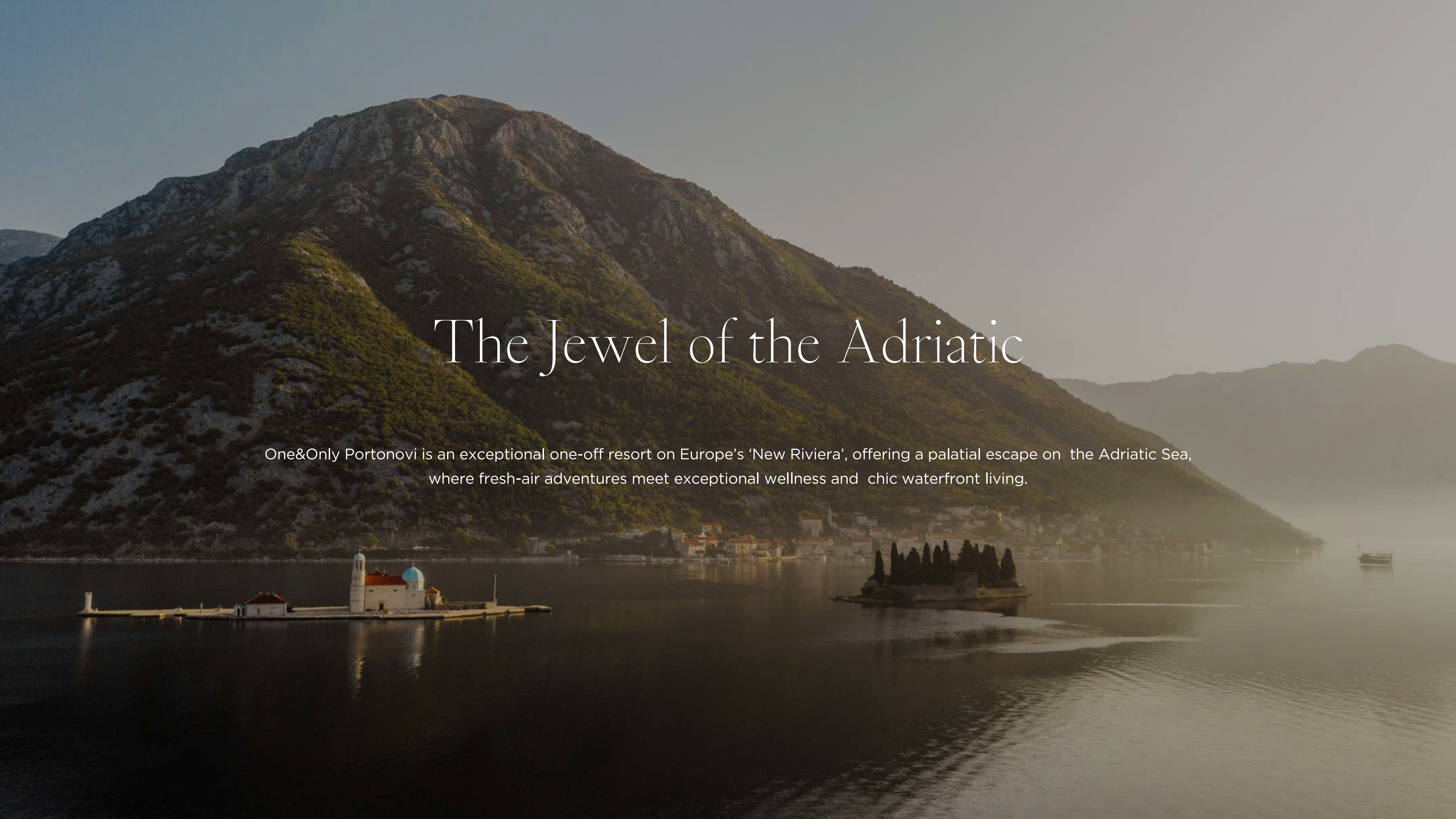
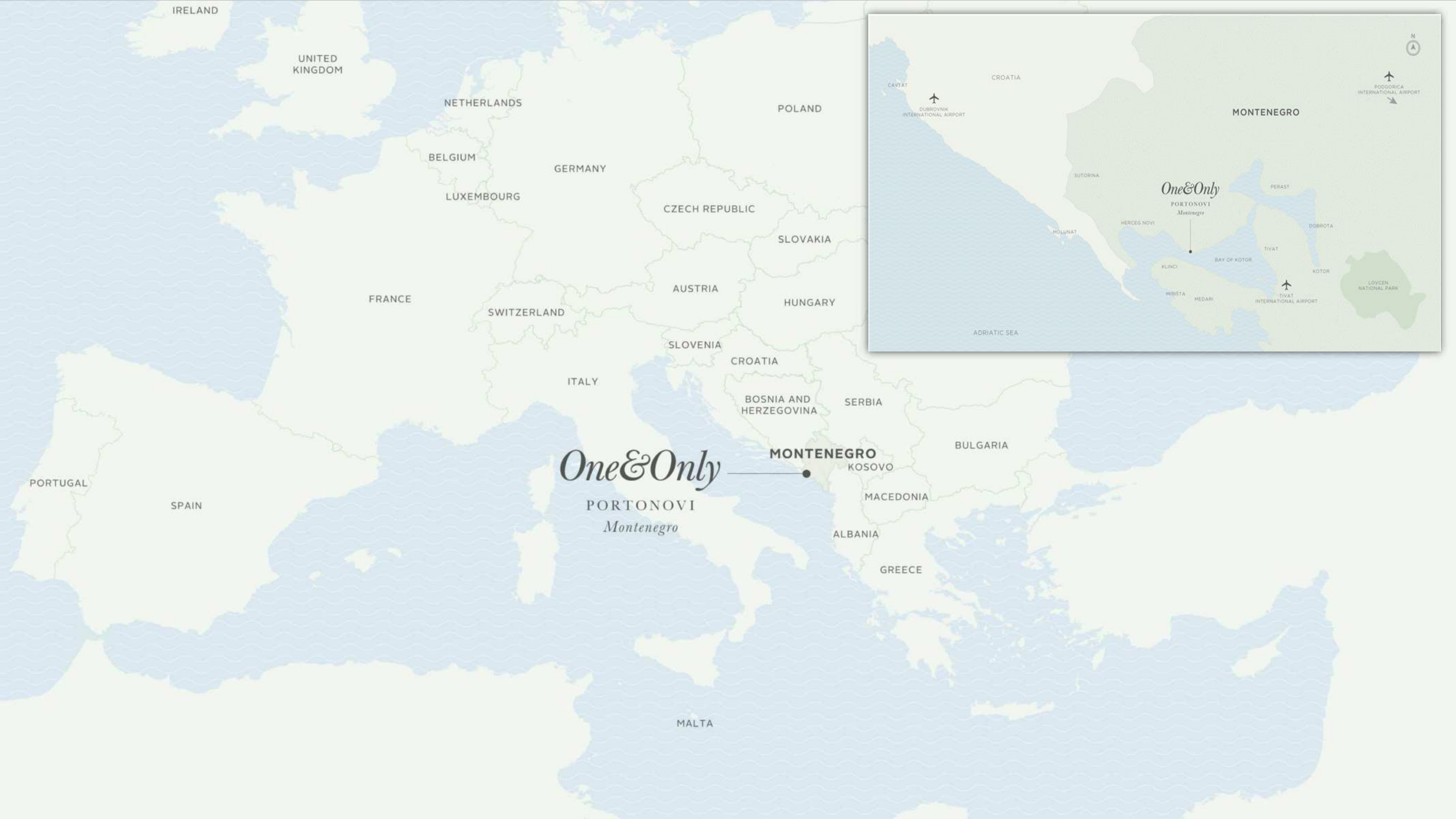


One&Only
PORTONOVİ
Montenegro

A wide-angle landscape photograph of the Adriatic Sea. In the foreground, a small, low-lying island features a white church with a red-tiled roof and a blue dome. To the right, another small island is covered in dark, tall cypress trees. The sea is calm, reflecting the light from the sky. In the background, a massive, rugged mountain with patches of green vegetation rises steeply from the water's edge. A small town is visible at the base of the mountain. The sky is a pale, hazy blue.

The Jewel of the Adriatic

One&Only Portonovi is an exceptional one-off resort on Europe's 'New Riviera', offering a palatial escape on the Adriatic Sea, where fresh-air adventures meet exceptional wellness and chic waterfront living.



IRELAND

UNITED KINGDOM

NETHERLANDS

POLAND

BELGIUM

GERMANY

LUXEMBOURG

CZECH REPUBLIC

SLOVAKIA

FRANCE

SWITZERLAND

AUSTRIA

HUNGARY

SLOVENIA

CROATIA

ITALY

BOSNIA AND HERZEGOVINA

SERBIA

BULGARIA

PORTUGAL

SPAIN

One&Only
PORTONОВI
Montenegro

MONTENEGRO

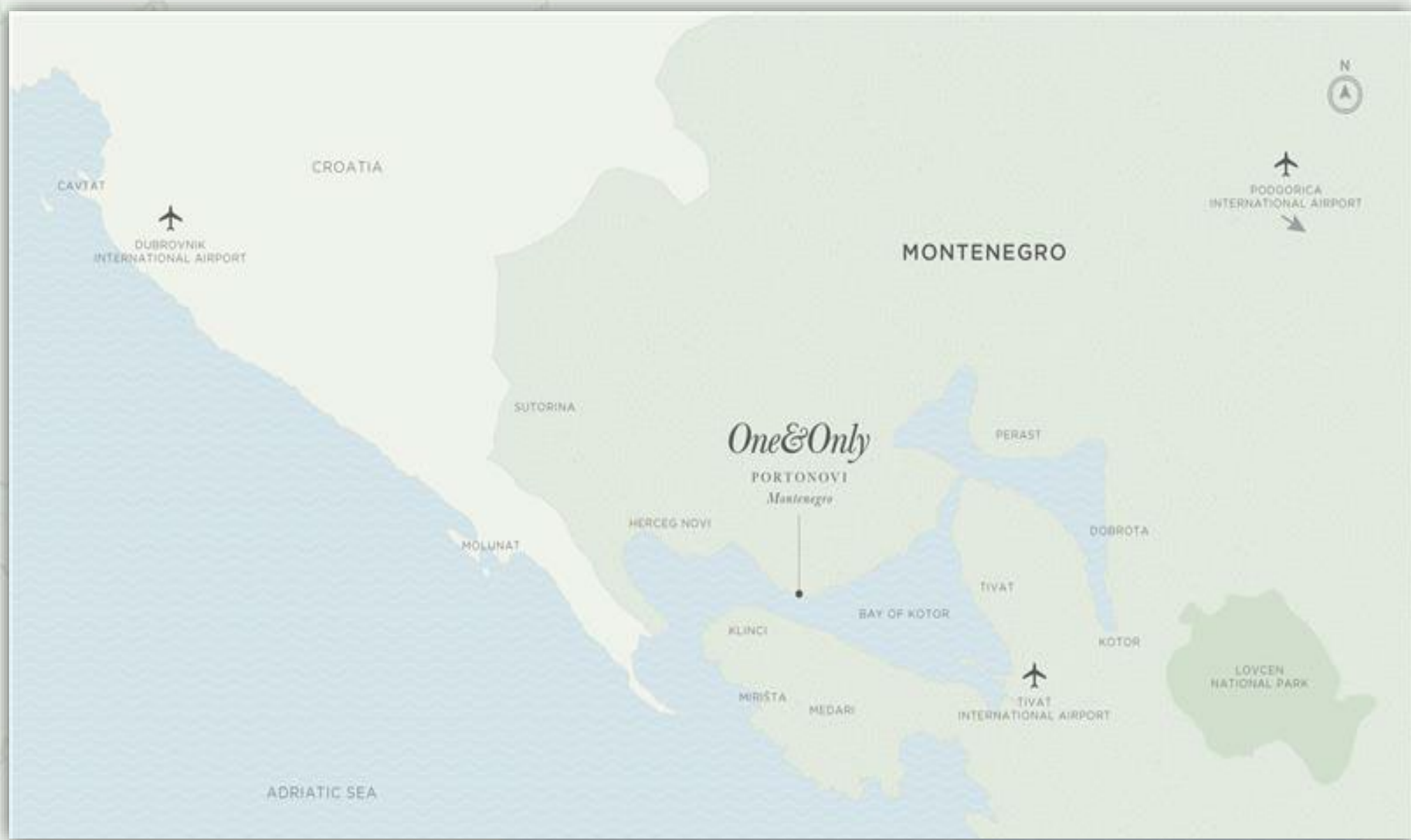
KOSOVO

MACEDONIA

ALBANIA

GREECE

MALTA



CAVAT

DUBROVNIK
INTERNATIONAL AIRPORT

CROATIA

MONTENEGRO

SUTORINA

One&Only
PORTONОВI
Montenegro

HERCEG NOVI

MOLUNAT

PERAST

DOBROTA

BAY OF KOTOR

KLINCI

MIRISTA

MEĐARI

TIVAT

TIVAT
INTERNATIONAL AIRPORT

KOTOR

LOVCEN
NATIONAL PARK

N

PODGORICA
INTERNATIONAL AIRPORT

ADRIATIC SEA



Accessibility to One&Only Portonovi

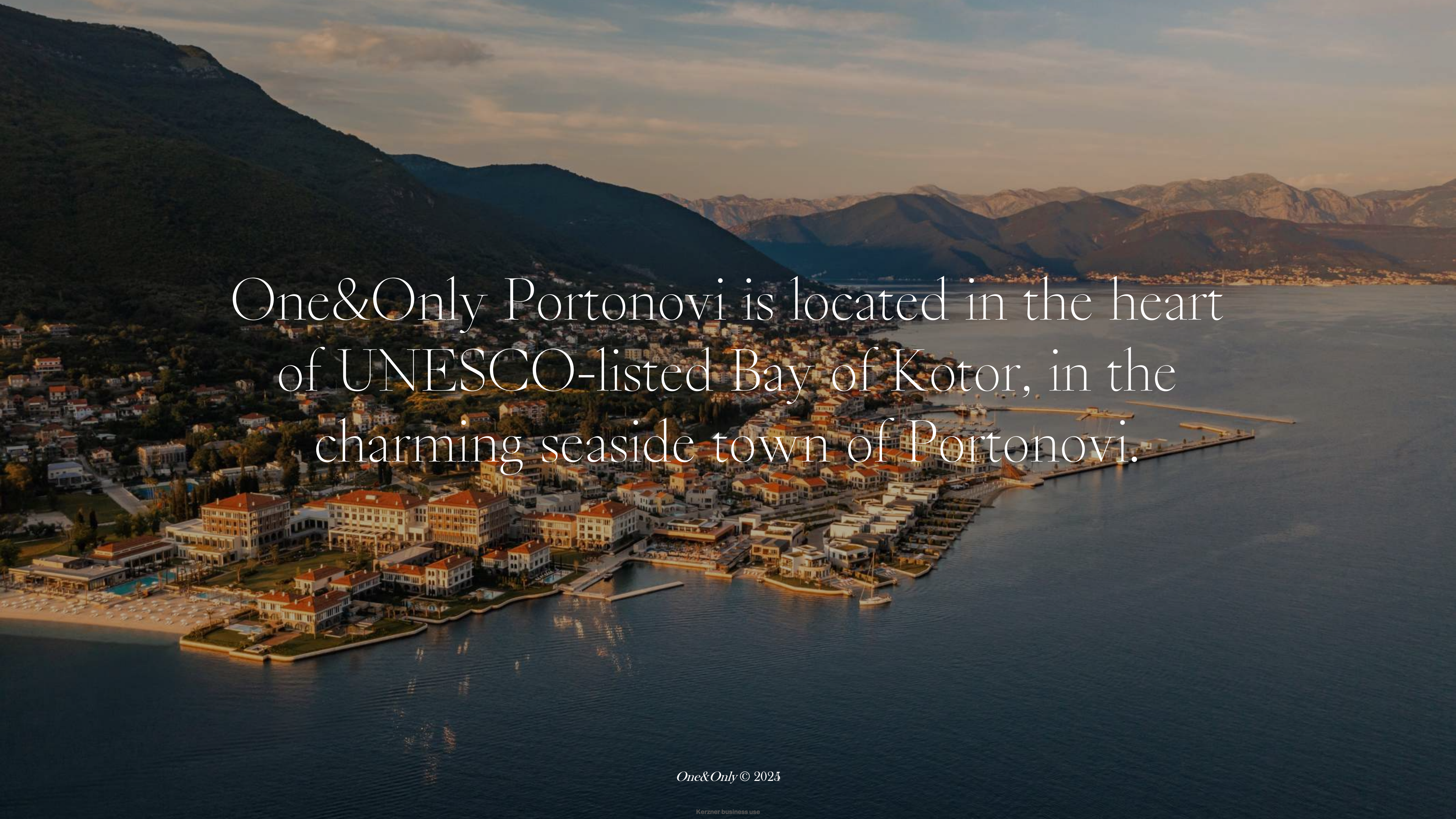
LAND TRANSPORTATION

Cities	Transfer times
TIVAT, MONTENEGRO	35 min
PODGORICA, MONTENEGRO	2.5 Hours
DUBROVNIK, CROATIA	45 Min
SPLIT, CROATIA	4,5 Hours
TIRANA, ALBANIA	4,5 Hours

SPEEDBOATS

Transfer from Tivat to One&Only Portonovi consists in a short drive with our Mercedes from the Airport to Water Terminal, where our Speedboat will take you across the bay directly to Portonovi resort.



An aerial photograph of the Portonovi resort in Montenegro. The resort is a large complex of white buildings with red-tiled roofs, situated on a peninsula that juts into the dark blue waters of the Bay of Kotor. To the left of the resort is a sandy beach with many white lounge chairs. The background features steep, forested mountains under a sky with soft, golden light, suggesting sunset or sunrise. The text "One&Only Portonovi is located in the heart of UNESCO-listed Bay of Kotor, in the charming seaside town of Portonovi." is overlaid in a white serif font across the center of the image.

One&Only Portonovi is located in the heart
of UNESCO-listed Bay of Kotor, in the
charming seaside town of Portonovi.



Guided hikes to
Montenegro's
mountain peaks

Private sailing
excursions

Historic walking
tours of
UNESCO-
listed gems

Holistic
wellbeing at
Chenot Espace

Sunset poolside
live music, BBQs
and cocktails

Family-hosted
dinner
experiences

Intimate
breakfasts in a
private villa
garden

Wine tastings
with local
winemakers

Traditional
cooking,
cocktails & drink
classes

Christmas
Market during
Advent

Resort overview

105

ROOMS

6

SUITES

2

VILLAS

7

PRIVATE VILLAS

3

CONFERENCE
ROOMS

3

CULINARY
CONCEPTS

1

SIGNATURE BAR

9

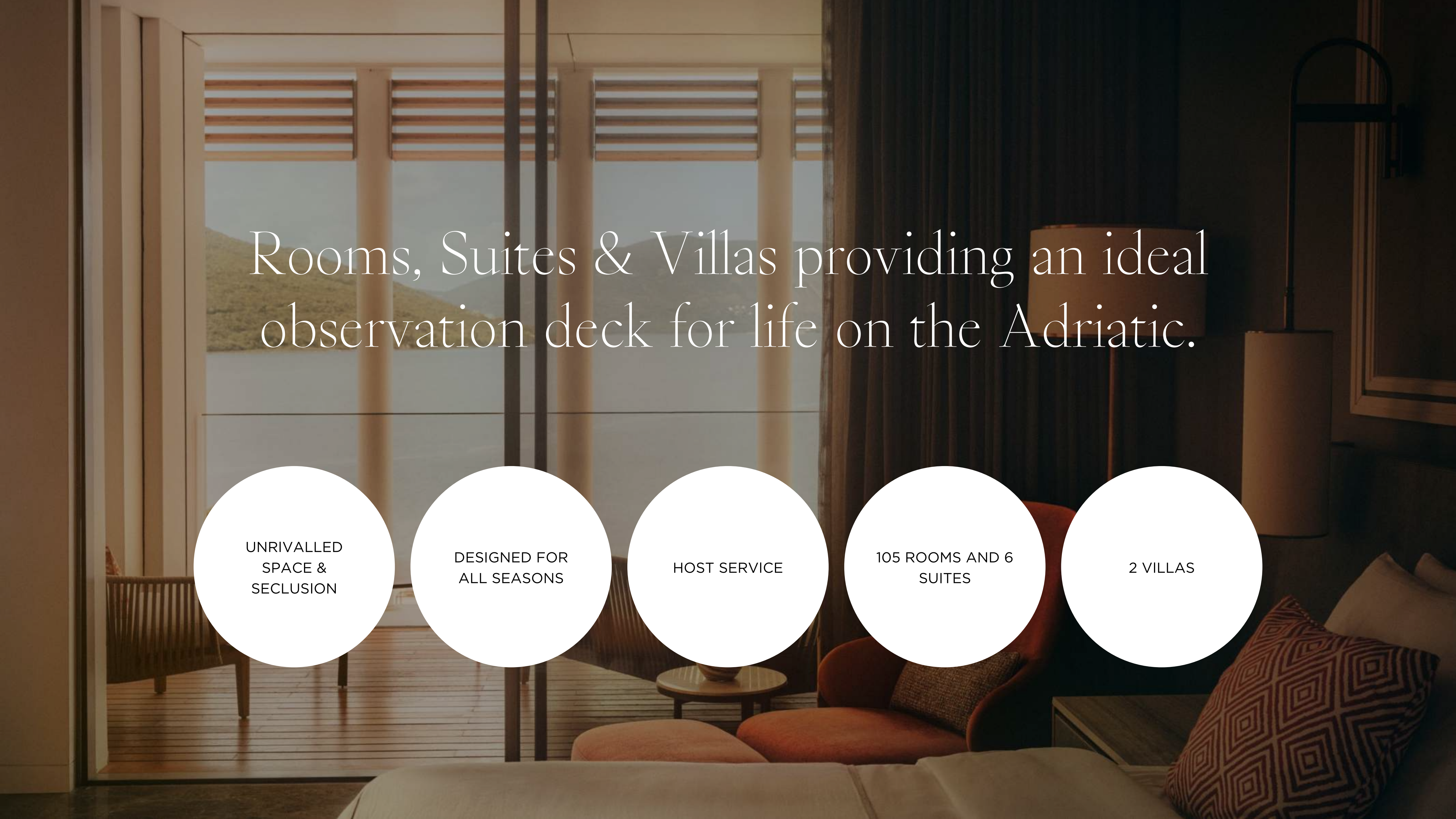
ICONIC POOLS

2

TENNIS COURTS

1

CHENOT ESPACE



Rooms, Suites & Villas providing an ideal
observation deck for life on the Adriatic.

UNRIVALLED
SPACE &
SECLUSION

DESIGNED FOR
ALL SEASONS

HOST SERVICE

105 ROOMS AND 6
SUITES

2 VILLAS

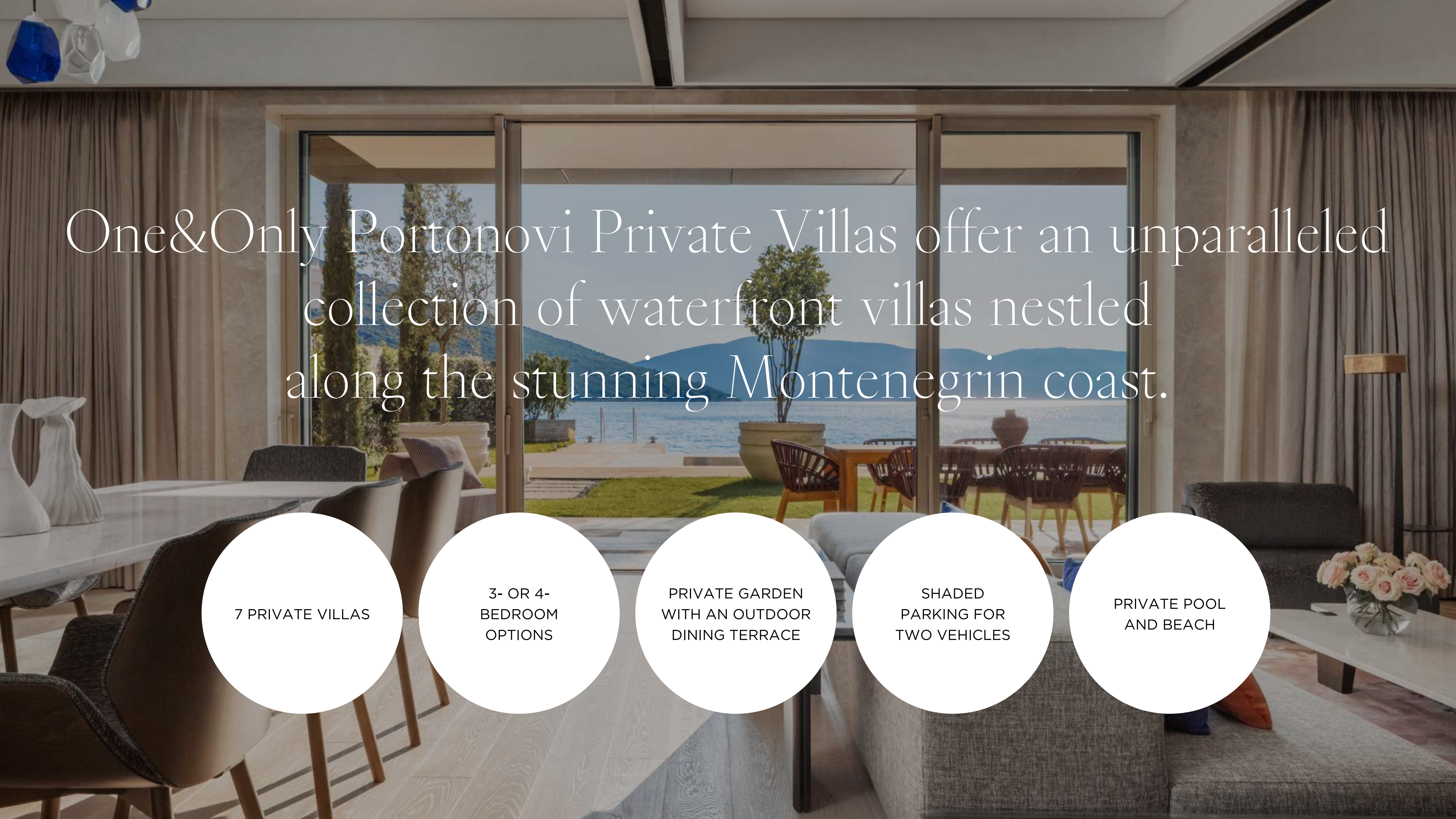








For those seeking extra privacy and space,
One&Only Portonovi Private Villas promise luxurious
comforts and elevated alfresco living.

The background image shows a luxurious interior of a villa. In the foreground, there's a dining area with a white table and modern chairs. Large floor-to-ceiling glass doors in the center provide a view of an outdoor terrace with a wooden dining table, wicker chairs, and a small tree in a planter. Beyond the terrace is a private pool and a beach, with the Montenegro coast and mountains visible in the distance. The interior is decorated with neutral tones, curtains, and a vase of flowers on a coffee table.

One&Only Portonovi Private Villas offer an unparalleled collection of waterfront villas nestled along the stunning Montenegrin coast.

7 PRIVATE VILLAS

3- OR 4-
BEDROOM
OPTIONS

PRIVATE GARDEN
WITH AN OUTDOOR
DINING TERRACE

SHADED
PARKING FOR
TWO VEHICLES

PRIVATE POOL
AND BEACH

3 CULINARY CONCEPTS



TAPASAKE

JAPANESE FUSION WITH
A MEDITERRANEAN TWIST



LA VERANDA

AUTHENTIC MONTENEGRIN STEAKHOUSE



SABIA

REFINED ITALIAN CUISINE

The image shows the interior of a sophisticated bar named Caminetti. On the left, a curved bar with a dark wood-grain facade is illuminated from below. Behind the bar, shelves are filled with various bottles of spirits and glasses. A decorative chandelier with dried floral elements hangs above the bar. To the right, a lounge area features plush, light-colored armchairs with red patterned cushions and round glass coffee tables. Large windows in the background offer a view of a terrace, gardens, beach, and the sea. The overall atmosphere is elegant and modern.

Inspired by the concept of a grand European residence,
Caminetti is a high-end resident bar with spectacular views of the
terrace, gardens, beach, and sea.



Holistic wellbeing at Chenot Espace

TRANSFORMATIVE
JOURNEY BASED ON
THE CHENOT METHOD®

27 SINGLE AND 1
COUPLES
TREATMENT ROOMS

15 ROOMS AND 3
SUITS ABOVE SPA
FOR PRIVACY AND
EASY ACCESS

4,000
SQUARE
METERS

INDOOR POOL
STEAM ROOM
SAUNA
HAMAM

An aerial photograph of a luxurious beach resort. The scene features a wide, pristine white-sand beach that meets the turquoise waters of the Adriatic. Numerous white lounge chairs are arranged in neat rows on the sand, each accompanied by a large, white, scalloped-edge umbrella. To the right of the beach, there are several rectangular swimming pools with clear blue water, surrounded by wooden decking and modern lounge furniture. Palm trees are scattered throughout the resort area, adding to the tropical feel. The overall atmosphere is one of serene relaxation and high-end hospitality.

A private white-sand beach – a true rarity on
the Adriatic's dramatic coastline – makes
perfect spot for pure relaxation.

A photograph of an outdoor tennis court at sunset. The court is blue with white lines, and a black net is visible in the foreground. In the background, there are several tall palm trees and a chain-link fence. The sky is a mix of orange, yellow, and blue, with some clouds. The overall mood is warm and serene.

Premium recreational facilities – including our tennis courts, gym, and more – are perfect for staying active during the whole stay.

An aerial night photograph of Portonovi, a coastal town in Croatia. The image captures the town's architecture, including modern multi-story buildings and traditional houses, illuminated by warm streetlights. A large marina is visible, filled with numerous sailboats and yachts, their lights reflecting on the calm water of Boka Bay. In the background, dark, rugged mountains rise against the night sky. The overall atmosphere is serene and picturesque.

PORTONOVIBY NIGHT

Sample the delights of Portonovi's charming bars and restaurants as the sun goes down and the lights of the marina dance on the still waters of Boka Bay.

ARENA BALLROOM

Discover the elegant versatility of our Arena Ballroom, an expansive event space designed for distinguished gatherings. With soft neutral tones and natural light enhancing its refined aesthetic, Arena offers the perfect canvas for your unique event vision – from high-level conferences and seminars to glamorous gala dinners and private celebrations.

Seating Capacity

EVENT SPACE	THEATRE	CLASSROOM	U-SHAPE	BOARDROOM	COCKTAIL	ROUND TABLE
Arena Ballroom	120	60	50	40	150	100

Measurements

EVENT SPACE	TOTAL SQ. METERS	LENGTH (M)	WIDTH (M)	HEIGHT (M)
Arena Ballroom	215.33	17.60	12.30	5.40

Set ups



Theatre



Classroom



U-Shape



Boardroom



Cocktail



Round Table



PRE-FUNCTION AREA

Adjacent to the ballroom, the Pre-Function Area offers bright and versatile space, perfectly suited for elegant welcome drinks, energising coffee breaks, and engaging networking sessions.

Seating Capacity

EVENT SPACE	THEATRE	CLASSROOM	U-SHAPE	BOARDROOM	COCKTAIL	ROUND TABLE
Pre-Function Area	100	40	30	30	130	80

Measurements

EVENT SPACE	TOTAL SQ. METERS	LENGTH (M)	WIDTH (M)	HEIGHT (M)
Pre-Function Area	200	13.50	8.40	3.60



IL GIARDINO

The Il Giardino Event Garden offers a beautifully manicured setting, perfect for outdoor receptions, elegant dinners, and al fresco gatherings.

Seating Capacity

EVENT SPACE	COCKTAIL
Il Giardino	50

Measurements

EVENT SPACE	TOTAL SQ. METERS	LENGTH (M)	WIDTH (M)
Il Giardino	121	11.80	10.60



MASKA

Our chic meeting room Maska is comfortable, spacious, flexible and expertly designed. Charming bookshelves and architectural accents bring this stylish space to life, while the latest technology will elevate your conference or meeting with ease.

Seating Capacity

EVENT SPACE	BOARDROOM
Maska	8

Measurements

EVENT SPACE	TOTAL SQ. METERS	LENGTH (M)	WIDTH (M)	HEIGHT (M)
Maska	27.28	6.40	3.70	3.60



SCENA

Named for the captivating views framed by its floor-to-ceiling windows, Scena offers an intimate and inspiring setting designed with both comfort and efficiency in mind.

Seating Capacity

EVENT SPACE	BOARDROOM
Scena	10

Measurements

EVENT SPACE	TOTAL SQ. METERS	LENGTH (M)	WIDTH (M)	HEIGHT (M)
Scena	42.29	6.50	6.20	3.60



TAPASAKE

A contemporary Japanese fusion restaurant and pool club offering tapas-style plates, sushi, ceviche, and grilled delicacies, paired with sake-inspired cocktails.

Set beside a 40-metre pool and accompanied by a resident DJ, Tapasake Pool Club exudes an effortlessly chic and social atmosphere.

Seating Capacity

EVENT SPACE	COCKTAIL (OUTDOOR)	LONG TABLE (OUTDOOR)	RESTAURANT SETUP (INDOOR)	RESTAURANT SETUP (TOTAL)
Tapasake	350	80	120	350

Measurements

EVENT SPACE	TOTAL SQ. METERS	LENGTH (M)	WIDTH (M)	HEIGHT (M)
Tapasake	int: 375 ext: 276	25	14	3.20



SABIA

Sabia embodies the Italian quintessence, highlighting the best of the Adriatic Sea with the freshest local ingredients and an elegant menu featuring traditional staples and high-end pizzas. All combined with stunning sunset vistas, delivering on the promise of giving you one-of-a-kind sensual enjoyment.

Seating Capacity

EVENT SPACE	COCKTAIL (OUTDOOR)	LONG TABLE (OUTDOOR)	RESTAURANT SETUP (INDOOR)	RESTAURANT SETUP (TOTAL)	RESTAURANT SETUP (BUYOUT)
Sabia	300	64	100	200	300

Measurements

EVENT SPACE	TOTAL SQ. METERS	LENGTH (M)	WIDTH (M)	HEIGHT (M)
Sabia	int: 304 ext: 417	36	10	3.40

**The beach is available only for buyout*



LA VERANDA

La Veranda is a Montenegrin Steakhouse, offering a relaxed buffet and à la carte breakfast inspired by local home cooking, including a generous gluten-free selection. In the evening, it transforms into a vibrant steakhouse showcasing the finest cuts of meat and locally sourced organic ingredients.

La Veranda's secluded corner, Providore – a wine cellar with an award-winning wine list, as well as authentic interior and ambience – presents a wide selection of fine charcuterie and cheeses from Montenegro, Europe and beyond.

Seating Capacity

EVENT SPACE	COCKTAIL (OUTDOOR)	LONG TABLE (OUTDOOR)	RESTAURANT SETUP (INDOOR)	RESTAURANT SETUP (TOTAL)
La Veranda	350	80	120	250

Measurements

EVENT SPACE	TOTAL SQ. METERS	LENGTH (M)	WIDTH (M)	HEIGHT (M)
La Veranda	int: 413 ext: 212	35.60	8.5	3.50





ADRIATIC GARDEN

Overlooking the turquoise waters of the Adriatic and surrounded by lush Mediterranean greenery, Adriatic Garden offers an exquisite setting for distinguished corporate gatherings and elegant celebrations.

From daytime receptions bathed in natural light to sophisticated dinners under the stars, every detail unfolds with effortless style. Add a touch of glamour to your next event and create moments that will be remembered long after the night fades.

Seating Capacity

EVENT SPACE	COCKTAIL	ROUND TABLE	LONG TABLE	CEREMONY	U-SHAPE
Adriatic Garden	800	600	200	600	80

Measurements

EVENT SPACE	TOTAL SQ. METERS	LENGTH (M)	WIDTH (M)
Adriatic Garden	4.000	57	18

**Adriatic Garden is available only for buyout*





BOKA GARDEN

Set against a stunning natural backdrop, Boka Garden is an elegant open-air venue designed for refined celebrations and memorable gatherings.

Framed by nature’s splendour, it offers an inspiring backdrop for ceremonies, corporate events, and private occasions alike.

Seating Capacity

EVENT SPACE	COCKTAIL	ROUND TABLE	LONG TABLE	CEREMONY	U-SHAPE
Boka Garden	600	300	140	500	100

Measurements

EVENT SPACE	TOTAL SQ. METERS	LENGTH (M)	WIDTH (M)
Boka Garden	1,000	40	22

VILLA ONE

Savour the sensational views of the bay in the privacy of this exquisite space. The jewel of One&Only Portonovi, Villa One can be transformed into your dream event space – from dazzling award ceremonies and enthralling product launches to inspirational art exhibitions and discreet business meetings. Whatever your vision, our expert team will bring it to life.

Seating Capacity

EVENT SPACE	COCKTAIL	ROUND TABLE	LONG TABLE	CEREMONY (GARDEN)	CEREMONY (WOOD DECK)	U-SHAPE
Villa One	250	80	40	250	100	50

Measurements

EVENT SPACE	TOTAL SQ. METERS	LENGTH (M)	WIDTH (M)	HEIGHT (M)
Villa One	int: 439.40 ext: 1645	14	13.5	3



SUITE ONE

Dramatic sea and mountain views unfold before your eyes in this magnificent suite which is made for celebrations. Whether it's al fresco dining on the terrace, or a sophisticated soirée with family and friends, in this suite you can comfortably host 12 guests for dinner or up to 30 for a cocktail reception.

Seating Capacity

EVENT SPACE	COCKTAIL	LONG TABLE
Suite One	30	12

Measurements

EVENT SPACE	TOTAL SQ. METERS	LENGTH (M)	WIDTH (M)	HEIGHT (M)
Suite One	402	26	8.5	3





ONE&ONLY PORTONОВИ

One&Only Portonovi Resort, Herceg Novi, 85340

+382 31 691 000

groupsales oneandonlyportonovi.com

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PORTONOVİ

Montenegro