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## ReardonSmith’s Latest Porto Montenegro Project Completes

(London, 15 October 2015) The luxury apartment collection, Ksenija Residences, has recently been completed, the latest development in Porto Montenegro, the international Montenegrin marina town masterplanned and designed by ReardonSmith Architects. But don’t rush to purchase – all of the apartments are already sold!



ReardonSmith Architects and ReardonSmith Landscape collaborated to ensure that both the potential of this prime site and its significance within the overall plan were fully realised. Southwest exposure, direct water frontage and truly exceptional panoramic views across the Bay of Kotor to the mountain peaks beyond lend the Ksenija development magnificent natural advantage. Additionally, the area sits between the marina and the existing town meaning it has a key role to play in stitching the two together. This is achieved by way of new landscape links and a promenade which begins with the “city gate”, an archway and tower that frames the town, marina and mountains. From here, the walkway weaves between the residences, taking in colonnades, to the central Fountain Square, the style and proportion

of which have been influenced by the “town squares” of the old city of Kotor. Along the promenade, carefully considered points of interest serve as landmarks to help visitors with wayfinding, including a new restaurant, a café and luxury retail boutiques on the ground level as well as more sensory clues, such as pockets of scented Jasmine and Oleander-lined streetscapes. Underground parking garages contribute to the pedestrian-friendly environment; at the residences’ main entrance there is a passenger drop-off area attended by a concierge.

“Our aim has been to engender a sense of delight and discovery for both residents and visitors,” says Ed Freeman, Director of ReardonSmith Landscape. “Key to the success of the Ksenija site is pedestrian permeability, allowing public access to flow between the existing and new areas of town and the marina whilst retaining privacy for residents above.”



Mirroring the architectural style of the Regent Porto Montenegro hotel on the opposite side of the basin, Ksenija’s Italianate façade takes on a somewhat different form from the destination’s previous residences. The intention has been to respond to the Venetian design influences that have shaped this breath-taking stretch of the Adriatic coast over the centuries and echo, through a modern-day interpretation, the classic lakeside palazzos of Northern Italy. However, Ksenija’s visual integration with the overarching architectural principles of the masterplan are apparent. This has been achieved

through the use of regionally authentic materials also employed for earlier structures, such as Montenegrin ‘Rujan’ and ‘Visocica’ stones with antique white or burnt sienna toned render for the cladding, terracotta roof tiles, wrought iron balustrades and painted shutters. To the southern and western façades, there are grand colonnades reminiscent of the arcaded galleries that are prevalent in the region. These shaded, beautifully landscaped archways create places for residents to relax and socialise. A striking water cascade has been designed to be an iconic landmark within Ksenija as well as a visual link to similar water features installed in prominent locations around the town.



Ksenija comprises 48 one, two and three-bedroom apartments extending over five blocks within two buildings. Extensive visual impact studies were undertaken to ensure intriguing sightlines both in the urban planning context and at individual apartment level where the result is that each residence offers its own enchanting view, while providing a high degree of privacy for owners within. All the residences have a generously-sized terrace, with some enjoying rooftop verandas and private pools. There are two residents-only swimming pools - an infinity pool on the large, south-facing first floor terrace and, on the fourth floor, another pool with a stunning vantage point overlooking the bay. Each building contains a gym and fitness facility.

Ksenija's eastern-facing aspect functions as a barrier to vehicular traffic and opens into a colonnade as the grade gradually decreases towards the southern gateway. The buildings' articulated upper levels enhance the street-side visual appeal as well as the residences' layouts. Although the northern-oriented perspective houses the main entrance and drop-off area, its overall feel is more residential, with a deliberate reduction in activity at ground level. The height of the buildings decreases towards the west and southward waterline, reducing their visual mass whilst maximising views.

Particular attention was taken to breaking down the massing of the residences. By creating an irregular building line, ReardonSmith has successfully achieved the impression of organic development that has taken place over many years – as is typical in the old villages of the region. It also minimises the buildings' overall visual weight at street level and creates a platform for green spaces which soften the buildings' architectural edges so they are assimilated into the wider landscape.

Alexander Marjanovic, Creative Director of ReardonSmith Architects, shares the ambition to create a town for everyone. "On my recent visit, it was really pleasing to see residents, visitors and local people all enjoying this flourishing new destination, strolling the streets, embracing the many photo opportunities and just sitting, taking in the views."

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## EDITORS NOTES

### **About Porto Montenegro**

Porto Montenegro is located in the Bay of Kotor on Montenegro's Adriatic coast. It is one of Europe's largest natural deep-water harbours which, over the centuries, helped to make the area a thriving centre of commercial and artistic life, and today a UNESCO World Heritage site. Porto Montenegro covers 24 hectares of land extending along the coast with wooded mountains rising steeply behind. Porto Montenegro has been hailed as 'the new Monaco' and described by the Montenegrin government as "expected to set the standard for the development of future sustainable resorts and yachting marinas in the Mediterranean and other parts of the world".

### **About ReardonSmith Architects and ReardonSmith Landscape**

**ReardonSmith Architects** is an award-winning global leader in hotel and resort design. The practice has an unrivalled track record in the restoration and rebuilding of luxury hotels in London, an enviable reputation for the design of new destinations in Europe and the widest experience of hotel architecture across the entire spectrum of new-build and existing estates.

The company employs some 50 architects and technicians and is led by its founding partners as well as by a senior team of talented individuals, all of whom have distinguished careers in hotel design. In London, current and recent projects include: The Beaumont, The Lanesborough, The Savoy, Four Seasons Park Lane, 50 St James's, several boutique hotel and residential projects for Cadogan Estates including the new Hotel Costes. In the UK and overseas, projects include: Four Seasons Hampshire, a total of six new hotels in Azerbaijan; Hyatt Regency Tbilisi and a new luxury hotel and residences for Astana, capital of Kazakhstan.

**ReardonSmith Landscape** was formed two years ago, since when it has successfully worked on a wide range of projects including hotels, marina destinations, residential developments and public realm in the UK, Europe, Africa and Asia. The practice works with ReardonSmith Architects and independently, collaborating with other architectural and professional teams. Current and recent projects include: public realm in Larnaca, roof gardens for Monaco marina, residential schemes in London and Mumbai and Four Seasons Hampshire as well as gardens and a new public park for the site of a new luxury hotel and residences in Astana.

### **For more information about this release and hi-res images, please contact:**

Su Pecha / Alicia Sheber ESP Business Development

+44 (0)208 374 6320 / 4476

[asheber@espbusinessdevelopment.com](mailto:asheber@espbusinessdevelopment.com)