



This page: The residences are designed to reflect the traditional fishing villages of Montenegro. Opposite page: The marina which will open in summer 2018.

LUŠTICA BAY

Luštica Bay is a marina town offering waterfront residences, hotels, berths, golf & lifestyle facilities. The initial phases will include more than 1,500 properties including apartments, villas, and townhouses, and the first of the seven hotels, the five-star Chedi Luštica Bay, which will open this summer. The development also boasts two state-of-the-art marinas offering 225 berthing options of up to five years. The main marina is also due to be operational by this summer, and offers accommodation for 176 power and sail boats up to 35 metres in length, and a sizeable secondary mooring area for smaller vessels is also planned.

LOCATED ALONG MONTENEGRO'S LUŠTICA Peninsula, Luštica Bay Marina is a state-of-the-art harbour and an ideal gateway to the Adriatic coastline. Set between emerald waters and mountainous horizons, at the entrance to the UNESCO world heritage site of the Bay of Kotor, it provides awe-inspiring access to one of the most coveted sailing destinations in the Mediterranean.

Darren Gibson, Chief Executive Office at Luštica Bay commented: "Montenegro is steadily becoming a go-to destination for those seeking an ultimate luxury Riviera lifestyle and a sound long-term investment. It is with great pride that we are bringing the iconic Chedi brand to Luštica Bay. Along with the launch of the first marina this summer, this is a significant milestone in the development of our project. The Chedi is a perfect fit for Luštica Bay, given the synergies in the brand ethos of both companies.

This agreement reaffirms our commitment to the highest quality development and firmly establishes Luštica Bay at the forefront of luxury residential and tourist destinations in the region."

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Benefits

In addition to real estate, Luštica Bay will feature seven hotels, a wellness and spa centre, and 18-hole championship standard golf course, a conference centre, and year-round amenities including shopping, dining, and educational and medical facilities. Some residents have already

been living at Luštica Bay for three years, with 160 apartments in Marina Village now complete, and with more than 200 properties already sold, and the townhouses and villas due for completion this summer.

Additional financial benefits of life in Montenegro is that the tax system has become one of the most attractive in Europe with a flat-rate income and 9% corporate tax. Buying and registering property is easy and foreign investors are treated as equals with Montenegrin citizens. Buying and selling is always conducted in Euros, so there is limited foreign exchange risk.

The fully-integrated town offers excellent services and a vibrant social hub with restaurants, bars and leisure activities. The destination also offers a wide range of properties, from waterfront apartments, charming hillside townhouses, to





exclusive, private villas, and provides a home for healthy and active living on the Adriatic coast. Designed to reflect the style of traditional fishing villages of Montenegro, the main marina forms the very heart of Luštica Bay. The new Mediterranean community is served by three international airports, Tivat, Podgorica, and Čilipi in neighbouring Croatia, which are within easy reach, offering direct flight connections across Europe.

Chedi Luštica Bay

The first hotel, The Chedi Luštica Bay, commenced construction in spring of last year and will host the official opening this summer, which will mark the second Chedi launch in Europe after the addition of Andermatt to its portfolio at the end of 2013. The Chedi Luštica Bay will be among the largest 5-star hotels in the Boka Bay, offering 111 rooms, 60 of which will be hotel condominiums and part of The Chedi Residences. There will also be two restaurants, a bar, conference and business centre, a heated outdoor pool, spa and fitness centre featuring indoor heated pool and gymnasium and ancillary facilities.

Built on one of the world's most beautiful golfing spots, star leisure attraction, a Gary Player designed academy standard facility comprising a practice area and 4 holes is under construction

This page: The Chedi Luštica Bay will be the largest five star hotel in the Boka Bay with two restaurants, a bar, a spa and fitness centre and ancillary facilities.



and due for delivery in 2019, with 18 holes to be completed by 2021. In Q4 2018, construction will also begin on Centrale, a commercial and administrative hub, and a focal point for Luštica Bay's community life at with the first phase completing by summer 2019.

Desirable destination

Enjoying the coastline's 240 days of sun per year, seafarers can venture from Luštica Bay to Montenegro's diverse selection of high end marinas. The city harbours of Herceg Novi, Budva and Bar offer plenty of scope for exploration, whilst the Port of Kotor and Porto Montenegro are nestled within the old-world magnificence 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.

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.

www.lusticabay.com

About Luštica Bay

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, a renowned international town developer, Luštica Development AD is the national project company responsible for developing, building and operating Luštica Bay and will remain a local partner for generations.

Luštica Bay as it will look when completed in summer 2019.

Middle row: The interiors of the residences have a rustic yet modern feel.

