

**LIFE**  
AS IT SHOULD BE



**LUSTICA BAY**  
MONTENEGRO



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**WELCOME**  
**TO THE HOME OF ACTIVE LIVING AND**  
**A HEALTHY LIFESTYLE**  
**ON THE ADRIATIC COAST**

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**MAYBE THERE IS SOMETHING IN THAT FAMOUS  
MONTENEGRIN AIR THAT MAKES IT  
ESPECIALLY SUITED FOR THE GOOD LIFE**

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YOUR NEW HOME IN A PLACE OF SUBLIME BEAUTY  
AND TRANQUILITY, UNDER THE ADRIATIC SUN

# OUR LOCATION

ACCESSED BY 3 INTERNATIONAL AIRPORTS

## AVERAGE FLIGHT TIME TO TIVAT, PODGORICA AND DUBROVNIK AIRPORTS

Amsterdam **2h 15min**

Belgrade **45min**

Berlin **2h 15min**

Paris **2h 40min**

Brussels **2h 15min**

Oslo **3h 20min**

Dublin **3h 45min**

Frankfurt **2h 10min**

Istanbul **1h 30min**

Kiev **2h 25min**

Warsaw **2h**

Stockholm **2h 55min**

London **2h 45min**

Madrid **2h 35min**

Milan **1h 35min**

Minsk **2h 25min**

Moscow **3h 15min**

Prague **2h 5min**

Vienna **1h 20min**

Zürich **1h 45min**

Dubai **5h 45min**

Baku **4h 25min**



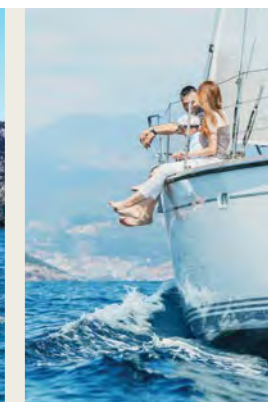
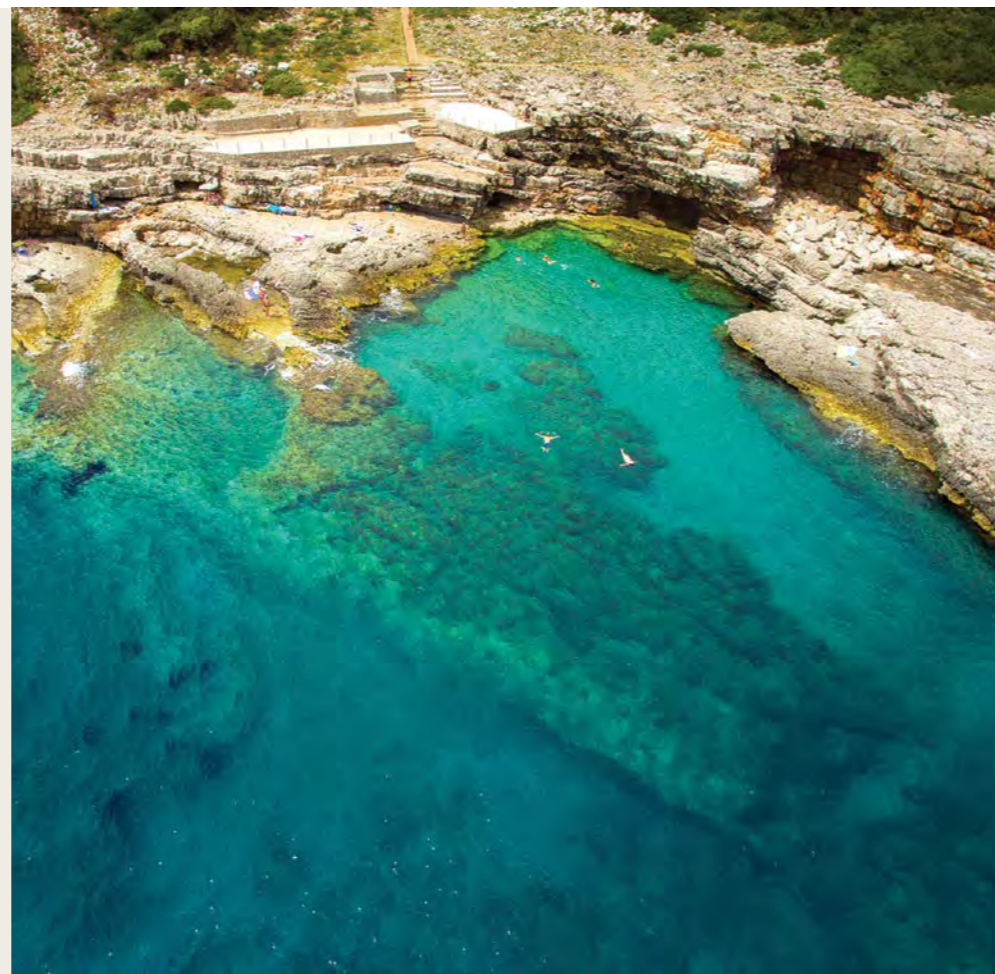
# EXPLORATION AND ADVENTURE

For a small country, Montenegro packs a punch. Its serene coastline contrasts spectacularly with a mountainous interior whose lofty peaks, forests and lakes are wrought with extremes. It boasts four national parks, Europe's last virgin forest, the world's second deepest canyon and one of the highest global biodiversity indexes.

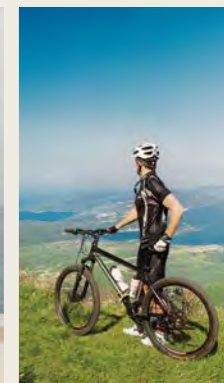
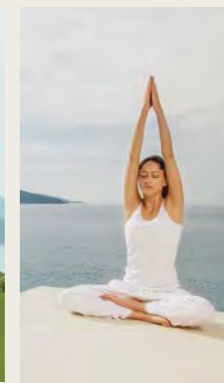
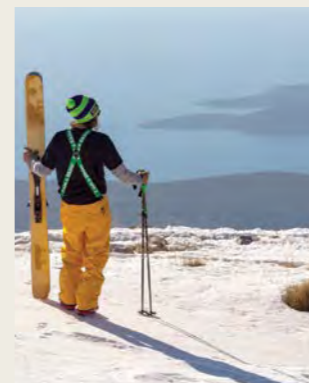
Beguiling as the coast may be, it demands to be explored and savoured. There are innumerable hiking and biking trails criss-crossing between shores and villages. Quiet paths across Boka Bay or the Luštica Peninsula lead to remote family churches, medieval settlements and forts. Sailing, paddling, kayaking, snorkelling and swimming are

all suited to the strikingly clear, calm waters of Trašte and Kotor Bay which boast underwater limestone caves, archaeological ruins and diversity of fish species.

With such rich wildlife, favourable climate conditions and a vibrant landscape, Montenegro is an adventurer's playground and Luštica Bay presents the perfect place from which to explore and enjoy this beauty.



## 293 KM OF CAPTIVATING COASTLINE





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ROLLING HILLS, NATURAL PLATEAUS,  
SOFT CONTOURS AND NATIVE  
VEGETATION

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# LUŠTICA BAY: THE PLAN

The goal of Luštica Bay is to create a distinct community, in an extraordinary setting, where residents can create a home around the life they want to live. Combining Montenegro's beauty and culture with Orascom Development Holding's experience of cultivating environmentally-centred, luxury residential living, it provides a foundation that will grow organically.

Designed to blend seamlessly into its surroundings it will be home to a few thousand permanent residents. It

comprises a variety of residential offerings, hotels and lifestyle facilities, offering both tranquility and privacy, discovery and adventure. A secluded oasis and a gateway to the rest of Montenegro.

Encompassing 690 hectares along the Luštica Peninsula Adriatic coastline, Luštica Bay is set to become a sustainable, fully-integrated, state-of-the-art town.



## THE BEATING HEART OF COASTAL MONTENEGRO



### LUŠTICA BAY WILL FEATURE:

- ✦ Over 1,500 properties including apartments, villas and townhouses
- ✦ 7 hotels
- ✦ Wellness and spa centre
- ✦ 2 marinas with mooring and docking support facilities
- ✦ Championship 18-hole golf course with clubhouse
- ✦ 4.9 km long boardwalk
- ✦ Conference Centre
- ✦ Sport Courts
- ✦ Restaurants & Shops
- ✦ School
- ✦ Medical facilities
- ✦ Police & Fire department

## THE MARINAS AT LUŠTICA BAY

Luštica Bay will include two first-class marinas. A 176-slip main marina accommodating boats up to 35m (115 ft), while a sizeable secondary mooring will include 50 berths for vessels of varying sizes. They provide a luxurious and convenient passage to life on the coast, offering all the yachting and marina services seafarers could need. This includes repairs and maintenance, fueling, electricity, security and access to professional maintenance staff, who will make every effort to see you safely on your way.

Sailors can drop anchor and unravel in Luštica's marina village offering unparalleled service, style and comfort. A social, ocean-paced hub with a superb selection of waterfront restaurants, cafes and bars.



## COME HOME TO A RIVIERA LIFESTYLE

Emulating the traditional fishing villages along the Adriatic coast, the heart of Luštica Bay is its marina. It is the perfect jumping-off point as well as a place to soak up the energy and charm of the adjacent Marina Village.

Luštica Bay's primary marina is a state-of-the-art harbour and an ideal gateway to the Adriatic coastline. It is a pinnacle of flawless design and first-class facilities, thanks to Orascom Development's extensive experience in similar marina construction projects. Care for the environment has played a large part in its development, built sustainably into the seafloor without steel-reinforced concrete. The stone used for its breakwaters was taken from excavations during the heavy construction works on the Luštica Bay golf course.

### MARINA FEATURES:

- Berths ranging in length from 8m to 35m
- Daily, monthly and long term berthing options (1, 3 and 5 years)
- 24-hours yacht assistance
- Multi-lingual marina team
- Local repair & maintenance facilities
- 24-hour manned and CCTV security
- Single and 3-phase electricity
- Refuse, grey and black water disposal
- Wi-Fi internet access
- Yacht club and crew facilities
- Fueling facilities





## 18 HOLES WITH A SEA VIEW

Luštica Bay's star leisure attraction will be its 18-hole Gary Player signature golf course. It will be Montenegro's first 18-hole championship golf course built on one of the world's most beautiful golfing locations.

The course has been designed with precision and passion by the internationally renowned Gary Player, a pro golfer and Global Ambassador of the World Golf Hall of Fame, turned award-winning golf course designer.

Striving, as always, for minimal environmental impact, it makes the most of the natural slopes and plateaus and lush greenery of the landscape. The vistas are preserved in all their glory, with every hole offering views in all directions from the Adriatic in the south, to the UNESCO heritage site of Boka Bay in the north. Set to be one of the finest courses in Europe, it is a thrilling combination of carefully placed bunkers, native terrain and manicured greens to suit all levels of golfer. For those looking to perfect their skills, the Gary Player designed golf driving range, boasting panoramic views of the Adriatic sea and Boka Bay will offer the full range of practise facilities allowing golfers to hone all aspects of their game.



SEASIDE GOLF...  
PAR EXCELLENCE

## A STUNNING VIEW FROM EVERY HOME

With views overlooking either the Adriatic Sea, Trašte Bay, or the stunning 18-hole golf course, the residences at Luštica Bay Golf Area are a collection of stunning sea view and golf view properties. Not just an escape for golfers alone, the residences stand out amongst the most chic homes in Luštica Bay. In addition to world-class golf, residents and visitors will find a wealth of diversions to occupy their days and nights as they reside in quintessential Mediterranean style.

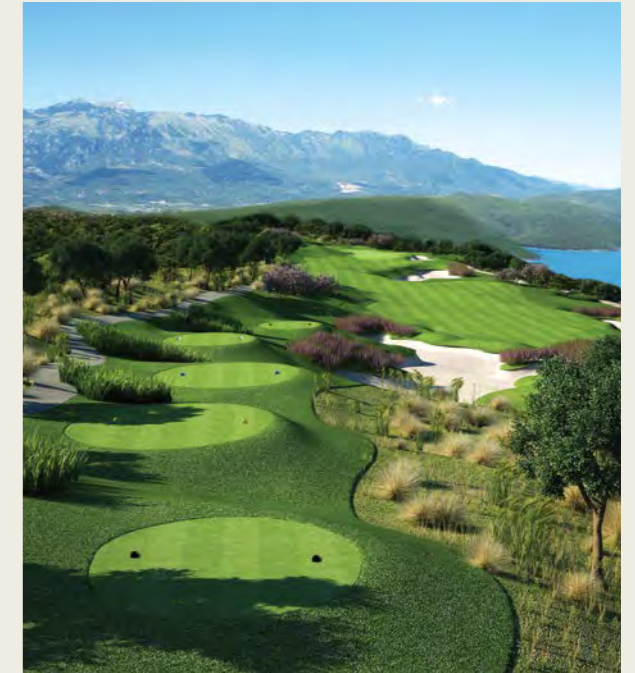
The golf residences make the most of this awe-inspiring setting - reflecting the scenery and preserving large swathes of natural areas. Luštica Bay sought to enrich the environmental value and strengthen the connectivity

between the new and the existing by adding native flora and fauna throughout. The golfing zone's residential areas and commercial and community hubs have been efficiently and economically arranged to work with the site's topography; designed to sit in clusters they invoke a village feeling and foster a sense of community.

**Golf Apartments** - from studios to one, two and three bedroom units.

**Golf Villas** - 2, 3, 4 and 5 bedroom villas ranging up to 370 sq.m, with spectacular sea views.

**Golf Townhouses** - offering properties from one to three bedroom in size.

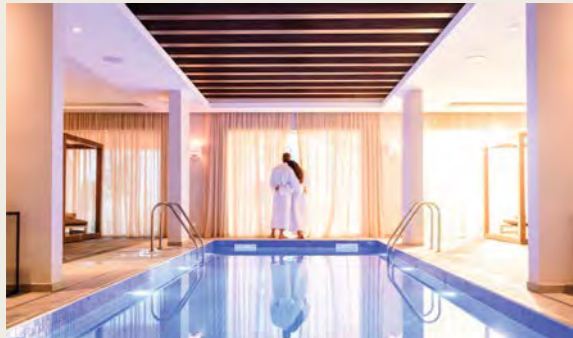


# HOSPITALITY OFFERINGS

Luštica Bay's masterplan includes 7 hotels, each offering a unique take on Mediterranean living.

From five-star seafront exclusivity, to a healthy-living hillside retreat, to the understated intimate elegance of a boutique hotel, there will be accommodation options for all pleasure-seekers, in a variety of locations across Luštica Bay.

The Chedi Luštica Bay, the first of the 7 hotels planned, is set to become the hottest new attraction in Montenegro.

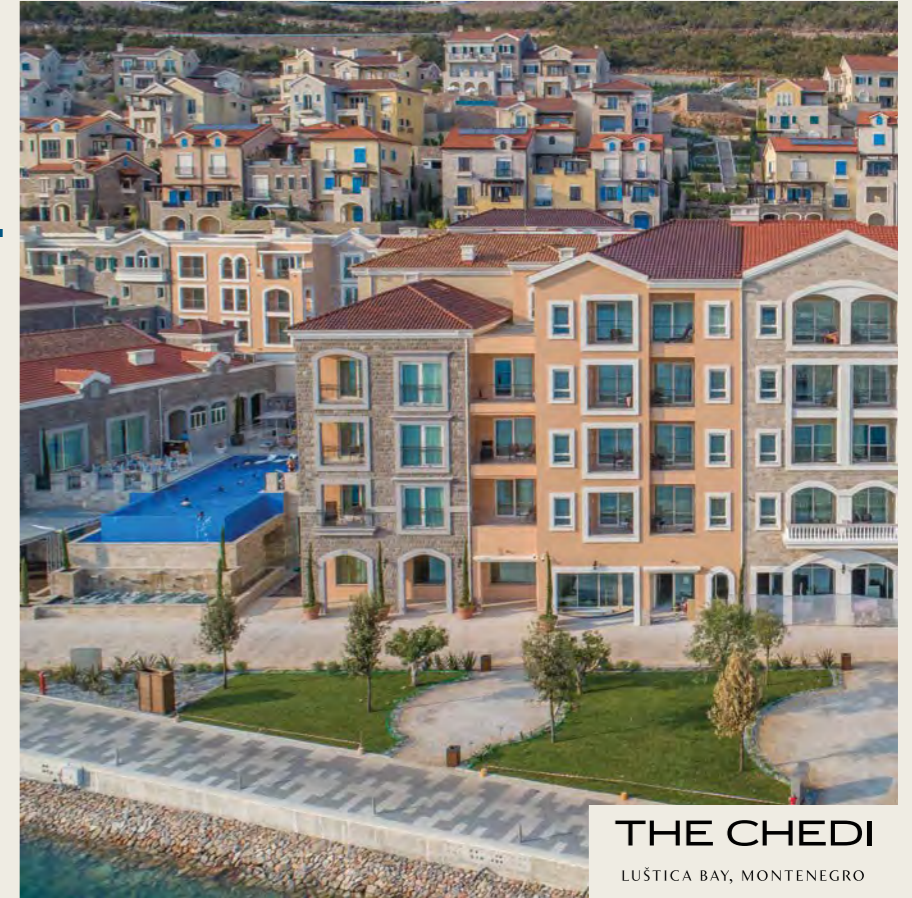


# THE CHEDI LUŠTICA BAY, MONTENEGRO

The five-star The Chedi Luštica Bay Hotel is the first of seven hotels to take pride of place within Luštica Bay. Set in a prime waterfront location within the Luštica Bay Marina and with direct access to an adjacent sandy beach, it is a wonderful setting that takes full advantage of sea and beach vistas. A luxurious refuge at the marina waterfront it lends the town a superb holiday experience.

It is a hotel for the modern traveller, providing five-star amenities, efficient service and multi-use spaces for work or leisure in a relaxed ambience. All hotel rooms are comfortably furnished in a minimalist style, with simple, modern decor and sensitive lighting which emphasises their luxury.

There are abundant on-site facilities including two restaurants, bar, outdoor pool, spa, conference room and business centre. The Chedi Luštica Bay is among the largest 5-star hotels in the Boka Bay, offering 111 rooms, 60 of which are offered as hotel condominiums; an exclusive vacation home as part of The Chedi Residences.



**THE CHEDI**  
LUŠTICA BAY, MONTENEGRO

## SHOPPING & DINING VILLAGE

The Marina Village welcomes guests and residents with a year-round vibrancy. Its stunning waterfront promenade serves as a central meeting point and host to restaurants, bars, shops and boutiques.

The shops and boutiques have been handpicked for their unique offerings with fashion, jewellery, nautical accessories and homeware to peruse. Relax and while away the hours at one of the restaurants, bakeries, bars and wineries, enjoying international dishes, authentic, local specialities and wines that perfectly complement the fresh coastal flavours and setting.



# PROPERTY OFFERINGS

Luštica Bay offers a wide range of properties, from waterfront apartments, charming hillside townhouses, to exclusive, private villas. A diverse but distinct community for those who seek a life like no other.

Properties in Luštica Bay are state-of-the-art both inside and out, impeccably designed and finished, offering world class amenities. Their positioning works with the topography of the hillsides so that all residences boast incredible views of the bay and sea. They are surrounded by glorious open spaces, preserved in their natural state. Green trails and sidewalks weave through the residential areas, connecting them to the wider community and main marina.

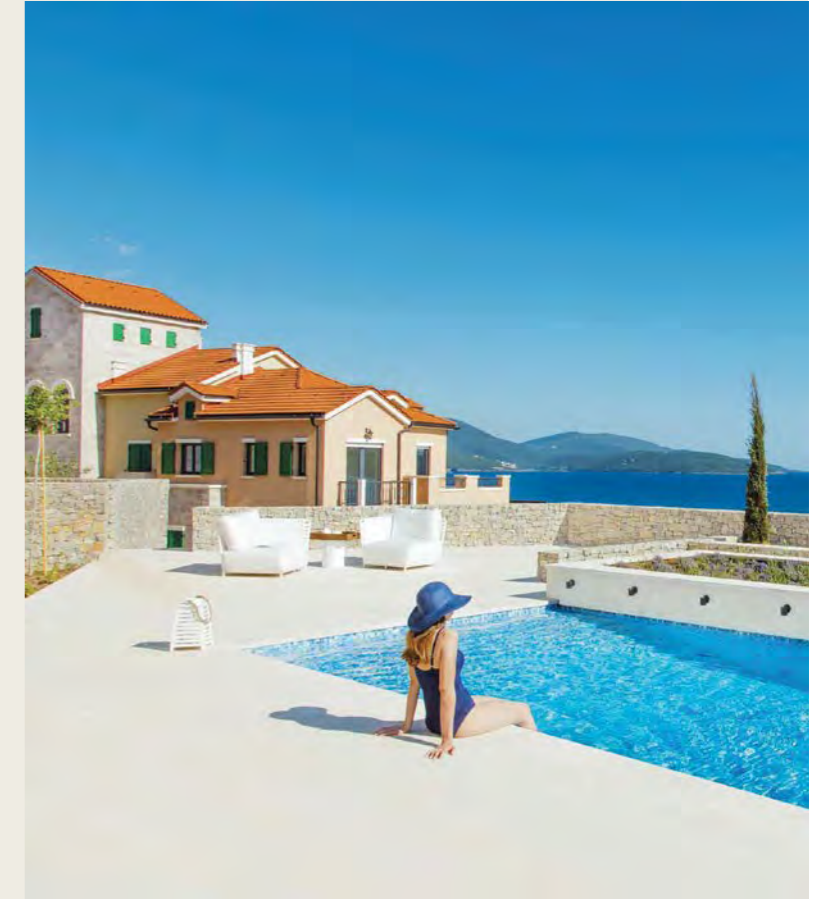


# MARINA VILLAGE RESIDENCES WATERFRONT APARTMENTS

Located in the marina village location, in the very heart and soul of the development, the marina apartments are the embodiment of Luštica Bay living.

The marina village is set right above the main marina, meaning every apartment benefits from a backdrop of dazzling sea views and access to bountiful green areas. They are ideal for residents who want to immerse themselves in carefree portside living, while maintaining access to the amenities and dynamism of the marina. Their location ensures convenient connections to transportation, shops, restaurants, public spaces and the waterfront.

Built from local stone and with the archetypal red-hued tile roofs of the region, the apartments echo the nautical charm of Montenegro's fishing villages. Their traditional ambience is balanced with coastal elegance and the latest in contemporary luxury. Impeccably designed to make the most of indoor and outdoor living, all apartments have cutting-edge amenities, ample alfresco space and pools access.



## MARINA VILLAGE RESIDENCES MIMOZA TOWNHOUSES

Luštica Bay's hillside townhouses are a desirable transition between the apartments and the stand-alone villas. They offer a balanced way of life - a perfect home for families and those seeking the privacy and sophistication of their own home with the convenience of a multi-unit dwelling. Designed to give residents panoramic views at every level, they offer a peaceful seclusion within reach of the action. With stone facades and natural finishings, their design evokes the spirit of the region with the refinement expected from a Luštica Bay property.

Townhouses range from 130 to 190 square meters, with 2 to 3 bedrooms on the upper floors and a spacious living and entertaining area on the ground floor. There are terraces on each level for uninterrupted sea and mountain vistas. They have a large front and back garden area, and covered garage space.

Each townhouse is a unique design but can be further customised, allowing homeowners to choose fixtures and finishes to create a home that reflects their own take on Montenegrin living.



## MARINA VILLAGE RESIDENCES RUŽA VILLAS



Luštica Bay sits along Montenegro's most serene stretch of Adriatic coast. Occupying its most secluded and exclusive position on the hillside overlooking the marina and scenic horizons.

Combining the spirit of the Mediterranean with contemporary splendour, the Luštica Bay Ruža Villas redefine the meaning of luxury waterside living. Crowning the hillside above the marina, among native vegetation, they occupy the most exclusive and private location within Luštica Bay; a paradisiacal haven that remains within easy reach of the town centre, marina and waterfront.

The foundations of the villas are raised above the road for added privacy and each has its own private driveway. Capaciously built over three levels, they are a unique and striking take on Montenegrin architecture, combining the regional vernacular with the highest standards of design, technology and sustainability. Red-hued tile roofs, stone facades and arched windows make for an impressive arrival. Alfresco areas are threaded throughout with spacious terrace garden areas, rooftop terraces and balconies, all offering unbroken sky-meets-sea vistas. Garden areas include an outdoor fireplace and private pool\* that take full advantage of the views.

\* an optional extra



## MARINA VILLAGE RESIDENCES INTERIORS

### MODERN INTERIORS

#### *Sleek, simple, serene*

Our contemporary interior design places the emphasis on simplicity and sophisticated modernity. It is ideal for those seeking a fresh, light and contemporary space with a unique flair that enables them to express their own individuality.



Using streamlined forms, clean geometry, simple accents and asymmetric touches, the decor evokes a sense of space and calmness. State-of-the-art fixtures and furnishings offer quality, durability and uncompromising comfort.

### CLASSICAL INTERIORS

#### *Comfort, light and balance*

Our classical interior style is ideal for a homeowner seeking warm, sophisticated and grounded surroundings. Fine proportions and soft lines create an innate sense of space, balance and symmetry that flows from room to room.



Neutral colour palette, natural textures and decorative accents blend together for a look of traditional refinement and restrained elegance. Featuring state-of-the-art fixtures and high standards of craftsmanship, this is a heritage design underpinned by quality and durability.

## MARINA VILLAGE RESIDENCES THE CHEDI RESIDENCES

Imagine a holiday home designed with sophistication, luxuriously crafted and equipped to deliver the legendary Chedi experience.

Combining incomparable elegance and refinement with contemporary luxury, privacy, exceptional facilities and amenities and meticulous service, guests will feel indulged in a refined, yet relaxed ambiance, that evokes traditional, coastal life.

As part of The Chedi Luštica Bay hotel complex, the Chedi Residences are an astute choice, combining both holiday home and investment opportunity.

A limited selection of Chedi Residences are available for purchase including studio units, exclusive one and two bedroom suites and an outstanding top floor corner Penthouse suite. All residences are fully furnished and equipped to the highest standards.

By becoming an owner in the Chedi Residences, you will benefit from:

- Freehold ownership and guaranteed fixed term rental leaseback;
- Income potential through rental pool programme operated by the hotel;
- Optional guaranteed fixed term rental return or revenue share models;
- Discounted tariffs on personal use during blackout periods;
- Saving on various costs associated with regular real estate products.



**THE CHEDI**  
RESIDENCES  
LUŠTICA BAY, MONTENEGRO

MAKE THE CHEDI RESIDENCE YOUR  
HOLIDAY HOME INVESTMENT

# CENTRALE

Nestled among the Luštica peninsula's stunning scenery, in a pivotal location, Centrale is on track to becoming Luštica Bay's town centre. Built with the attention-to-detail, intelligent design and environmental care characteristic of Luštica Bay, it will bring something entirely new to the town. A commercial and administrative hub, cultural centre, verdant haven and gathering space - the new focal point for community life at Luštica Bay and the surrounding area. A cosmopolitan microcosm that will be a new Montenegrin destination in its own right.



# CENTRALE RESIDENCES

Centrale's homes are a unique interpretation of year-round coastal living. Designed to impeccable standards and inspired by traditional Montenegrin architecture, they blend the old and the new, the comfortable with the cutting-edge. There will be a selection of apartment types across Centrale, enjoying the beautiful vistas of Luštica Bay, from the National Park Lovćen to the crisp blues of the Adriatic.

The residences vary from studios to three bedroom apartments, covering 45 to 110 square metres of space. Large, airy windows take full advantage of the scenery. Comfortable living areas are planned to make the best use of space with connected kitchen and dining zones. The rooms flow naturally into balconies, open terraces and courtyards making for seamless indoor-outdoor living that luxuriates in the year-round, Mediterranean sunshine.

YOUR NEW HOME



# AN INTELLIGENT INVESTMENT

Montenegro is emerging as an international tourism hotspot, making it an excellent choice for investment. The World Travel and Tourism Commission predicts that Montenegro will be the fastest growing economy (in relative terms) in terms of tourism capital investment in the world over the next ten years.

Luštica Bay is created by Orascom Development - a leading developer of sustainable, integrated towns across the world with a proven track record and a clear mission of creating: "Life as it should be" with every one of its developments. Luštica Bay benefits from the magnitude of Orascom's experience and the precision of its execution. As the largest investment volume project and the first greenfield venture of its kind and scale within Montenegro, it embodies a unique opportunity. The development is already well underway with major milestones achieved year on year. It will become a fully sustainable town and as such an intelligent investment opportunity.



# WHY INVEST

## FULLY INTEGRATED TOWN

Luštica Bay will include a wide variety of property offerings, two world-class marinas with mooring and docking facilities, seven hotels and a Gary Player designed signature, 18-hole championship golf course, not to mention beaches, shops, restaurants and cafes, sporting facilities, schools and medical centres to cater to the community it is set out to develop.

## A GROWING TOURISM ECONOMY

Tourism arrivals and overnights have experienced a compound annual growth rate of around 7% during the period 2007 - 2016, with over 2 million arrivals in 2017, with the entire population of the country being only around 625 thousand people.

## RENTAL MANAGEMENT OPPORTUNITIES

Luštica Bay offers a Rental Brokerage Service and manages property rental process, sets the prices and handles cleaning and upkeep services.

## EARLY BIRD BENEFIT

Montenegro is an emerging real estate development hotspot. Early buyers will benefit from a low entry price point and price appreciation over time.

## LOW TAXES

With a flat-rate income tax and a corporate income tax rate set at 9%, Montenegro's tax system is one of the most attractive in Europe.

## FINANCIAL SECURITY

Buying and selling is carried out using the Euro, limiting currency risk and easing the purchase procedure.

## SIMPLE LEGAL FRAMEWORK

Buying and registering property is an easy process. Foreign investors and Montenegrin citizens are treated equally.

## INVESTMENT HOTSPOT

By owning property in Montenegro you can obtain a residence permit for a period of one year that is renewable. In addition to competitive rental yields, strong increase in property value over time, favourable climate, pristine nature and economic stability - all strengthen the case for investment in Montenegro.

## A STRONG PARTNERSHIP

Luštica Bay is a joint venture between renowned Swiss developer, Orascom Development Holding AG. (90%), and the

government of Montenegro (10%), combining the experience, expertise and insight of both.

## SAFETY

With a stable political and economic environment, Montenegro is a safe country in which to live and invest. Adopting the Euro in 2002 and welcoming an influx of foreign direct investment, it has created a favourable and strong business environment. Its recent admission to NATO and EU candidacy demonstrate the country's ongoing commitment to internal and international security and stability.

## PEACE OF MIND

Investing in Luštica Bay comes with the reassurance of Orascom's long term commitment to the town. The development aims to plant a sustainable foundation which will grow organically over decades to come. This approach involves protecting the landscape and cultural heritage, forming strong ties with local towns and providing state-of-the-art amenities and lasting infrastructure for the area.



# ORASCOM DEVELOPMENT

A leading developer of integrated towns, Orascom Development Holding takes a sensitive and cohesive approach to large-scale town development.

Its sustainable destinations bring life to the unique locations they inhabit and pioneer environmentally-sound initiatives that ensure projects benefit the existing landscape as much as the local community and culture. World-class infrastructures and precision of execution underpin its organic ethos.

Orascom's current portfolio is impressive, with nine uniquely-evolved destinations across three continents in different stages of development:

Orascom Development is proud to bring to life the unique community of Luštica Bay, situated on Montenegro's unique and picturesque Luštica Peninsula.

It is a special addition to the Orascom portfolio, evolving from the seed of a vision to a magical place to live *life as it should be*.



El Gouna, Red Sea, Egypt

A SUBSIDIARY OF  
**ORASCOM**  
DEVELOPMENT

# BEYOND DEVELOPMENT

Luštica Development AD was founded in 2008 as a joint venture between Orascom Development Ltd. (90%) and the Government of Montenegro (10%). As a subsidiary of Swiss Orascom Development, Luštica Development AD is the national project company responsible for developing, building and operating Luštica Bay and will remain a local partner for generations.

This is no ordinary large scale development. The project site is an inspiring, wonderfully secluded area along the Luštica peninsula, where rolling hills cascade down to an idyllic coastline. Its 690-hectares will be sensitively developed into a fully-integrated, new town in Montenegro with a state-of-the-art infrastructure.

It will mark the biggest investment in Montenegro yet (1.1 billion Euros) and after completion will host a few thousand residents, over 1,500 properties including apartments, villas and townhouses, seven hotels, two marinas, a signature 18-hole golf course and a range of public facilities including a school and medical facility.





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**LIFE AS IT SHOULD BE**

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# LUSTICA BAY

## MONTENEGRO

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