

privacy & seclusion

1. Sveti Marko Main Dock
2. Terraced Gardens
3. Hotel Function and Facilities
4. Hotel Central Building
5. Hotel Bungalows
6. Beach Inlet
7. Hillside Villas
8. Promenade Villas
9. Yacht Berthing Area
10. Sveti Marko Plaza
11. Palazzo Island
12. Service Dock and Helicopter Pad



RESIDENCES – 42 980sqm

Hillside Villas – 49 units

Palazzo Villas – 41 units

Promenade Villas – 18 units

TOTAL RESIDENCES – 108

HOTEL – 17 900sqm

Bungalows – 60 keys

Suites – 20 keys

Deluxe Rooms – 40 keys

TOTAL KEYS – 120 keys

COMMERCIAL – 3000sqm

SERVICE – 2000sqm

TOTAL BUILT AREA – 65 880 sqm

YACHT BERTHS – (10m-25m)

(excluding villaside berths) – 120

All totals are exclusive of covered terraces



Phone: +7 (495) 221-0777

+7 (495) 933-3310

E-mail: [island@metropol.com](mailto:island@metropol.com)

[www.metropol.com](http://www.metropol.com)

## PROJECT PARTNERS:

SAVILLS, London – sales consultant

Bovis Lend Lease, Italy - pre-construction and construction manager

Woods Bagot, London – master architect

ARUP, London – consultant for engineering and infrastructure





Saint Marko Island can be described as 4 km of beaches



Saint Marko Island is the largest island in the Bokotorski Bay, situated in the southern part of the Gulf of Tivat in the Adriatic Sea near the south-east coast of Montenegro. Thanks to the picturesque landscape, the unique natural diversity and the mild Mediterranean climate, the bay is listed as a UNESCO World Heritage Site.

Saint Marko Island is located 25 minutes away from the town of Tivat, where there is an international airport.

About one-hour flight separates the island from Rome and Budapest; two hours from Paris, and three from Moscow.

The developed transport network connects the island with other towns in this region, such as Kotor, Budva and Herceg-Novi.

Nearby are the cultural and historical centers of the Ancient Roman and Medieval eras, as well as the legendary Saint Stephen's Island.

The bathing season here lasts 180 days a year, on 115 of which the air temperature is above 30°C.

The water temperature over this six-month period ranges from 20 to 26 °C. The island was named in honor of Saint Marko. As one of the four evangelists and Patron Saint of Venice, he is particularly revered by Christians in the Mediterranean region.

At the design and construction stage of the project, special attention will be paid to preserving the island's natural environment.

At the design and construction stage of the project, special attention will be paid to preserving the island's natural environment. Only 16% of the island is to be developed. To preserve the pure and natural beauty, the only means of transport on the island will be by golf-buggy.

A unique, deluxe holiday site is planned to be constructed over an area of 33 ha. All facilities will be built in accordance with the very highest international standards.



The island comprises 33 hectares of land as it is, but with reclaimed land it will be more than 45 hectares

