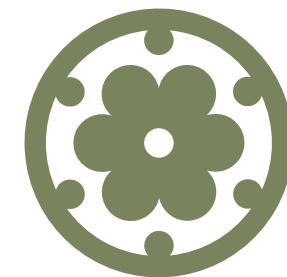




LUŠTICA BAY
Montenegro





LUŠTICA BAY
Montenegro



THE *Time*
HAS COME...

MONTENEGRO IS THE SUM OF COUNTLESS MYTHS AND STORIES THAT HAVE CAPTURED THE IMAGINATION OF CONQUERORS AND TRAVELLERS FOR AGES. ITS MYSTICAL SPIRIT HAS ALWAYS BEEN SHELTERED AND PROTECTED FROM THE RAVAGES OF TIME, ITS MAGICAL INNER BEAUTY KEPT INTACT, WAITING FOR THE RIGHT TIME TO UNVEIL ITS UNTOUCHED MAGNIFICENCE.

"I WONDER WHY THE SUN WANTS TO SET, WHEN THIS MUCH BEAUTY IT HAS NO WHERE MET."

Ljubomir Nenadović

WORLD,
MEET LUŠTICA BAY



Montenegro



Average flight time to Tivat and Podgorica airports:

Amsterdam	2h 15min	Kiev	3h 35min
Athens	1h 10min	London	2h 45min
Belgrade	45 min	Madrid	2h 35min
Berlin	2h 15min	Milan	1h 15min
Paris	2h 40min	Minsk	2h 25min
Brussels	2h 15min	Moscow	3h 15min
Dublin	3h 45min	Prague	2h 05min
Frankfurt	2h 10min	Vienna	1h 20min
Istanbul	2h 25min	Zurich	1h 30min

Left: Town museum in Kotor
Middle: Church of Our Lady of Remedy
Right: Our Lady of the Rocks



LUŠTICA BAY
Montenegro

ADRIATIC SEA

Budva

A *Dream* BECOMES
REALITY



- Legend
1. GOLF RESIDENTIAL
 2. GOLF HOTEL
 3. GOLF CLUB
 4. GOLF COURSE
 5. UPPER VILLAGE
 6. MARINA VILLAGE
 7. BEACH HOTEL
 8. RESIDENTIAL
 9. MAIN MARINA
 10. MARINA HOTEL
 11. TECHNICAL / MAINTENANCE AREA
 12. QUARRY DEVELOPMENT
 13. SECONDARY MOORING AREA
 14. EXCLUSIVE VILLAGE
 15. HILLSIDE VILLAS
 16. EXCLUSIVE AREA HOTEL AND RESIDENCES



Latitude : 42°23'7.55"N
 Longitude : 18°39'47.44"E

A NEW TOWN TO DEVELOP, A WHOLE WORLD TO DISCOVER

Countless artists and writers have flocked to the shores of Montenegro in pursuit of its living secrets. Tradition here is the outcome of countless cultural influences and conquests—a fact that Luštica Bay proudly reflects in the pure authenticity of its town. Whether at the pro-level golf course, world-class marinas, five-star hotels, wellness centre or charming restaurants and exciting nightlife venues, a world of life-changing experiences awaits. At Luštica Bay,

all of Montenegro becomes your playground: from the old town in Budva to the fjord of Kotor, fuel your imagination and sense of discovery with an endless list of adventures in sailing, swimming, hiking, kayaking and more. Enjoy a healthy lifestyle set in the most pristine landscape of wild beauty. Inspired by the richness of its surroundings, Luštica Bay aspires to become one with Montenegro—a special part of its heritage and a founding stone in its bright future.

Legends
that inspire us

WHERE *Miracles* YIELD TRADITION

CENTURIES AGO, ON 22 JULY 1452, A GROUP OF SAILORS FOUND THE ICON OF MADONNA AND CHILD ON A ROCK IN THE MIDDLE OF THE SEA. EVER SINCE THIS BEAUTIFUL DISCOVERY, SAILORS HAVE LAID A STONE AFTER EACH SUCCESSFUL VOYAGE. OVER THE YEARS, THE STONES HAVE GRADUALLY PILED UP, FORMING AN ISLET IN THE MIDDLE OF THE SEA—OUR LADY OF THE ROCKS. THIS TRADITION IS STILL CELEBRATED TODAY AT THE ANNUAL FAŠINADA EVENT, WHEN LOCALS TOSS STONES AT THE ISLET TO EXPAND ITS SURFACE AND MARK THE ANNIVERSARY OF ITS DISCOVERY.





Inspiration



THE ARCHITECTURE OF AUTHENTICITY

Like our legendary Lady of the Rocks, Montenegrins draw their inspiration from the area's miraculous god-given beauty. With its golden mimosas, unlikely southern fjords and majestic waterscapes, Montenegro's coastal region has proved infinitely influential in the creation of every home, building and space in Luštica Bay. The architectural approach to Luštica Bay is deeply rooted in a sense of place, providing both a physical bond to the land and sea as well as an emotional relationship and rich

connection to this wonder. With preservation, sustainability and craftsmanship as guiding design principles, the architecture of Luštica Bay pays homage to the nature and culture of the land and its people. The use of indigenous, sustainable materials—including a colour palette derived from local soils, rock formations, clay and wood—in the design of homes, buildings and outdoor spaces connects Luštica Bay to the land, sea and enduring human tradition of the surrounding area.



Legends
that inspire us

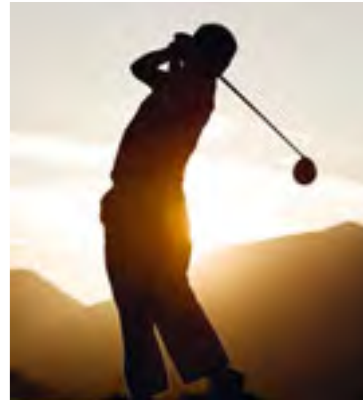
THE Legend OF BOKA BAY

A LONG TIME AGO, IN A PLACE WE NOW CALL BOKA KOTORSKA BAY, THERE WERE TWO BEAUTIFUL LAKES. THEIR BANKS WERE INHABITED BY A KIND-HEARTED AND HONEST POPULATION. TO REWARD THEIR KINDNESS, THE GODS CONNECTED THE TWO LAKES WITH THE SEA IN A SPOT WE NOW CALL VERIGE, OPENING THE DOOR OF OPPORTUNITY TO CONNECT WITH THE REST OF THE WORLD. A SHORT TIME AFTER, A STORM STRUCK, CAUSING A SHIP FULL OF SAILORS TO CRASH INTO THE ENTRANCE OF THE BAY. THE PEOPLE OF BOKA BAY TOOK IN THE SAILORS AND HELPED THEM RESTORE THEIR SHIP. AS A SIGN OF GRATITUDE, THE SAILORS BUILT A BIG SHIP FOR THE LOCALS AND TAUGHT THEM HOW TO SAIL IT, THUS LAUNCHING BOKA BAY'S LONG TRADITION OF BEING FOREVER THE HOME OF MONTENEGRO'S SAILORS.

*"OUR DEAR BOKA, ADRIATIC'S BRIDE. DRAPED WITH THE SKY LIKE WITH SILK BLUE,
PRETTIER THAN ANY NEREID ARE YOU, UPON YOUR BEAUTY YOU SHOULD YOURSELF PRIDE."*

Aleksa Šantić

Golf



GARY PLAYER, A VIEW WITH EVERY SWING— A WORK OF ART

"The site there is absolutely stunning, surrounded by water and mountain views. I look forward to establishing a championship layout with a keen eye toward environmental sensitivity for all to enjoy."

Gary Player, Golf Course Designer

Rolling hills, natural plateaus, soft contours and native vegetation—could there be a more ideal setting for a golf course? The perfect combination of peaceful beauty and sparkling energy will be home to Montenegro's first 18-hole signature golf course, the pride and glory of Luštica Bay, where every hole has a stunning view over Boka Bay or the Adriatic Sea.

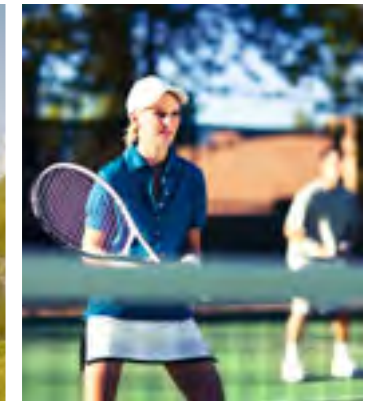
The design of the golf course is based on three central elements: attention to detail, sustainability and taking advantage of the area's natural beauty. The golf course is a masterpiece created by

G

world-renowned Gary Player, a global leader in golf course design with a portfolio of over 300 projects in 35 countries on five continents. Gary Player and his team have taken great care to move a minimal amount of earth, thereby ensuring that existing wildlife and ecosystems are protected. That, after all, is what Luštica Bay is all about: the perfect combination of experience and excellence. With that at our disposal, we can provide this area with precisely what it deserves: a naturally exhilarating existence that is simply peaceful.



Water Meets Land



A MARINA COMMUNITY WELCOMES YOU

Look at it, the natural formation of this magical spot—it's a fairytale. How awe-inspiring to find a place where green mountains, canyons and open fields meet waterfalls, rivers and the stunning Mediterranean Sea. Now take this place and imagine all the possibilities it holds, then leave it to Luštica Bay to turn those possibilities into reality. Water is the heart and soul of life at Luštica Bay: two state-of-the-art marinas, with a total of 170 berths, serve as luxurious and convenient passage to life on the sea. Relaxation and lifestyle are also a big part of the mix, whether in the form of holistic health treatments at the wellness centre or charming tiered promenades that provide convenient pedes-

trian access to shops, hotels and homes. The beach is a wonder all its own with more than 295 km (183.3 miles) of pristine Montenegrin coastline. Another highlight is the Lungomare, a four kilometre boardwalk equipped with swimming platforms, fishing areas, benches and more—something for every need and every mood.

The surrounding landscape holds plenty additional offerings—opportunities to touch, feel and experience regional life. Hike the mountain trails, kayak the rivers or head out on a boat to discover the hidden virgin islands of the Adriatic Sea. This is how we define water meets land: turning dreams into reality at a location overflowing with natural riches.





A STUNNING VIEW
FOR EVERY *Home*

Food & Tradition



Picture above left and middle: NTO



ALL GOOD THINGS COME FROM NATURE

When you are surrounded by the ample natural offerings of the Mediterranean, you can't help but make them part of your culinary life. When nearly all fruits, vegetables, dairy products, meat and honey are organic, and all seafood comes straight from the sea onto your plate, it's impossible not to become one with the fresh and healthy local cuisine.

When dining in Montenegro, you can smell the pleasant aroma of authenticity in the air. Famous for its ancient olive trees, local cheeses, traditional prosciutto and spectacular vineyards—which produce some of the best Mediterranean wine—Montenegro is abundant with dining experiences that will leave you craving your next meal.



Authentic Dining



Big picture on the left: Cesarica Tavern
Pictures above: Čatovića Mlini

THE LIFE OF FISHERMEN

"I live by the sea, for the sea and from the sea."
Petar Rino Janovic, Owner of Cesarica Tavern

Cesarica Tavern in the old town of Kotor is the perfect place for all those who want to experience the authentic spirit of the region. The owner's ancestors were sailors and fishermen; their old photos hang on the walls of the restaurant along with fishing nets and weathered photographs of old stone houses from the owner's hometown of Muo. Fresh fish from this ultimate of seafood experts is a must have, as is gracamak, a local specialty, and the crispy sweet crunch of the frustula cake. The secret of Cesarica's gastronomic success lies in its traditional method of preparation, which dates back centuries. The restaurant prides itself on keeping things fresh and simple, providing diners with their

fill of the forgotten traditions, tastes and scents of Montenegrin history.

There's no better place to discover local history than Čatovića Mlini (Catovic's Mills). Situated in a small village in Boka Bay, this restaurant provides a true Montenegrin culinary experience.

D Built around ancient water-driven flour mills, Čatovića has been part of a family heritage for over two decades. Entering the restaurant, you can all but smell the rustic ambience, the touch and feel of the historical mills set amidst beautiful lagoons. The stunning setting along with the authentic and delicious assortment of seafood will leave your taste buds savouring each and every bite—an experience that can only be described as mesmerizing.



Legends
that inspire us

Love CONQUERS ALL

LONG AGO, THERE LIVED AN ARTIST NAMED MARKO MITROV. HE WAS KNOWN FOR BEING A TALENTED SCULPTOR INSPIRED BY EVERYTHING THAT CAME HIS WAY. THEN ONE DAY, HE MET THE BEAUTIFUL JELENA. THE TWO FELL MADLY IN LOVE AND WANTED TO MARRY, BUT JELENA'S FAMILY REFUSED. VOWING THEIR UNDYING LOVE TO EACH OTHER, THE LOVERS JUMPED FROM THE CLIFFS OF BUDVA INTO THE SEA AND WERE MIRACULOUSLY TRANSFORMED INTO FISH. THEY DISAPPEARED INTO THE DEPTHS OF THE WATER, AND A VOICE WAS HEARD SAYING, "K'O JEDNO NEK BUDU DVA!" LET THE TWO OF THEM BE AS ONE! BUDU DVA – HENCE THE NAME BUDVA.



Sustainability



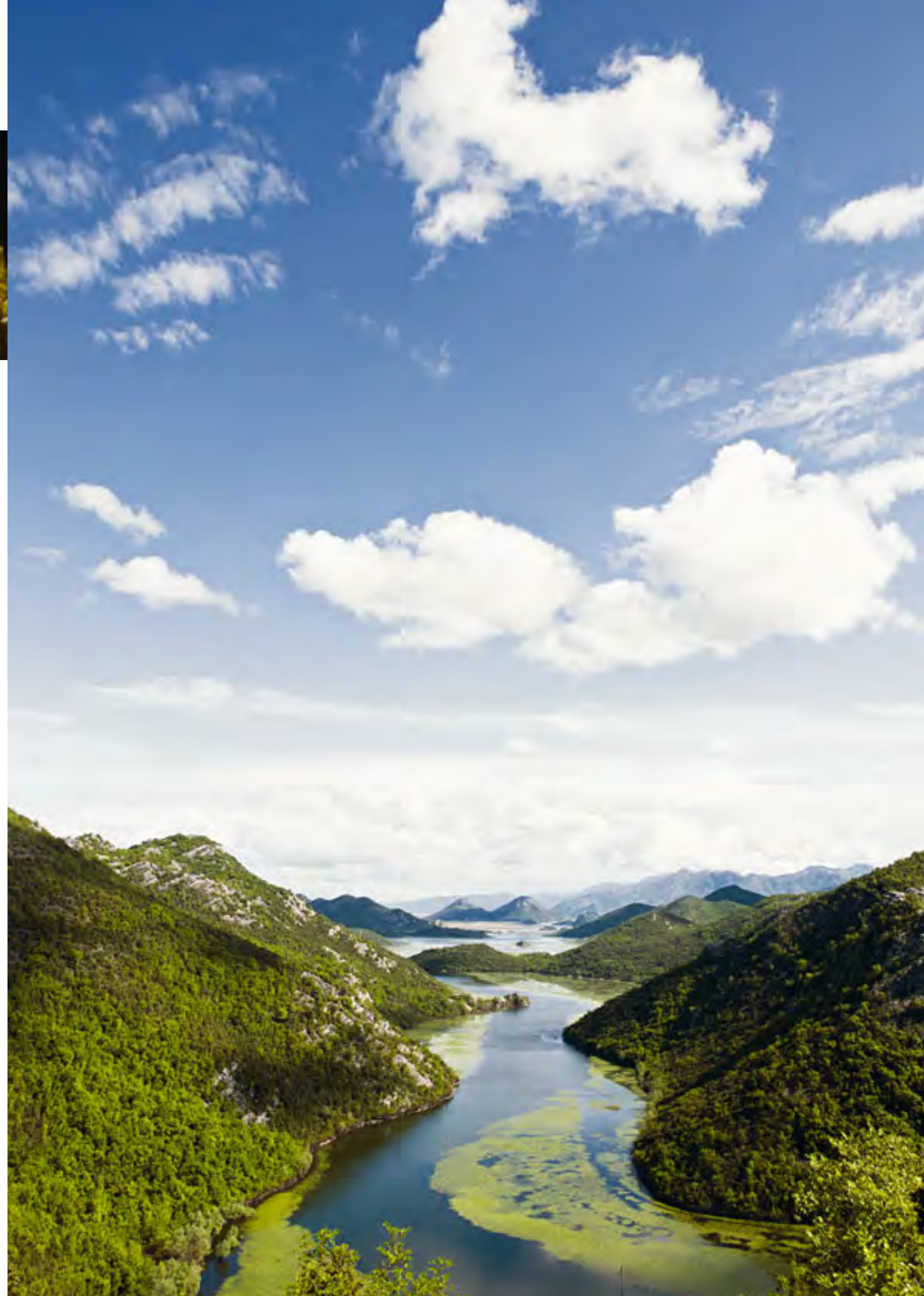
Picture left: Lovćen
Picture middle: Blue Cave
Big picture on the right: Lake Skadar

OUR MISSION: TO PRESERVE AND PROTECT THE TREASURES OF NATURE

Orascom has long associated its success in development with its commitment to sustainability. Environmental consciousness drives the company's dedication to the perfect symbiosis between economic, ecological and social sustainability, including its focus on LEED Silver Certification (Leadership in Energy and Environmental Design), which puts the environment at the centre of every decision-making process. Green construction methods, site planning, water conservation, waste management, regional material use and reduced energy consumption are key

elements of our continued success in applying our vision.

Developments covering less than 6% of the total land area, energy-efficient architecture that slashes current consumption by a third and plans to create a protected marine area in Trašte Bay are only the beginning. Further innovations such as a manmade lake for thermal storage and irrigation as well as several public mobility options reflect Orascom's commitment to making the greatest positive economic impact on the region while preserving and respecting the existing natural environment.





WHY LUŠTICA BAY?

A Location Like No Other: Luštica Bay offers world-class properties surrounded by magnificent, wild and untapped nature. All residences will enjoy the pleasure of sparkling unobstructed sea views.

Complete Infrastructure: Luštica Bay includes all living amenities and then some, from shopping and dining to schools and medical facilities.

Key Attractions: Two marinas with mooring and docking support facilities, eight hotels and a year-round world-class 18-hole golf course set in the most exquisite natural surroundings—to name just a few.

Low Taxes: With a flat-rate income and corporate tax (9%), Montenegro's tax system has become one of the most attractive in Europe.

Simple Legal Framework: Buying and registering property is easy. Foreign investors and Montenegrin citizens are treated equally.

Early Bird Benefit: Montenegro is at the beginning of the real estate development cycle. Early buyers will benefit from a low entry price point and price appreciation over time.


Currency Safety: Buying and selling conducted in the EURO currency—limited foreign exchange risk.

Sustainability: Orascom Development takes an environmentally friendly approach and makes it a priority to develop under the strict standards of LEED Silver Certification (Leadership in Energy and Environmental Design).

Stability: The government of Montenegro is committed to reform, prosperity and dynamic growth.

Partnership: The management structure consists of a Swiss developer renowned for its precision and accuracy in the execution of successful town developments around the world and the government of Montenegro.

Peace of Mind: Luštica Development AD is a joint venture between Orascom Development Ltd. (90%), an experienced trendsetter in delivering fully sustainable state-of-the-art developments, and the government of Montenegro (10%), which has given its full support to endorse the country's prosperity in economy, tourism and investment.



Life AS IT
SHOULD BE



Left: El Gouna, Egypt
Middle: Jebel Sifah, Oman
Right: Andermatt, Switzerland

THE CREATION OF GREATNESS IS OUR NATURE

Orascom's credibility as a worldwide leader in the creation of sustainable luxury resort destinations stems from more than two decades of experience building large-scale developments. For 23 years, Orascom has been breathing, living and realizing its vision: "life as it should be." A global vision coupled with a dedication to excellence makes it possible: Luštica Bay is destined to embody the cultural, environmental and life quality its visionaries value so deeply. Sowing the precious seeds of



community is an act of love: the pursuit of home and its rewards lies at the heart of Orascom's years of experience in developing living community. Its towns incorporate an economic, environmental and social consciousness that ensures sustainability within and without. Orascom Development is proud to create a living community on one of the natural jewels of the Adriatic, the Luštica Peninsula. The community will be a special addition to the map—a magical place to live life as it should be.

Success



In the beginning, El Gouna was nothing but sand and rocks on the gorgeous Red Sea coast. Today, it's a residential paradise where savvy global citizens flock to experience the good life.

CREATING NEW WORLDS. IT'S WHAT WE DO

Orascom Development is well versed in the art of creating completely new living environments from scratch. Take El Gouna, a charming town on the stunning Red Sea coast. Built over 20 years ago along 10 km of beach front, El Gouna is home to more than 22,000 residents, spread across its sparkling islands and lagoons. Here, a diverse community provides an eclectic and sophisticated international flavour. Careful planning, superb architecture and highly skilled management assure a harmony that exudes beauty and an immaculate and

aesthetically unified setting—no wonder Orascom has flourished over the years. Our project in Luštica will be the latest addition to a long track record of development success. With a land bank of over 118 million square meters, Orascom's portfolio already encompasses 19 developments and projects in nine countries across three continents. Again we are faced with a blank landscape. And again we are equipped with the ideas and skills to transform it into an architecturally spectacular residential paradise.



Luštica Bay will feature:

- 274 residential villas
- 271 townhome units
- 1126 apartment units
- 7 hotels with 1370 keys
- 2 marinas with mooring and docking support facilities
- 1 world-class year-round 18-hole golf course
- 1 Thalasso center
- 1 Conference Center
- Commercial area
- Defense facilities



Legends
that inspire us

MARRIED TO THE *Sea*

LEGEND HAS IT THAT IN THE TOWN OF PRCANJ, THREE DAUGHTERS OF A NOBLEMAN LIVED IN A PALACE. THEIR TRAGIC LOVE STORY, WHICH DATES BACK TO THE 15TH CENTURY, REVOLVES AROUND THE THREE SISTERS' UNDYING LOVE FOR A SINGLE SAILOR WHO SET OFF ON A VOYAGE ONE DAY, NEVER TO RETURN. EVERY NIGHT, THE SISTERS STOOD AT THEIR WINDOWS, HOPELESSLY WAITING FOR THEIR SAILOR TO COME BACK TO THEM. AS TIME PASSED, THE SISTERS DIED OFF, ONE AFTER THE OTHER. ONLY THE LAST SISTER'S WINDOW REMAINED OPEN - THERE WAS NO ONE LEFT TO SEAL IT AFTER HER. TODAY, THE PALACE, TRE SORELLE, STILL STANDS BY THE SEA, AUTHENTIC AND UNTOUCHED.



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