Boka Verde



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Boka Verde is a project by a team with over 20 years of experience in developing premium residential complexes and properties for international hotel brands such as Hilton and Accor.

This experience has enabled us to create a thoughtfully designed residential project that combines architectural quality, comfort, and a sustainable economic model.

The project concept is based on market research and is designed both for comfortable year-round living and for generating stable investment returns:— steady rental income ensured by a well-planned unit mix and a highly demanded format;— property value growth driven by the central location, architectural quality, and the limited housing supply in Tivat.

Black Rock d.o.o., Tivat



Location



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Tivat, Montenegro





Location highlights

Boka Verde (!) enjoys a prime position across from Župa Park (6) and within walking distance of Tivat's vibrant center, home to Porto Montenegro — a world-class marina lined with fine dining, cafés, and designer boutiques. Just a short drive away lies Kotor Old Town, the jewel of the Adriatic. The complex offers easy access to all key destinations in Tivat.

Leisure & Lifestyle
- Porto Montenegro (1) — luxury marina with 70+ boutiques, cafés, and restaurants, only a 10-minute walk away
- City Beach (5) — just 600 m from the complex, a lively seaside promenade with cafés and water activities
- Old City Marina (4) — authentic local harbor, only a 5-minute walk from the complex

Education
- Knightsbridge School International Montenegro (3) — IB curriculum international school, a 5-minute drive
- Arcadia Academy (8) — A Level curriculum international school, a 10-minute drive

Healthcare
- Milmedika Polyclinic (2) — modern private clinic, a 5-minute drive

Transport
- Tivat International Airport (8) — a 5-minute drive
- City Bus Station (7) — only a 5-minute walk from the complex. Direct links to Budva, Podgorica and Herceg-Novi



Design idea

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Inspiration

Boka Verde is a project inspired by the nature of Montenegro.

The architecture of the complex is seamlessly integrated into the landscape and greenery, creating a sense of light, openness, and harmony.

The design is based on clean lines, natural textures, and a calm palette inspired by the sea, stone, and surrounding hills.

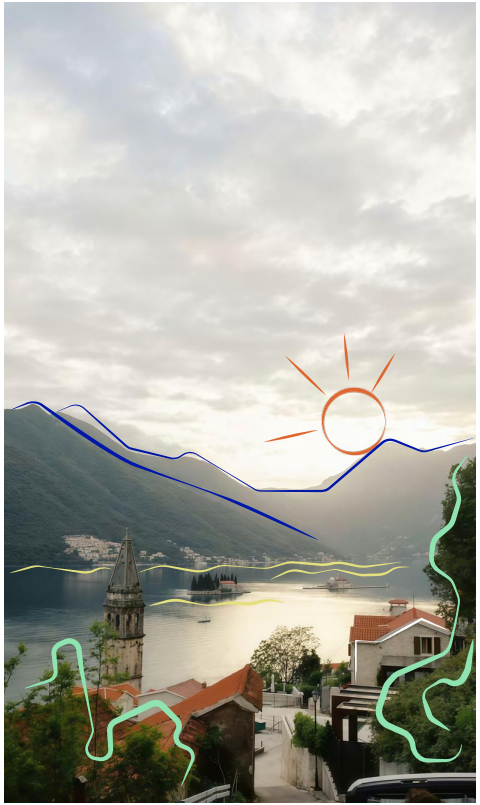
Each space is designed to capture natural light and air, with smooth transitions between indoor and outdoor areas.

Open zones and private terraces create a balance between privacy and social connection, while carefully planned landscaping enhances the feeling of living within nature.

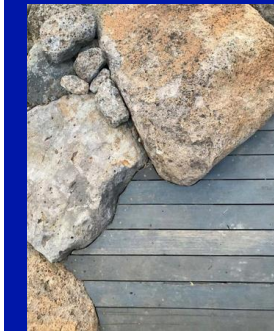
The core idea is modern comfort in a natural environment, where architecture and landscape exist in perfect balance.



Inspiration



NATURAL MATERIALS



WATER OGJECT





FIREPLACE



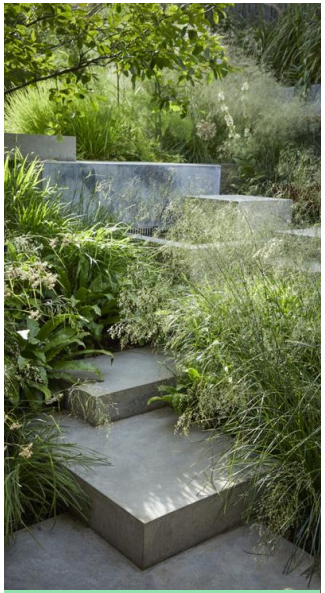
RICH GREENERY

Design principles



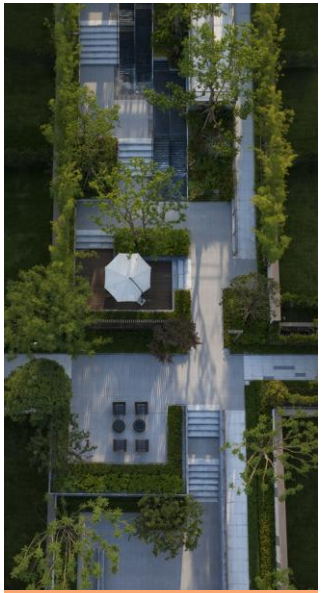
MOOD

Arrangement of the local area, which will create an atmosphere of coziness and comfort, and also contribute to the formation of a feeling of a second home.



GREENERY

Intensive landscaping of the territory, creation of green buffer zones that help to reduce sound and visual noise.



LAYOUT

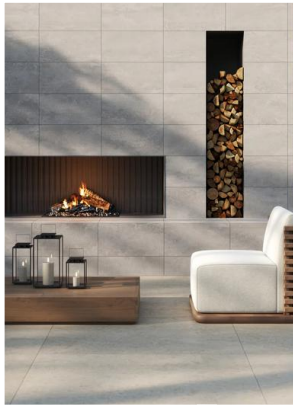
Harmonious combination of strict and geometric layout with natural Mediterranean landscaping.

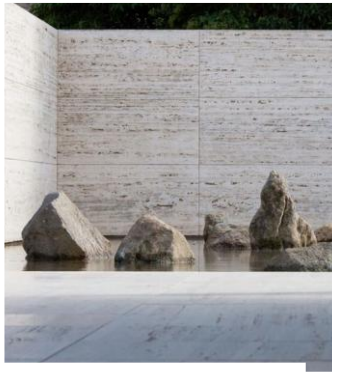


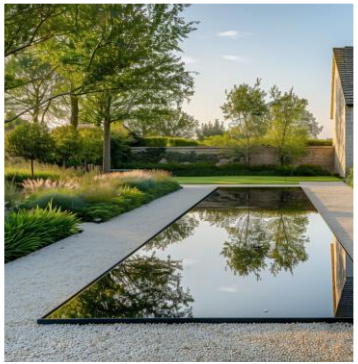
ZONING

Zoning of the territory not only in a horizontal projection, but also in a vertical one, placement of stairs and podiums. Arrangement of areas with consideration for the needs of all residents.

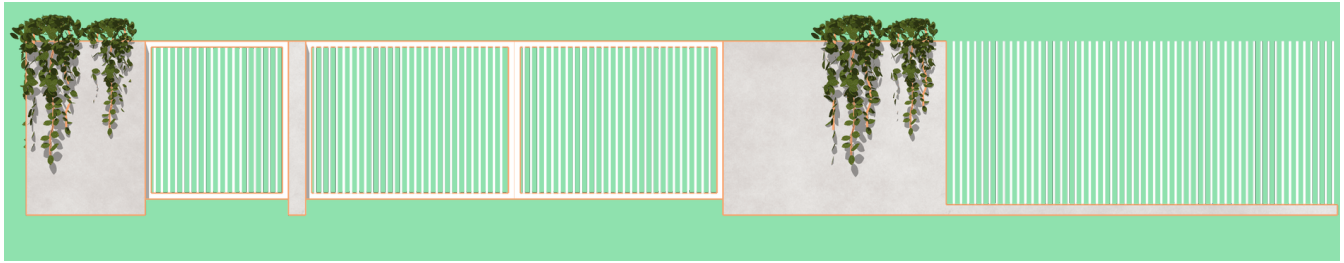
Visual references






Fencing of the territory











The fence of a simple shape with permeable metal elements and integrated green hedges harmoniously fits into the green frame of the site, the finish repeats the materials of the facades, which gives the structure a stylish and harmonious appearance.

Outer shell gardens





Materials

Bosnian stone



Bush hammering accent panels



Stucco



Raw stone



Masterplan

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Master plan ideas

The master plan of **Boka Verde**, created by the international architectural studio **Semrén & Månsson**, is designed to bring harmony, comfort, and a natural rhythm to everyday life.

Each building features underground parking with direct street access, keeping the inner courtyard car-free, safe, and green

Two rows of buildings enclose a green courtyard — the heart of the complex, with a swimming pool, leisure zones, a playground, and sports areas.

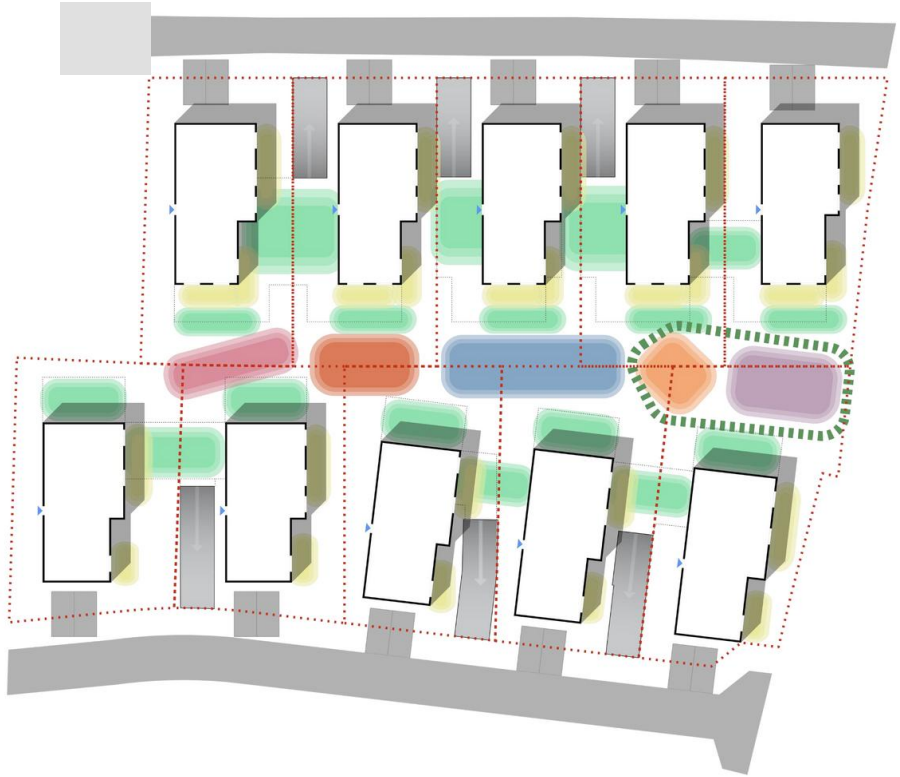
Facades with green consoles create the impression of floating gardens, allowing the buildings to blend naturally with the landscape and dissolve into the beauty of nature.

Private gardens of the ground-floor units give residents the feeling of living in their own house. Wile green consoles form a “garden outside the window” for the first-floor apartments and penthouses.

Boka Verde offers a contemporary residential environment where architecture, landscape, and nature exist in perfect balance.



Zoning


Playground for children (swings, climbing complex, slide, sandbox)
Work-out complex
Swimming pool with sun loungers
Hearth area, BBQ, common table
Neighbourhood living room (outdoor furniture, swings, gazebo)
Terraces
Intensive landscaping with flowering and herbaceous plants
Intensive landscaping with shrubs and trees —noise reduction of the areas

Landscape



Bird view



Visualizations

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All visuals are for marketing presentation purposes and may not represent final design details.

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Boka Verde

Exterior view



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Central green area

with pool and recreation zones



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Central green area

with pool and recreation zones




Private terraces
overlooking greenery


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Boka Verde
contemporary architecture
in a natural setting

Apartment Typology

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Apartment in Boka Verde

All buildings of **Boka Verde** share a unified architectural structure, yet each apartment has its own distinctive character — differences in orientation, size, and layout give every home its individuality.

The layouts, developed by the international architectural studio **Semrén & Månsson,** are perfectly balanced — whether it's a cozy one-bedroom apartment or a spacious penthouse.

Ground-floor apartments offer a sense of comfort and privacy. Spacious terraces extend the living areas, while private gardens provide a feeling of seclusion and the atmosphere of a private home.

Apartments on the first and second floors are complemented by green consoles that create a natural, sheltered ambiance and give the impression of a garden outside the window.

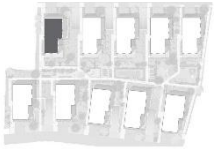
The penthouses of Boka Verde are spaces of light and openness. Each includes two bedrooms, two bathrooms, a spacious terrace, and direct private access to the rooftop. From the roof patio, panoramic views open to the sea and surrounding mountains — an endless horizon of air and light.

All **Boka Verde layouts** are designed with attention to light and functionality: open living spaces, natural illumination, and a smooth transition between interior and exterior create a sense of harmony.

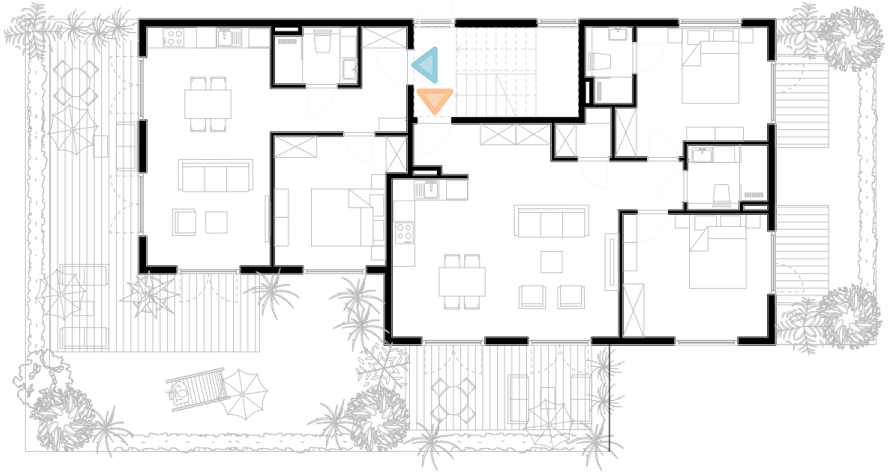
Boka Verde is the perfect choice for those who value calm, stability, and the genuine feeling of home — where every detail is thoughtfully designed and perfectly in place.



House 83



Ground floor



First floor



BEDROOMS	INTERNAL AREA	TERRACE	YARD	TOTAL AREA
1	46.30	29.00	36.00	111.30
2	69.76	20.00	19.00	108.76

BEDROOMS	INTERNAL AREA	TERRACE	TOTAL AREA
1	46.10	6.30	52.40
2	69.64	6.73	76.37

All measurements are in square meters (m²)

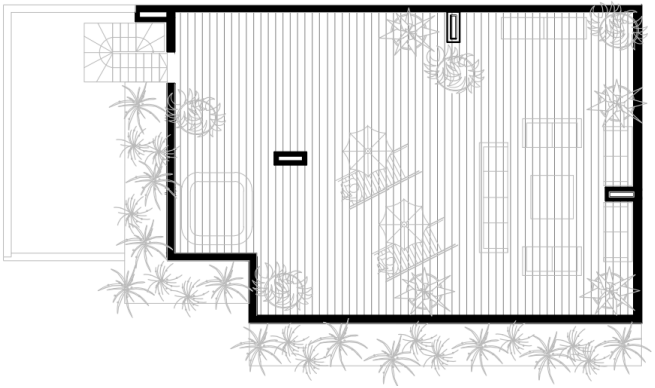
House 83



Second floor (Penthouse)



Roof patio (Penthouse)



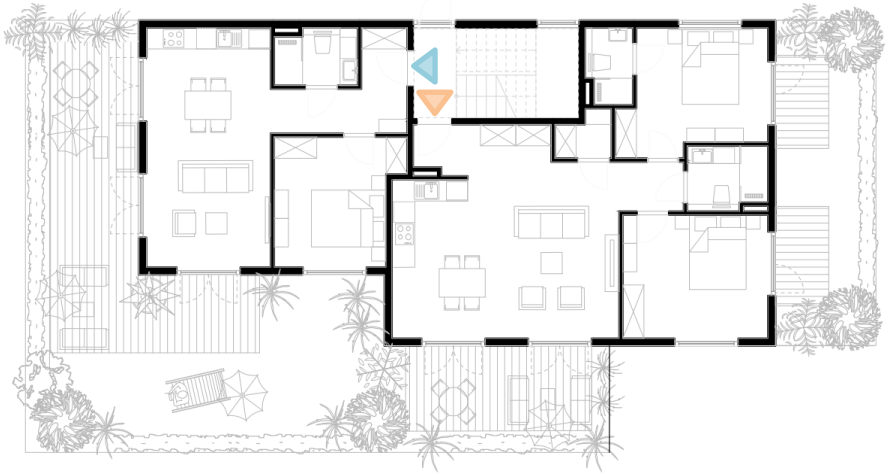
BEDROOMS	INTERNAL AREA	TERRACE	ROOF PATIO	TOTAL AREA
2	85.93	36.45	99.92	222.30

All measurements are in square meters (m²)

Houses 84



Ground floor



BEDROOMS	INTERNAL AREA	TERRACE	YARD	TOTAL AREA
1	46.30	29.00	36.00	111.30
2	66.74	20.00	19.00	105.74

First floor



BEDROOMS	INTERNAL AREA	TERRACE	TOTAL AREA
1	46.10	6.30	52.40
2	66.62	6.70	73.32

All measurements are in square meters (m²)

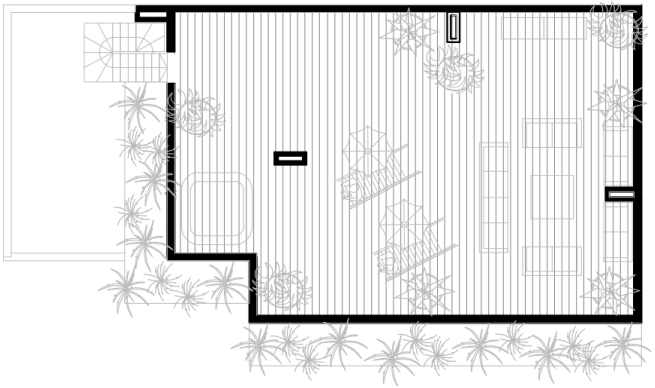
Houses 84



Second floor (Penthouse)



Roof patio (Penthouse)



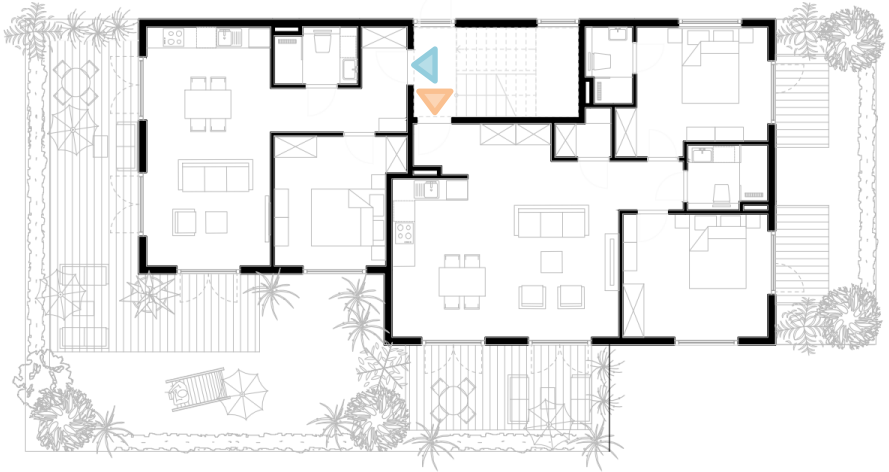
BEDROOMS	INTERNAL AREA	TERRACE	ROOF PATIO	TOTAL AREA
2	82.91	36.45	96.94	216.30

All measurements are in square meters (m²)

Houses 84a



Ground floor



First floor



BEDROOMS	INTERNAL AREA	TERRACE	YARD	TOTAL AREA
1	46.33	29.00	36.00	111.33
2	66.74	20.00	19.00	105.74

BEDROOMS	INTERNAL AREA	TERRACE	TOTAL AREA
1	46.10	6.30	52.40
2	66.62	6.70	73.32

All measurements are in square meters (m²)

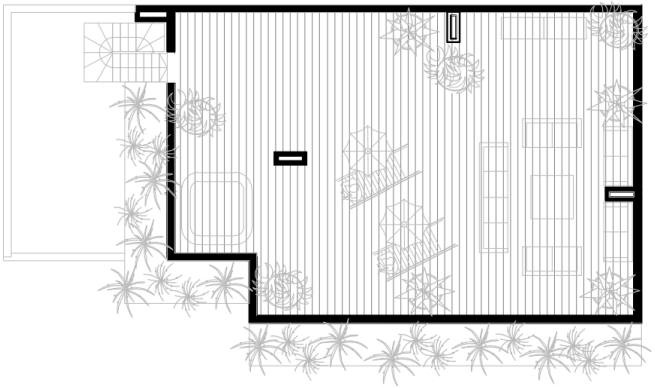
Houses 84a



Second floor (Penthouse)



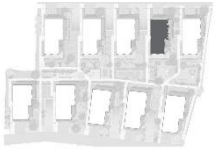
Roof patio (Penthouse)



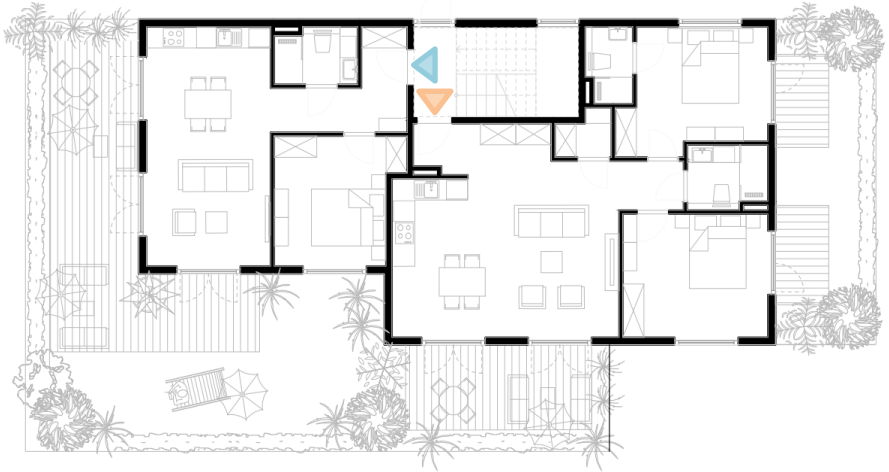
BEDROOMS	INTERNAL AREA	TERRACE	ROOF PATIO	TOTAL AREA
2	82.91	36.45	96.94	216.52

All measurements are in square meters (m²)

Houses 85



Ground floor



First floor

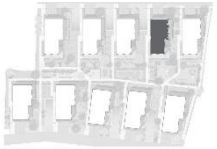


BEDROOMS	INTERNAL AREA	TERRACE	YARD	TOTAL AREA
1	46.33	29.00	36.00	111.33
2	66.74	20.00	19.00	105.74

BEDROOMS	INTERNAL AREA	TERRACE	TOTAL AREA
1	46.10	6.30	52.40
2	66.62	6.70	73.32

All measurements are in square meters (m²)

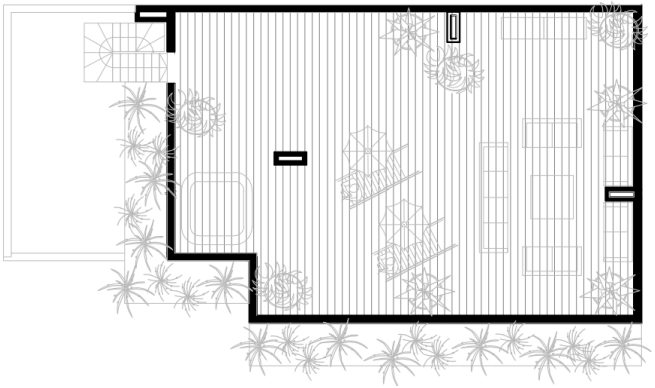
Houses 85



Second floor (Penthouse)



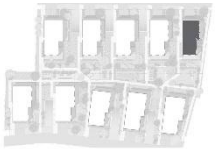
Roof patio (Penthouse)



BEDROOMS	INTERNAL AREA	TERRACE	ROOF PATIO	TOTAL AREA
2	82.91	36.45	96.94	216.52

All measurements are in square meters (m²)

House 85a



Ground floor



First floor

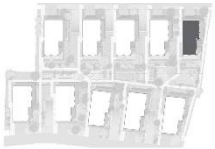


BEDROOMS	INTERNAL AREA	TERRACE	YARD	TOTAL AREA
1	46.33	29.00	31.00	106.33
2	65.23	20.00	19.00	104.23

BEDROOMS	INTERNAL AREA	TERRACE	TOTAL AREA
1	45.20	6.30	51.50
2	65.11	6.60	71.71

All measurements are in square meters (m²)

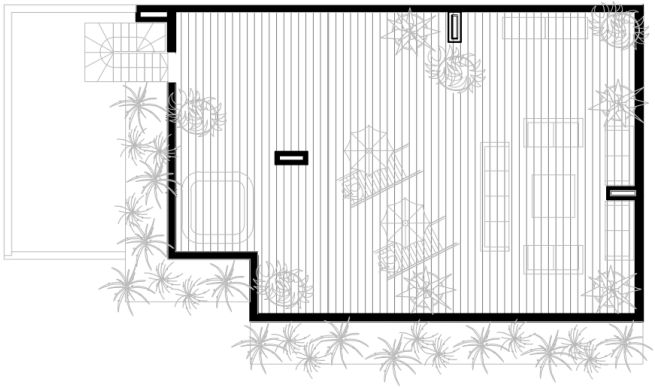
House 85a



Second floor (Penthouse)



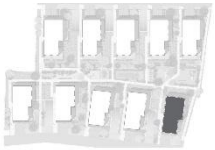
Roof patio (Penthouse)



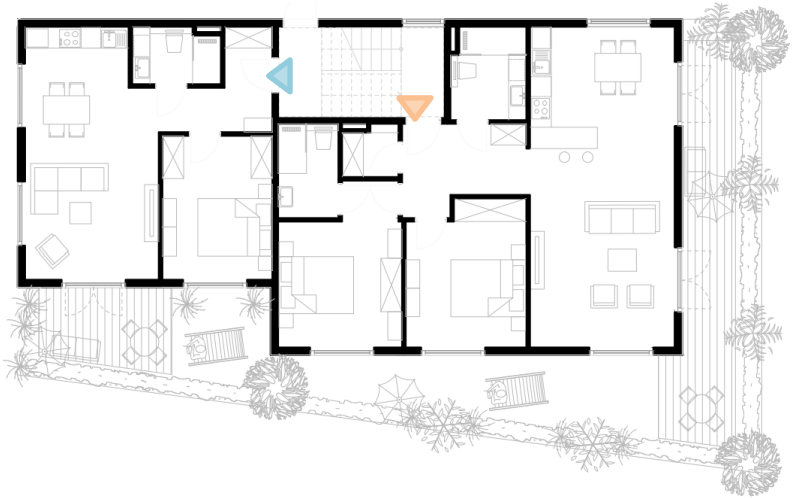
BEDROOMS	INTERNAL AREA	TERRACE	ROOF PATIO	TOTAL AREA
2	81.40	40.92	95.67	217.98

All measurements are in square meters (m²)

House 76a



Ground floor



BEDROOMS	INTERNAL AREA	TERRACE	YARD	TOTAL AREA
1	50.50	9.50	12.00	72.00
2	76.09	19.00	35.00	130.09

First floor



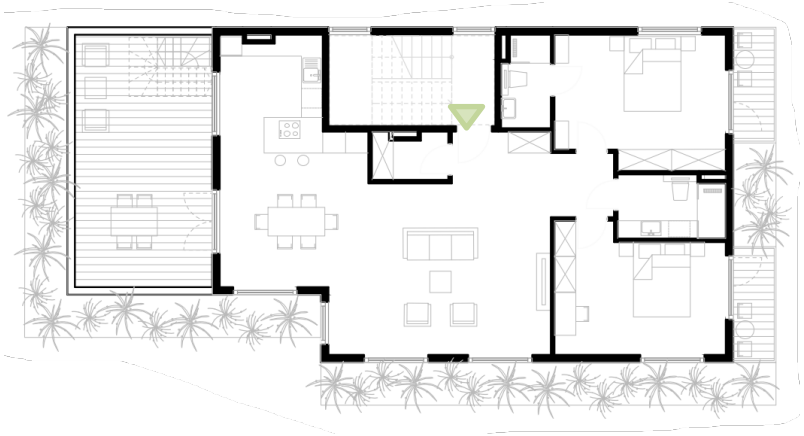
BEDROOMS	INTERNAL AREA	TERRACE	TOTAL AREA
1	50.28	6.50	56.78
2	75.96	6.70	82.66

All measurements are in square meters (m²)

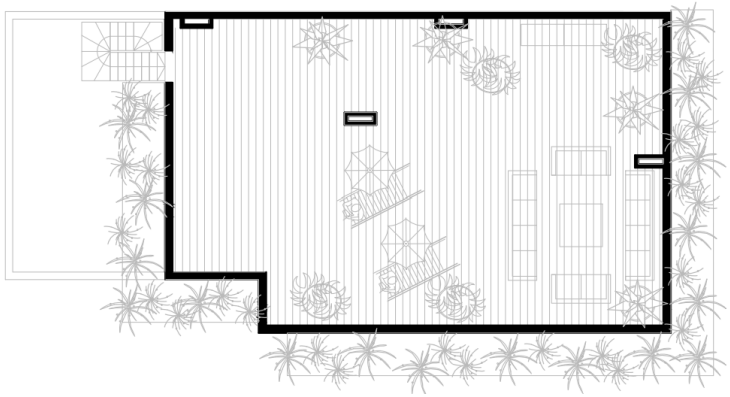
House 76a



Second floor (Penthouse)



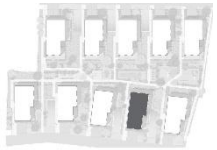
Roof patio (Penthouse)



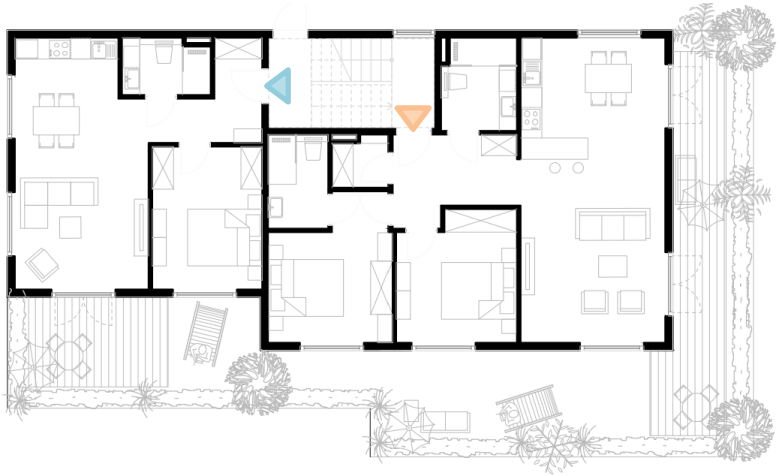
BEDROOMS	INTERNAL AREA	TERRACE	ROOF PATIO	TOTAL AREA
2	93.72	45.75	108.98	248.46

All measurements are in square meters (m²)

House 76



Ground floor



BEDROOMS	INTERNAL AREA	TERRACE	YARD	TOTAL AREA
1	48.62	9.50	12.00	70.12
2	73.26	19.00	39.00	131.26

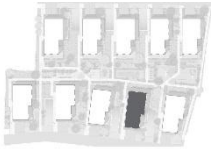
First floor



BEDROOMS	INTERNAL AREA	TERRACE	TOTAL AREA
1	48.41	6.50	54.91
2	73.13	6.70	79.83

All measurements are in square meters (m²)

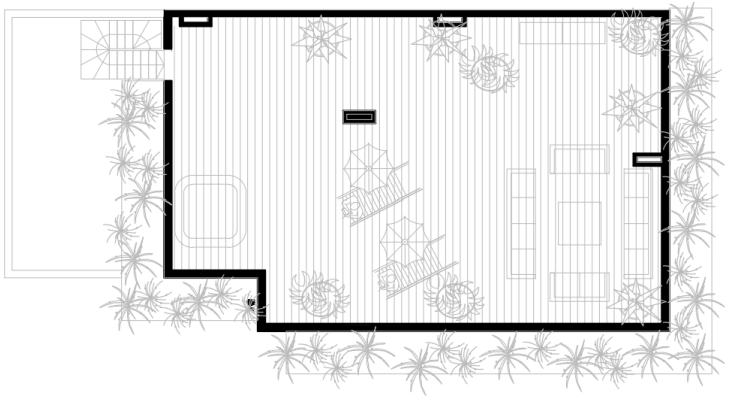
House 76



Second floor (Penthouse)



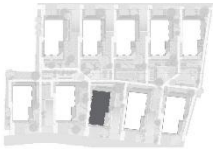
Roof patio (Penthouse)



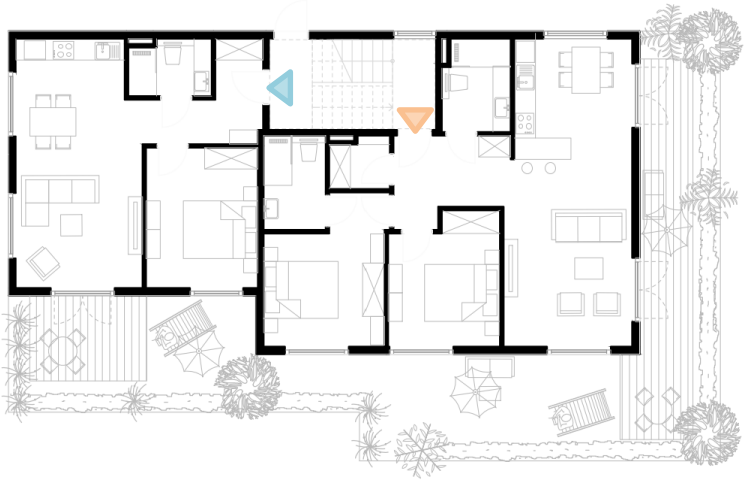
BEDROOMS	INTERNAL AREA	TERRACE	ROOF PATIO	TOTAL AREA
2	90.24	44.27	104.93	239.44

All measurements are in square meters (m²)

House 77a



Ground floor



First floor

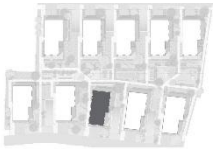


BEDROOMS	INTERNAL AREA	TERRACE	YARD	TOTAL AREA
1	44.64	9.50	12.00	66.14
2	67.26	19.00	39.00	125.26

BEDROOMS	INTERNAL AREA	TERRACE	TOTAL AREA
1	44.45	6.25	50.70
2	67.15	6.37	73.52

All measurements are in square meters (m²)

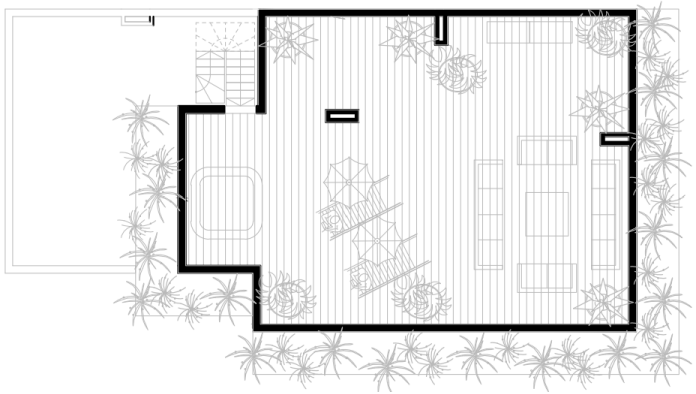
House 77a



Second floor (Penthouse)



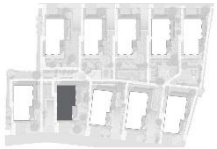
Roof patio (Penthouse)



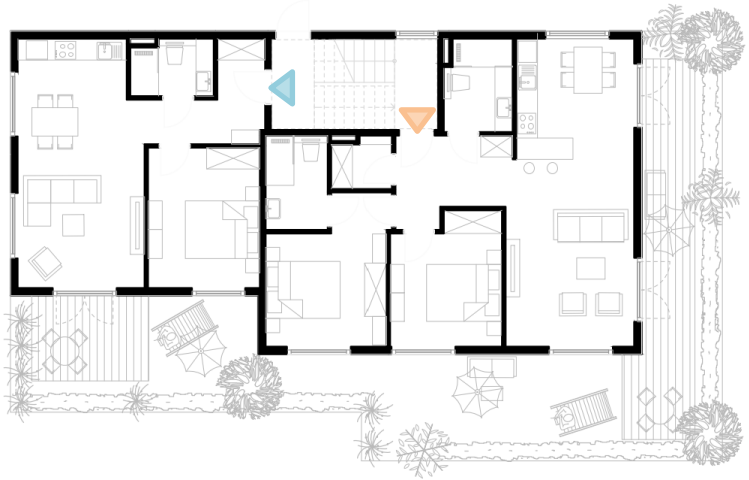
BEDROOMS	INTERNAL AREA	TERRACE	ROOF PATIO	TOTAL AREA
2	82.85	41.14	96.35	220.34

All measurements are in square meters (m²)

House 77

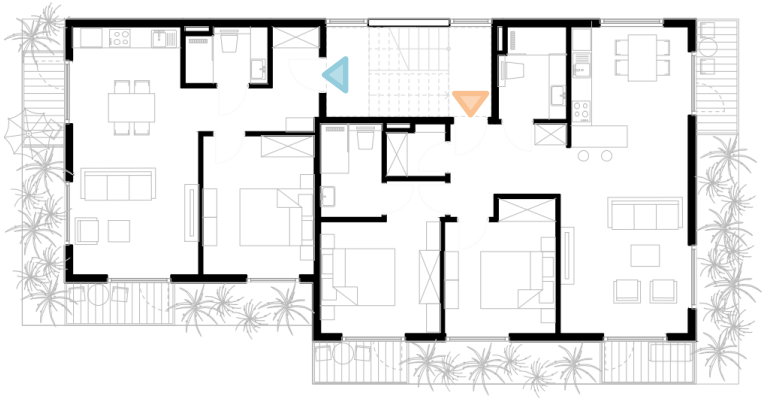


Ground floor



BEDROOMS	INTERNAL AREA	TERRACE	YARD	TOTAL AREA
1	44.86	9.50	12.00	66.36
2	67.60	19.00	39.00	125.60

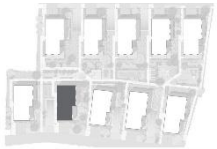
First floor



BEDROOMS	INTERNAL AREA	TERRACE	TOTAL AREA
1	44.67	6.44	51.11
2	67.48	6.36	73.84

All measurements are in square meters (m²)

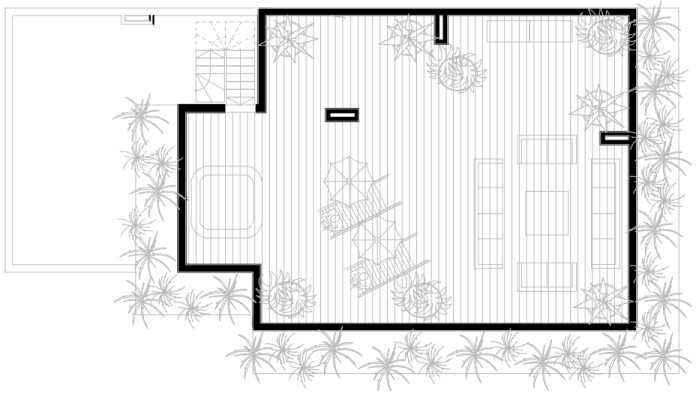
House 77



Second floor (Penthouse)



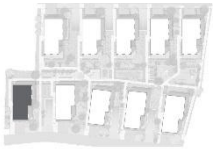
Roof patio (Penthouse)



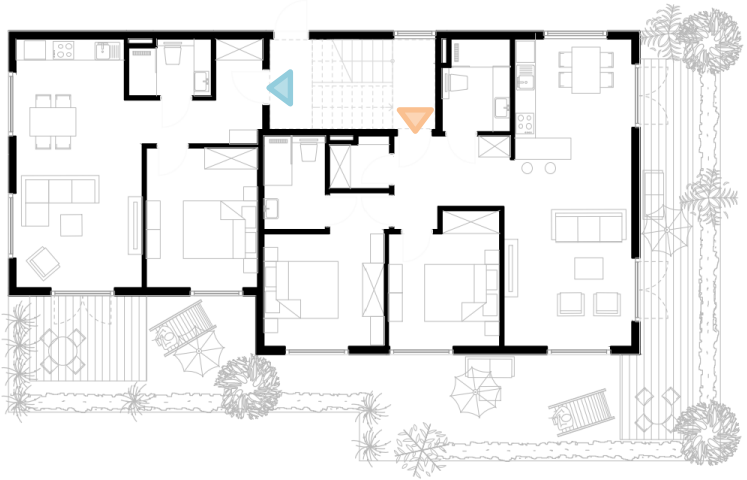
BEDROOMS	INTERNAL AREA	TERRACE	ROOF PATIO	TOTAL AREA
2	83.26	41.32	96.82	221.40

All measurements are in square meters (m²)

House 78



Ground floor



First floor

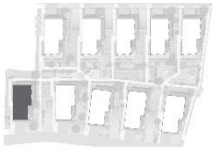


BEDROOMS	INTERNAL AREA	TERRACE	YARD	TOTAL AREA
1	45.64	9.50	12.00	67.14
2	68.76	19.00	39.00	126.76

BEDROOMS	INTERNAL AREA	TERRACE	TOTAL AREA
1	45.44	6.40	51.84
2	68.64	6.30	74.94

All measurements are in square meters (m²)

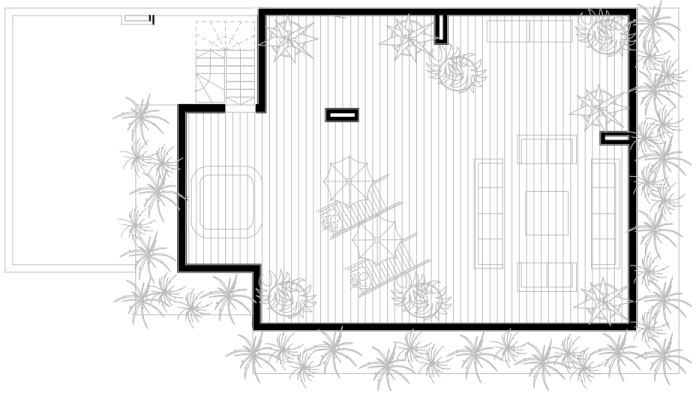
House 78



Second floor (Penthouse)



Roof patio (Penthouse)

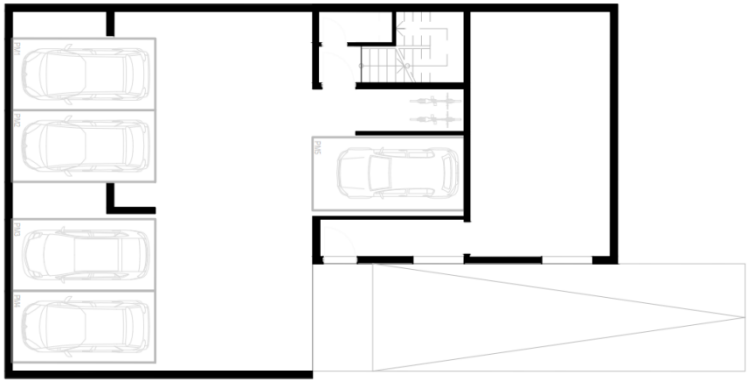


BEDROOMS	INTERNAL AREA	TERRACE	ROOF PATIO	TOTAL AREA
2	84.70	41.93	98.49	225.12

All measurements are in square meters (m²)

Typical underground level

Level P1



P	SIZE
Commercial area	44-51
Parking lot 1	12.5
Parking lot 2	12.5
Parking lot 3	12.5
Parking lot 4	12.5
Parking lot 5	12.5

All measurements are in square meters (m²)

Interiors



All visuals are for marketing presentation purposes and may not represent final design details.



Picture 1

Two bedroom.
Living room



Picture 2

Two bedroom.
Living room



Picture 3

Two bedroom.
Bedroom



Picture 4

One bedroom.
Living room



Picture 5

One bedroom.
Bedroom



Picture 6

Penthouse
Livingroom



Picture 7

Penthouse.
Terrace