



- legend**
- luxury hotel
 - 1 main buildings
 - 2 suites
 - 3 marina
 - 4 beach
 - 5 spa
 - 6 sport
 - 7 support areas
 - 8 hotel villas
 - villa accommodation
 - 9 beach front slope
 - 10 plateau park area
 - 11 belvedere 'mirador'
 - 12 church (restored)
 - 13 urban square retail
 - 14 beach / sport club
 - marina complex
 - 15 marina apartments
 - 16 marina retail f&b
 - 17 sports & spa facilities
 - 18 marina promenade
 - 19 concealed car park
 - 20 offices
 - other
 - 21 public ferry
 - 22 one&only ferry
 - 23 museum
 - 24 restored formal garden
 - 25 arboretum
 - 26 coastal path

Kumbor, Montenegro

High end leisure complex with hotel, marina, retail and villas

Sprunt has developed a masterplan for the old navel barracks in Kumbor, Montenegro. The site is in a spectacular location overlooking Kotor Bay, a UNESCO World Heritage Site, and benefits from a mature landscape, which includes many exotic plants from around the world.

The proposal envisages a total investment in the order of 260m euros to develop a world class resort based around a luxury hotel complex, a marina and a number of high end villas. These are complemented with other attractions associated with the leisure and resort industry. The aspiration is to create an all-year-round facility including :

175 hotel keys with adjacent apartments;

80 to 100 villas for private sale;

100 town house apartments for private sale;

100 berth marina with complementary retail and marina services.

The proposals have been the subject of extensive negotiations with the government of Montenegro which have resulted in formal support for the proposals.



Location:
Kotor Bay, Montenegro

Client:
Triangle

Project:
High end leisure complex with hotel, marina, retail and villas

Size:
27 ha

Value:
€250,000,000

Status:
Masterplanning

“The aspiration is to create an all-year-round facility that will broaden the peak summer demand.”