



**LUSTICA BAY**  
MONTENEGRO



**Welcome...**

*“a country of pristine nature  
and medieval towns, clear  
water and clearer air”*

The Times

...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

# Discover Montenegro

An area of inimitable beauty, both inland and out to sea, Montenegro boasts a landscape every bit as vibrant and varied as its history – swooping up from its captivating coastline, bays and beaches to a dramatic interior of mountains and forestry. Exhilarating, exotic and all but undiscovered, this spectacular spot on the Adriatic coast is easily accessible from everywhere in Europe.

Luštica Bay presents the perfect place from which to explore and enjoy this beauty. Nestled in south western Montenegro's Trašte Bay, it is just 10km from Tivat airport, 80km from Podgorica and 60km from Croatia's Dubrovnik.



*“emerging superstar  
with wild beauty”*

Lonely Planet (Montenegro named  
number 2 in ‘Best in Travel 2013’)

## AVERAGE FLIGHT TIME TO TIVAT AND PODGORICA AIRPORTS

|                           |                        |
|---------------------------|------------------------|
| <b>Amsterdam</b> 2h 15min | <b>Kiev</b> 3h 35min   |
| <b>Athens</b> 1h 10min    | <b>London</b> 2h 45min |
| <b>Belgrade</b> 45min     | <b>Madrid</b> 2h 35min |
| <b>Berlin</b> 2h 15min    | <b>Milan</b> 1h 15min  |
| <b>Paris</b> 2h 40min     | <b>Minsk</b> 2h 25min  |
| <b>Brussels</b> 2h 15min  | <b>Moscow</b> 3h 15min |
| <b>Dublin</b> 3h 45min    | <b>Prague</b> 2h 05min |
| <b>Frankfurt</b> 2h 10min | <b>Vienna</b> 1h 20min |
| <b>Istanbul</b> 2h 25min  | <b>Zürich</b> 1h 30min |



# Luštica Bay: The Plan

From its hilltop village to its portside promenade, Luštica Bay's landscape mirrors Montenegro's topography, designed to reflect and protect the beauty that surrounds it - with a particular emphasis on activity, authenticity and sustainability.

Offering a full spectrum of world-class accommodation, alongside year-round activities and amenities, the development will meet the diverse needs of its residents and visitors, all the while supporting the region's rich culture and protecting the

pristine area around Trašte Bay. From local cuisine, traditional architecture and an authentic village atmosphere to golf, nightlife and five-star hotels, Luštica Bay will unite history, nature and first-class contemporary facilities.

## Luštica Bay will feature:

- Over 500 villas and townhouses
- More than 1,000 apartments
- 7 hotels
- 1 wellness and spa centre
- 2 marinas with mooring and docking support facilities
- 1 world-class 18-hole golf course
- Conference centre
- Year-round amenities, including shopping, dining, educational and medical facilities





#### MAIN FEATURES

- A - Golf residential
- B - Golf hotel
- C - Upper village
- D - Marina town
- E - Beach hotel
- F - Residential
- G - Marina
- H - Marina hotel
- I - Technical area
- J - Quarry area – hotel / residential
- K - Secondary mooring area
- L - Residential / commercial
- M - Hillside villas
- N - Exclusive area hotel

In 2013, the Luštica Bay Masterplan design received an Award of Excellence from the American Society of Landscape Architects.



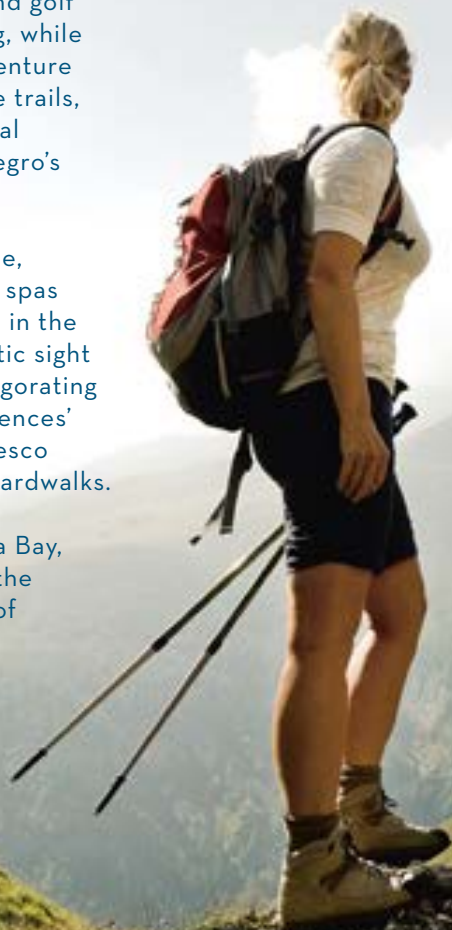
## Activity

As the home of healthy, active living on the Adriatic coast, every element of life in Luštica Bay is geared towards wellbeing.

In Luštica Bay itself, residents will enjoy everything from tennis and golf to swimming, sailing and cycling, while there's plenty of scope for adventure in the form of hiking and nature trails, a four kilometre sea wall, coastal kayaking, and skiing in Montenegro's mountainous inland.

When not going after adrenaline, health benefits continue at the spas and wellness centres, or simply in the chance to take in the therapeutic sight of the Adriatic Sea and the invigorating Montenegrin air from the residences' many outdoor spaces, our al fresco eateries and pedestrianised boardwalks.

Health is at the heart of Luštica Bay, offering residents and visitors the opportunity to make the most of this incredible environment.





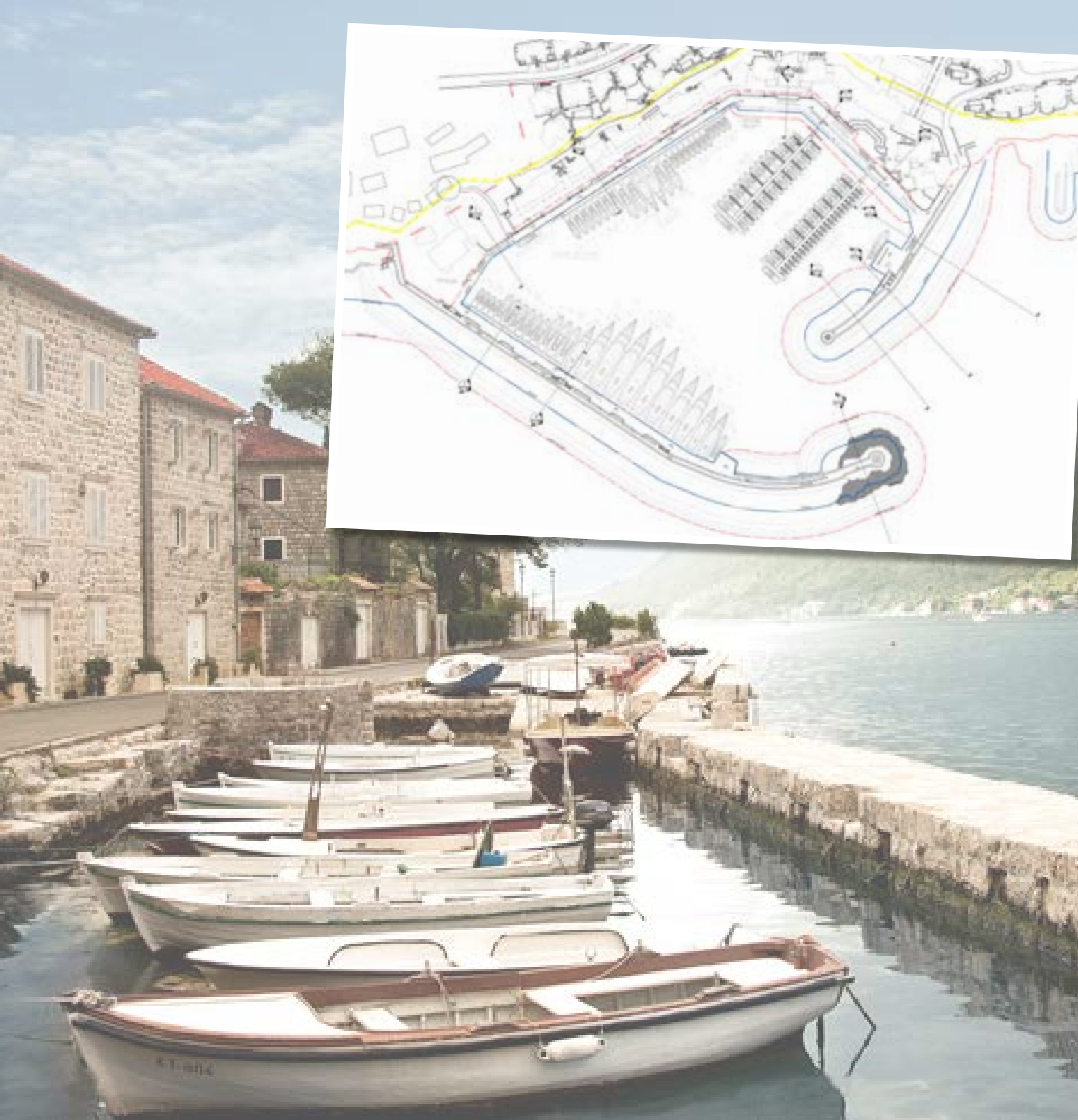


## Luštica Bay in detail:

### Golf

The sea may drive the design of Luštica Bay but, in the spirit of the active current that runs through it and the natural variation visible throughout Montenegro, our inland offers an equally exhilarating alternative: a vibrant village centred around one of Europe's finest golf club and championship courses. Designed by internationally renowned golf course designer Gary Player, it will be Montenegro's first 18-hole signature golf course, and retain those elements central to Luštica Bay: minimal environmental impact, and those all-important views of the Adriatic and Boka Bay from every single hole. With residential villas, hotels and entertainment aplenty in the form of a golf clubhouse, pool and tennis areas and an activity lawn, the golf village cements our credentials as purveyors of the finest lifestyle, in land and out.





## Luštica Bay in detail: Marinas

Like the traditional fishing villages along the Adriatic coast, the heart and soul of Luštica Bay will be the marinas and adjacent marina towns. Providing safe a harbour from wind and weather conditions, and able to accommodate small boats and large yachts alike, the two marinas at Luštica Bay are the gateway between Montenegro and the open Adriatic Sea.

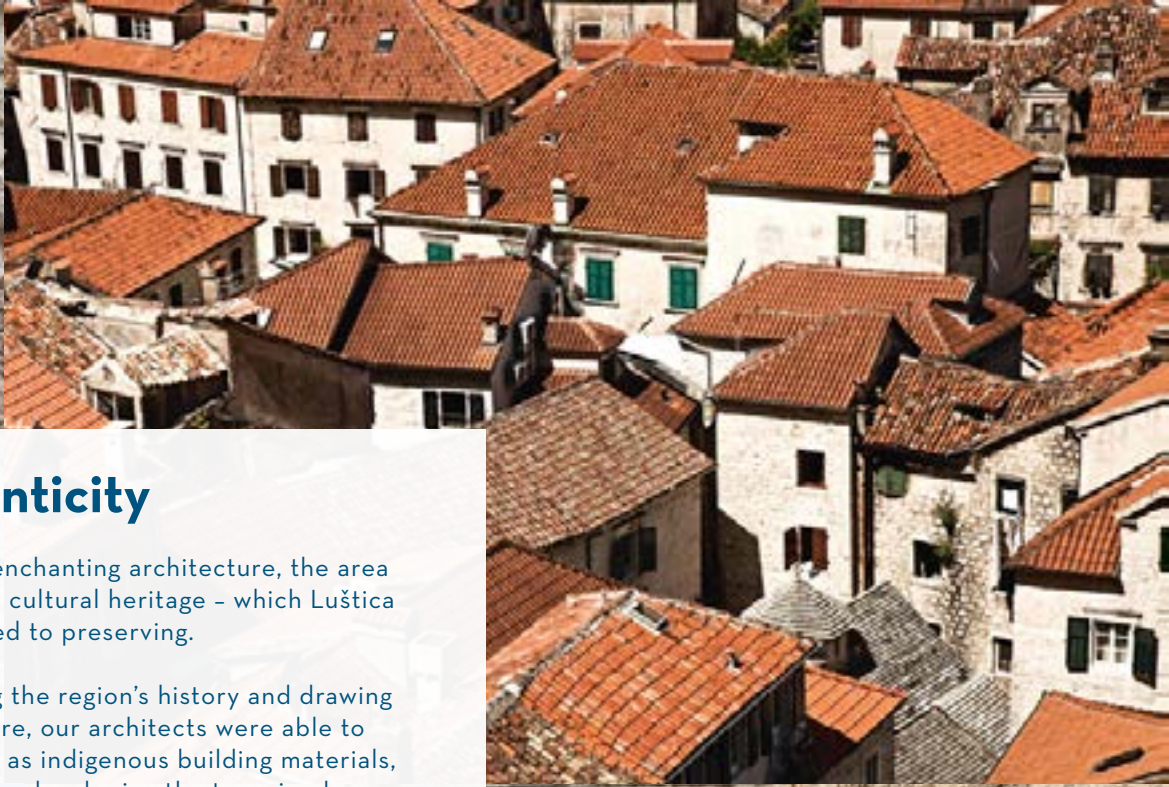
The marina facilities at Luštica Bay don't just provide yachting services and amenities, they also offer residents and guests an entrée into the Riviera lifestyle. With an 176-slip main marina accommodating boats up to 35 metres (115 feet) and a sizeable secondary mooring area to accommodate smaller vessels, the marinas at Luštica Bay provide a luxurious and convenient passage to life on the coast.

Whether you wake up in your seaside villa or in one of the waterfront hotels, a team of professional service and maintenance staff will eagerly await you, and make every effort to see you safely on your way.

### Marina:

- Power boats and sail boats up to 35m
- All berths stern to mooring (Mediterranean-style)
- Metred electric and water, laundry, 24-hour security
- High pressure jet-wash, towing services
- Diver services, ship chandler
- One visitor's quay for boats up to 35m
- Sewage pump-out



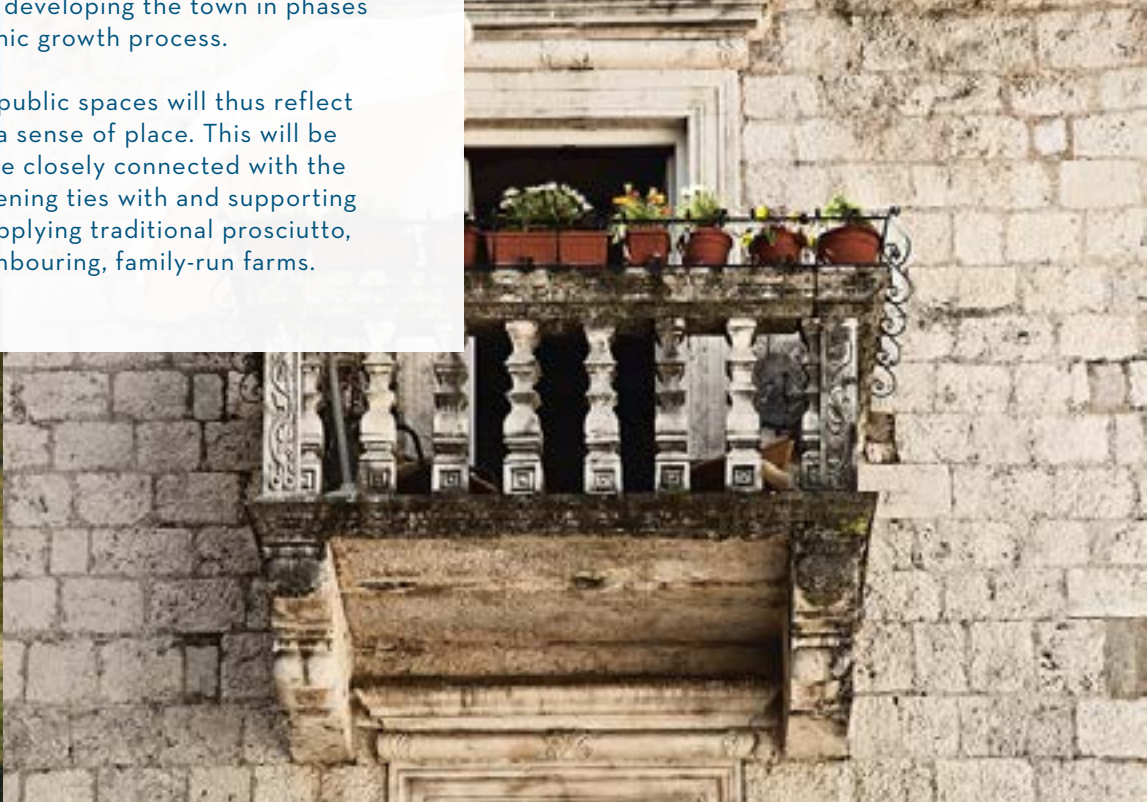
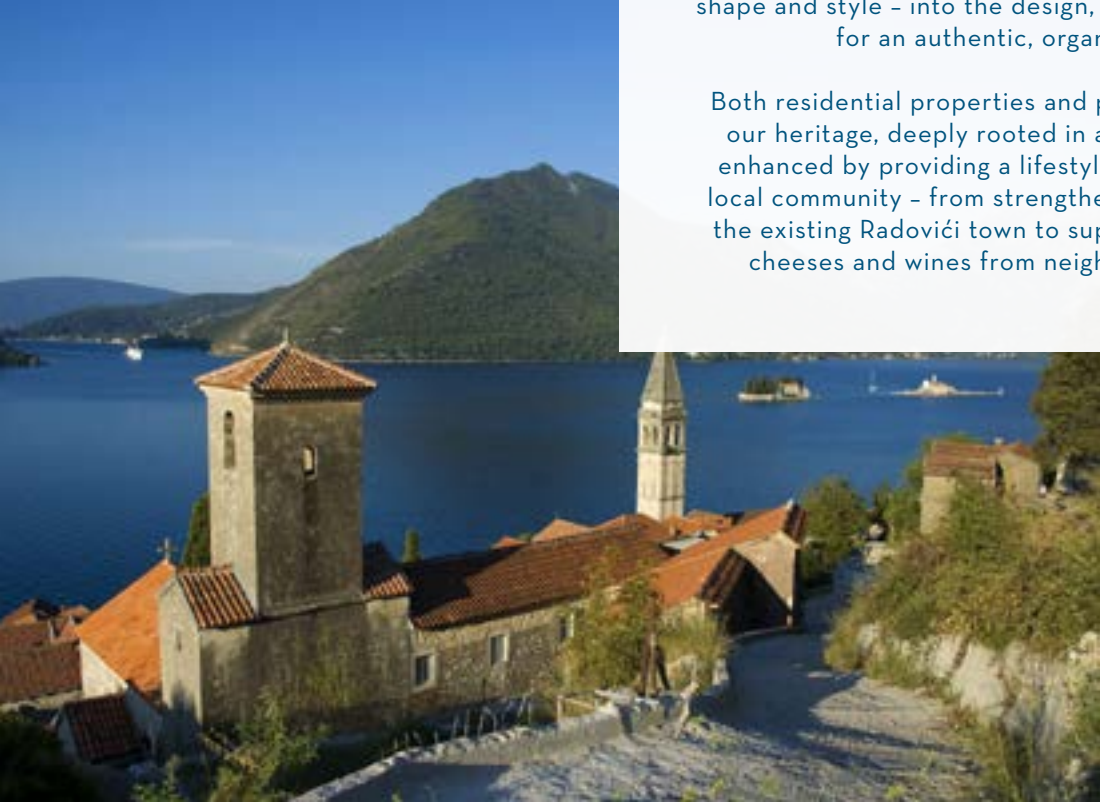


## Authenticity

From colourful local legend to enchanting architecture, the area around Luštica Bay enjoys a rich cultural heritage - which Luštica Bay is committed to preserving.

Having spent two years studying the region's history and drawing inspiration from its architecture, our architects were able to incorporate key elements - such as indigenous building materials, shape and style - into the design, developing the town in phases for an authentic, organic growth process.

Both residential properties and public spaces will thus reflect our heritage, deeply rooted in a sense of place. This will be enhanced by providing a lifestyle closely connected with the local community - from strengthening ties with and supporting the existing Radovići town to supplying traditional prosciutto, cheeses and wines from neighbouring, family-run farms.





# Beyond Development

Montenegro needs an alternative approach to large-scale development that will strengthen its unique identity and preserve its rich cultural and ecological heritage. By employing a sustainable, integrated approach to land use and development, we can contribute more positively to the surrounding communities. This strategy will allow for a sensitive approach to land use planning in undeveloped areas of Montenegro, benefitting the country and the environment as a whole.

As a Radovići-based local company, Luštica Development AD – who will operate the project alongside the Government of Montenegro – is proud to generate new jobs, create additional resources and provide a lasting infrastructure for the area. We not only plan to work with the local government, suppliers and ecological groups, but we also pledge a long-term commitment to the Luštica Peninsula as a developer, an investor and an operator.





# Sustainability

Luštica Development AD is committed to creating and operating a sustainable integrated resort, where economic, ecological and social aspects are included in every decision-making process. With a long-term approach based on the principles of sustainability, we set out to bring the greatest positive impact to the economy and leave the smallest footprint on the land. With the greater good of Montenegro in mind, and the hopes of sharing Luštica Bay with generations to come, we are endeavouring to create an efficient and inspiring model of sustainability.

## Ecological, Social and Economical Benefits:

- The first certified eco-labelled development in Montenegro with a small footprint covering less than 6% of the total landmass
- The first LEED (Leadership in Energy and Environmental Design) for Homes registered project in Europe
- A low-energy concept. The buildings at Luštica Bay will consume less than a third of the average energy consumption of the average Montenegrin building today
- Introduction of a lake for thermal storage and irrigation water storage
- Reduction of private car use with access restrictions, centralised visitor parking, use of low emission vehicles, good public transportation, and cable car access to the marina village
- Working with the Marine Institute to create a protected marine area in Trašte Bay, while simultaneously enhancing the sea environment with artificial reefs and the construction of a boardwalk nearly 5km in length
- Member of Green Building Council Montenegro - [www.gbc.me](http://www.gbc.me)





# An Intelligent Investment

With favourable yacht and tax laws, and just 9% income/company tax, Montenegro is an incredible country in which to live, work, and play. From a bespoke villa to a studio apartment, each property at Luštica Bay provides access to sun, sandy beaches, crystal blue sea

and a growing seaside community. With an environmentally centred approach to developing, coupled with its state-of-the-art infrastructure and pristine natural setting, Luštica Bay is quickly becoming one of Europe's most desirable destinations, providing virtually unlimited

potential for investors. Whether you are looking for a stunning holiday home, an accessible and secure home port, a savvy rental opportunity, the perfect location for a business, a haven in which to retire, or your new home in Montenegro, Luštica Bay has something for everyone.





## Property types: phase one



### **Apartments**

Those who like to live on the water's edge will feel right at home in our beautiful seafront apartments. Perfectly placed for a slice of the action, these frontline buildings are in the immediate vicinity of the cafés, restaurants, bars and boutiques of our portside promenades. Available as studio, one-, two- and three-bedroom apartments – all with private terraces, stunning sea views and shared swimming pools.

### **Townhouses**

Perhaps better known for their starring roles in city centre streets, the townhouses in Luštica Bay offer access to a slightly slower, though no less exclusive, pace of life. With only 14 properties planned for our first phase, these two- and three-bedroom private houses are designed in the traditional architectural style seen throughout Luštica Bay and benefit from private pools, garages, and plenty more space than in city streets with outdoor areas of up to 90 square metres.

### **Villas**

Just four exclusive marina villas will be custom-made to suit the tastes of their individual owners. The exteriors will complement the style of the marina town, drawing inspiration from traditional architecture seen in the local area, while the interiors provide a blank canvas for owners.





# Why Luštica Bay?

## **A Location Like No Other**

Luštica Bay offers exceptional properties which enjoy the luxury of untouched natural beauty and unobstructed sea views.

## **A Complete Infrastructure**

Luštica Bay includes all living amenities, from shopping and dining to schools and medical facilities.

## **Key Attractions**

Two marinas with mooring and docking support facilities, seven hotels and a year-round world-class 18-hole golf course.

## **Low Taxes**

With a flat-rate income and corporate tax (9%), Montenegro's tax system has become one of 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 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.

## **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.

## **Sustainability**

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

## **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 integrated town developments around the world, and the Government of Montenegro.



# YOUR LUŠTICA BAY JOURNEY



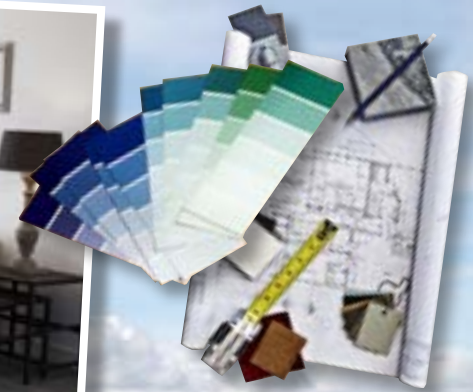
## ARRIVAL

Explore Luštica Bay's breathtaking site - by land, by sea, and by air



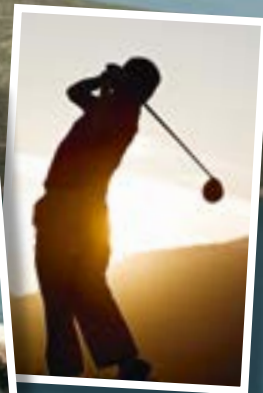
## DECISION

Hilltop villa or coastal apartment?  
With 690 hectares of land to choose from, picking your plot is the hard part



## DESIGN

Work with Luštica Bay's dedicated designers to create your own beautifully bespoke home



## WELCOME HOME!

Enjoy a new life of energy, activity, and pure enjoyment

*Start your Luštica Bay story today*  
**Arrange a personalised site visit**

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