROPE’S
ADRIATIC
JEWEL

Montenegro is a rare meeting point of mountain, sea and Mediterranean culture. Compact, accessible and visually extraordinary, it offers a lifestyle that feels both European and deeply connected to nature.

From historic coastal towns to protected landscapes, from sailing routes to mountain retreats, Montenegro has become one of the Adriatic’s most compelling destinations for living, travelling and investing.

CONNECTED, STABLE, OPEN

Montenegro offers the simplicity of a European lifestyle with the advantages of an emerging Mediterranean market. Its use of the Euro, favourable taxation environment and growing international visibility make it attractive for both lifestyle buyers and long-term investors.

Easy access

Connected to major European cities through Podgorica, Tivat and regional airports.

Investor-friendly

A favourable tax framework and straightforward property ownership environment.

Lifestyle value

A Mediterranean climate, natural beauty and growing hospitality infrastructure.





ULCINJ, MONTENEGRO'S SOUTHERN SOUL

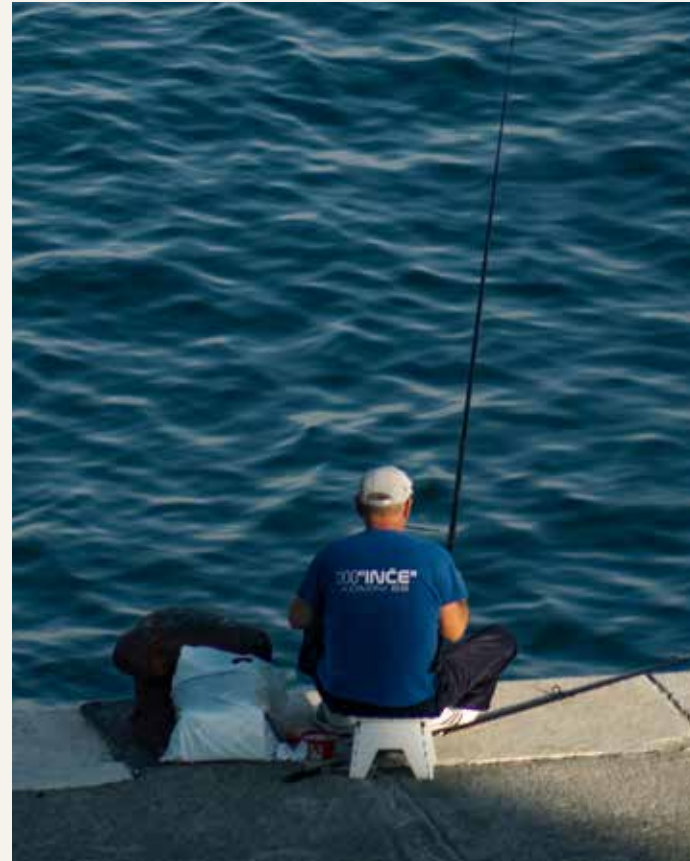
Ulcinj is Montenegro at its most elemental: open sea, warm winds, olive trees, long beaches and a cultural identity shaped by centuries of Mediterranean exchange.

Here, the coastline feels wider, the light softer, and the rhythm slower. It is a place of natural ease, where beach life, heritage and greenery exist side by side.

A COAST MADE FOR SLOWER LIVING

Ulcinj is known for its expansive beaches, historic old town, olive groves and relaxed coastal spirit. It is both peaceful and full of character, a destination for long summer days, sunset dinners, morning swims and a life lived outdoors.

From the Adriatic shore to the olive-covered hills, Ulcinj offers the kind of Mediterranean atmosphere that cannot be manufactured.







INTRODUCING ORO VERDE

A place not
only to stay,
but to belong.

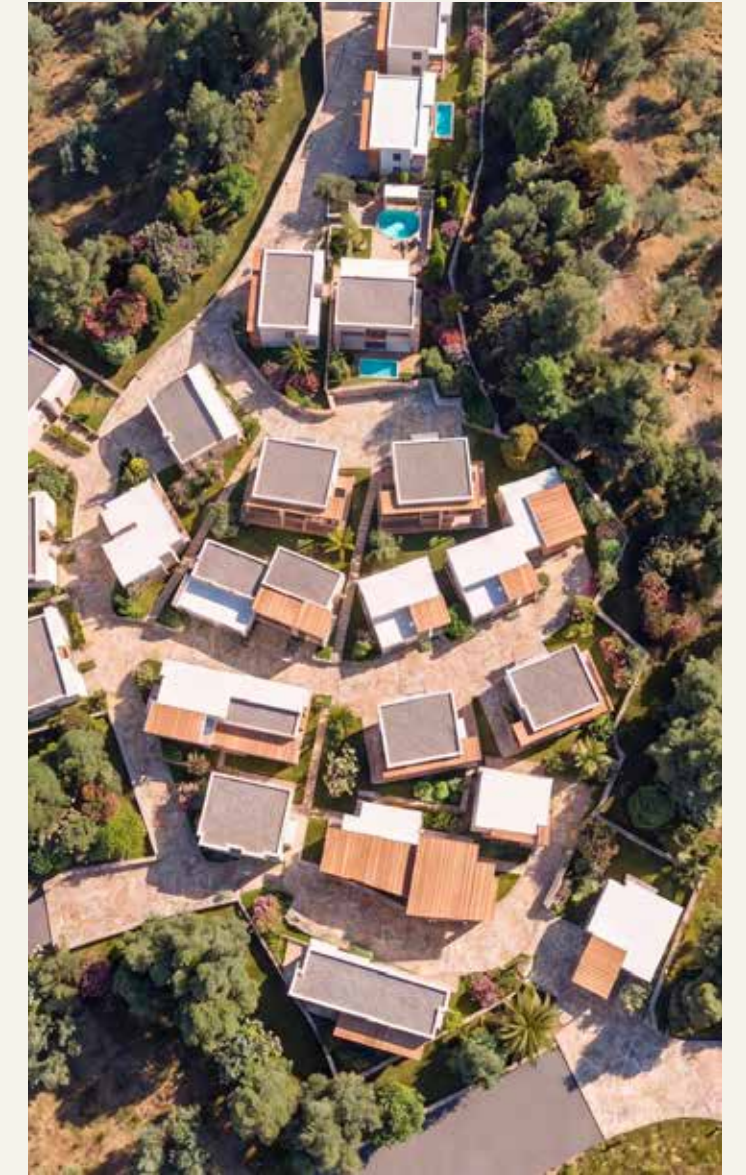
OroVerde is a new residential village in Ulcinj, designed around the natural beauty of its surroundings.

Inspired by olive groves, castles and the Adriatic coastline, the project blends tradition and contemporary comfort into a private Mediterranean community. The official website already expresses this well: “Rooted in Nature, Designed for Life” and “Your Seaside Escape” are strong phrases worth keeping.

A CONTEMPORARY MEDITERRANEAN VILLAGE

OroVerde is not conceived as a single building, but as a village: intimate, green, walkable and connected to the landscape.

Across 28 villas and 186 residences, life is arranged around gardens, shaded paths, terraces and shared spaces. The experience is private, yet social; peaceful, yet connected; natural, yet carefully serviced.
Pull quote:



Designed around nature,
not away from it.



A VILLAGE HIDDEN AMONG OLIVE TREES

The masterplan is shaped by movement, privacy and landscape. Residences are arranged to maximise light, greenery and views, while parking and service areas are discreetly integrated to preserve the calm of the village.

Golf carts and pedestrian pathways create an easy rhythm of movement between homes, restaurants, reception, gardens and the beach connection.

186 residences

28 villas

Garages and parking spaces

24/7 reception

Two restaurants

Three FF&E options

Beach access

Condominium management concept

ARRIVE SLOWLY

Arrival at OroVerde should feel calm and considered. From the first moment, the experience is shaped by greenery, shade, natural materials and discreet service.

Cars are accommodated through dedicated garages and parking, while the village itself is designed for walking, golf carts and relaxed movement through nature.





COMFORT, CARE AND PEACE OF MIND

OroVerde is supported by a 24/7 reception and concierge service, creating a sense of ease for both residents and guests.

From housekeeping and maintenance to technical support, security, landscape care and communal upkeep, the community is designed to be effortless to own and effortless to enjoy. The website highlights these service pillars directly: 24/7 reception and concierge,

housekeeping, maintenance, technical support, security and landscape care.

ARCHITECTURE SHAPED BY LIGHT, STONE AND LANDSCAPE

The language is modern.
The soul is Mediterranean.

The architecture of OroVerde follows the character of Ulcinj: warm, grounded, Mediterranean and open to nature.

Stone textures, shaded terraces, earthy tones and generous outdoor spaces create homes that feel connected to the land. The design is contemporary, but never detached from its setting.





LIFE MOVES OUTDOORS

At OroVerde, terraces are not an addition to the home, they are part of daily life.

Morning coffee in the shade, long lunches under pergolas, evenings scented by olive trees and sea air: outdoor living defines the rhythm of the village.

The Adriatic climate allows interiors and exteriors to flow naturally into one another, creating homes made for light, air and open living.

INTERIORS INSPIRED BY NATURE

Inside, OroVerde residences are calm, warm and tactile. The interiors draw from the surrounding landscape: olive leaves, coastal stone, sand, sea, timber and Mediterranean light.

Open-plan layouts, natural materials and soft tones create a sense of quiet luxury. Every residence is designed to feel relaxed, refined and easy to live in.

Natural palettes
Open-plan living
Large terraces
Soft Mediterranean textures
Turnkey furnishing options





THREE WAYS TO MAKE IT YOURS

OroVerde offers three curated FF&E packages, allowing owners to choose the atmosphere that best reflects their lifestyle.

Each option is designed as a turnkey solution, balancing comfort, durability, rental readiness and Mediterranean elegance.



PACKAGE 1 NATURAL CALM

Soft neutrals, light woods, linen textures and a relaxed coastal mood.



PACKAGE 2 OLIVE & STONE

Earthy tones, deeper greens, stone details and a stronger connection to the landscape.



PACKAGE 3 ADRIATIC ELEGANCE

More refined, polished and elevated, with richer materials and a sophisticated residential feel.

READY FROM THE FIRST DAY

A home prepared for living, hosting and returning to.

The FF&E packages are designed to make ownership simple. From furniture and lighting to selected operational elements, each package supports a seamless move-in experience and allows residences to be prepared for private use or rental.





A COMMUNITY WITH ROOM TO BREATHE

OroVerde is designed for connection without crowding. Shared gardens, pathways and hospitality spaces create a sense of community, while the villa-based layout preserves privacy and calm.

It is a place for families, couples, seasonal residents and guests: a village where people can meet naturally, move freely and feel part of something rooted in place.

This borrows the successful Boka Place narrative logic: community, spatial intelligence and lifestyle are presented as emotional benefits, not technical planning language.



GREENERY AS ARCHITECTURE

At OroVerde, landscape is not decoration. It is part of the identity.

Olive trees, Mediterranean planting, shaded paths and garden spaces soften the architecture and create a village that feels settled into its environment from the beginning.

Nature is the
first amenity.



THE BEACH, ALWAYS WITHIN REACH

From the quiet of the village, the beach is part of everyday life. Residents can move easily between home, gardens, restaurants and the coast, with golf carts supporting a relaxed and practical rhythm of movement.

Morning swims, sunset walks and long days by the water become part of the OroVerde lifestyle.

A COAST MADE FOR SLOWER LIVING

Food is central to the OroVerde experience. The village will feature two restaurants, each with its own character and atmosphere.

Italian Restaurant

A relaxed coastal Italian concept: handmade pasta, aperitivo culture, fresh ingredients and generous terrace dining.

Fish Restaurant

A celebration of the Adriatic: local seafood, simple preparation, seasonal produce and evenings shaped by the sea breeze.

From morning
espresso to
sunset seafood,
the table
becomes the
heart of the
village.



THE RITUALS OF A SLOWER LIFE

A morning walk through olive trees.

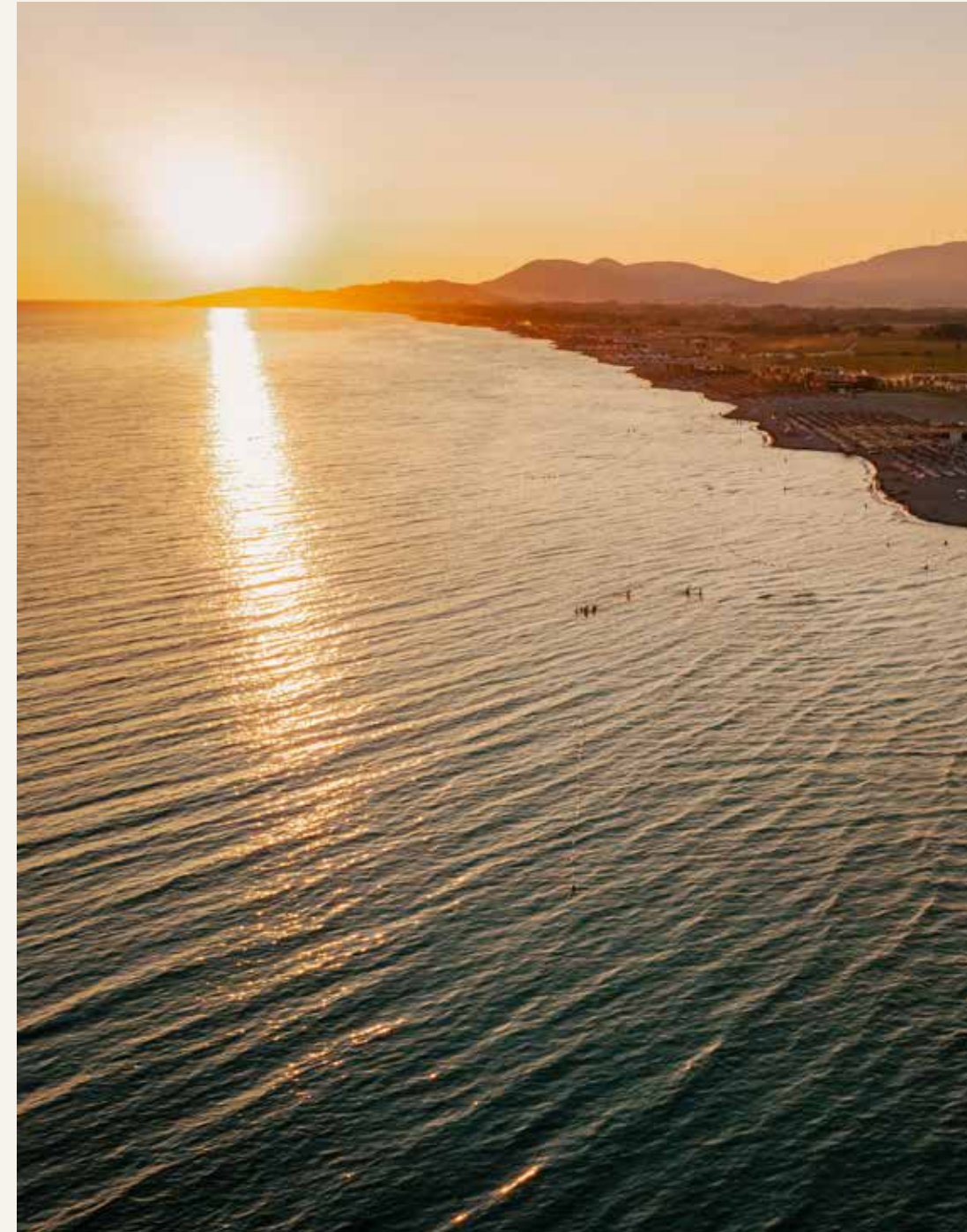
Coffee on the terrace.

A swim before lunch.

Dinner beneath the pergola.

A quiet return through the village at dusk.

OroVerde is designed around these simple Mediterranean rituals — the moments that turn a residence into a way of life.



EFFORTLESS OWNERSHIP

The condominium concept at OroVerde is designed to make ownership simple, transparent and well managed.

Shared services, communal maintenance, landscape care, reception, security and operational support allow owners to enjoy their property without the everyday complexity of managing it alone.

Professional management

Communal area maintenance

Landscape care

Reception and concierge

Security and technical support

Rental-readiness potential

Shared village standards



A LIFESTYLE INVESTMENT ON THE ADRIATIC

OroVerde brings together the key elements of a strong lifestyle investment: an emerging coastal destination, a serviced residential concept, beach proximity, Mediterranean nature and a limited village-scale masterplan. For buyers seeking both personal enjoyment and long-term value, OroVerde offers a rare opportunity to own in one of Montenegro's most distinctive coastal locations.

AT A GLANCE

Location: Ulcinj, Montenegro

Project type: Residential village

Residences: 186

Villas: 28

Concept: Condominium community

Services: 24/7 reception and concierge

F&B: Italian restaurant and fish restaurant

Mobility: Pedestrian paths and golf carts

Parking: Garages and parking spaces

Interiors: Three FF&E packages

Landscape: Olive trees and Mediterranean greenery

Beach: Easy access to the Adriatic coast



A NEW MEDITERRANEAN STORY BEGINS

Between olive trees and the Adriatic, OroVerde offers more than a residence. It is a place to slow down, reconnect with nature, gather around the table, return to the sea and feel at home in one of Montenegro's most atmospheric coastal landscapes.

OroVerde,
rooted in nature,
designed for life.





OROVERDE

ULCINJ MONTENEGRO

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