

MAYA
ADRIATIC

YOUR
DREAMING
PLACE

www.mayaadriatic.com

MAYA
ADRIATIC

MONTENEGRO



**A COMPLETELY DIFFERENT
MONTENEGRO**

There is no limit to the experiences to share

Montenegro, the favorite coast of the Adriatic, reminds us of the French Riviera with its beautiful bays, warming sun and impressive architecture; It is a Balkan country with cities protected by UNESCO, turquoise rivers flowing into deep blue seas, high mountains and dark green pine, beech and birch trees. It opens the doors of a fascinating world to you with its beaches, yellow and volcanic gray beaches.



621.306

PEOPLE LIVE IN MONTENEGRO

13.812

SURFACE AREA OF MONTENEGRO (km²)

3

INTERNATIONAL AIRPORTS

4

UNESCO WORLD HERITAGE SITES

5

NATIONAL PARKS



MONTENEGRO



Airports connecting Montenegro with the world

International airports in and around Montenegro provide connections to important destinations in Europe. Our project;

- Dubrovnik - 34 km 44 min drive
- Tivat - 44 km 58 min drive
- Podgorica - 109 km 2h 15 min drive

it offers easy and various transportation options to the airports located within a distance.



The Tara River in Montenegro is located in the Tara Canyon, the deepest canyon in Europe, with spectacular views and clear waters.



A LIFE IN THE CENTER
OF HISTORY AND CULTURE



Mediterranean city on the coast of Montenegro

Located at the entrance of the Bay of Kotor, at the foot of Mount Orjen, Herceg Novi is literally a paradise for those who want to enjoy the Adriatic Sea with its large and small beaches around the Bay of Kotor. Herceg Novi will allow you to have different experiences with its winding cobblestone streets, picturesque courtyards, small squares, tons of flowers blooming in summer and cute little shops.

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Herceg Novi is a coastal city located in the southwest of Montenegro, at the entrance of the Bay of Kotor, with its Venetian-style architecture and magnificent scenery. Herceg Novi, one of the youngest cities of the Adriatic coast, has a very diverse and rich architectural structure as it was dominated by different nations in different years.

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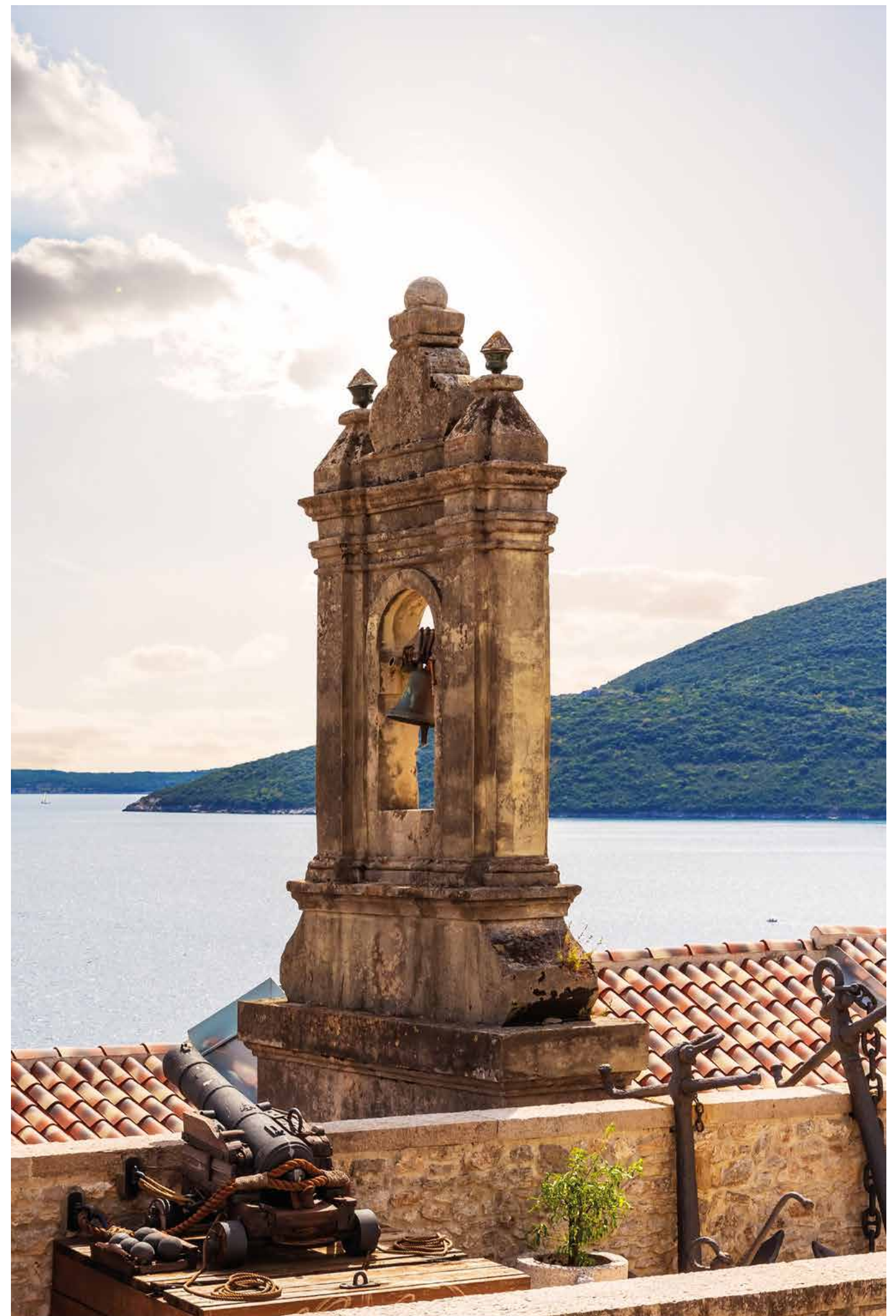


High investment advantages await you in Herceg Novi

In addition to its cultural wealth, Herceg Novi has a rapidly developing real estate market, infrastructure development, location, currency, tourist potential, investment incentives, etc. Thanks to advantages such as, foreign investors' interest in luxury apartments and holiday villages has increased in recent years. In addition, foreign buyers can buy, sell and rent their properties on the same conditions as Montenegro citizens.



Herceg Novi hosts the colorful and enthusiastic Mimosa Festival held every February, offering visitors a unique spring celebration experience.



**MAKE ROOM FOR
THE SUN IN YOUR HOME**



The blue of the Adriatic is a part of your life

Located in Herceg Novi, one of the most fascinating corners of the Adriatic, Maya Adriatic offers you a life experience surrounded by unique beauties. While waking up to this magnificent natural view every day, the fluid transitions between indoor and outdoor spaces, thanks to its delicately designed architecture, offer the opportunity to experience the fascinating nature of the Adriatic. We are waiting for you for this experience beyond reality.

4.400

TOTAL PROJECT AREA (m²)

%60

TOTAL GREEN AREA

3

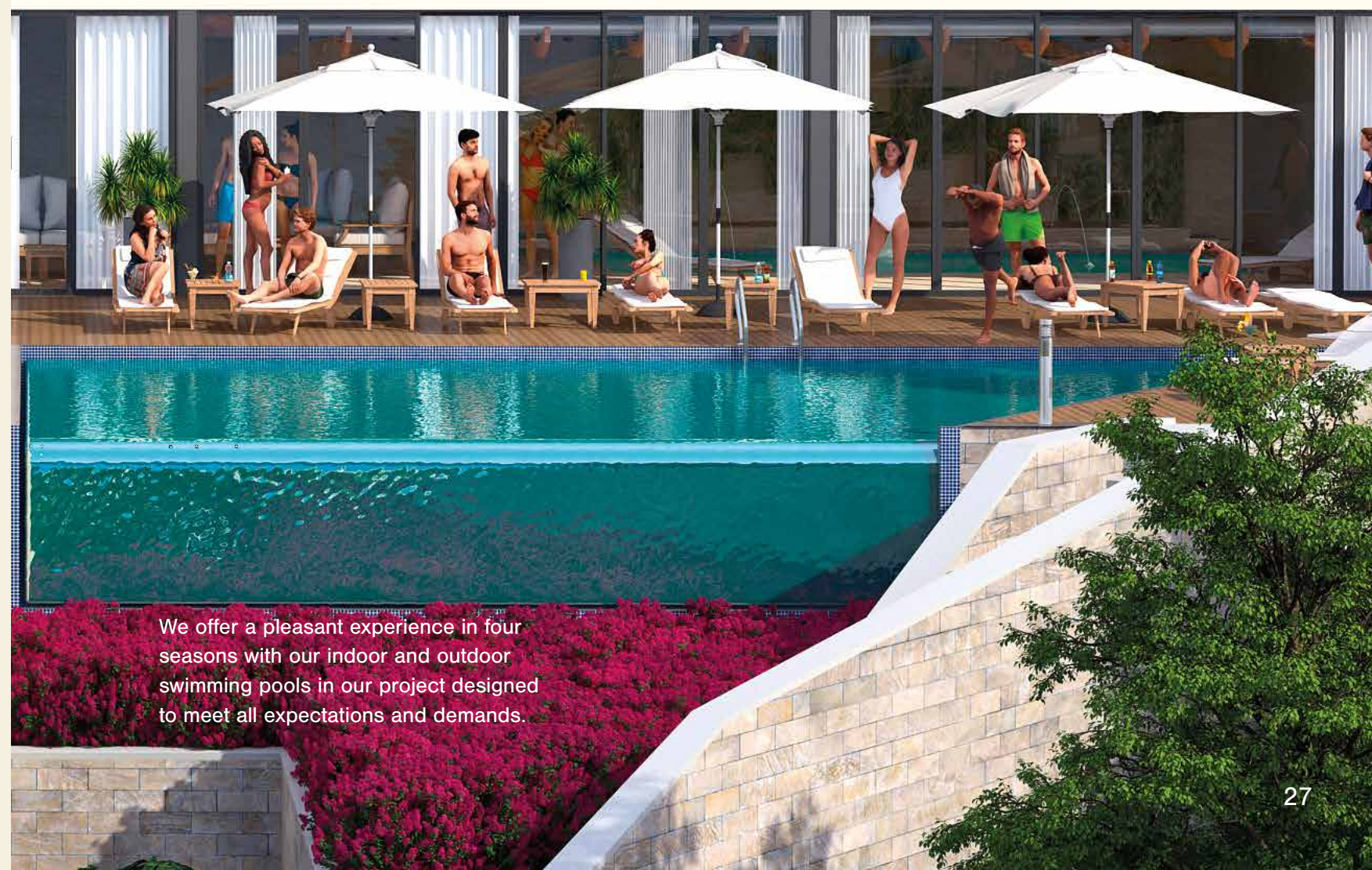
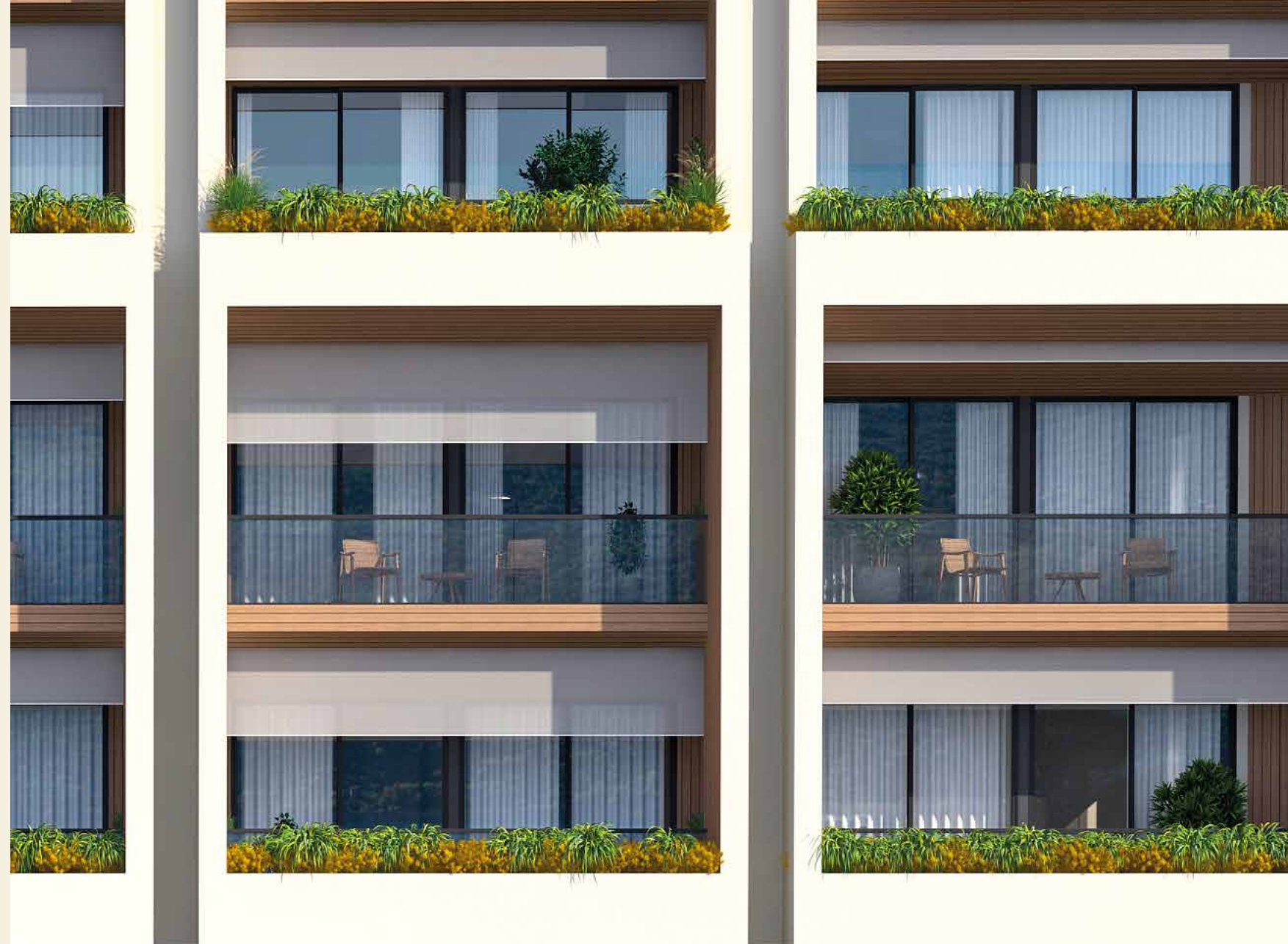
TOTAL NUMBER OF BLOCKS

56

TOTAL NUMBER OF FLATS

11

NUMBER OF FLATS OF DIFFERENT WIDTHS



We offer a pleasant experience in four seasons with our indoor and outdoor swimming pools in our project designed to meet all expectations and demands.

For a life away from the stress of modern life

Accompanied by hundreds of colors, Maya Adriatic consists of a total of 56 flats in three blocks, with a structure that meets all the needs of the modern world and a perfect harmony with the region it is located in. We are waiting for you at Maya Adriatic to discover a total of 11 different living spaces, including 1+0, 1+1 and 2+1, in our project, where every detail has been considered to ensure a quality life in all four seasons.





In our specially designed garden floor apartments, you can enjoy playing games with your children or practicing yoga and make unforgettable memories.





Eye-catching shades of blue and green await you

At Maya Adriatic, where details have been considered to enable you to live comfortably for 12 months, you can either enjoy the pool or listen to the sounds of the birds on your balcony. Combining luxury and comfort, every detail of our project has been carefully designed to maximize comfort, aesthetics and quality of life. We are waiting for you at Maya Adriatic to experience this unforgettable experience with your loved ones.



Indoor Pool

We thought of every detail for you

In our project, which is designed to meet all expectations and demands, in harmony with the natural environment, contrary to flashy and dominant architecture:

- Infinity Swimming Pool
- Indoor Pool
- Turkish Bath
- Rest Room
- Gym
- Sauna
- 7/24 Hour Security
- Security Camera System
- Open Parking
- Car Parking Lift
- Children's Playground
- Reception
- Concierge
- Electric Car Charging Station
- Sunset Roof Bar
- Garden and Green Areas
- Generator
- Spare Water Tank
- Private Furniture Support
- Kitchen Furnitures



With the car elevator in our project, you will be able to park your car easily without going down to the parking lot.



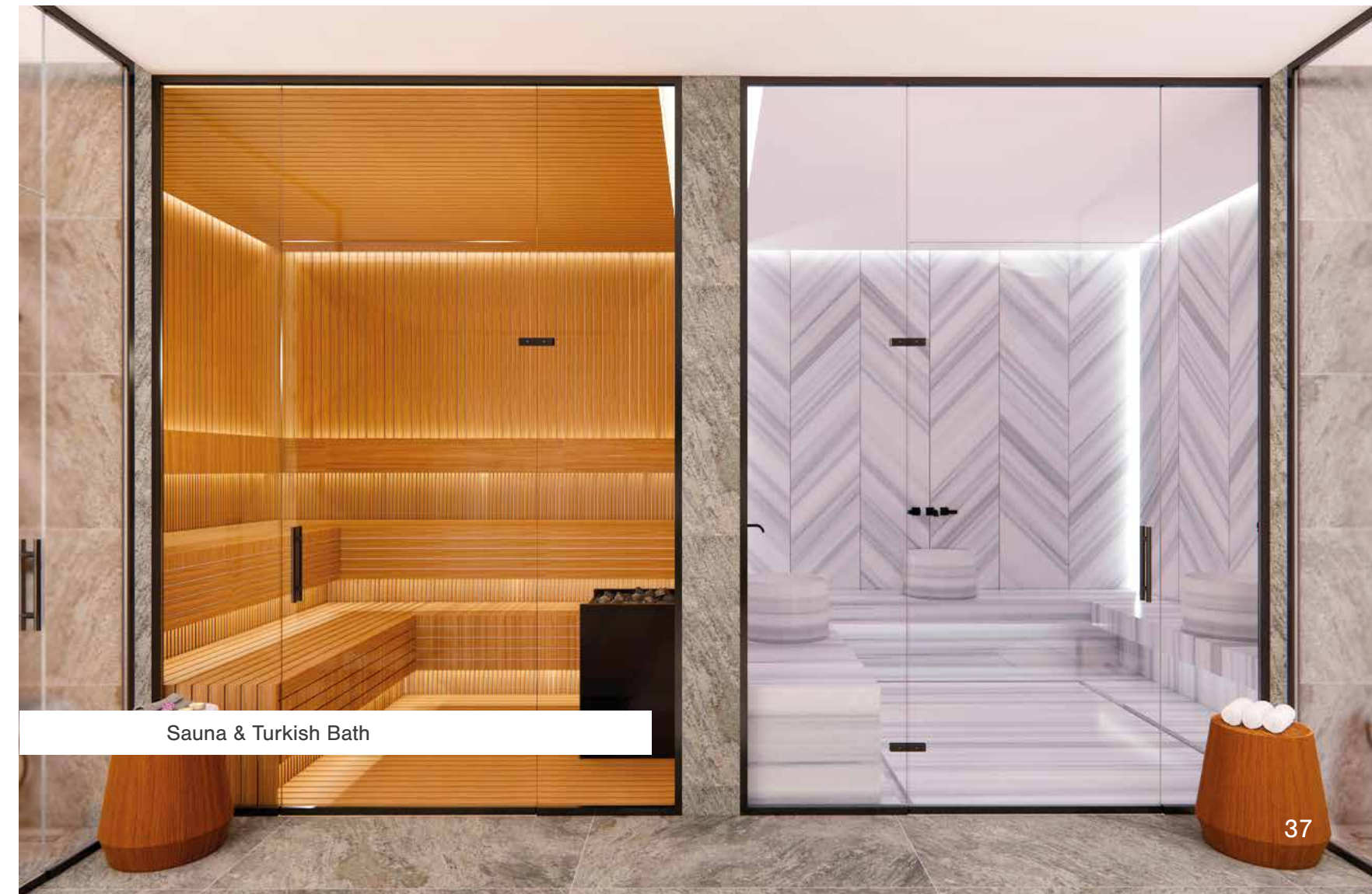
Sunset Roof Bar



Gym



Reception



Sauna & Turkish Bath



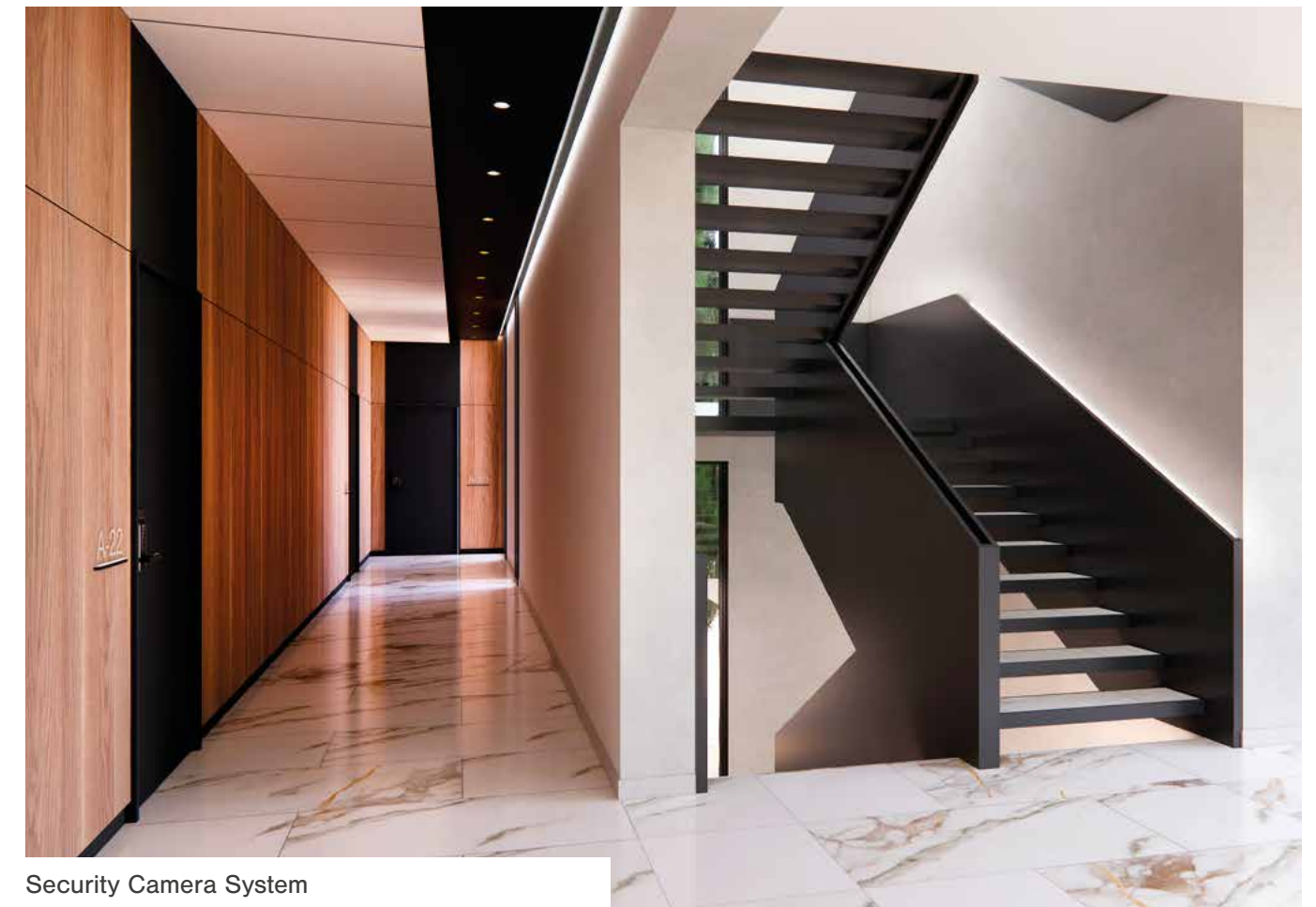
Open Parking



Electric Car Charging Station



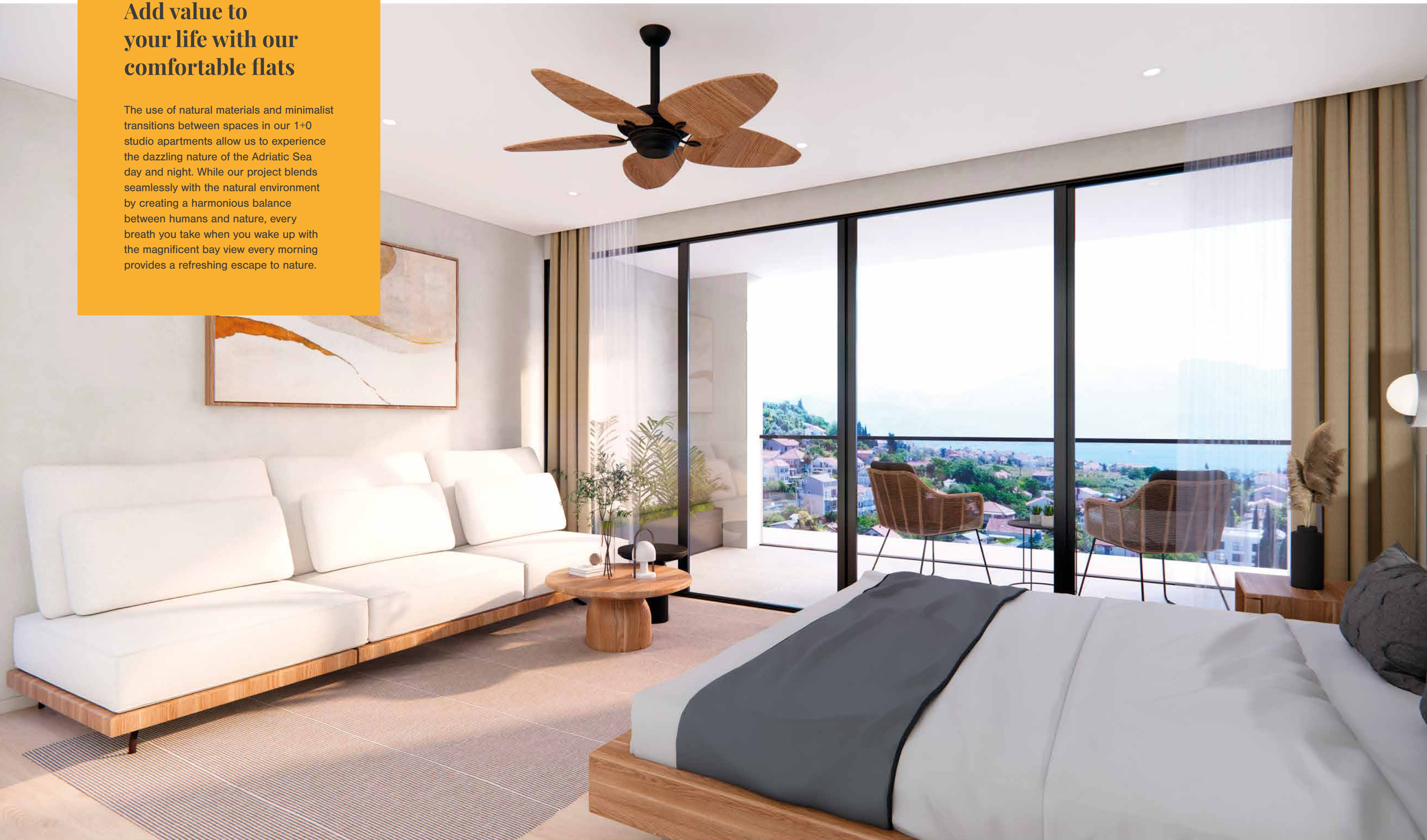
Pool Bar



Security Camera System

Add value to your life with our comfortable flats

The use of natural materials and minimalist transitions between spaces in our 1+0 studio apartments allow us to experience the dazzling nature of the Adriatic Sea day and night. While our project blends seamlessly with the natural environment by creating a harmonious balance between humans and nature, every breath you take when you wake up with the magnificent bay view every morning provides a refreshing escape to nature.







Start the day with a fascinating view of the Adriatic

We have carefully designed our 1+1 garden floor apartments, which consist of a large bedroom, a fully equipped kitchen and a stylish bathroom, to offer you a comfortable living space. Combining comfort and functional design with the fascinating view of the Adriatic, our apartments offer a life where you can live every moment with all the colors of nature. If you would like to be a part of this story, we are waiting for you at Maya Adriatic.





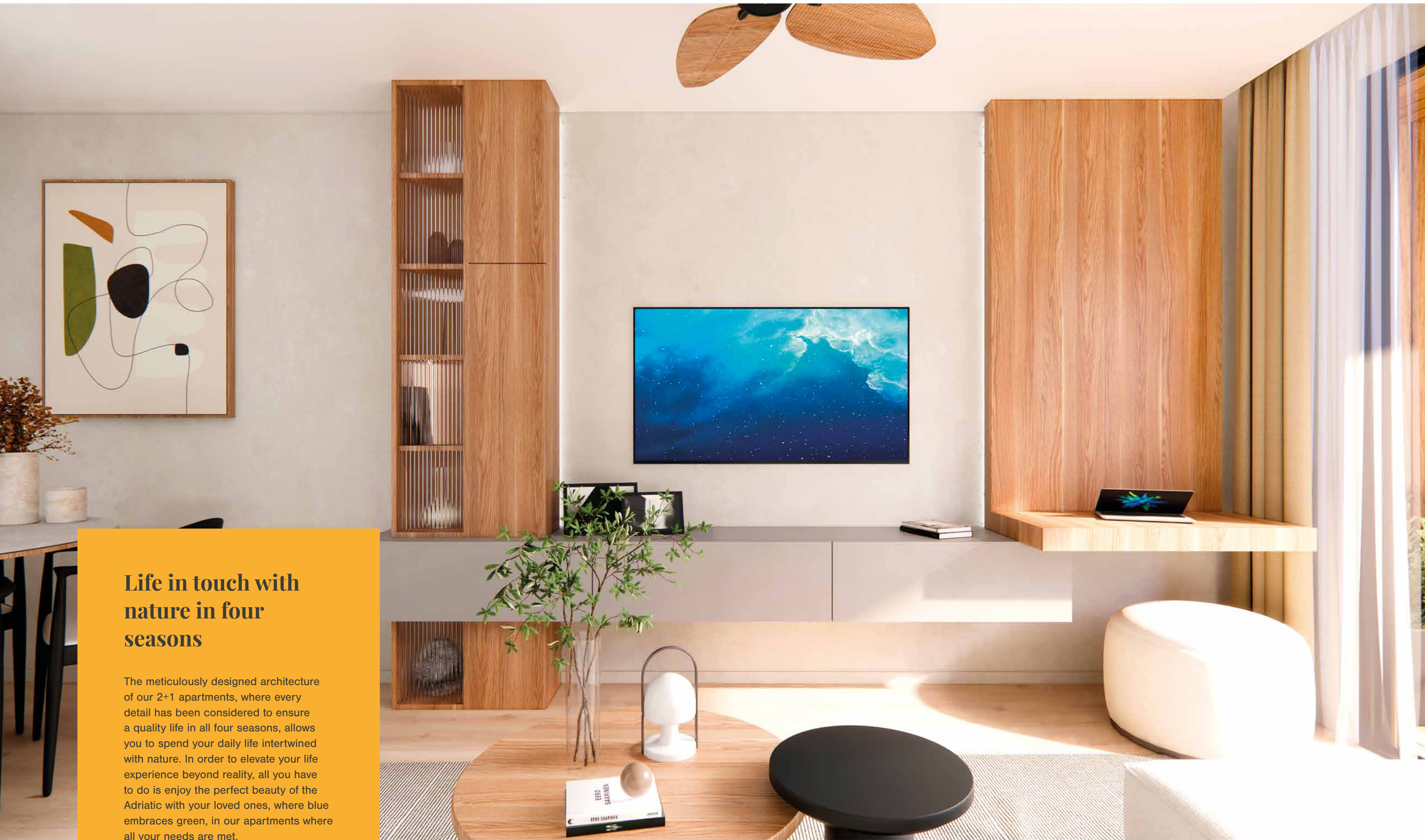


Let the breathtaking view be a part of your life

Our 1+1 apartments, which have a large bedroom, a fully equipped kitchen and a stylish bathroom, are located in a lush landscape that provides you with a calm and peaceful atmosphere, while the glass facades used make the breathtaking view a part of your life. Whether you want to listen to the sound of birds on your balcony or start the day by sipping your coffee, it is entirely up to you how you will enjoy the Mayan Adriatic.







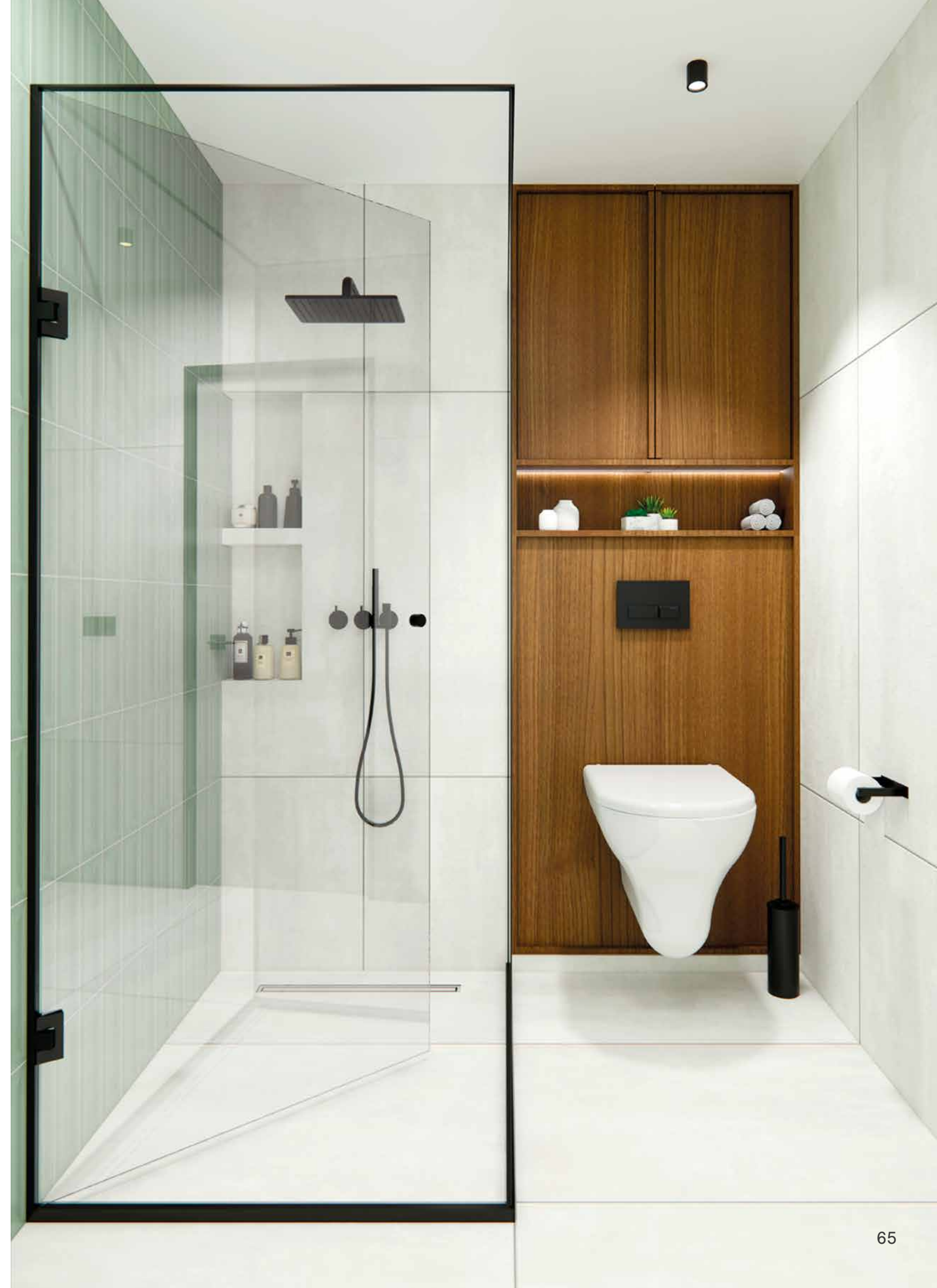
Life in touch with nature in four seasons

The meticulously designed architecture of our 2+1 apartments, where every detail has been considered to ensure a quality life in all four seasons, allows you to spend your daily life intertwined with nature. In order to elevate your life experience beyond reality, all you have to do is enjoy the perfect beauty of the Adriatic with your loved ones, where blue embraces green, in our apartments where all your needs are met.











Easy transportation options at your fingertips

Located at the entrance of the Bay of Kotor, our project is located in a popular tourism center with the picturesque view of the Adriatic, clear water and historical texture, and is 44 km from Tivat Airport, 34 km from Dubrovnik Airport and 109 km from Podgorica Airport. The location of our project makes it a convenient and accessible place for travelers who want to explore the Adriatic coast and other parts of Montenegro.

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Would you like to get away from the stress of daily life with your loved ones in the fresh waters of the Adriatic with your boat waiting for you in Portonovi, located at the entrance of the Bay of Kotor and within walking distance of the Maya Adriatic?

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THE POINT WHERE
NATURE MEETS HISTORY



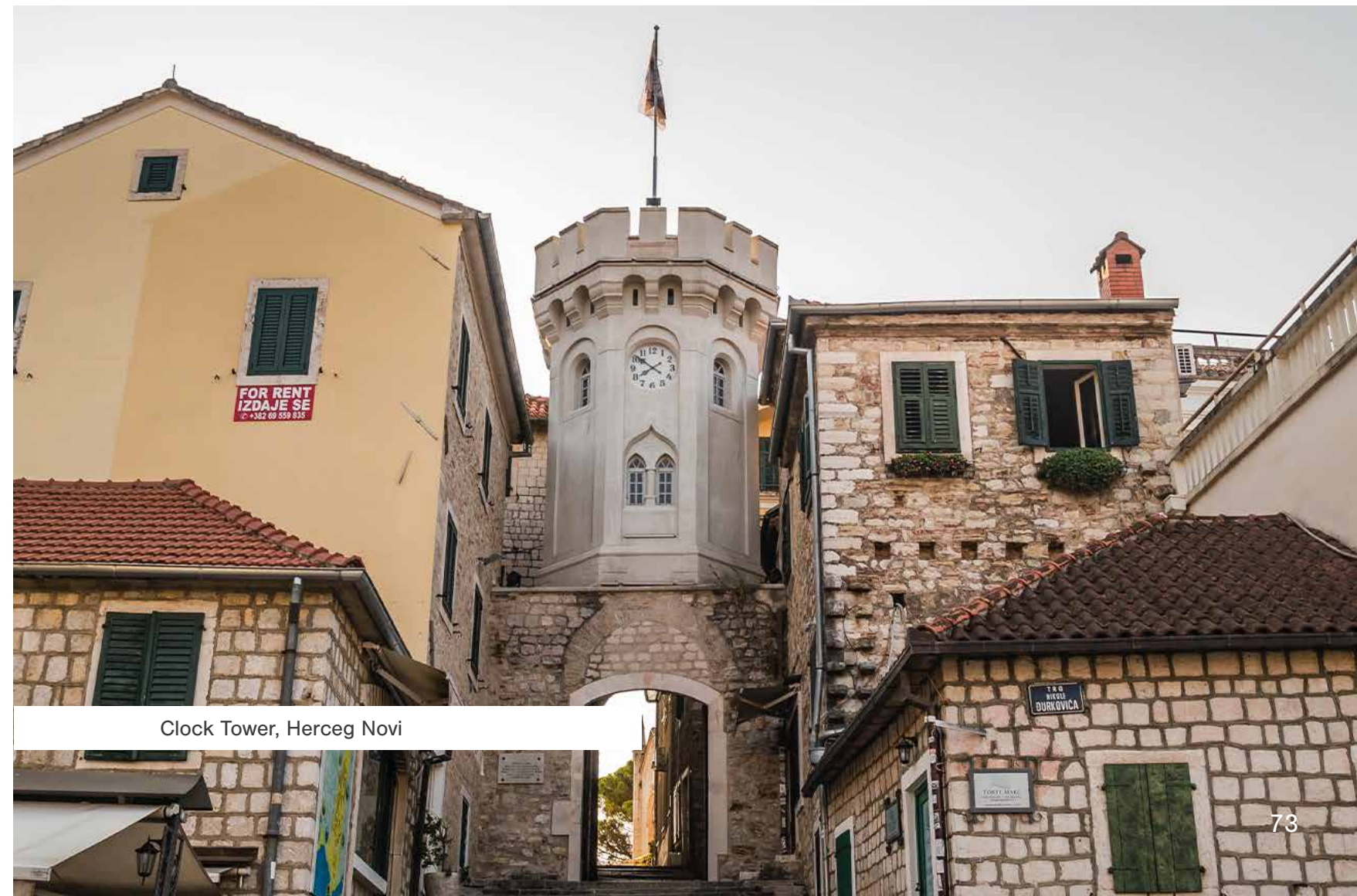
Church of St. Jerome, Herceg Novi



Savina Monastery, Herceg Novi



Mamula Island, Herceg Novi



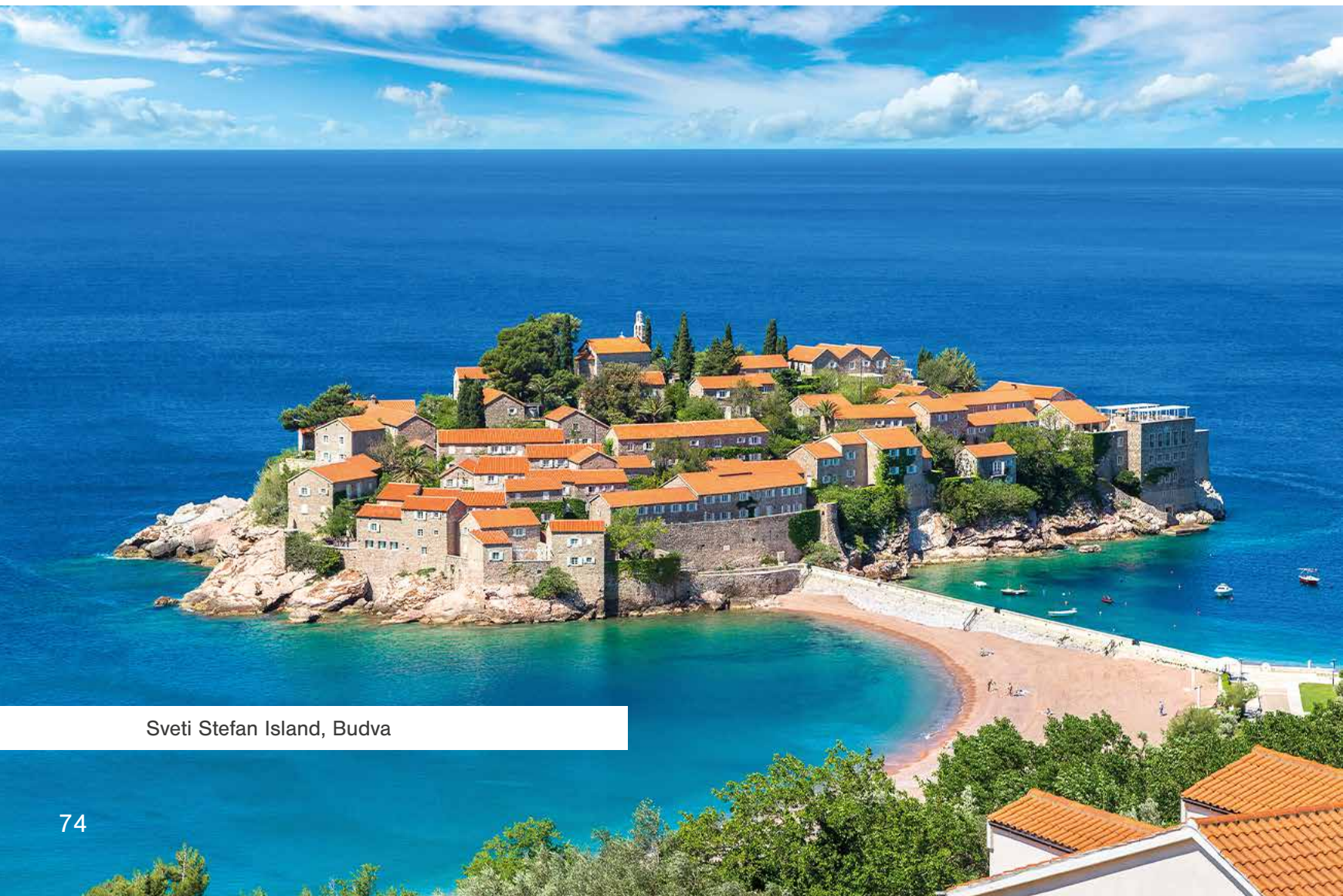
Clock Tower, Herceg Novi



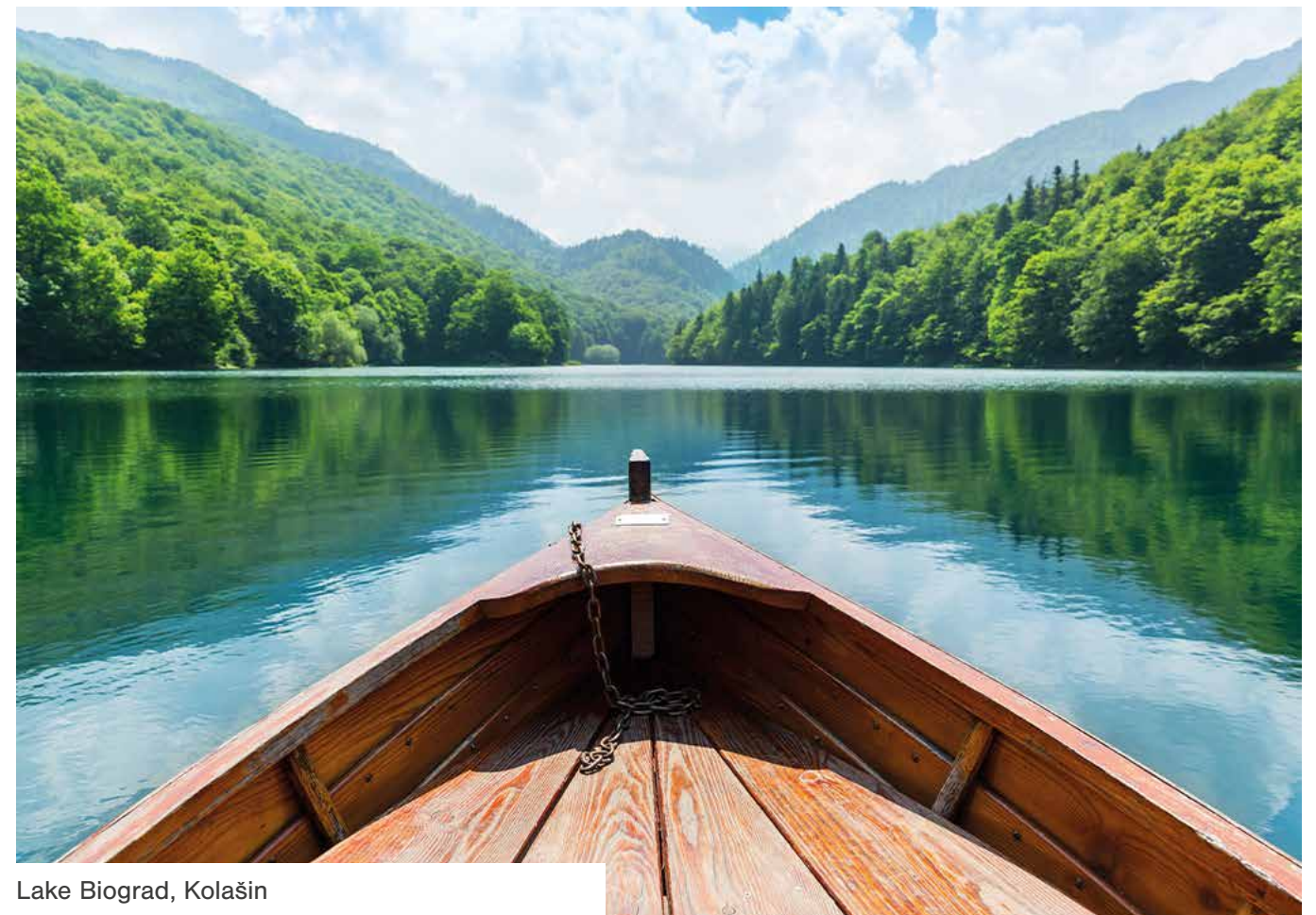
Bay of Kotor, Kotor



Đurđevića Tara Bridge, Žabljak



Sveti Stefan Island, Budva



Lake Biograd, Kolašin



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ADRIATIC

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