

Boka Verde



Architecture MasterPrize
2025
Honorable Mention

Forbes^{CG}

Boka Verde team on Tivat's
New Architectural Code:
*"We Do Not Conquer Nature;
We Become Part of It"*

BOKA VERDE



DEVELOPER'S VISION - Integrating Urban Living with a City-Park Concept

When we began working on Tivat, we set a clear goal: to integrate contemporary architecture into the existing landscape without overpowering it. Boka Verde is not just a building; it is a philosophy built around three core principles.

LOCATION STRATEGY We selected a rare plot directly opposite Župa Park. Everything is within easy reach: five minutes to the beach, ten minutes to the town center. Our focus is on everyday connectivity and long-term livability, not only views.

HUMAN-SCALE DEVELOPMENT We deliberately chose quality over density. Ten low-rise buildings, only fifty units. This scale allows for a calm, private environment—from efficient one-bedroom apartments to spacious penthouses.

THE CITY-PARK CONCEPT From the outset, we committed to a fully car-free surface level. By moving all traffic underground, we preserved mature oak and olive trees to create a private green zone. A swimming pool, relaxation areas, and a safe, pedestrian-only environment belong to residents, not cars.

POWERED BY EXPERTISE - Strong projects are built through strong collaboration.

Our concept relies on global expertise:

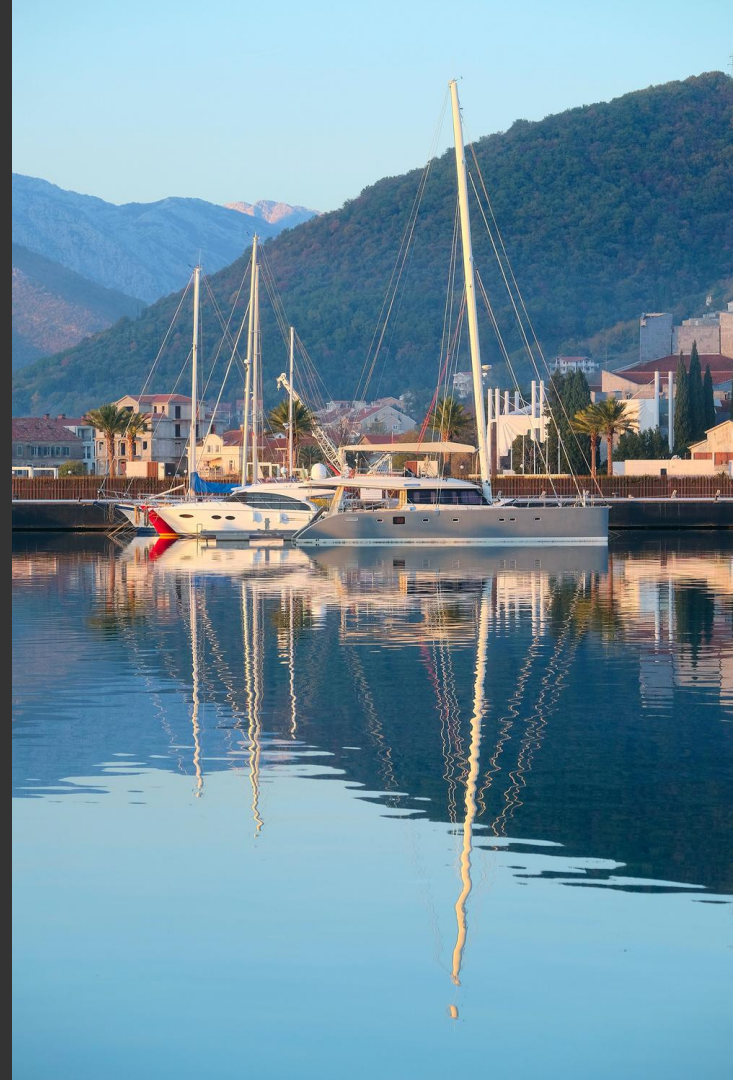
Semrén & Månsson: For human-centered, nature-integrated design.

CBRE: For an **Market Study** that shaped our unit mix

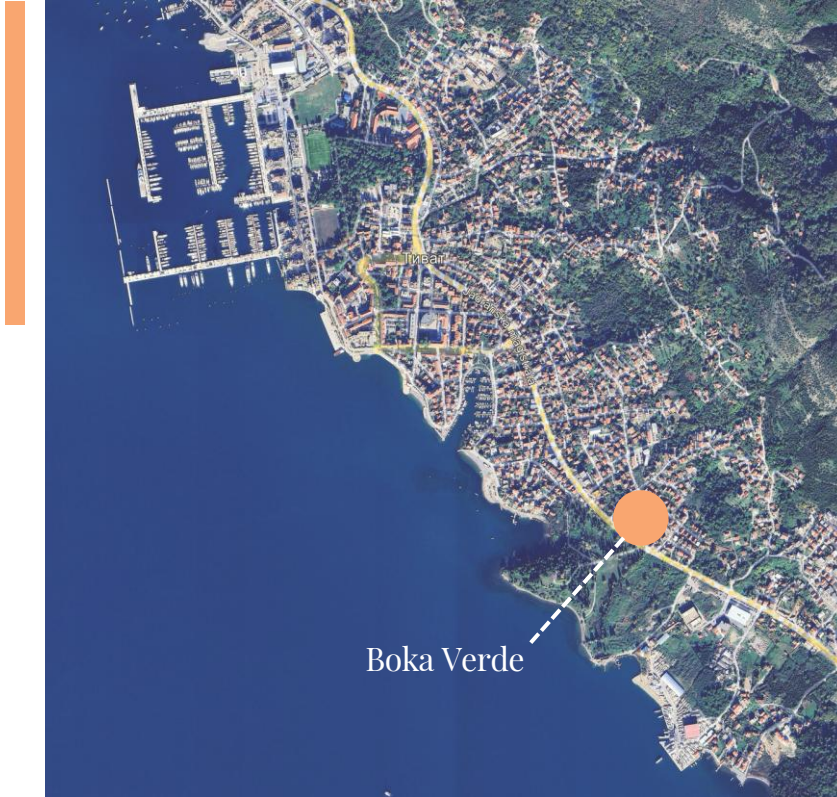


Location

Bok Verde



Tivat, Montenegro



Location highlights

Boka Verde (1) enjoys a prime position across from Župa Park (6) and within walking distance of Tivat's vibrant center, home to Porto Montenegro — a world-class marina lined with fine dining, cafés, and designer boutiques. Just a short drive away lies Kotor Old Town, the jewel of the Adriatic. The complex offers easy access to all key destinations in Tivat.

Leisure & Lifestyle

- Porto Montenegro (1) — luxury marina with 70+ boutiques, cafés, and restaurants, only a 10-minute walk away
- City Beach (5) — just 600 m from the complex, a lively seaside promenade with cafés and water activities
- Old City Marina (4) — authentic local harbor, only a 5-minute walk from the complex

Education

- Knightsbridge School International Montenegro (3) — IB curriculum international school, a 5-minute drive
- Arcadia Academy (8) — A Level curriculum international school, a 10-minute drive

Healthcare

- Milmedika Polyclinic (2) — modern private clinic, a 5-minute drive

Transport

- Tivat International Airport (8) — a 5-minute drive
 - City Bus Station (7) — only a 5-minute walk from the complex.
- Direct links to Budva, Podgorica and Herceg-Novi



Design idea

BokaVerde



Inspiration

"Boka Verde in Tivat is our new take on modern Mediterranean living – a green, human-centered residential community where architecture, landscape, and everyday comfort come together."

– Semrén & Månsson Concept & Masterplan Architects

Boka Verde is a project inspired by the nature of Montenegro.

The architecture of the complex is seamlessly integrated into the landscape and greenery, creating a sense of light, openness, and harmony.

The design is based on clean lines, natural textures, and a calm palette inspired by the sea, stone, and surrounding hills.

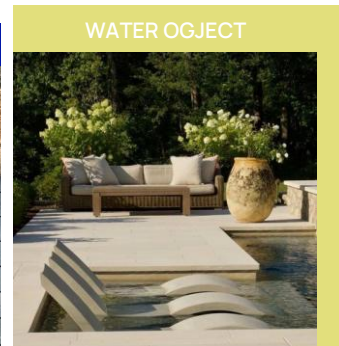
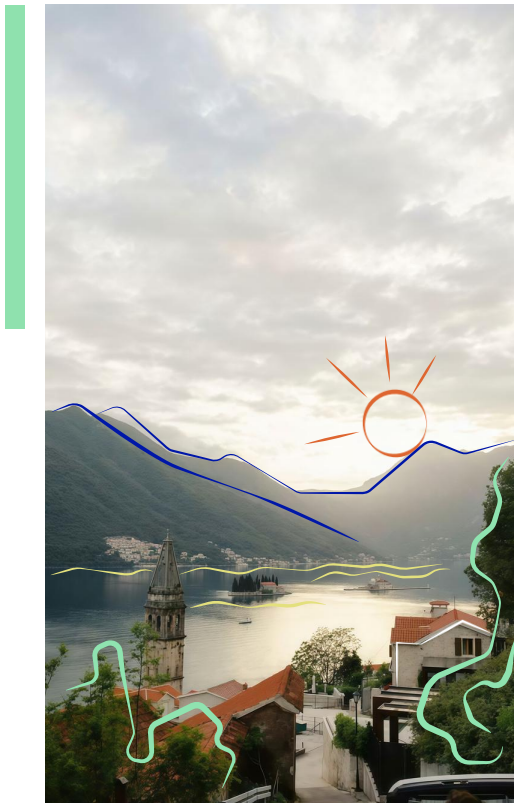
Each space is designed to capture natural light and air, with smooth transitions between indoor and outdoor areas.

Open zones and private terraces create a balance between privacy and social connection, while carefully planned landscaping enhances the feeling of living within nature.

The core idea is modern comfort in a natural environment, where architecture and landscape exist in perfect balance.



Inspiration



Design principles



MOOD

Arrangement of the local area, which will create an atmosphere of coziness and comfort, and also contribute to the formation of a feeling of a second home.



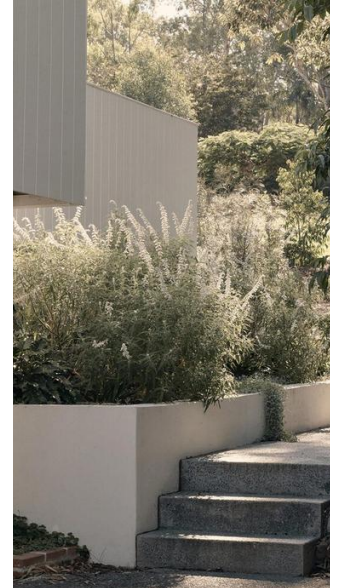
GREENERY

Intensive landscaping of the territory, creation of green buffer zones that help to reduce sound and visual noise.



LAYOUT

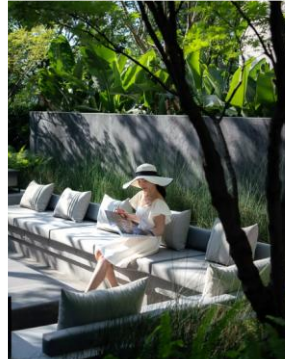
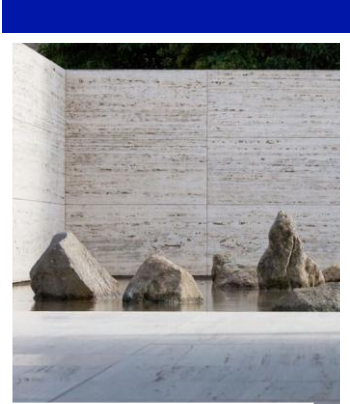
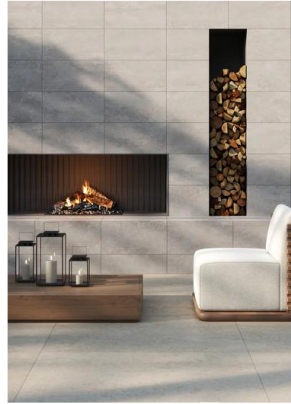
Harmonious combination of strict and geometric layout with natural Mediterranean landscaping.



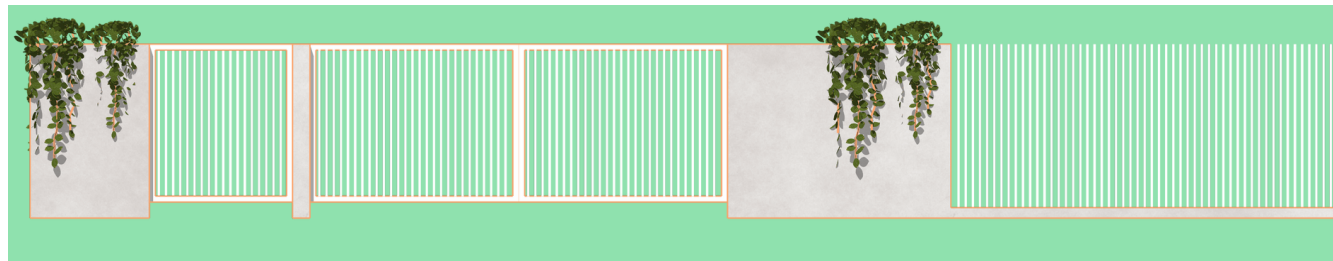
ZONING

Zoning of the territory not only in a horizontal projection, but also in a vertical one, placement of stairs and podiums. Arrangement of areas with consideration for the needs of all residents.

Visual references

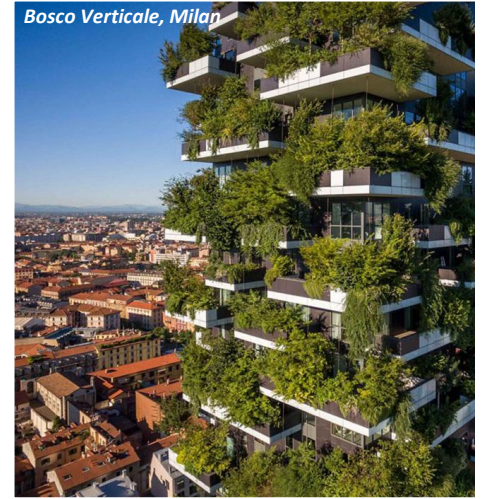


Fencing of the territory



The fence of a simple shape with permeable metal elements and integrated green hedges harmoniously fits into the green frame of the site, the finish repeats the materials of the facades, which gives the structure a stylish and harmonious appearance.

Outer shell gardens



The **Garden Apartments typology** utilizes the natural relief to elevate private green zones above the common park level, creating a distinct "floating garden" effect. This vertical separation, reinforced by lush buffer planting, acts as a natural barrier that provides the seclusion and scale of a private villa while seamlessly integrating the residential volume into the surrounding landscape.

Materials



Bosnian stone



Bush hammering accent panels



Stucco



Raw stone



Masterplan

BokaVerde



Master plan ideas

The master plan of **Boka Verde**, created by the international architectural studio **Semrén & Månsson**, is designed to bring harmony, comfort, and a natural rhythm to everyday life.

Each building features underground parking with direct street access, keeping the inner courtyard car-free, safe, and green

Two rows of buildings enclose a green courtyard – the heart of the complex, with a swimming pool, leisure zones, a playground, and sports areas.

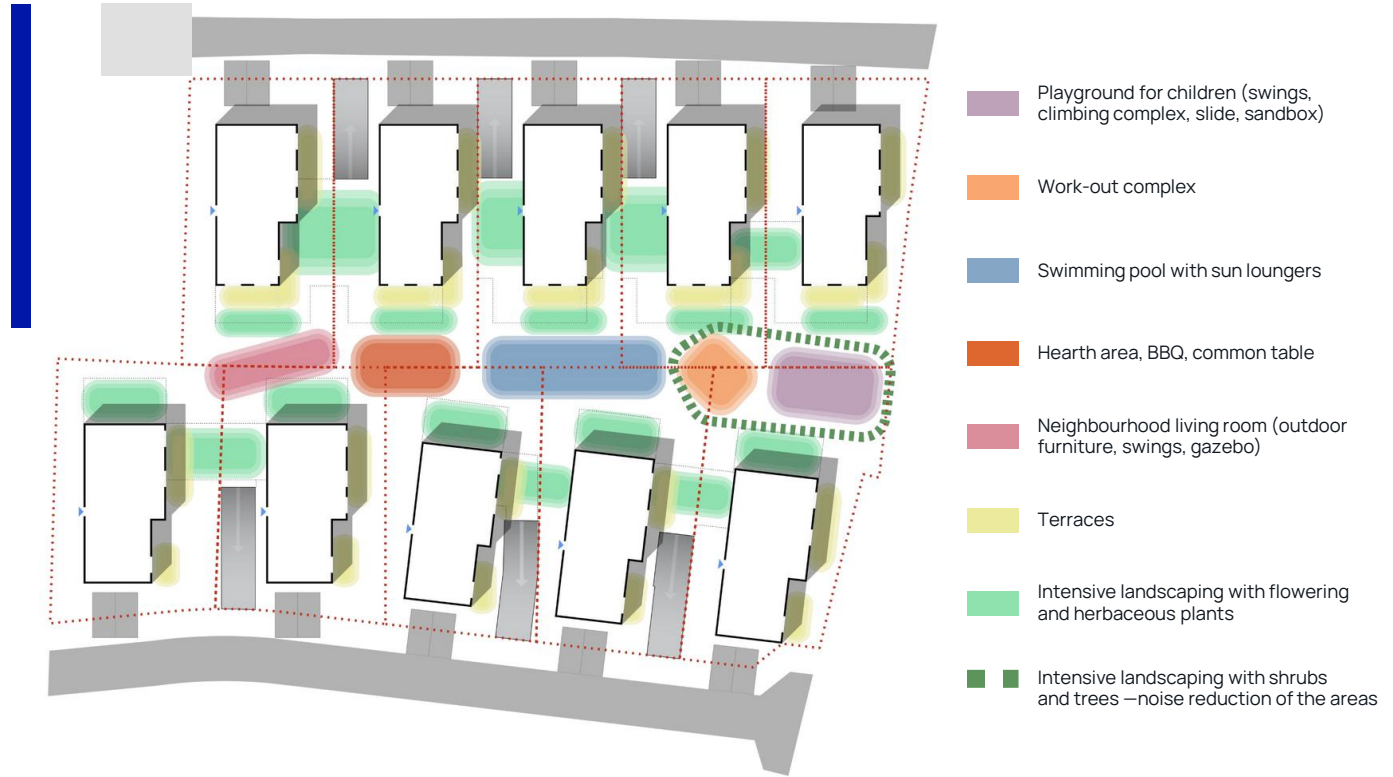
Facades with green consoles create the impression of floating gardens, allowing the buildings to blend naturally with the landscape and dissolve into the beauty of nature.

Private gardens of the ground-floor units give residents the feeling of living in their own house. While green consoles form a “garden outside the window” for the first-floor apartments and penthouses.

Boka Verde offers a contemporary residential environment where architecture, landscape, and nature exist in perfect balance.



Zoning



Landscape



Bird view



Visualizations

BokcVerde



All visuals are for marketing presentation purposes and may not represent final design details.

Bok Verde
Exterior view



Central green area

with pool and recreation zones



BokVerde

Central green area

with pool and recreation zones





BokaVerde

Private terraces
overlooking greenery

BokVerde

contemporary architecture
in a natural setting



Apartment Typology

BokaVerde



FLOATING GARDEN COLLECTION

All residences in Boka Verde share a unified architectural language developed by **Semrén & Månsson**, while each typology interacts with greenery in its own way. The residential architecture of the project is structured around three types of residences:

Garden Apartments – apartments on the ground level that use the natural terrain to position private gardens approximately 1.8 meters above the internal park. This creates a protected green space that combines the openness of a garden with the privacy of a private home. Panoramic windows and spacious terraces extend the living area outdoors while maintaining visual separation from shared spaces.

Floating Garden Apartments – apartments on the first floor defined by planted Floating Garden Consoles. These compact terraces become a natural extension of the interior, forming a green buffer that provides shade, privacy and the feeling of a garden outside the living space.

Sky Garden Penthouses – penthouses on the upper second level designed as open, light-filled homes. Each residence includes two bedrooms, two bathrooms, a spacious terrace and direct access to a private rooftop Sky Garden. From the roof patio, panoramic views open to the sea or surrounding mountains.



House 83



Ground floor



First floor

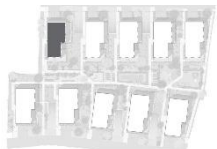


BEDROOMS	INTERNAL BRUTO AREA	TERRACE	YARD	TOTAL BRUTO AREA
1	48.15	29.00	36.00	113.15
2	73.95	20.00	19.00	112.95

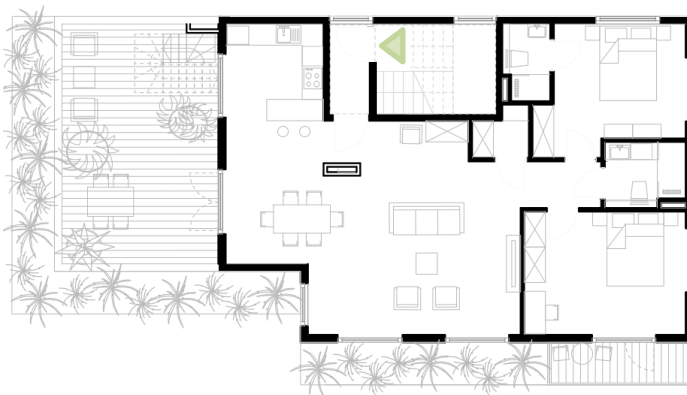
All measurements are in square meters (m²)

BEDROOMS	INTERNAL BRUTO AREA	TERRACE	TOTAL BRUTO AREA
1	47.94	6.30	54.24
2	73.82	6.73	80.55

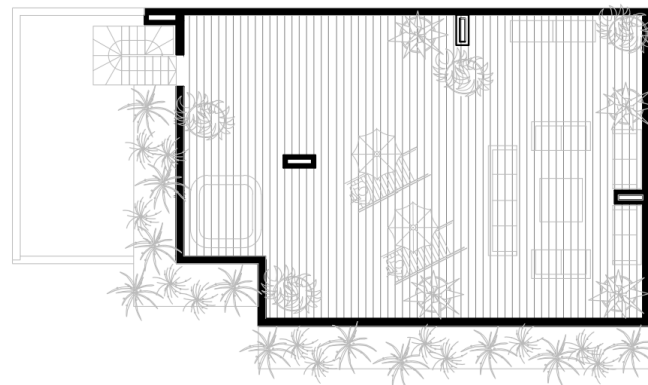
House 83



Second floor (Penthouse)



Roof patio (Penthouse)



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	ROOF PATIO	TOTAL BRUTO AREA
2	93.34	36.45	99.92	229.71

All measurements are
in square meters (m²)

House 84



Ground floor



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	YARD	TOTAL BRUTO AREA
1	48.15	29.00	36.00	113.15
2	70.74	20.00	19.00	109.74

All measurements are in square meters (m²)

First floor



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	TOTAL BRUTO AREA
1	47.94	6.30	54.24
2	70.62	6.73	77.32

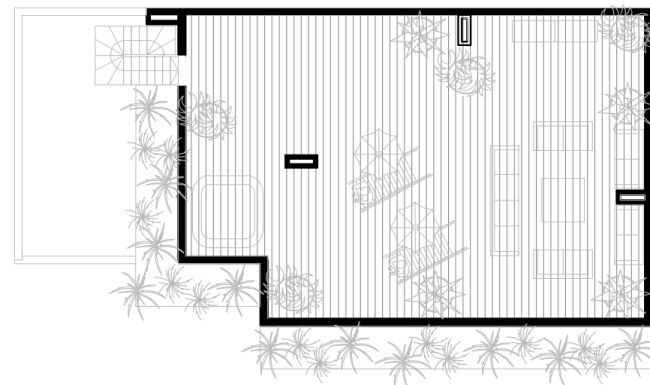
House 84



Second floor (Penthouse)



Roof patio (Penthouse)



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	ROOF PATIO	TOTAL BRUTO AREA
2	90.13	36.45	99.92	223.52

All measurements are
in square meters (m²)

House 84a



Ground floor



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	YARD	TOTAL BRUTO AREA
1	48.18	29.00	36.00	113.18
2	70.74	20.00	19.00	109.74

All measurements are in square meters (m²)

First floor

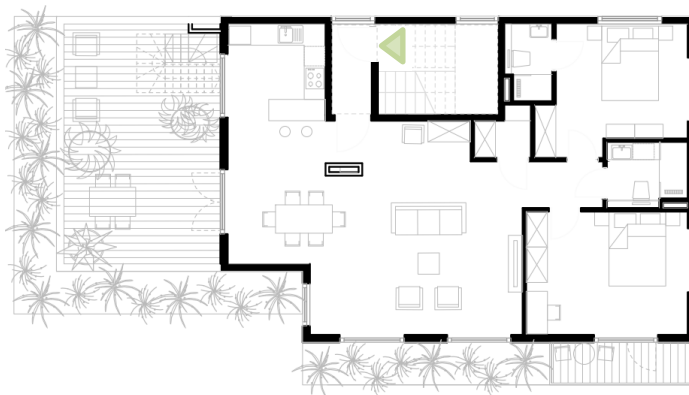


BEDROOMS	INTERNAL BRUTO AREA	TERRACE	TOTAL BRUTO AREA
1	47.94	6.30	54.24
2	70.62	6.73	77.32

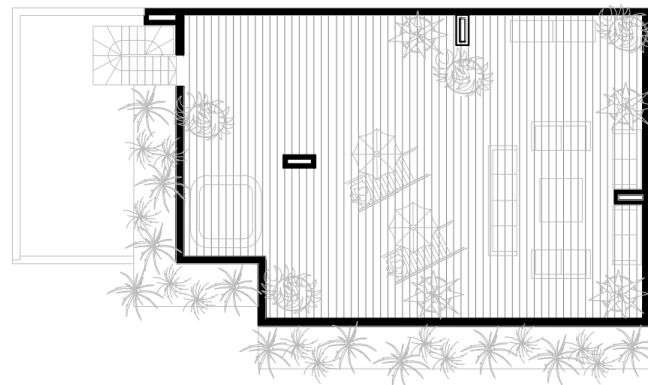
House 84a



Second floor (Penthouse)



Roof patio (Penthouse)



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	ROOF PATIO	TOTAL BRUTO AREA
2	90.13	36.45	99.92	223.74

All measurements are
in square meters (m²)

House 85



Ground floor



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	YARD	TOTAL BRUTO AREA
1	48.18	29.00	36.00	113.18
2	70.74	20.00	19.00	109.74

All measurements are in square meters (m²)

First floor

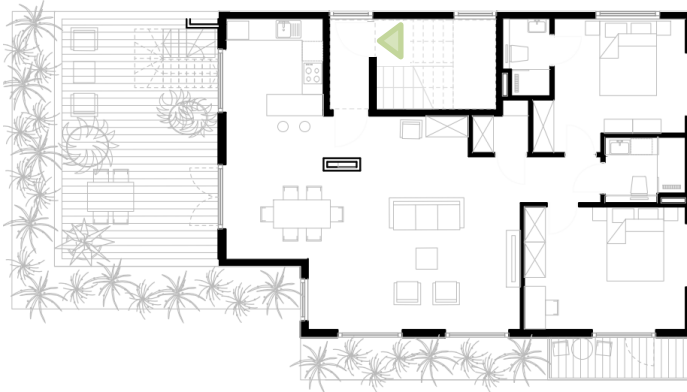


BEDROOMS	INTERNAL BRUTO AREA	TERRACE	TOTAL BRUTO AREA
1	47.94	6.30	54.24
2	70.62	6.73	77.32

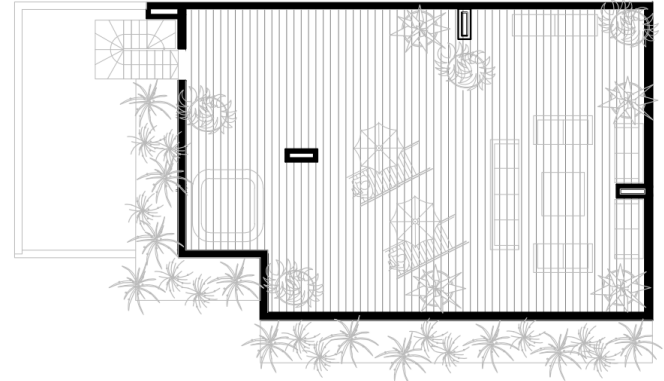
House 85



Second floor (Penthouse)



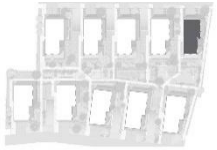
Roof patio (Penthouse)



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	ROOF PATIO	TOTAL BRUTO AREA
2	90.13	36.45	99.92	223.74

All measurements are
in square meters (m²)

House 85a



Ground floor



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	YARD	TOTAL BRUTO AREA
1	48.18	29.00	36.00	108.18
2	69.14	20.00	19.00	108.14

All measurements are in square meters (m²)

First floor

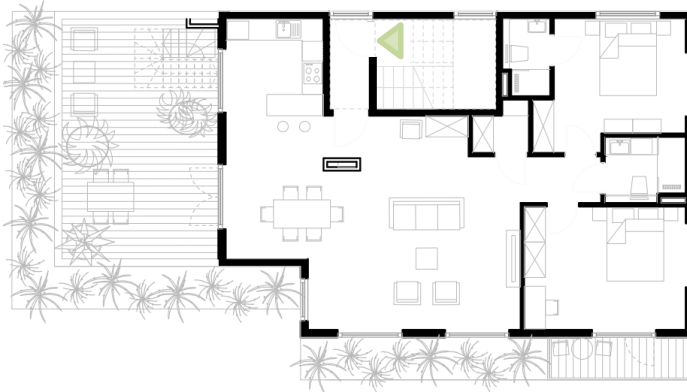


BEDROOMS	INTERNAL BRUTO AREA	TERRACE	TOTAL BRUTO AREA
1	47.01	6.30	53.31
2	69.02	6.73	75.76

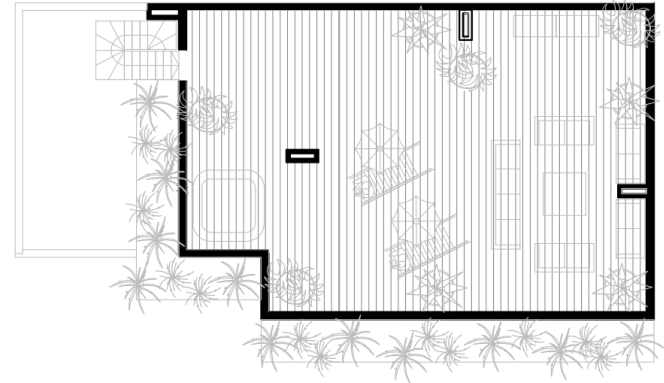
House 85a



Second floor (Penthouse)



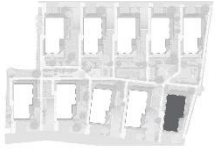
Roof patio (Penthouse)



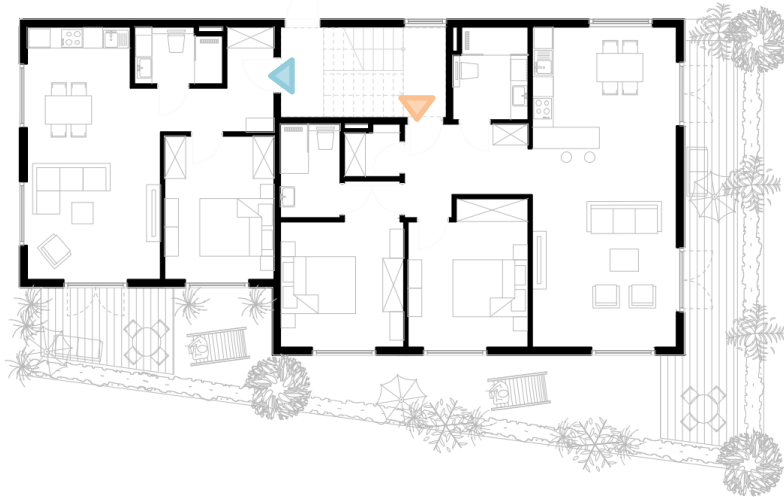
BEDROOMS	INTERNAL BRUTO AREA	TERRACE	ROOF PATIO	TOTAL BRUTO AREA
2	88.53	36.45	99.92	225.12

All measurements are
in square meters (m²)

House 76a



Ground floor



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	YARD	TOTAL BRUTO AREA
1	52.52	29.00	36.00	62.02
2	80.65	20.00	19.00	138.65

All measurements are in square meters (m²)

First floor



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	TOTAL BRUTO AREA
1	52.29	6.30	58.79
2	80.51	6.73	87.21

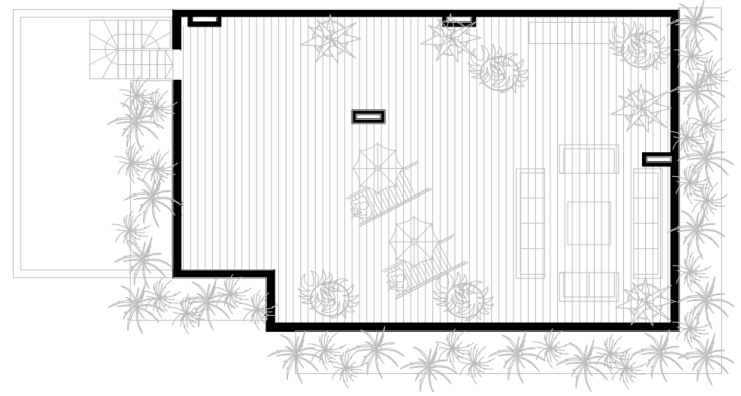
House 76a



Second floor (Penthouse)



Roof patio (Penthouse)



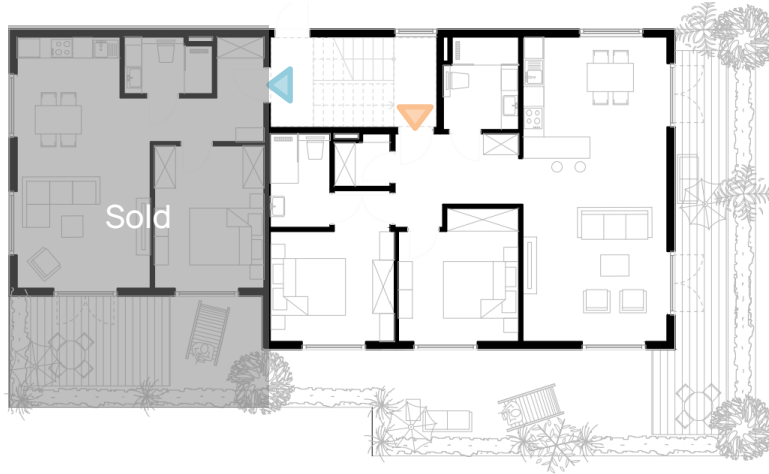
BEDROOMS	INTERNAL BRUTO AREA	TERRACE	ROOF PATIO	TOTAL BRUTO AREA
2	99.35	36.45	99.92	254.08

All measurements are
in square meters (m²)

House 76



Ground floor



First floor



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	YARD	TOTAL BRUTO AREA
1	50.57	29.00	36.00	60.07
2	80.65	20.00	19.00	138.65

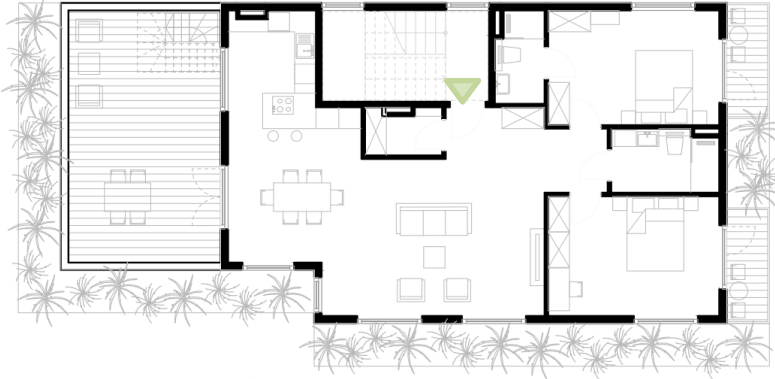
BEDROOMS	INTERNAL BRUTO AREA	TERRACE	TOTAL BRUTO AREA
1	50.35	6.30	56.85
2	80.51	6.73	87.21

All measurements are in square meters (m²)

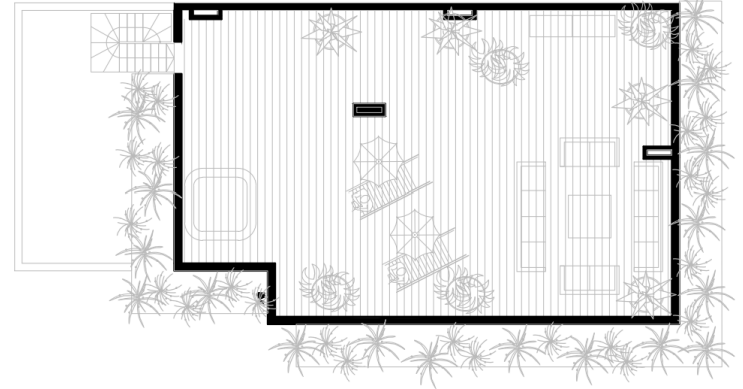
House 76



Second floor (Penthouse)



Roof patio (Penthouse)



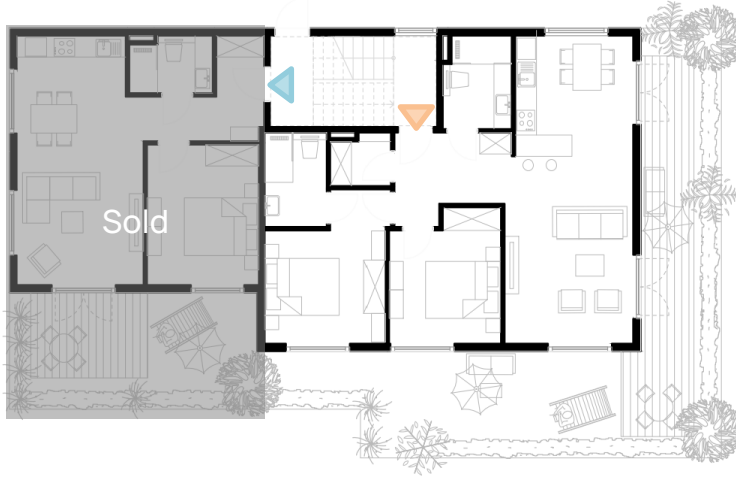
BEDROOMS	INTERNAL BRUTO AREA	TERRACE	ROOF PATIO	TOTAL BRUTO AREA
2	95.65	36.45	99.92	244.86

All measurements are
in square meters (m²)

House 77a



Ground floor



First floor



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	YARD	TOTAL BRUTO AREA
1	46.43	29.00	36.00	55.93
2	71.30	20.00	19.00	129.30

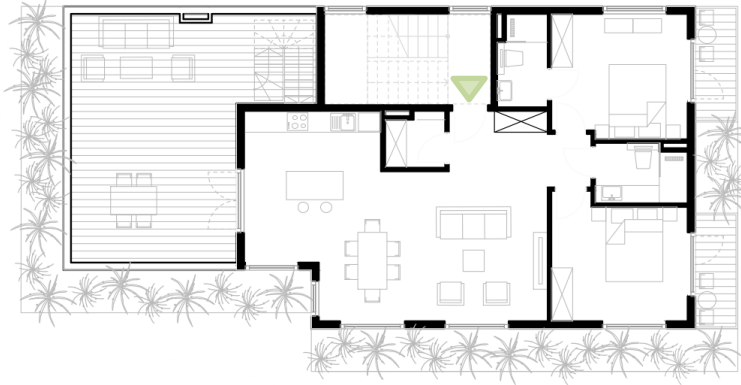
BEDROOMS	INTERNAL BRUTO AREA	TERRACE	TOTAL BRUTO AREA
1	46.23	6.30	52.48
2	80.51	6.73	87.21

All measurements are in square meters (m²)

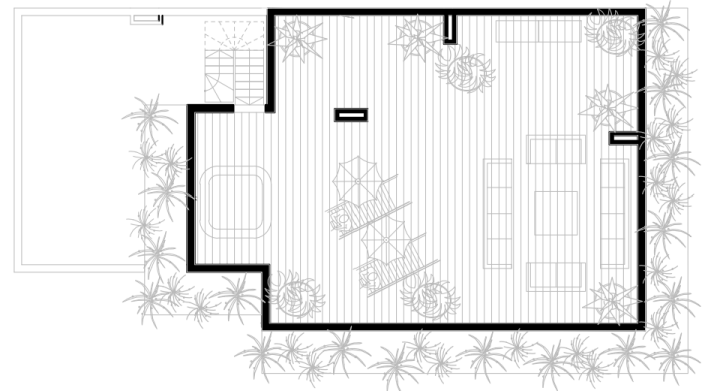
House 77a



Second floor (Penthouse)



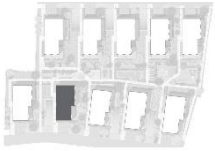
Roof patio (Penthouse)



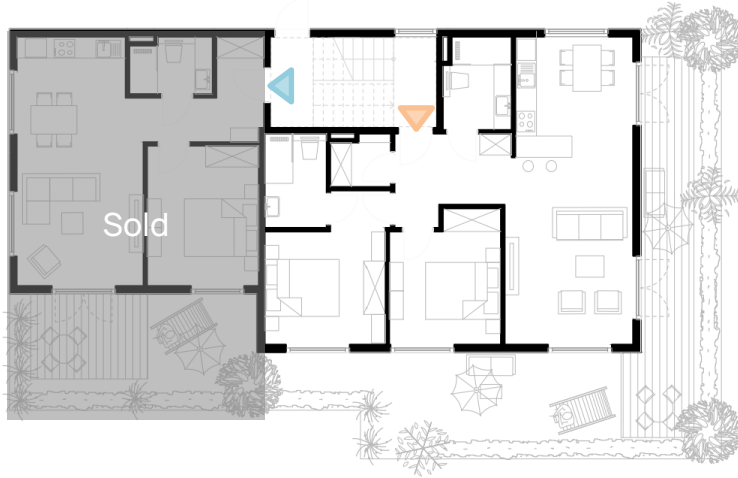
BEDROOMS	INTERNAL BRUTO AREA	TERRACE	ROOF PATIO	TOTAL BRUTO AREA
2	87.82	36.45	99.92	225.31

All measurements are
in square meters (m²)

House 77



Ground floor



First floor



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	YARD	TOTAL BRUTO AREA
1	46.66	29.00	36.00	56.16
2	71.65	20.00	19.00	129.65

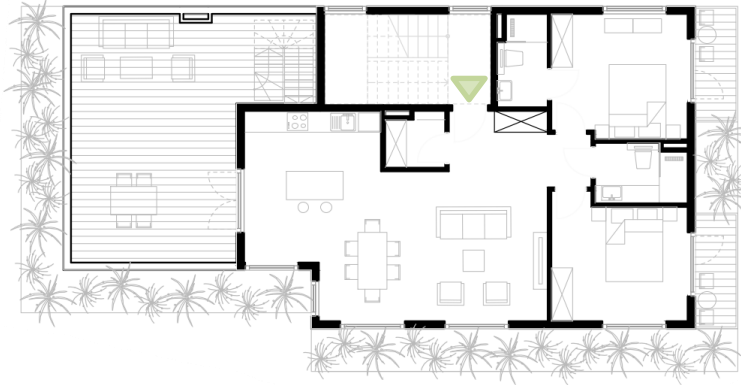
All measurements are in square meters (m²)

BEDROOMS	INTERNAL BRUTO AREA	TERRACE	TOTAL BRUTO AREA
1	46.46	6.30	52.90
2	71.53	6.73	77.89

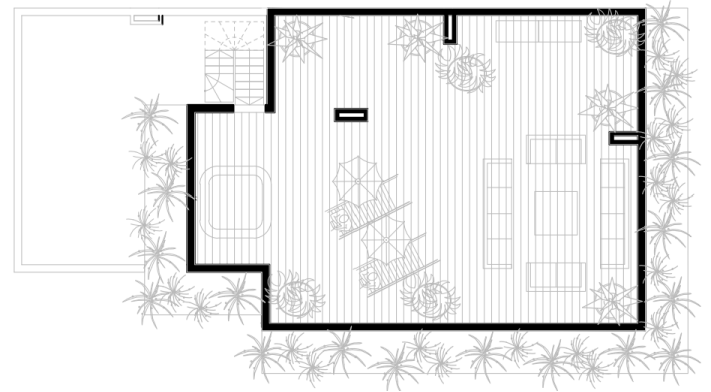
House 77



Second floor (Penthouse)



Roof patio (Penthouse)



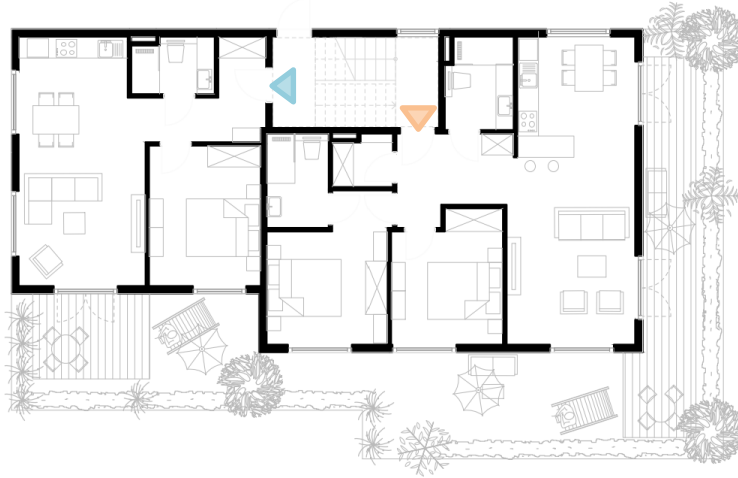
BEDROOMS	INTERNAL BRUTO AREA	TERRACE	ROOF PATIO	TOTAL BRUTO AREA
2	88.26	36.45	99.92	226.40

All measurements are
in square meters (m²)

House 78



Ground floor



First floor



BEDROOMS	INTERNAL BRUTO AREA	TERRACE	YARD	TOTAL BRUTO AREA
1	47.46	29.00	36.00	56.96
2	72.89	20.00	19.00	130.89

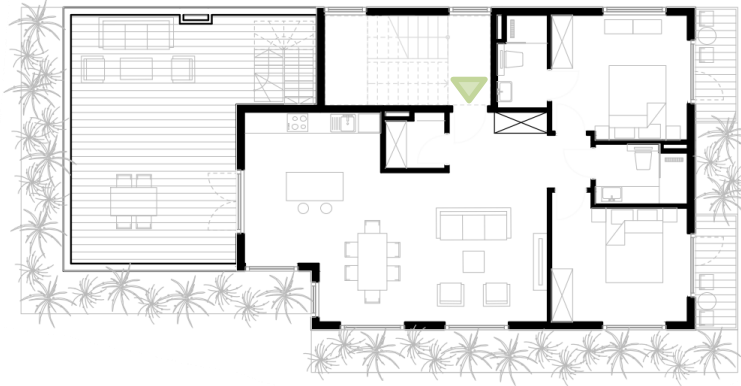
BEDROOMS	INTERNAL BRUTO AREA	TERRACE	TOTAL BRUTO AREA
1	47.26	6.30	53.66
2	72.76	6.73	79.06

All measurements are in square meters (m²)

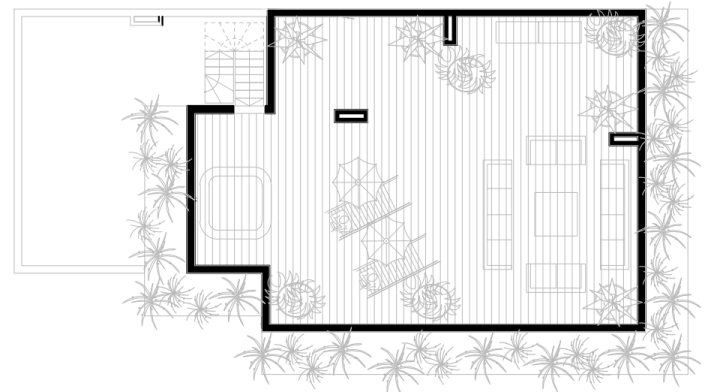
House 78



Second floor (Penthouse)



Roof patio (Penthouse)

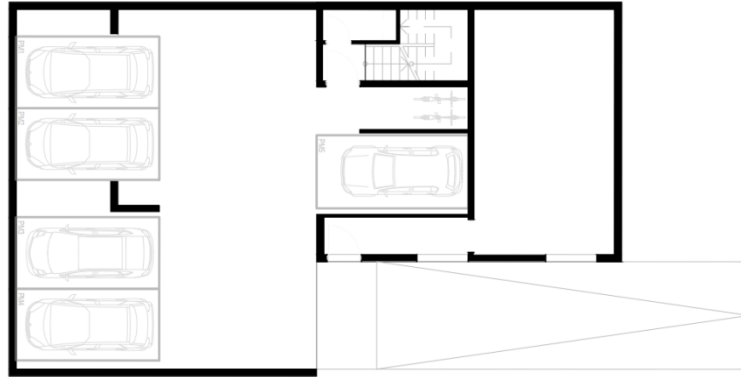


BEDROOMS	INTERNAL BRUTO AREA	TERRACE	ROOF PATIO	TOTAL BRUTO AREA
2	89.78	36.45	99.92	230.20

All measurements are
in square meters (m²)

Typical underground level

Level P1



P	SIZE
Commercial area	44-51
Parking lot 1	12.5
Parking lot 2	12.5
Parking lot 3	12.5
Parking lot 4	12.5
Parking lot 5	12.5

All measurements are
in square meters (m²)

Interiors

BokVerde



All visuals are for marketing presentation purposes and may not represent final design details.



Picture 1

Two bedroom.
Living room

Picture 2

Two bedroom.
Living room





Picture 3

Two bedroom.
Bedroom



Picture 4

One bedroom.
Living room

Picture 5

One bedroom.
Bedroom





Picture 6

Penthouse
Livingroom



Picture 7

Penthouse
Terrace



BokaVerde



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