



# LUSTICA BAY

MONTENEGRO



# COASTAL LIVING AT ITS FINEST

Welcome to the Luštica Bay Marina.

Designed to reflect the traditional fishing villages of Montenegro, the marina forms the heart of Luštica Bay. Where old-world charm meets cutting-edge facilities, it is the showpiece in a flourishing plan to create a dynamic waterfront town along an undiscovered and unforgettable stretch of coastline.

A place to live *life as it should be*.





*“Welcome... to Luštica Bay,  
the home of healthy, active  
living on the Adriatic coast,  
where history, heritage and  
natural beauty meet outstanding  
architecture and first-class facilities  
to create an exceptional new  
Montenegrin community.”*



# LIFE BY THE SEA

Set between startlingly blue waters and mountainous horizons, within one of the world's most coveted sailing spots, lies the new, state-of-the-art Luštica Bay Marina. A revolutionary gateway to Montenegro's coastline.

Forming the heart of Luštica Bay, the marina sits within the newly-opened Marina Village. This is the first neighbourhood in an ambitious masterplan to sensitively transform 690 hectares of the Luštica peninsula into a flourishing destination on the Adriatic coast. The Marina Village not only offers guests a world-class harbour, it encompasses the 5\* luxury of the The Chedi Luštica Bay Hotel and a stylish waterfront promenade with restaurants and bars, shops and boutiques.

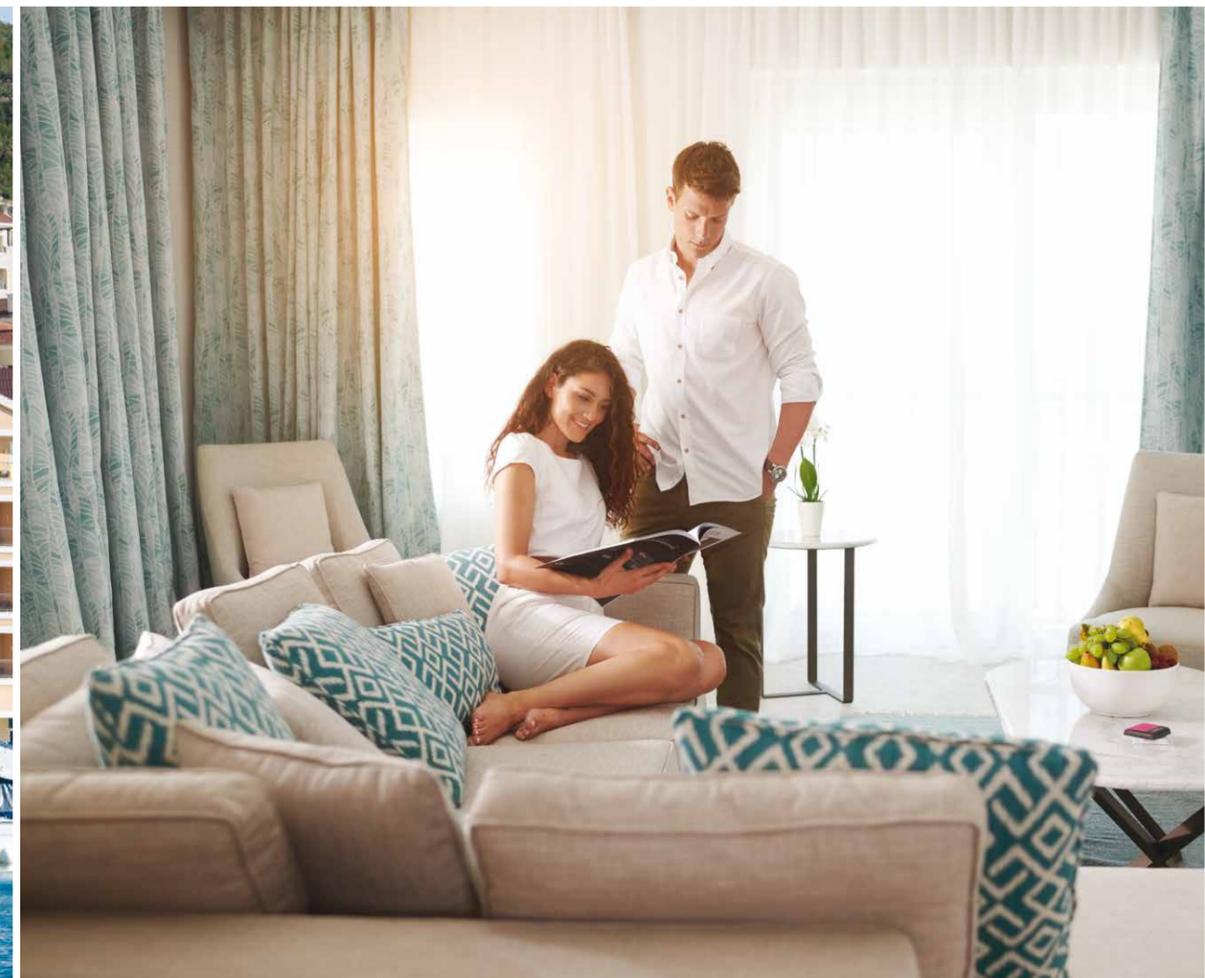
In an region enjoying 270 days of sun a year, seafarers can venture to Montenegro's diverse selection of neighbouring towns and ports. The city harbours of Herceg Novi, Budva and Bar offer cosmopolitan sophistication, while the Port of Kotor and Porto Montenegro are nestled within the old-world magnificence of the nearby UNESCO world heritage site of the Bay of Kotor. For those seeking adventures further afield the coastal temptations of Greece, Croatia and Italy are only a short cruise away.

# THE MARINA

The new marina at Luštica Bay offers convenient, hassle-free access to the wild beauty of Montenegro's coast. Its state-of-the-art facilities and expert, multilingual marina team meet the needs of all sailors, from beginners through to the experienced.

Alongside yacht assistance, there are single and 3-phase electricity, refuse disposal and free Wi-Fi serving the entire marina area. Security is paramount, with 24-hour CCTV video surveillance and on-site guard personnel.

Currently the marina offers a total of 50 berths for boats of up to 45 meters and will eventually accommodate 176 berths. There are a range of flexible berthing options, from a single night through to seasonal and annual stays.



## 5\* THE CHEDI SERVICE



Set serenely on the waterfront, overlooking the crystal waters of Trašte Bay, the 5\* Chedi Hotel takes pride of place within the Luštica Bay Marina Village. The perfect complement to its idyllic setting, it brings a new level of coastal luxury to Montenegro. Part of the “Leading Hotels of the World” collection, The Chedi offers genuine, personalised service within surroundings of natural elegance and thoughtful luxury. Your exceptional sea-view room comes together with a myriad of amenities: international restaurants and bars, a conference and business centre, a wellness spa and gym, an indoor and outdoor pool and a private beach.

## RESTAURANTS & BARS



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.

## BEACH & BEACH BAR



Luštica Bay's private beach offers sublime coastal beauty in a refined and exclusive atmosphere. Relax and indulge with luxurious sunbeds and umbrellas or your own personal elegant beach cabin, complete with every comfort including a wireless connection. Complimentary service will bring light bites and refreshments to you from the 'Rok' beach bar - a bar carved into the natural rock of the surrounding cliffs.

## SPA



The Spa at The Chedi blends ancient Eastern rituals with thoughtfully designed, nature-inspired surroundings. Enter a realm of regeneration and relaxation and restore the balance of the mind, body and soul. An expertly trained team will design your visit around you, using natural products and treatments that include deep massages, body polishes and bathing rituals. Complete the experience with the indoor spa pool, sauna and steam room, enjoying views of the Adriatic sea horizons.

# AMENITIES AND FACILITIES OF THE HIGHEST STANDARDS

## ARRIVAL & DEPARTURE

Berthing assistance from trained staff

Berths up to 45 m LOA

Draft 4-5m

## FOR OWNERS, GUESTS, CAPTAIN & CREW

Full concierge service

High speed internet

Crew facilities

Showers and washrooms

Chandlery

24-hour security, including CCTV

Dedicated parking for yacht owners and visitors

Laundry facilities and services

Adjacent Beach

## FACILITIES FOR YACHTS

Fresh water

Single and 3-phase electricity

Light repairs and maintenance on request

Grey and black water discharge

Refuse and waste oil disposal

Electric buggies and trolleys

Storage services on request

Diver services on request

## ACCESS

Direct flights to and from most European capitals to Tivat Airport (10 minutes)

Access to two more international airports (60 and 80 km away)

Provision for private jets

Helicopter and helipad services availability



MARINA OFFICE

BEACH AREA

B BERTH

D BERTH

E BERTH

A BERTH

CARDINAL WHITE BUOY

VISITORS BERTH

6x 22m

2x 27m

4x 33m

5x 38m

8x 20m

18x 13m

7x 17m

17x 13m

12x 13m

6x 11m

4x 10m

6x 25m

5x 30m

4x 35m

2x 30m

3x 25m

1x 21m



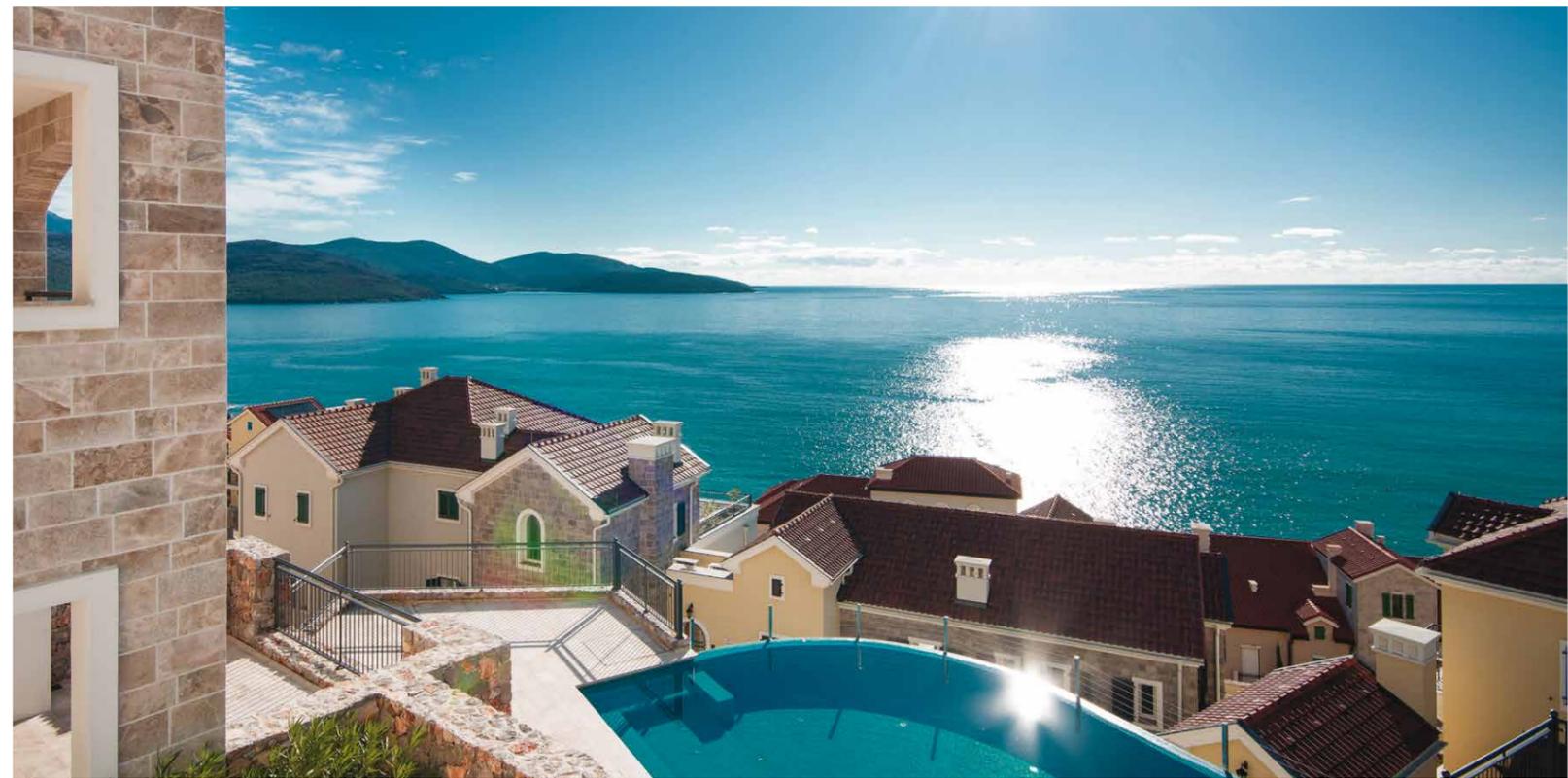
# THE TOWN YOU CALL HOME

Set within one of the most undiscovered gems along the Adriatic coast, the Luštica Bay Marina Village is a unique place to call home. Complete the coastal living experience, pairing a berth with a bespoke Marina Village residence.

Nestled amid hillside greenery, each residence comes with 360 degree views: across the endless turquoise waters of Trašte Bay and out to unspoilt beauty of the Luštica peninsula hills and the distant peaks of Lovćen national park. A one-of-a-kind location, ideally positioned at the gateway to Montenegro.

Evoking the region's lost-in-time fishing villages, the residences combine carefree peace within nature alongside modern luxuries and amenities. The range of apartments, townhouses and bespoke villas has been built with traditional authenticity and smart, sustainable design. Commanding sea-views from expansive terraces and communal pools, they make the most of indoor outdoor living while remaining conveniently connected to the vibrant and communal marina waterfront.

Whether you are looking for a stunning holiday home, an accessible and secure business getaway, a savvy rental opportunity, a retirement haven, or your new home in Montenegro, Luštica Bay has something for everyone.





# YACHT FRIENDLY LEGISLATION

There is more to the Montenegrin coastal lifestyle than its natural splendour. As a non-EU country Montenegro is not subject to EU tax and import regulations, giving commercial and private yacht owners a range of financial benefits:

- Only 7% VAT on marine-related services
- Tax and duty-free fuel and lubricants
- No custom taxation on all incoming provisions
- No custom taxation on spare parts
- Flexible visa regime

# THINGS TO DO

With fresh sea air, wide open spaces, diverse wilderness and modern facilities at your fingertips, Luštica Bay puts health and wellbeing at the centre of its ethos. Boat owners, residents and visitors can explore the unspoilt countryside through pedestrianised walkways and a criss-crossed network of hiking and nature trails. All activities can be arranged from Luštica Bay

## BIKING



The coastal backdrop of hills and mountains that rise up behind Montenegro's coast are an exhilarating playground for any cyclist. Best enjoyed during autumn, there are many bike tours to choose from for all levels.

## HIKING



Luštica Bay and the surrounding area is threaded with hiking trails to suit any level. Explore green mountains, ancient olive groves, open fields, waterfalls, rivers, ocean paths, punctuated by fascinating historic buildings and ruins.

## GOLF



Luštica Bay has a driving range operational during the summer months with spectacular views overlooking the bay, while construction of an 18 hole Championship Gary Player's Golf Course is in progress.

## PADDLE BOARDING



Fast becoming one of the most popular watersports in Montenegro, stand up paddling is a thrilling workout.

## SNORKELING



There may not be exotic fish and coral reefs, but the Montenegrin sea is nonetheless a riveting snorkelling spot. The astonishingly clear, quiet waters are a hotspot of marine biodiversity.

## KAYAKING



The gentle waters of Boka Bay make for sensational kayaking, or head inland and discover the many rivers and lakes of Montenegro's national parks.

## BEACH



Beyond Luštica Bay's private beach, Montenegro's coast offers alluring variety, from beaches with 5\* service to secluded coves. Within the Bay of Trašte, there is the Almara Beach Club or the expansive white sands of Plavi Horizont.

*Whether you wake up in your own sea-front villa or in the sumptuous comfort of The Chedi Hotel, a team of professional service and maintenance staff will eagerly await you and make every effort to see you safely on your way.*





**VHF Channel 68**

T: +382 77 200 100

Marina 24/7 M: +382 67 697 924

E: [marina@lusicadevelopment.com](mailto:marina@lusicadevelopment.com)

Marina Entrance: 42°23'00"N 18°40'00"E

For more information about berthing or real estate opportunities at Luštica Bay, visit

**[www.lusticabay.com](http://www.lusticabay.com)**

---

IMPORTANT NOTE: This brochure is a guide only and does not constitute an offer or contract. Whilst every care has been taken to ensure the accuracy of the brochure content, all the information, text, photographs and imagery ("Content") should be used as a guide only and no warrant, actual or implied, is given as to the accuracy of the Content, which is subject to change without notice by Luštica Development AD. Prospective purchasers should make and must rely on their own enquiries. The Luštica Development AD is in no way responsible or liable for any damages whether they be direct, indirect, punitive, special consequential, contribution or indemnity of any kind whatsoever, however caused, arising out of either the use of the brochure or reliance upon the brochure and the brochure Content.