



MARINA

VILLAGE

Live where life takes you

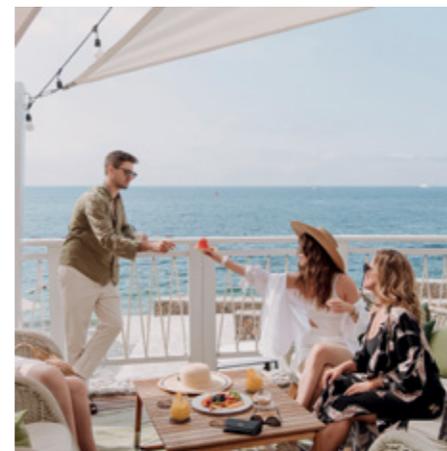
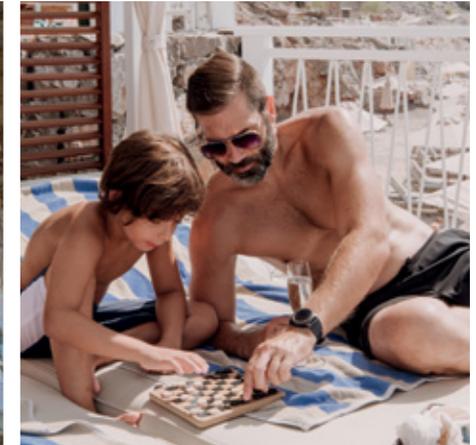
B

LUŠTICA BAY

MONTENEGRO

Set on Montenegro's spectacular Luštica Peninsula, Luštica Bay enjoys an enviable position along the glorious Adriatic coastline, between the idyllic bays of Trašte and Kotor. A glittering cosmopolitan destination, Luštica Bay is part of Europe's southernmost fjord with its showpiece UNESCO World Heritage sites of Venetian Montenegro.

A place to live, dine, shop, sail and simply belong. Luštica Bay is Montenegro's premier seaside address.



LUŠTICA BAY A PLACE TO BELONG

The peninsula is famed for the centuries-old olive groves, picturesque villages, secluded beaches and beautiful hideaways. This is where you'll discover the real Montenegro, where locals live in harmony with each season.

Luštica Bay is a sanctuary of beauty and tranquility that captures the imagination. This land has inspired travellers from near and far.

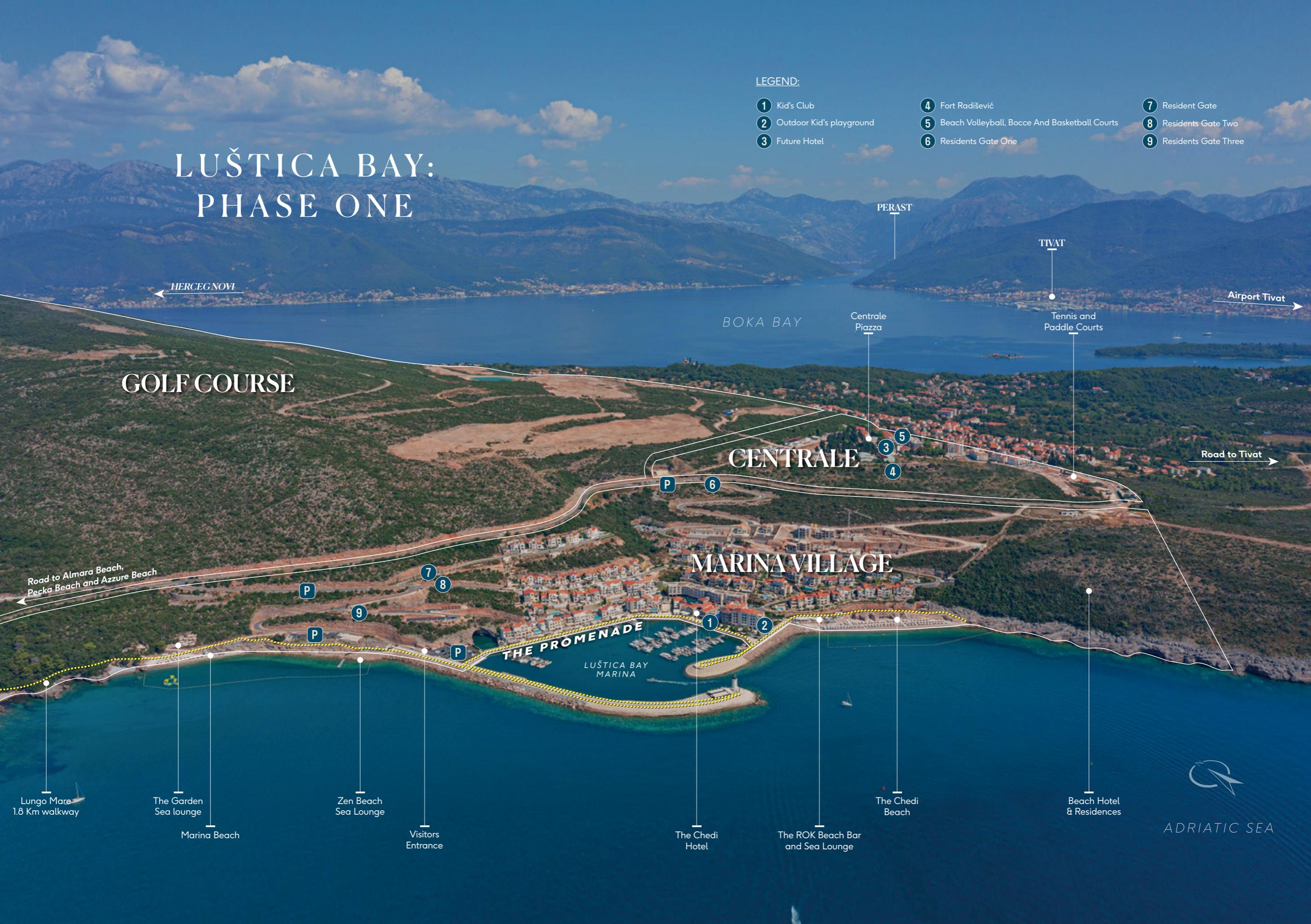
DESIGNED TO INSPIRE



LUŠTICA BAY: PHASE ONE

LEGEND:

- 1 Kid's Club
- 2 Outdoor Kid's playground
- 3 Future Hotel
- 4 Fort Radišević
- 5 Beach Volleyball, Bocce And Basketball Courts
- 6 Residents Gate One
- 7 Resident Gate
- 8 Residents Gate Two
- 9 Residents Gate Three



GOLF COURSE

BOKA BAY

PERAST

TIVAT

Airport Tivat

HERCEG NOVI

CENTRALE

Centrale Piazza

Tennis and Paddle Courts

Road to Tivat

Road to Almara Beach, Pecka Beach and Azzure Beach

MARINA VILLAGE

THE PROMENADE
LUŠTICA BAY MARINA

Lungo Mare
1.8 Km walkway

The Garden
Sea lounge

Zen Beach
Sea Lounge

Visitors
Entrance

The Chedi
Hotel

The ROK Beach Bar
and Sea Lounge

The Chedi
Beach

Beach Hotel
& Residences

Marina Beach

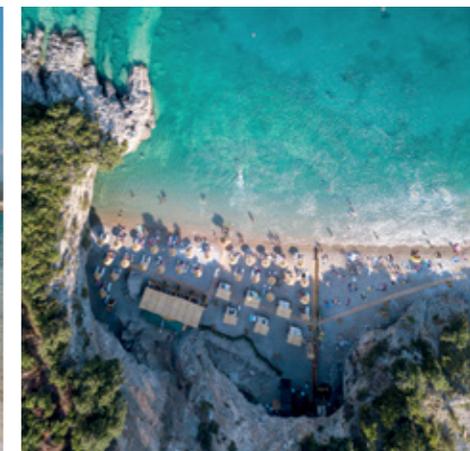
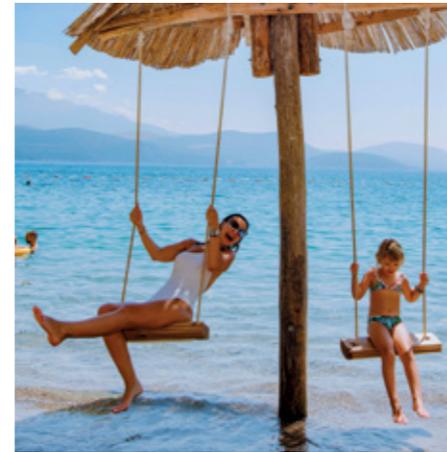
ADRIATIC SEA

An aerial photograph of a beach area. The top half of the image shows a vast expanse of clear, turquoise water. A red and white dashed line, likely a buoy line, stretches across the water. Below the water is a sandy beach. The beach is densely packed with numerous white, octagonal beach umbrellas, each accompanied by a lounge chair. The umbrellas are arranged in a somewhat grid-like pattern. In the foreground, there is a rocky area with some greenery and a concrete structure, possibly a staircase or a walkway. The overall scene is bright and sunny, suggesting a clear day at the beach.

A SEA OF INSPIRATION AWAITS

WELCOME TO
MARINA VILLAGE

Savour life on the sun-drenched coast, home to the turquoise waters of the Adriatic Sea and a vibrant and flourishing community making the most of every day.
This is our Marina Village.





MARINA VILLAGE LIVING

Set alongside the picturesque waterfront promenade, Marina Village hosts enticing attractions, from the five-star The Chedi Hotel to superb marina-front restaurants with outdoor dining, an amphitheatre and unique shops. Stepping out into the neighbourhood, you experience the best of both worlds: a lively Riviera ambience balanced with the nostalgic charm of a traditional Montenegrin fishing village.

WHERE EVERY DAY
IS FILLED WITH PROMISE





REDEFINING
WATERFRONT LIVING



OUR AUTHENTIC HERITAGE

Inspired by Montenegro's striking landscapes and traditional local architecture, the Marina Village is designed to create a rich sense of place, in harmony with nature and history.

The elegant buildings incorporate the best of contemporary luxury, with echoes of authentic Montenegro. The local Luštica stone façades add character, and the natural textures and earthy tones are at home with the native greenery.

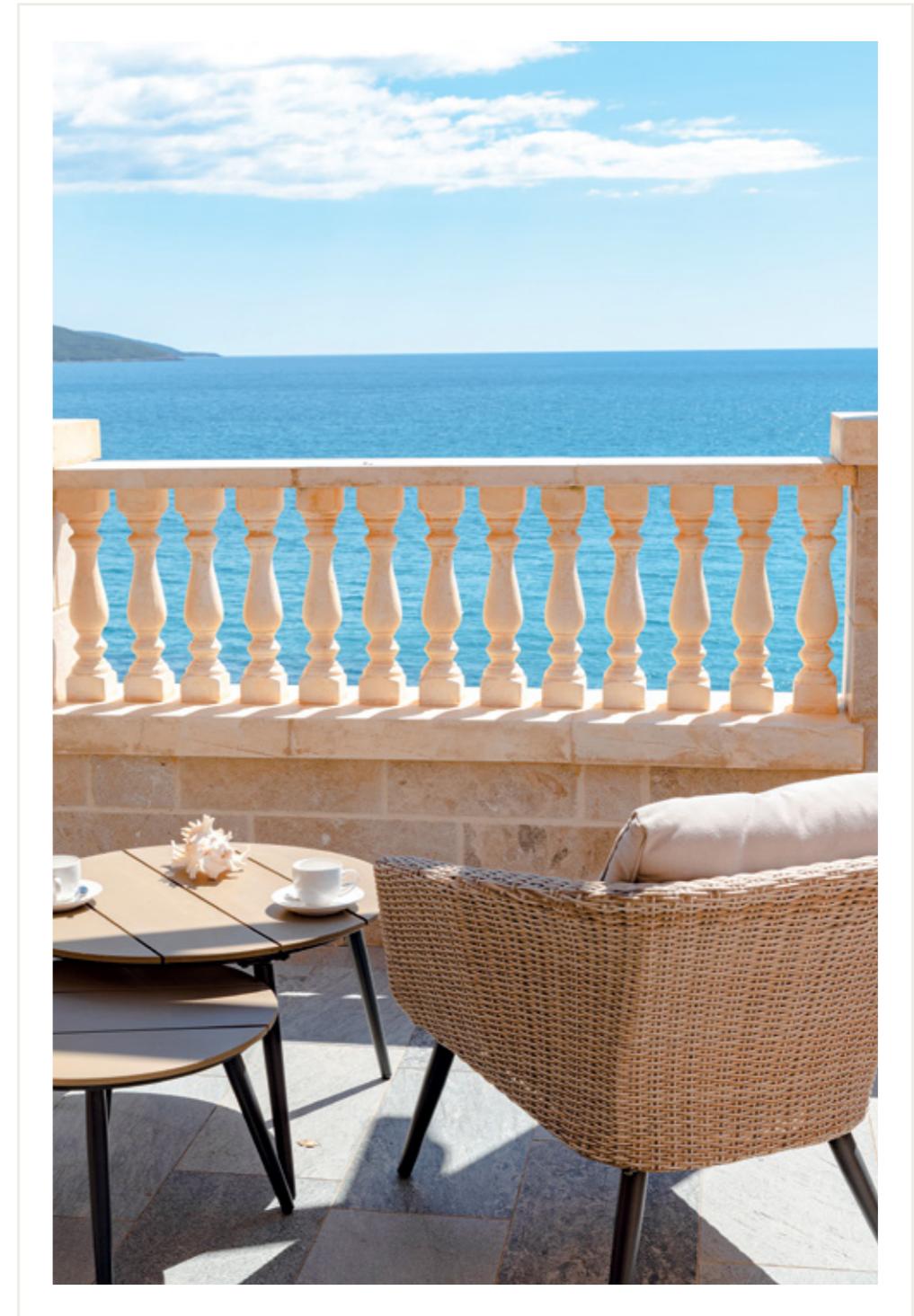
The design creates a sense of belonging, infused with warmth, history and heritage.

MARINA VILLAGE
RESIDENCES

Discover a stylish oasis of idyllic waterfront apartments, impressive townhouses and stunning private villas overlooking the sea. All feature open-plan living spaces and celebrate the indoor-outdoor lifestyle at Luštica Bay.

The Marina Village neighbourhoods are named for flowers, trees, herbs and shrubs: Iris, Visterija, Lipa (linden), Maslina (olive), Ruzmarin (rosemary) and more. The neighbourhoods have beautifully landscaped pools.

The airy apartments range from studios to four-bedroom homes, just a stone's throw from the sea. With large patio doors that open dramatically onto terraces, the enviable penthouses enjoy a premium position. With its authentic style, sprawling gardens and swimming pools the stately hillside townhouses feature large and inviting spaces for living and entertaining. Redefining luxury seaside living, the distinguished villas feature heavenly interiors and a seductive alfresco experience: lush enclosed gardens, a dazzling private pool and vast terraces.





DISCOVER THE MOST
SOUGHT-AFTER NEW HOMES
IN MARINA VILLAGE



INSPIRED LIVING AND UNRIVALLED SEA VIEWS

The highly desirable Marina Village is almost complete, with over 90% of homes already sold. This is the last chance to become a part of this vibrant neighbourhood, joining over 300+ homeowners from 46 different nations in a truly global community.

"WHEN PEOPLE WONDER IF THERE IS SUCH A THING AS 'LOVE AT FIRST SIGHT' I CAN ASSURE THEM THERE IS. AS THAT'S EXACTLY HOW I FELT ABOUT LUŠTICA BAY!"

Ewelina, homeowner

MARINA VILLAGE

PROJECT PLAN

Green space: over 50% of the land preserved for green areas
Built: 300+ homes; 5* hotel, 26 retail outlets
Marina: 115 berths

- 1** RESIDENT GATE ONE
- 2** RESIDENT GATE
- 3** RESIDENT GATE TWO
- 4** RESIDENT GATE THREE
- 5** KIDS CLUB
- 6** OUTDOOR KIDS PLAYGROUND
- 7** ZEN BEACH SEA LOUNGE
- 8** THE ROK SEA LOUNGE
- 9** THE GARDEN SEA LOUNGE
- 10** AMPHITHEATRE

P PAID PUBLIC PARKING **G** PAID GARAGE PARKING

P FREE PARKING



Road to Almara Beach, Pecka Beach and Azzure Beach

Marina Village Entrance

MARINA BEACH

Lungo Mare 1.8 km walkway



Built
 Under Construction
 Under Development



VISTERIJA RESIDENCES

Tucked into a secluded hillside with panoramic sea views, the Visterija Residences comprise the much-anticipated final addition to the Marina Village.

The beautiful apartments and limited-edition penthouses command uninterrupted views of the sea and marina. Spacious terraces celebrate the breathtaking scenery, and every bedroom offers a sea view.

Visterija Residences are ideally situated between mountain and sea, a peaceful haven with three pools, lush landscaping, 24/7 security, garages and dedicated parking. The homes are just a short walk to the beaches and lively waterfront restaurants, as well as the upcoming sports village at Centrale.

"IT'S THE AMBIENCE OF THIS PLACE THAT CAPTURED US. A QUALITY LIFESTYLE WITH SUCH BEAUTY AND PEACE THAT SURPASSES ALL UNDERSTANDING"

Tony, home & business owner

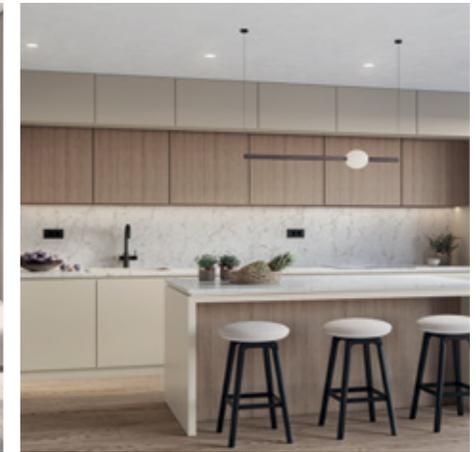
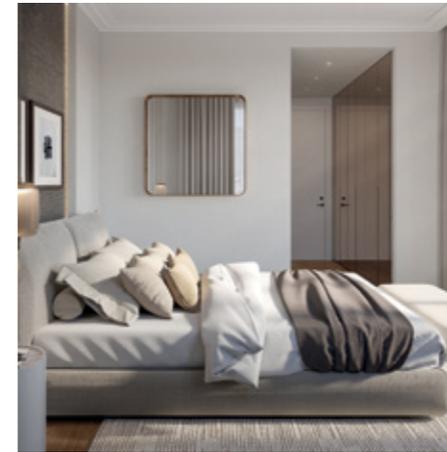


A LOOK INSIDE

Visterija Residences take full advantage of the glorious picturesque views, with open-plan living and spacious balconies and terraces. The luxurious apartments range from 47 to 135sq m, studios to 3 bedrooms.

The interior design prioritises style and comfort, with sophisticated neutral tones for a peaceful aesthetic. Apartments include central air conditioning and luxurious details such as porcelain floor tiles, sleek kitchens and luxe bathrooms. Upgrades may include underfloor heating, oak flooring, feature walls, quartz composite countertops and integrated wine fridges.

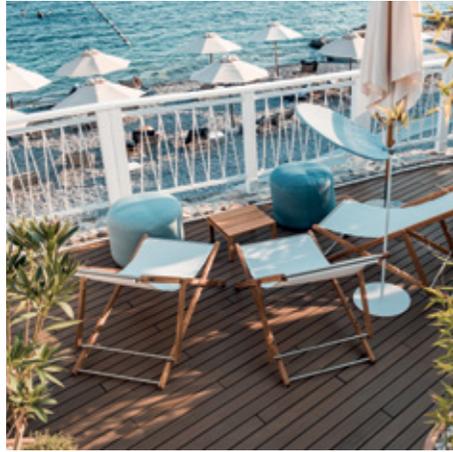
The limited-edition penthouses feature island kitchens and lavish bathrooms. The spectacular living rooms have dramatic floor-to-ceiling windows that open up fully onto a private terrace, for cinematic sea views. Upgrades can include spacious mirror-front closets with integrated lighting and marble bathroom countertops.







WHERE INSPIRATION
COMES TO LIFE



ALL WITHIN
REACH

Just steps from home, you'll find the lively Marina Village waterfront, home to sunny beaches, sensational restaurants and glamorous sea lounges. Soak in the fresh sea air and the Mediterranean atmosphere, with alfresco dinner and drinks or a stroll along the bustling promenade.

LUŠTICA BAY MARINA

Imagine walking from home straight onto your own yacht, ready for a thrilling day of sailing, cruising... or simply relaxing on deck.

The recreational marina features two breakwaters, providing safe harbour and storm protection.

The Luštica Bay Marina currently offers 115 berths for vessels up to 45 metres, with 176 slips available once the Marina Village is completed.

You can book a berth (short- and long-term options) with privileged rates for homeowners. Our multilingual team will attend to your every need, and round-the-clock manned security and 24-hour CCTV offer additional assurance..





THE PROMENADE

The community comes together on the beautiful seaside Promenade, dotted with seductive restaurants, shops and bars. Dine al fresco on the sunny terraces and savour mouthwatering Mediterranean flavours, fresh seafood or refreshing cocktails. Enjoy lively conversation or simply soak in the breathtaking views of the distinctive Luštica Bay lighthouse and the sparkling Adriatic Sea beyond.

Afterwards, stroll into the promenade's extremely stylish boutiques, for a dazzling selection of fashion, homewares and gifts.

SO MUCH TO SEE AND DO

BOUTIQUES AND STORES

The promenade provides ample retail therapy for the whole family, from fashion to tempting home accessories, fine wines, nibbles and attractive gifts. Browse your favourite clothing brands and labels from up-and-coming designers, as well as leisurewear, swimsuits and children's clothing.

"IT'S ONE OF THOSE PLACES WHERE
YOU HAVE EVERYTHING YOU NEED
RIGHT AROUND THE CORNER"

Adwan, homeowner





WINE AND DINE

You'll find some of Montenegro's top restaurants here on the picturesque seaside promenade. Outdoor dining is a speciality, with handsome terraces where you can tempt your tastebuds with fresh local fish, scallops and oysters, zesty Mediterranean cuisine or classic Italian pasta and pizza. You can also try traditional local foods, such as the famous Njeguši prosciutto.

The warm atmosphere and beautiful views will surely entice you to linger, whether it's a lazy brunch or a family dinner. There's a dazzling selection of cocktails, local and international wines, fine Scotch whiskies, and Rakija, a traditional Balkan brandy. The restaurants take pride in their carefully curated wine lists.

EXQUISITE FLAVOURS AND
EXHILARATING VIEWS

RELAX, RECHARGE AND REVITALISEE

Treat yourself to some dedicated 'me time', to look – and feel – your best. Reconnect with your body in mindful ways at one of the many outdoor swimming pools or a yoga session. Enhance your sense of wellbeing with a deluxe spa experience or simply surrender to indulgent pampering, with soothing beauty treatments, flawless mani/pedis and expert haircare from professional stylists.

"WE ARE SO FASCINATED
BY THIS PLACE"

Natasha, homeowner





SERVICES

There are a wealth of services on offer to meet your every need and desire, from furniture shops, pharmacies and banking to investing in Scotch whisky. You can even splash out on a sleek yacht, jet ski or car. You will also find Montenegro's largest chandlery supplier, for all your sailing and boating requirements.

RETAIL SPACE

The bustling promenade offers a host of attractive commercial spaces for rent, from international brands to local artisans and retailers. Join this dynamic community by renting a space for your very own business.

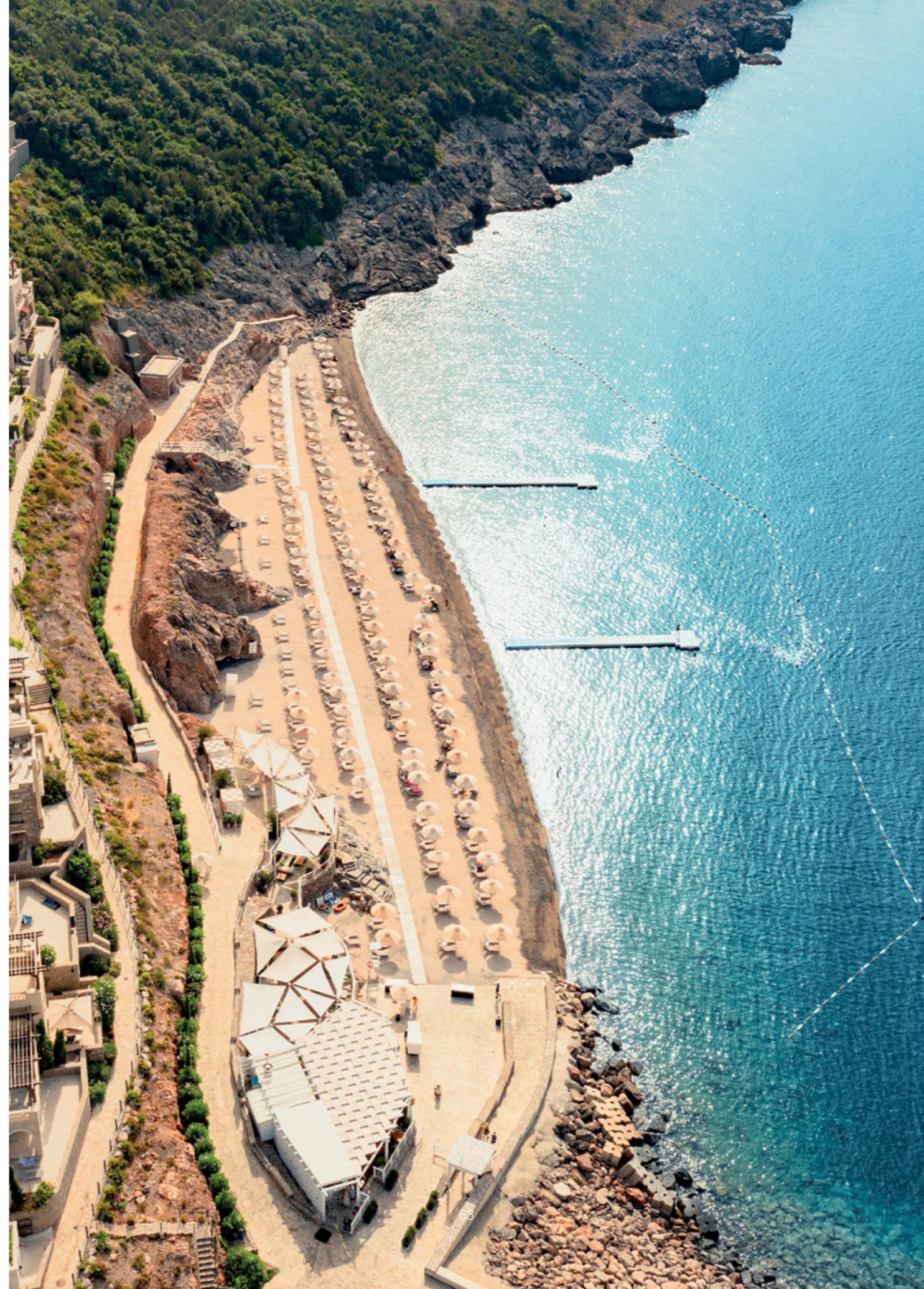
BEACHES

Many of the most beautiful beaches in Montenegro are here at Luštica Bay. The Chedi Beach is a private pebbly beach near the famous five-star hotel, delivering a splash of seaside luxury and a cosmopolitan beach bar.

The Marina Beach is a family-friendly beach, perfect for adrenaline-fuelled fun with paddleboards, kayaks or snorkels.

The Almara Beach Club, one of Montenegro's trendiest beaches, attracts sophisticated sunseekers with thirst-quenching cocktails, chill vibes and live bands.

Take the taxi boat to the secluded 21 Beach Club, a romantic cove with a splendid golden-sand beach and crystal-clear waters. Or seek out the island vibe of Azzure, Montenegro's newest beach, with powdery sand, clear blue water and a lively bar with a DJ.





EVENTS & ACTIVITIES

The atmosphere at Luštica Bay is always inviting, especially when there's a special event in the amphitheatre or along the promenade. Residents flock to the tempting food festivals, exciting fashion runways, music concerts, theatrical productions, art exhibitions and cooking workshops.

Sports are a treasured pastime, and the community comes together for sailing regattas, volleyball matches and bocce tournaments.

Daily kids' activities encourage creativity and learning through play, from pizza-making classes to cookie workshops. And everyone loves a movie night or stargazing on a peaceful Mediterranean evening.



THE BENEFITS OF
BEING A HOMEOWNER

MARINA VILLAGE
HOMEOWNER BENEFITS

As a homeowner at Luštica Bay, you are buying much more than a home – you will join our exclusive community and enjoy an extraordinary quality of life. To ensure that you get the most out of every moment at Luštica Bay, our residents receive an array of unique benefits including:

BEACH AND POOLS

Access to Luštica Bay beaches and pools, along with priority reservation

PEACE OF MIND

Customer service, security and video monitoring

SHUTTLE SERVICE

Shuttle service to the promenade and car parks

RENTAL PROGRAMME

Managed by Luštica Bay's in-house team

DISCOUNTS

Discounted rates for The Chedi Luštica Bay 5-star hotel

INVITATION-ONLY EVENTS

Access to frequent invitation-only events

LUŠTICA BAY FACILITIES

Access to impressive amenities, from the spa to marina moorings, plus the gym, restaurants, shops and boutiques

YEAR-ROUND PROPERTY
MANAGEMENT

Exclusive year-round property management and maintenance service, including upkeep, maintenance and landscaping, available at a preferential charge



LUŠTICA BAY

MONTENEGRO

lusicabay.com