LUŠTICA BAY

MONTENEGRO









A PLACE TO BELONG



LUŠTICA BAY



THE PERFECT ENCOUNTER BETWEEN LAND & SEA

Covering around 13,800 square kilometres and nestling between spectacular mountains and piercing blue sea, Montenegro might be the world's tenth-smallest country, but what it lacks in size it makes up for in its character. Located in Southeast Europe on the breathtaking Adriatic coast of the Balkans, Montenegro seduces with its raw beauty. Its landscape weaves a varied journey from rugged interior made up of dramatic peaks, lush green forestry, majestic lakes and rivers, to small fishing villages, enchanting old towns, beaches and solitary coves along its rocky shorelines.

The five national parks of Montenegro bear witness to its natural wonders and biodiverse terrain, with Durmitor National Park in the north also earning UNESCO World Heritage site designation. It is split by the Tara River, making it home to Tara Canyon - the second deepest canyon on the planet. Lake Skadar, another protected area straddling Montenegro's border with Albania, is not only the biggest freshwater lake in the Balkans, but home to a colony of giant Dalmatian pelicans.

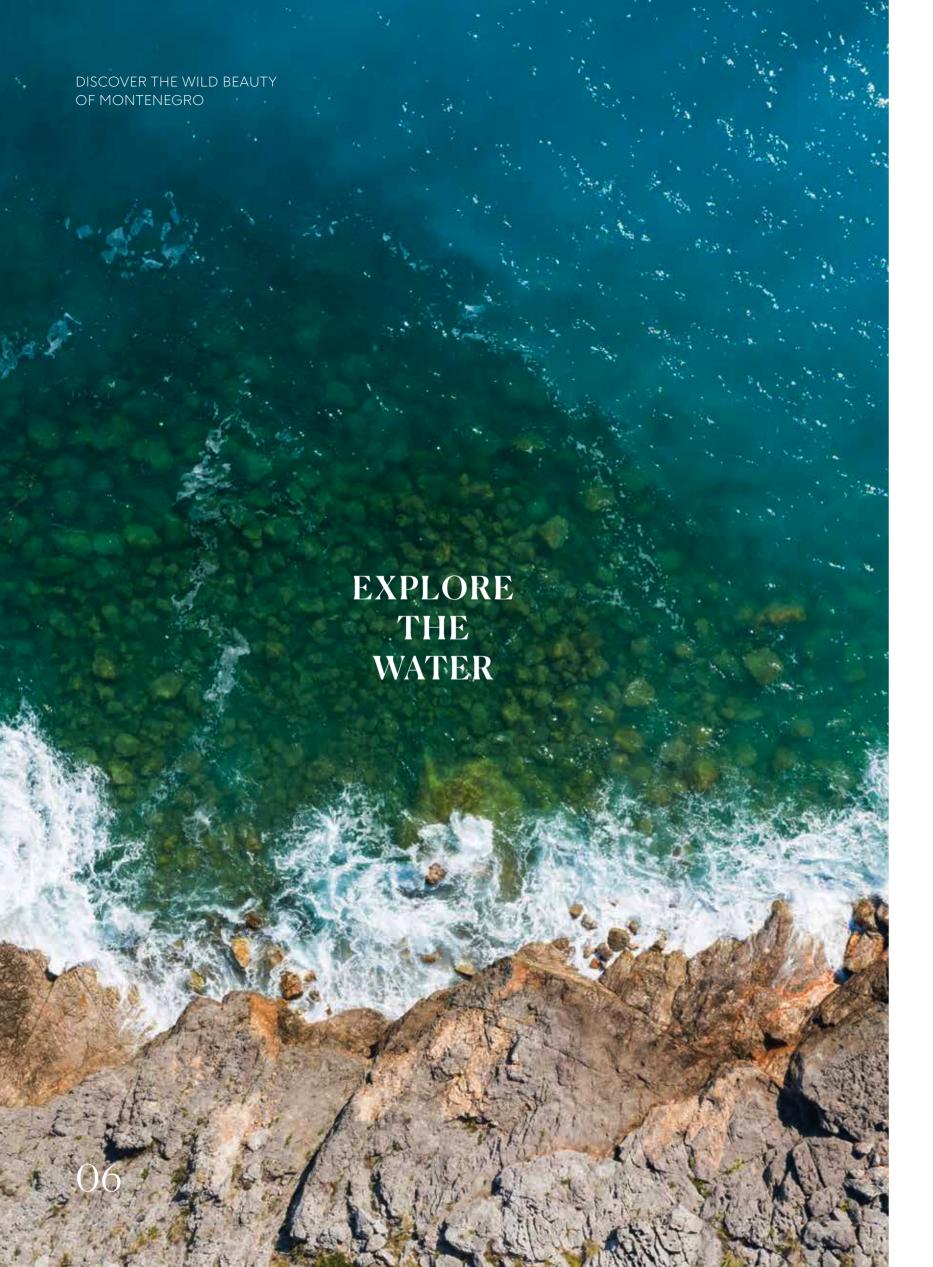
4 UNESCO World Heritage Sites

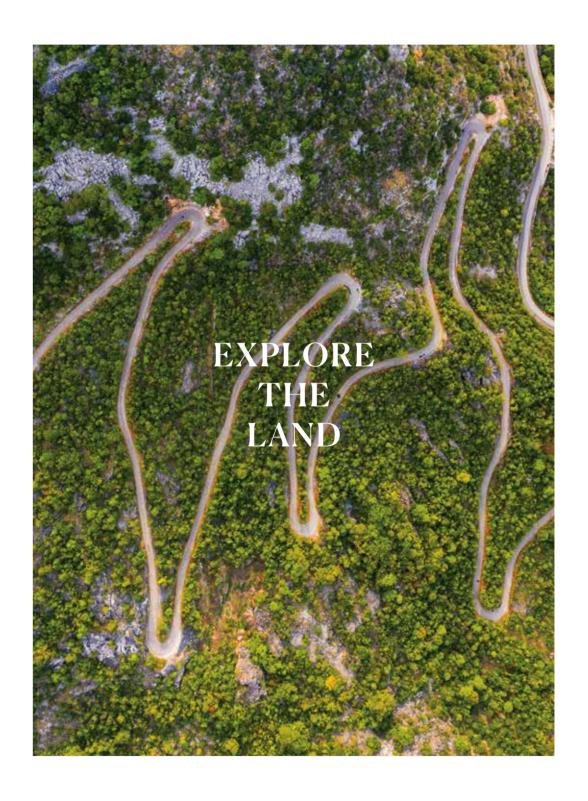
Kotor, Stecci Medieval Tombstone, Venetian Works of Defence (cultural) and Durmitor (natural)

5 National Parks

Durmitor, Biogradska Gora, Prokletije (north), Lake Skadar, and Lovćen (inland)







Let your emotions flow like water and immerse yourself in a huge diversity of natural sights.



No travel experience can be complete without exploring gastronomic delights, and Montenegrin cuisine does not disappoint. The Njeguški pršut (smoke-dried ham) and sir (cheese) platter is a must-try while flavoursome meat dishes, typical of the country's inland regions, are all to be relished, and Mediterranean-style seafood dishes and freshly caught fish to be savoured at the many seaside eateries.

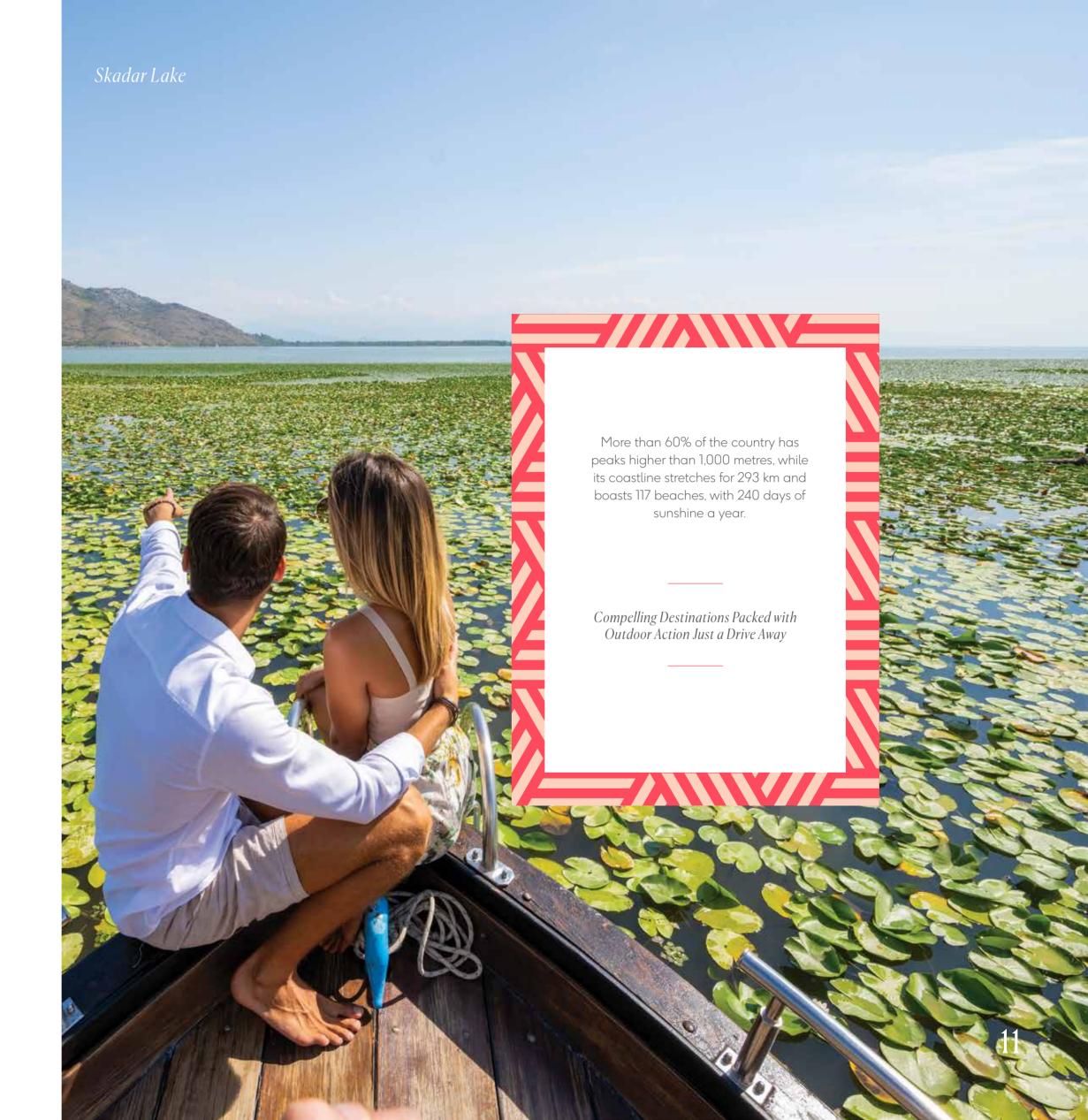


This is the land of the deeply-coloured red wine vranac. The largest single vineyard in Europe, owned by 13. Jul - Plantaže, lies next to Lake Skadar, so chances are high you will sample some of their many wines as part of your daily culinary agenda.

DISCOVER THE WILD BEAUTY OF MONTENEGRO

Outdoor activities is what Montenegro's poetic landscape demands – and there is something for everybody. Luštica Bay is just a few hours away by car from a variety of compelling destinations, so you can choose your own adventure in this extremely diverse terrain of mountains, plains and coastline. From north to south, you can embrace ski slopes and the beach life all in the same day. Whether you end up skiing in the country's main mountain resort of Kolašin, some 70 km north of the capital of Podgorica, rafting on the Tara River, with Europe's deepest canyon, enjoying a jeep safari tour along the Durmitor ring, or kayaking on pristine Lake Skadar near the coast, Montenegro offers endless opportunities and adventures to be had. For a glimpse into the ancient past head to UNESCO-listed Kotor - it is a must-see for everyone visiting the country.

At any time of the year, this is a great place to come for authentic Montenegrin lifestyle, mouth-watering food, wine tasting tours to learn about the passion that goes into making these wines, and strolls along the alluring coast. Enjoy the wines of Skadar Valley or visit the Moric organic olive farm on the Luštica Peninsula, the country's only certified olive oil maker, to find out more about their work and whet your appetite with local delicacies.



DISCOVER THE WILD BEAUTY **MONTENEGRO IS** OF MONTENEGRO AT THE CENTRE OF THE WORLD Stockholm **2h 55min** Stockholm Amsterdam **2h 15min** Oslo . London 2h 45min Belgrade **45min** Madrid **2h 35min** Berlin **2h 15min** Milan 1h 35min Paris **2h 40min** Moscow Minsk 2h 25min Brussels 2h 15min Minsk Dublin • Moscow **3h 15min** Oslo 3h 20min Berlin • Dublin **3h 45min** Prague **2h 5min** London Warsaw Vienna **1h 20min** Frankfurt 2h 10min Frankfurt • Kiev Prague Zürich 1h 45min Istanbul 1h 30min Paris • Vienna • Kiev 2h 25min Dubai **5h 45min** Zurich • Baku **4h 25min** Warsaw 2h Milan • Belgrade **MONTENEGRO** Istanbul Madrid Baku Dubai 13 12





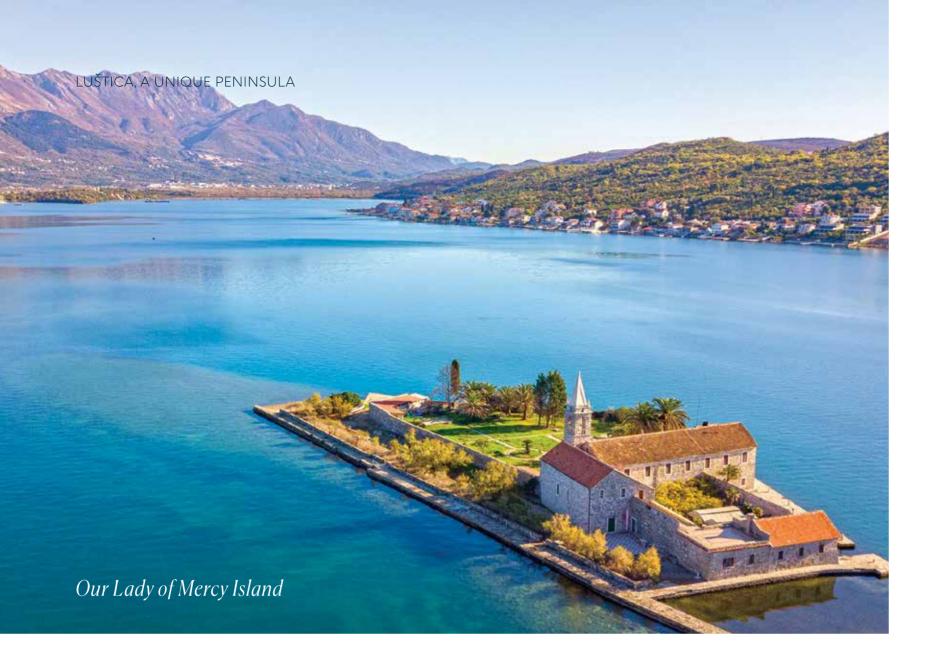
FULFILL YOUR DESIRE FOR MORE

Set within the Luštica Peninsula, Luštica Bay is nestled along a quiet stretch of the Adriatic coastline in the idyllic Bay of Trašte, on the outskirts of the iconic fjord-like Bay of Boka, also home to Kotor, a showpiece of Venetian Montenegro, with its medieval stone city walls and pantiled roofs, and Risan, the bay's oldest settlement.

The peninsula, famed for its centuries-old olive groves, charms with picturesque, old stone villages, secluded beaches and hideaways where all you will hear is the chirping of crickets. This is where you'll find the real Montenegro, a simple traditional lifestyle that has hardly changed over centuries, where time stands still. This is where locals live in harmony with each season and food is homegrown.

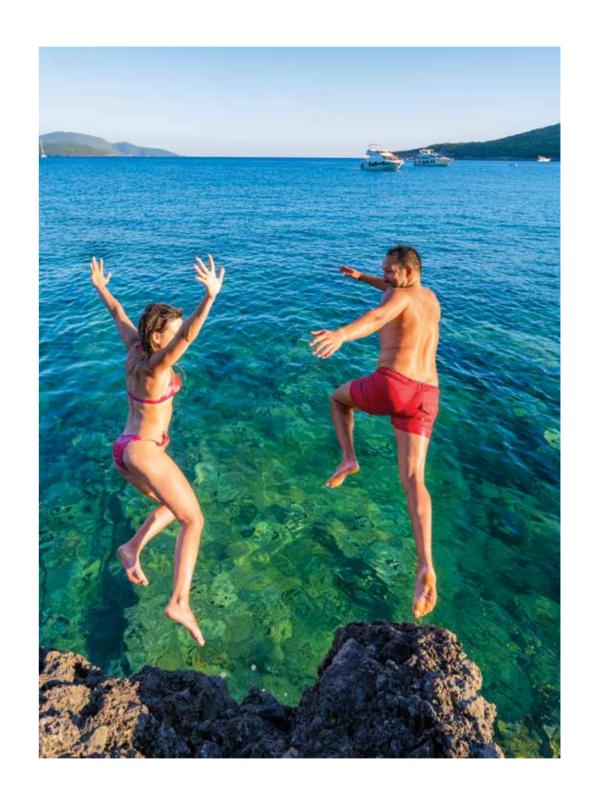
"I saw this heaven on earth, that's exactly how I like to describe Luštica Bay. It is a feeling -you can't describe it until you visit!"

> Ewelina, Homeowner



The area's history dates back to the Iron Age and the peninsula is a rich cultural hub dotted with historic landmarks, including 20 churches and Austro-Hungarian fortifications. The Luštica Peninsula is a lyrical landscape made up of lost-in-time villages such as Rose with its pretty Venetian promenade.

There are three international airports nearby, Tivat (10 km), only a 15-minute drive away, Montenegro's capital of Podgorica (90 km) and Ćilipi, within earshot of Croatia's southern coastal town of Dubrovnik (46 km). All three airports operate scheduled and charter flights with additional facilities for private aircraft. With direct flight connections across Europe, Luštica Bay is within a three-hour flight from the majority of European cities.



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BRINGING YOU CLOSER TO A DEEPER SENSE OF BELONGING

Luštica Bay is a dreamy spot uniting old-world charm with upscale facilities, designed to echo the traditional fishing villages of Montenegro. It offers more than just expansive panoramic and uninterrupted views, but the calm pace of life. A sanctuary. The tranquillity and privacy of its grounds has captured the imagination of many travellers, near and far, making Luštica Bay a true global village designed to inspire. The mix of people is cosmopolitan, likeminded in enjoying the simple pleasures of life and quiet appreciation of the splendour of its natural beauty.

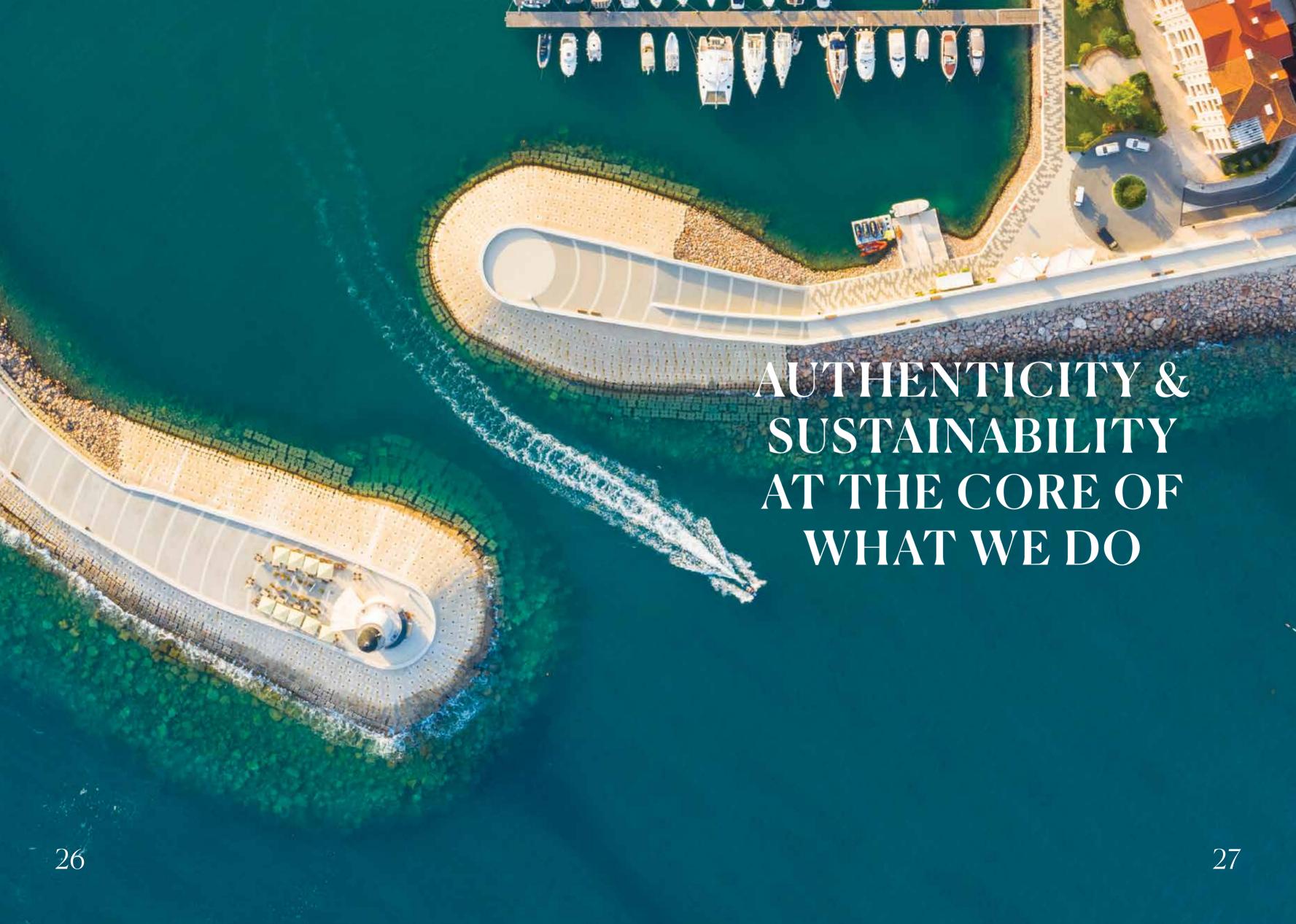




Whether you are a permanent resident, a second homeowner or a holiday-seeker looking for a getaway from the hustle and bustle of the big city, you will discover a strong sense of community belonging and create authentic memories in your home away from home at Luštica Bay. This is where you can become part of a tight-knit and warm community, creating a home around the life you want to live. Life as it should be. A place to belong, press pause and make memories for a lifetime.

"Life becomes simpler. Not having to dress up, being able to go around barefoot, and eating delicious food."

> lvana, Home and shop owner



OUR SUSTAINABLE ARCHITECTURE BLENDS BEAUTIFULLY WITH THE NATURAL LANDSCAPE AND CULTURE

We believe that timeless beauty arises from authenticity. From the development's layout to architecture, every aspect of the project is deeply rooted in the land and the culture to which it belongs. Luštica Bay is a perfect visual unity with its Mediterranean surroundings, architecture characterised by its human scale and gentle buildings that fit into their contexts. Inspired by the local heritage, its architecture is harmonious, with soft-hued stone villas, townhouses and apartment buildings across the development's neighbourhoods punctuated with terracotta roof tiles and sea blue wooden shutters.



AUTHENTICITY & SUSTAINABILITY AT THE CORE OF WHAT WE DO

Luštica Bay embodies our core vision of driving sustainable practices and environmental conservation. Our resort town has been created by preserving the archaeological sites, with minimal impact on natural vegetation and using native plants. Spanning 690 hectares, less than 10% of the site will be developed in total to preserve and protect the landscape, using regional construction materials to reduce our carbon footprint. We sustain responsible operations and the entire project is carefully conceptualised around energy and water efficiency, waste reduction, and ethical and sustainable sourcing. We offer electric car services, with the first Tesla destination chargers in Montenegro available onsite.





SOULFUL, INTEGRATED AND UNIQUE

Luštica Bay is a mindset rather than a style - it stands for an inventive way of mixing and interconnecting present and past, tradition and innovation. Our approach to creating integrated resort towns, delivering spaces for living to high standards, grounded in a strong sense of identity and place, along with infrastructure for life made easy, is what sets us apart. Combining Montenegro's beauty and culture with Orascom Development's unparalleled experience in cultivating environmentally friendly, modern residential living, Luštica Bay provides a foundation that will grow organically for decades to come.





TODAY

More than **300 Apartments**



TOMORROW



Over 1,000 Apartments

Over **500 Villas & Townhouses**



7 Hotels

Shopping centres, Market places, Restaurants & boutiques and multiple retail offering

4.9 km Lungo mare connecting the whole coastline of the project - Green Pedestrian areas

Additional indoor and outdoor event venues



2 world-class marinas with more than **200 berths** and a Port of Entry



4 Beaches



18-hole Golf Course with a clubhouse

Spa & Wellness centre

Piazza town centre

School & medical facilities

Police & fire departments

Bank, post office and gym

Conference centre

Sport centres

5 Villas and 6 Townhouses with 16 residences

60 Condo residences in The Chedi 5* Hotel with a total of 111 rooms

The Promenade – 18 retail spaces offering boutiques, food & beverage outlets, supermarket

> **1.8 km Lungo Mare** from The Chedi Beach to Almara Beach Club

Amphitheatre



Luštica Bay Marina with **85 berths**



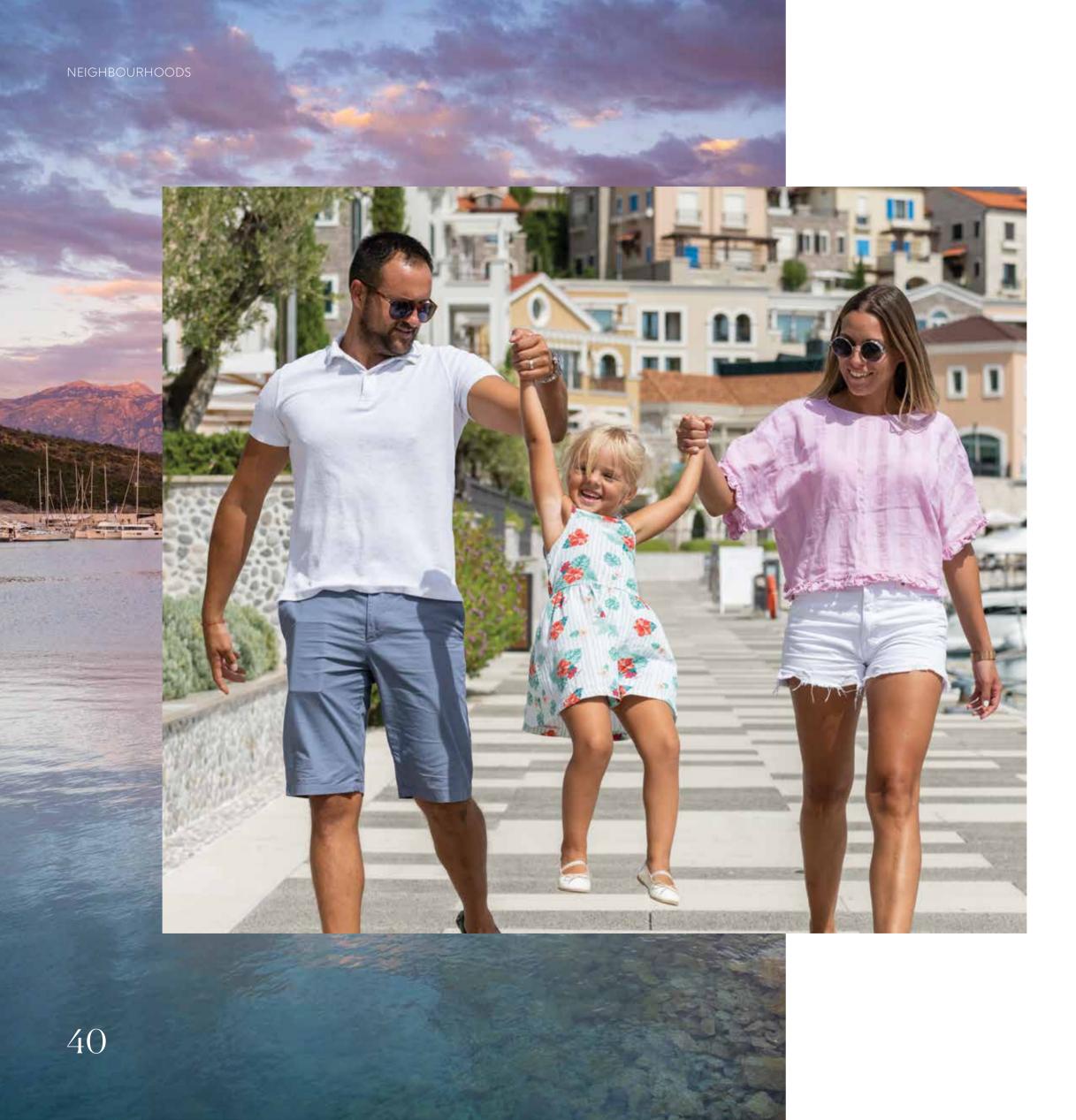
3 Beaches



Driving range

Spa & Gym facilities





WHERE YOUR NEIGHBOURS BECOME FRIENDS

Whether it is an idyllic holiday home overlooking the Luštica Bay Marina waterfront, a buzzing community rental opportunity in the town centre of Centrale or your forever home in a charming private villa, Luštica Bay provides a dream destination for just about everyone.

"Luštica Bay is unique for its splendid views of the sea, the marina, and a private community. I have made friends here."

> Siri, Full-time resident

MARINA VILLAGE

Welcome to a life on the waterfront, with its sweeping views of the turquoise waters of the Adriatic Sea and a flourishing community - Marina Village. The entire waterfront is packed with attractions, from the amphitheatre and the five-star Chedi hotel to superb seaside dining and boutiques lining the promenade. The neighbourhood embodies a serenely sophisticated lifestyle, yet has the unparalleled architectural grace of a traditional Montenegrin fishing village. Marina Village Residences offer four property types - waterfront marina apartments, townhouses, villas and The Chedi Residences – all of which take advantage of the spectacular views and direct access to the promenade, the private beach and the Luštica Bay Marina.



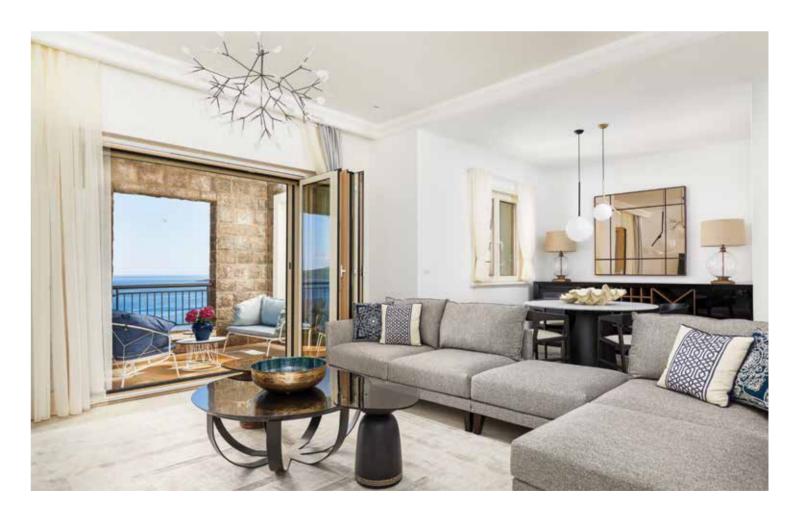


MARINA VILLAGE RESIDENCES

Discover waterfront apartments, charming townhouses and private villas available for immediate purchase. Varying in size, all properties feature bespoke layouts and unique design with the perfect mix of contemporary and traditional fixtures and finishes for your convenience and comfort.

MARINA VILLAGE APARTMENTS

From studios to four-bedroom units ranging between 44 and 153 square metres, marina apartments come with open plan living and dining areas, fully equipped kitchen and ensuite bathrooms. The apartments have direct access to an outdoor infinity swimming pool.



44 45



MARINA VILLAGE VILLAS

Lying on the most exclusive location and perched on the Marina Village hillside overlooking the waterfront, our villas provide complete privacy with panoramic views out to the sea at every level. With two-to-sixbedroom units spread on between 350 and 420 square metres and 650 square metres, they are a true masterpiece of design. With flowing living spaces, underfloor heating, large balconies and terraces, each can be further customised to suit your vision of dream villa. These homes come with a private driveway, a two-car garage and parking spots, and a private swimming pool. Each villa has convenient access to the promenade, private beach and marina.

MARINA VILLAGE TOWNHOUSES

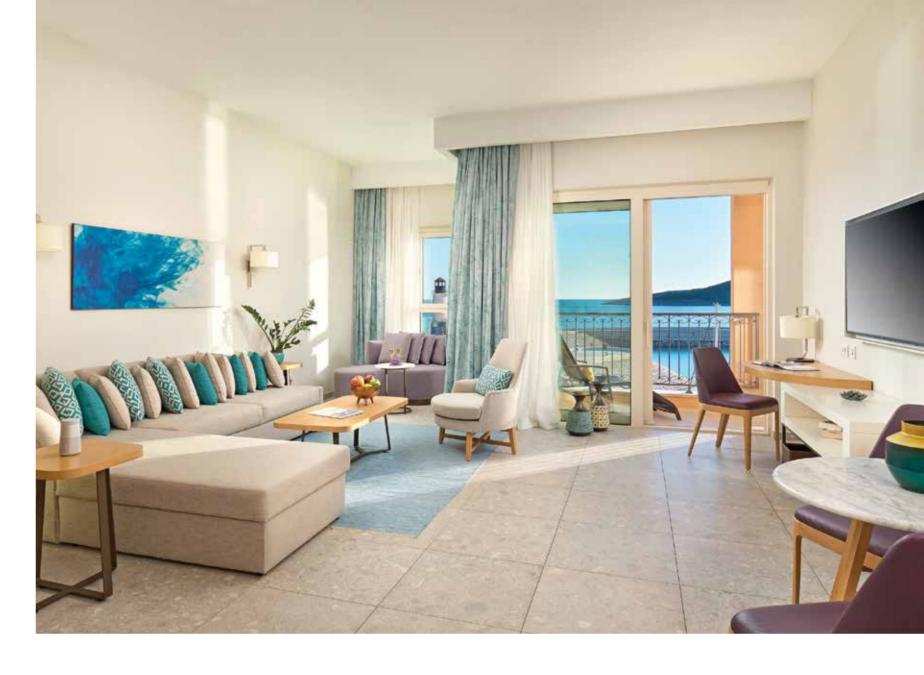
Elevated above the waterfront, the townhouses offer peaceful seclusion close to the action. Covering up to 215 square metres and featuring two-to-three-bedroom units, these hillside homes have open plan living and dining areas, a large balcony and terrace, alongside dedicated parking space with an optional private swimming pool.



THE CHEDI RESIDENCES

The renowned five-star Chedi hotel has 60 condominium units providing an elegant, contemporary and fully-furnished space by acclaimed interior designers. Boasting a large balcony, the Chedi Residences are set in the waterside location offering spectacular sea views and privileged access to the hotel's superior multi-use spaces for work and leisure. Operated by the Chedi Luštica Bay hotel, the condominiums offer a profitable opportunity and are the perfect addition to your investment portfolio. Each residence has direct access to the promenade, private beach and marina.





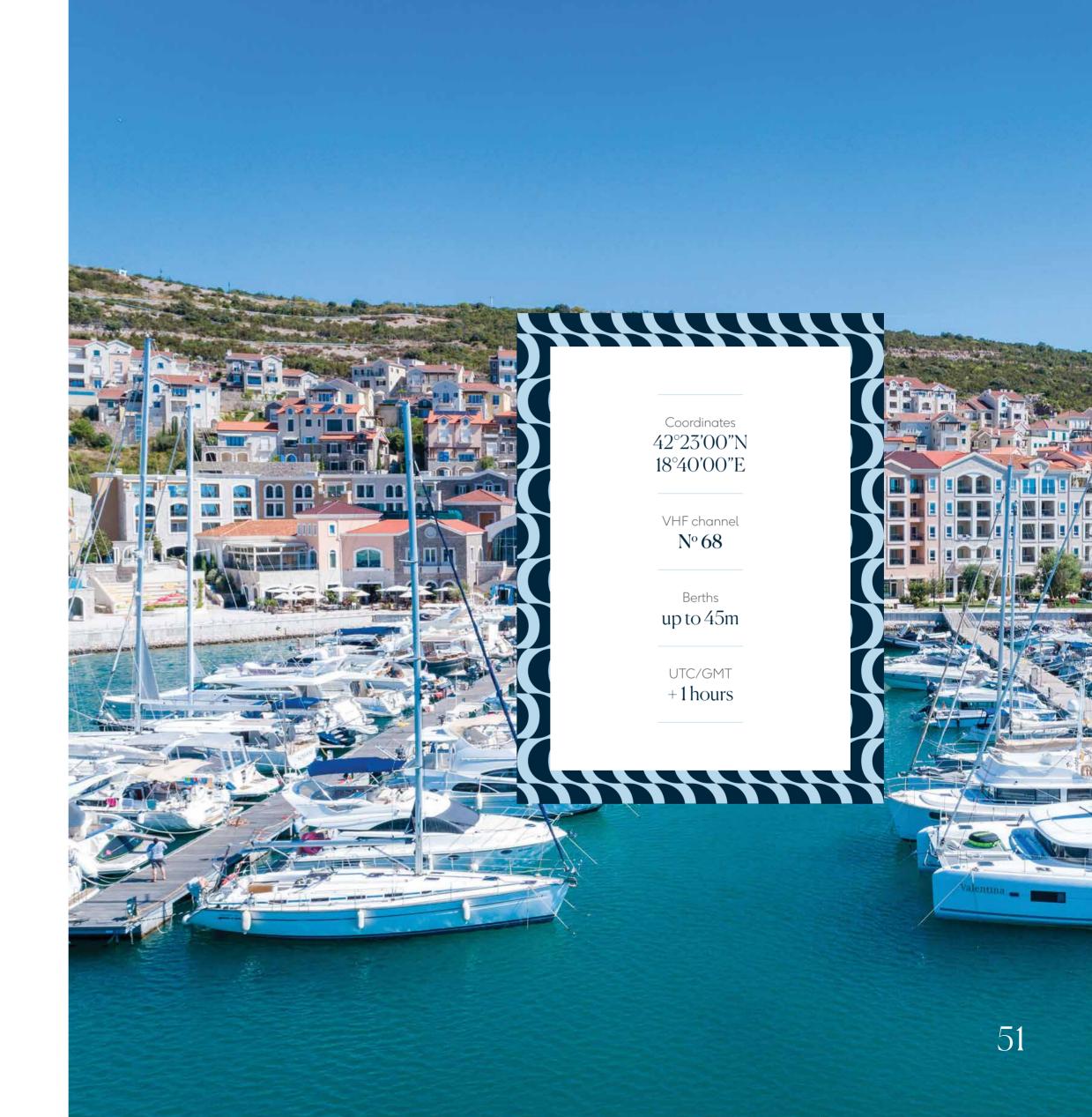
THE PROMENADE

In the heart of action, the Promenade fuses fashion, lifestyle, and food in effortless style. It draws the community together with all its vibrant offerings, from boutiques with emerging designers and established luxury fashion brands to interiors and locally crafted jewellery. Standing sentinel at the entrance to Luštica Bay's Marina Village at the tip of the breakwater, a newly built Lighthouse hosts a family-run restaurant where you can enjoy locally sourced food and indulge in local wines made with passion. Or stop at a family-owned bakery for your morning bread and tasty local treats.

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LUŠTICA BAY MARINA

Set in the heart of the Marina Village, sailing lovers will be in their element as they walk out into their neighbourhood and onto their very own yacht ready for a day of adventure and sense of freedom at their fingertips. The recreational marina features a sophisticated breakwater, providing a safe harbour and storm protection. The first phase of construction included 85 berths accommodating yachts of up to 45 metres, with 176 slips to be made available once the project is completed. With round-the-clock manned security and 24-hour CCTV, our multi-lingual team will attend to your every need. You can book a berth, from short to long-term options, with privileged rates for homeowners.





CENTRALE

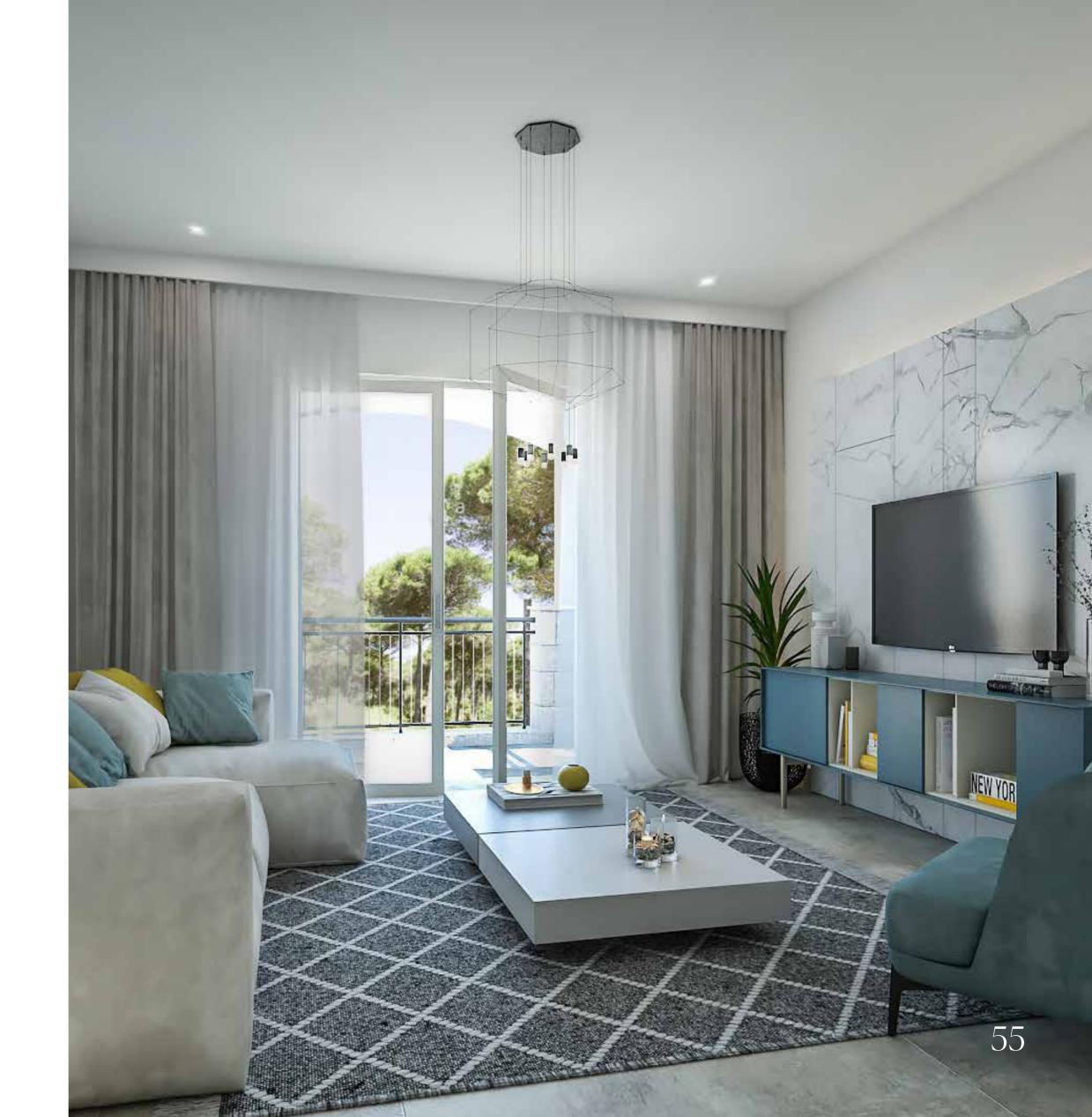
Centrale is set to become the urban fabric and the beating heart of Luštica Bay. With residential buildings already springing up, alongside a school, bank, a fire service and more in the works, it is just the right place for families and professionals looking for a perfect second or vacation home. Complimented by entirely modern infrastructure and intelligent design that works with the natural environment, it will combine residential and commercial zones with a range of public spaces to make the most of outdoor living and vibrant community life. Laced with atmospheric streets, and with a piazza, a showpiece square bursting with shops, cafes, galleries, and restaurants, Centrale is designed to offer a lively, non-stop energy every day, all-year round.

"Luštica Bay is special for me and my family and the most beautiful place on the entire coast. We are very pleased to stay here, especially because of Centrale, which shows a lot of promise."

> Nataša, Homeowner

CENTRALE APARTMENTS

From studios to three-bedroom units ranging between 45 and 110 square metres, apartments feature large, airy windows to allow the surrounding scenery to become part of the decor. Each residence has its own balcony, open terrace or a courtyard garden, comfortable living room, with connected kitchen and dining area.







YOUR PERFECT SUMMER ESCAPE IN MAGICAL SETTING

We continually strive to deliver premium services and to make our guests and residents feel special. With this in mind, the Chedi is the first hotel to open its doors in Luštica Bay and offer its signature variety of all-encompassing luxury.

"Warm encounters and a smile is what I get with everyone who lives, works or is on holiday in Luštica Bay."

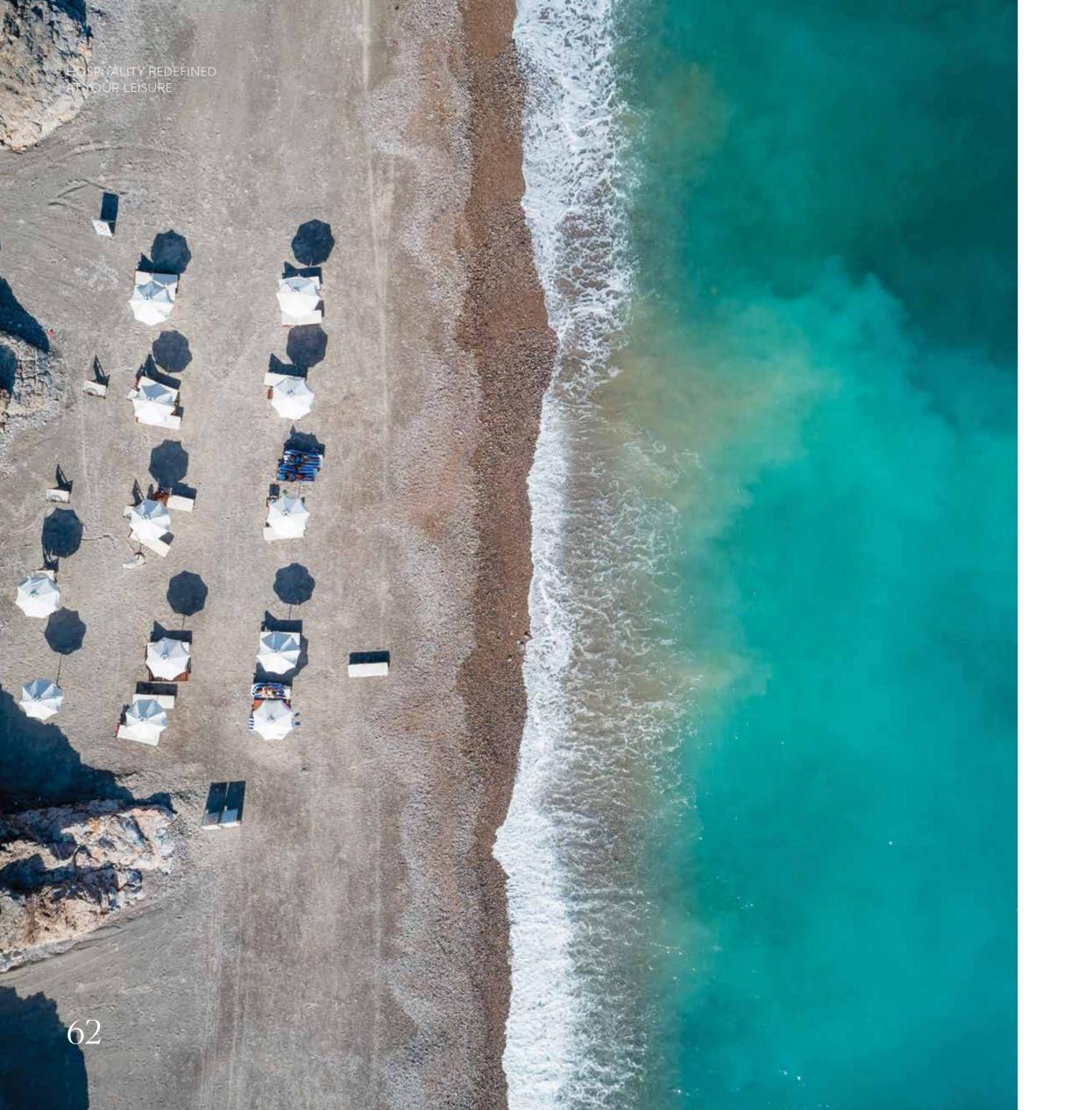
> Risto, Homeowner who plans to retire here

THE CHEDI LUŠTICA BAY

Situated in a prime waterfront location within Luštica Bay's marina, with direct access to a private pebbly beach and the buzz of the promenade, the Chedi Luštica Bay has been welcoming guests since July 2018. The contemporary five-star resort hotel offers elegant, light-filled rooms which echo the movement of the Adriatic Sea and its colours of the waters beyond. Part of the 'Leading Hotels of the World' collection, it offers its unique take on grounded, coastal luxury with light-flooded, elegant interiors, genuine Chedi service and a wealth of first-rate facilities.

Its myriad of amenities have enriched the Marina Village offerings, with 111 rooms, including 60 available for purchase condominiums, two restaurants, three bars, ballroom, an outdoor heated infinity pool, and a spa and fitness centre with an indoor heated pool.

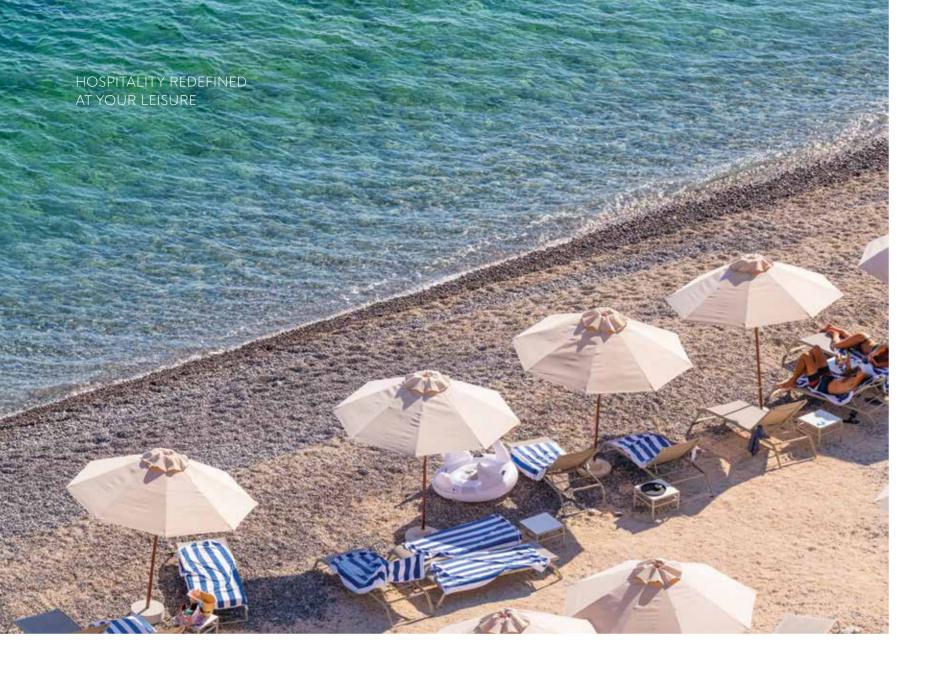




THE FINEST BEACHES AT YOUR DOORSTEP

Discover a variety of the Luštica Peninsula's sun-splashed beaches, from trendy hotspots to secluded locales, framed by vertical cliffs and deep-green pine trees.

Summer vacations are not complete without the beach – a place to soak in the sun and swim, get lost in a book and dream away. You will find heaven in arguably some of the most exquisite beaches with spectacular views at your doorstep in Luštica Bay or within easy reach of our resort town.

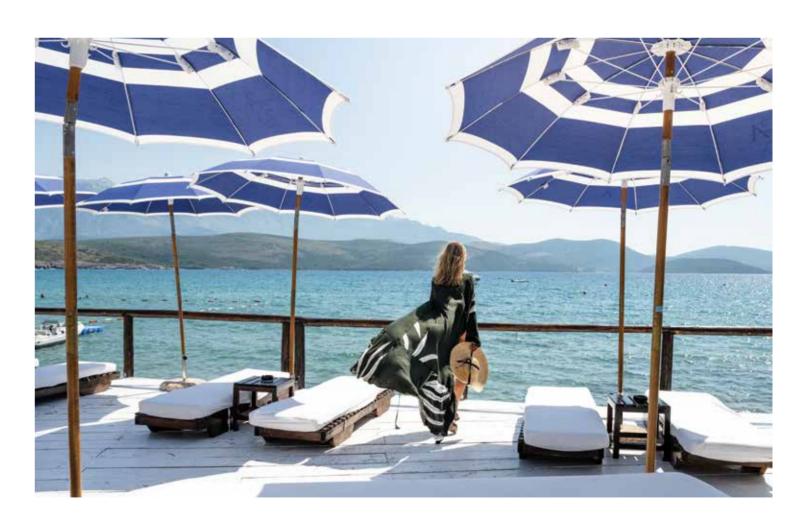


ALMARA BY LUŠTICA BAY

In search for beach-side pampering? Then head to the nearby Almara by Luštica Bay on Oblatno beach with regular water-taxi service. The five-star beach club has one of the finest Blue Flag beaches in the country to dip your toes.

THE CHEDI BEACH

The tranquil Chedi Beach is a perfect setting to kick back, relax and soak up the Mediterranean sun. As if the scenery wasn't paradisical enough, the only beach operated by the five-star hotel, offers butler beach services. You can also stop at the Rok Beach Bar for drinks, laid-back bites and spectacular sunsets.



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Slightly further around the bay, Pržna and Ponte Veslo coves enclose pebbly, rocky and sandy forest-lined beaches. The Luštica Peninsula boasts some of the finest beaches: Žanjice, a popular pebble beach, was once the private beach of Broz Tito, the president of former Yugoslavia, well known for his refined tastes and love of entertaining. Only 600 metres from here, there is Mirište beach, an unofficial camping site, and the wild Arza beach, where you surround yourself with a rich history. The famous Blue Cave, a popular Instagram spot that can be only reached by boat, is situated halfway between Luštica Bay and Žanjice beach.

21 BEACH CLUB

21 Beach Club is our brand new edition and perfect escape spot during hot summer days with its dramatic, almost vertical stone backdrop. It is located on Velja Spilja beach under the old quarry, surrounded by rocks and crystal clear sea, with views to the Marina Village.



66





Over a dozen locations with shipwrecks and caves surrounding the Luštica Peninsula



Trails covering a distance of roughly 11 km with stunning panoramas



Trašte Bay is a great hub for a day or a week-long cruise



It can be very relaxing or a serious workout, but fun for sure



Explore the scenic bay of aqua-blue waters



An interesting coastline of the bay to be explored



Kolasin and Zabljak ski resorts are great for both seasoned schussers and beginners



Solila Bird Reserve rich with wildlife, flora, and all manner of bird species.





GOLF IN LUŠTICA BAY TODAY & TOMORROW

If you happen to have a penchant for golf, Luštica Bay already has a driving range with its spectacular views overlooking the bay. But there is more to come for golf enthusiasts as Luštica Bay is set to become one of the leading golf destinations in one of the world's most beautiful spots. With a planned worldclass 18-hole Gary Player signature course, vistas are preserved in all their glory, with every hole offering views in all directions, from the Adriatic in the south to the Bay of Kotor in the north. Working with the natural slopes, plateaus and lush greenery of the landscape, the course is set to be a thrilling combination of carefully placed bunkers, native terrain and manicured greens to suit all levels of golfing ability.

GOLF RESIDENCES

A golf residential village is another major neighbourhood of Luštica Bay which will offer exclusive golf residences with breathtaking views to the mountains and the bay, while providing golfers with instant access to the course.

"If you are a golfer, If you like nature, if you like peace and the sea, Luštica Bay is fantastic."

Luca, Homeowner





PROVIDING HOMEOWNERS WITH HIGH QUALITY SERVICE FOR YEARROUND RENTALS

As a homeowner in Luštica Bay, you'll have the unique opportunity to place your top-of-the-line property in our Residential Rental Program and offer your accommodation in one of the most sought-after holiday destinations. From promoting your property to managing the occupancy while you are away, our dedicated team will make it easy for you to maximise your return on investment. Guests will enjoy the resort's 24-hour personalised service and wide array of high-value amenities, along with the casual elegance and seclusion of a private home. And you will enjoy knowing that someone is experiencing the very best that Montenegro has to offer and making the most of your property throughout the year.

With our Residential Rental Program, it's easy to make the most of your retreat in Luštica Bay whenever you're not enjoying it with family and friends.





ABOUT ORASCOM

Over the past 31 years, across Europe and the Middle East, Orascom Development Holding (ODH) has transformed many areas of land, ranging from empty deserts to abundant fields into thriving towns of varying sizes. We have the patience to go through the long and detailed process of creating towns. This is what makes us different.

"The fact that Luštica Bay has original buildings at its core will give it such incredible charm. It has a better chance of looking like a proper town in 10 years, rather than in 31 years."

SAMIH ONSI SAWIRIS

Founder and Chairman
Orascom Development Holding



THE ODH VISION HAS DRIVEN THE CREATION OF FULLY INTEGRATED TOWNS IN DIVERSE ENVIRONMENTS



07. UNITED KINGDOM

West Carclaze Garden Village

Par Harbour



02. SWITZERLAND

Andermatt

03. MONTENEGRO Luštica Bay



El Gouna

Makadi Heights

09

Vibrant Towns



7,000 +

Residential Units Delivered



07

World-Class Marinas



50,000+

Residential Units Planned



33 Hotels



101 Million m²

05. MOROCCO Chbika



01. EGYPT

O West

Taba Heights

Byoum

06. U.A.E

The Cove



04. OMAN

Hawana Salalah

Jebel Sifah

82 83



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