



LUŠTICA BAY

MONTENEGRO



BETWEEN SEA AND SKY, LUŠTICA BAY
BALANCES THE RAW BEAUTY OF THE ADRIATIC
WITH A SENSE OF MODERN EASE.

This coastal community invites you to settle
into a simpler time, connect deeper to what
matters, and truly feel alive...

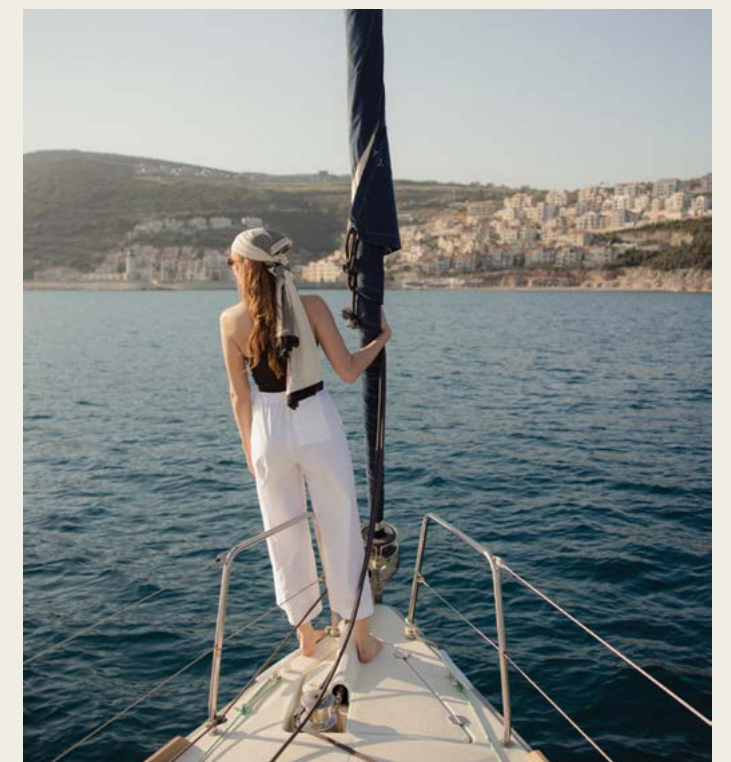
Envisioned by Orascom Development Holding



*Carved into the coast
at the entrance
to Boka Bay.*

A new town built on the Adriatic's shoreline, Luštica Bay is founded on the local codes of coastal living. A life attuned to the tides and seasons, rooted among olive groves, familiar faces and sunlit days.

With a marina, five beaches, 18-hole golf course, wellbeing spaces and vibrant social calendar, it is home to a growing international community drawn by its natural pace and the promise of time spent well.



Luštica Bay
Life

Blending into its surroundings to echo Montenegro's traditional fishing villages, this is a modern sanctuary steeped in historic village warmth and the nostalgia of how life used to be.

Days here stretch slowly and are lived in the moment. Shoes come off, games begin, time drifts between sea and shade, and ends with the morning's catch shared under the stars.



A town of four distinct neighbourhoods

The Peaks
GOLF COURSE & RESIDENCES

Horizon

Centrale

Marina Village

Luštica Bay today extends across a collection of neighbourhoods, each defined by a distinctive character and mood. Together, they offer a balanced way of living, connected by the coast, the landscape and the community.



HOME TO:

More than 700 families from over 50 countries
More than 700 homes handed over
Over 1,000 homes sold



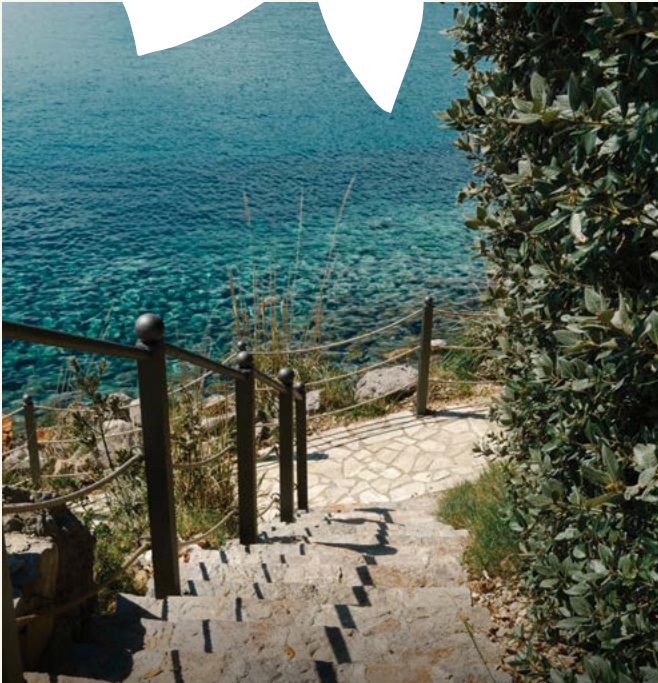
ENRICHED BY:

Bustling promenade with diverse restaurant and café scene
Piazza Centrale's boutiques and speciality stores
115-berth marina
5 beaches



ACTIVATED BY:

Padel, tennis, basketball, multipurpose courts and beach volleyball
Holes 1-9 of the golf course
Open air & indoor gyms
Spa & wellness facilities



SERVICED BY:

1.8 km Lungo Mare coastal path
Fire department, bank, dental clinic and ambulance
The Chedi Luštica Bay, a five-star hotel, and Hotel Centrale Luštica Bay by Angsana

Residences





Where the
landscape shapes
every home



Born from the soul of Montenegro's old-world maritime hamlets, the low-rise silhouettes of Luštica Bay residences settle into the earth. As hand-cut local stone textures the architecture, roofs of terracotta and sea-blue shutters decorate the hillside in summer colours.

Across apartments, villas and townhouses, every space is crafted for this beautiful life by the sea, with open layouts and panoramic views drawing the Adriatic into the daily conversation.



Marina Village



*Born of soul
and sea*

This original neighbourhood is a tribute to
timeless Mediterranean charm.





Curved around a bustling marina, this riviera neighbourhood ripples along the promenade as life gathers between cafés, boutiques and the water's edge.

Leading to open horizons, days at Marina Village are spent sailing, swimming and lingering over long lunches and relaxed evenings on the shore.



115

A 115-berth marina with full-service facilities and passage to the Adriatic

5*

The Chedi Luštica Bay, a five-star waterfront hotel awarded a Michelin Key, features a Balinese-inspired wellness spa, indoor and outdoor pools, and signature dining concepts

5

Five beaches from family-friendly shores to secluded adult retreats

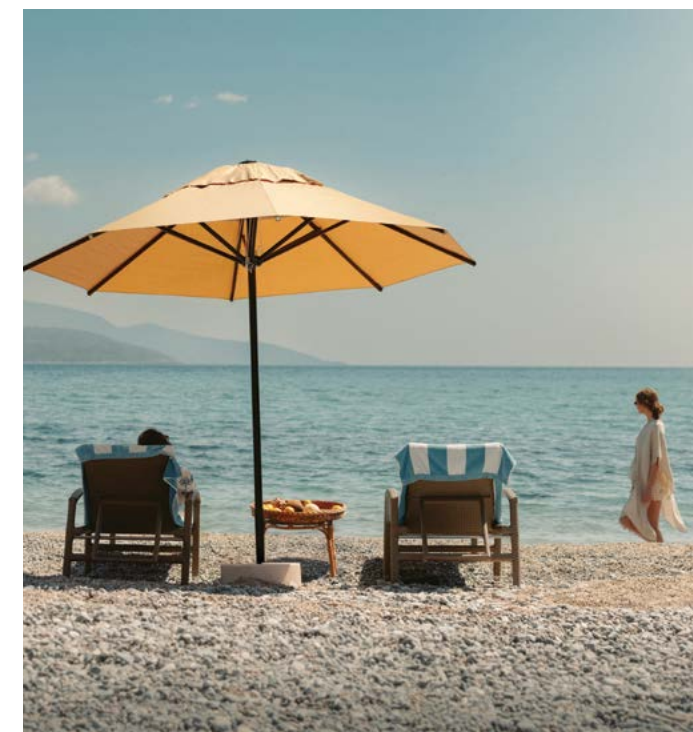
1.8 km

1.8 km Lungo Mare coastal path for waterfront morning runs and scenic strolls

Open-air amphitheatre with a calendar of cultural events, live performances, cinema nights and seasonal celebrations

Playground and Kids' Club hosting creative workshops, sports activities, babysitting services and private parties

Feel Alive experiential hub in Marina Village, providing curated ways to explore the destination and beyond



Homes bathed in sun and a salted breeze.



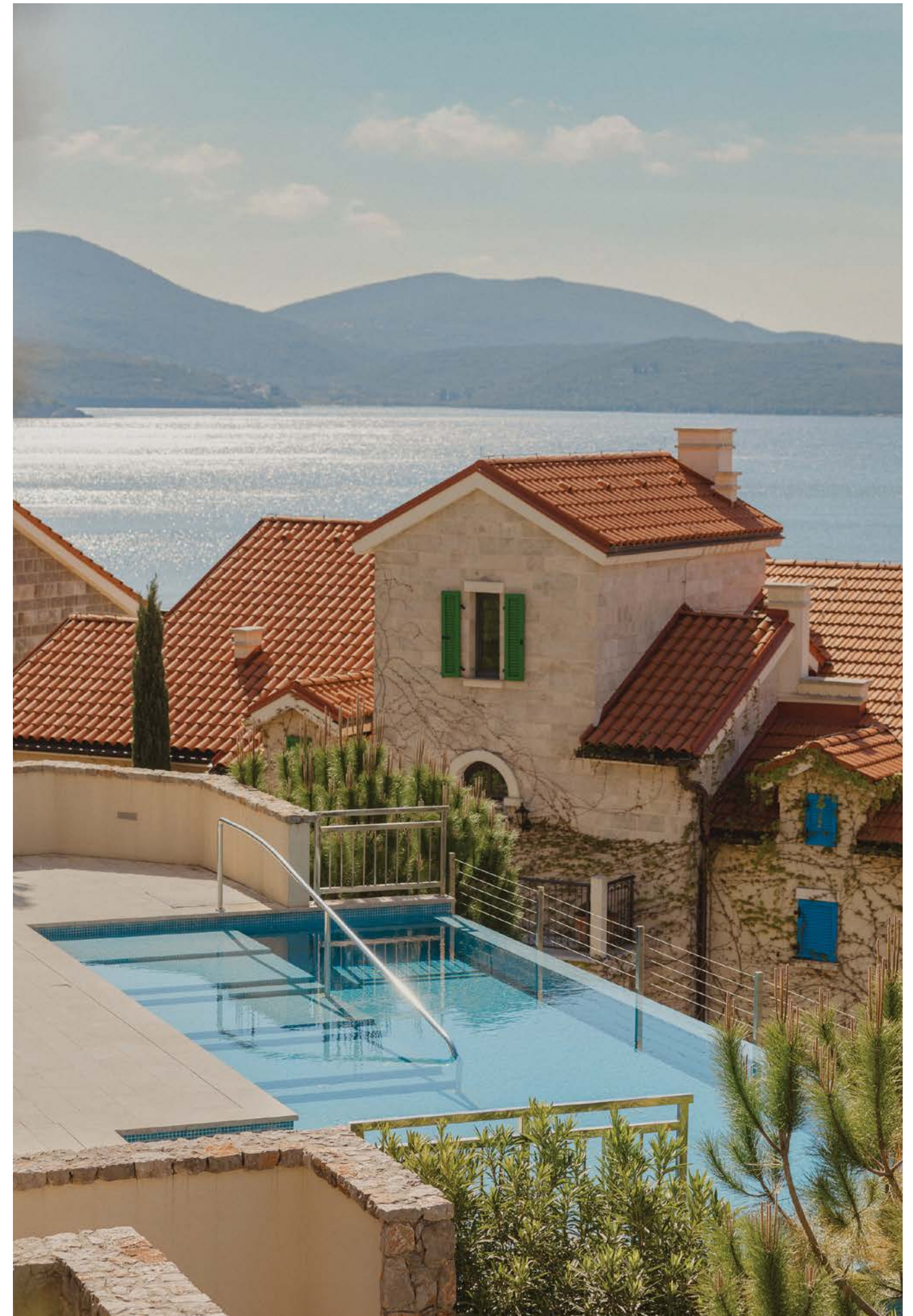
With 450 waterfront residences already delivered, Marina Village enters its final chapter with Mirta, a limited collection of studios, one-, two- and three-bedroom apartments, alongside a rare selection of duplex residences, across three buildings.





Set on a gentle hillside close to the shore, these sun-washed residences offer a more private expression of life by the Adriatic, drenched in spectacular views.

A residents-only pool sits just steps away, along cobbled pathways that wind through the landscape under Montenegrin arches.





Warm, coastal light moves through open shutters and wide windows revealing interiors of soft, natural tones.

Stone texture, clean lines and oak finishing lend a calm, grounded elegance to spaces that spill onto deep terraces, balconies and shaded loggias, completing the connection between inside and out.

Studios to three-bedroom residences, ranging from 40 m² to 230 m², set back from the water's edge while remaining at the heart of Marina Village.



FLOORING

Porcelain tiles in neutral tones reflect the look of natural stone, complemented by clean, considered skirting detail throughout.

KITCHEN

Nolte kitchens feature fully integrated Bosch (*or similar*) appliances, with marble-look worktops and backsplashes in Carrara or Calacatta finishes. Kitchen fronts combine wood-effect detailing with off-white painted MDF.

BATHROOMS

Oak-effect vanities, LED mirror lighting, walk-in showers, underfloor heating, and Grohe and Roca (*or similar*) fittings are paired with porcelain tiles in natural stone and sand tones to create a calm, contemporary feel.

STORAGE

Entrance closets and utility rooms offer convenience while built-in, invisible storage keeps the focus on the views.

ELECTRICAL

Every property is equipped with air conditioning, recessed LED spotlights, and is ready for fibre-optic internet.

PARKING

Open-access private parking and two public parking areas are provided within Marina Village, while select residences also benefit from private underground garages.

AMENITIES & FEATURES

Video-enabled access to a private, residents-only pool with panoramic sea views.

UPGRADABLE FEATURES

- Miele (*or similar*) appliances
- Microwave (*not applicable to studios*)
- Wine fridge (*not applicable to studios*)
- Washing and drying machine
- Bidet spray
- Towel heater
- Shower niche
- Underfloor heating throughout
- Engineered wood floors
- Integrated closet lighting
- Quartz countertop and backsplash



Centrale

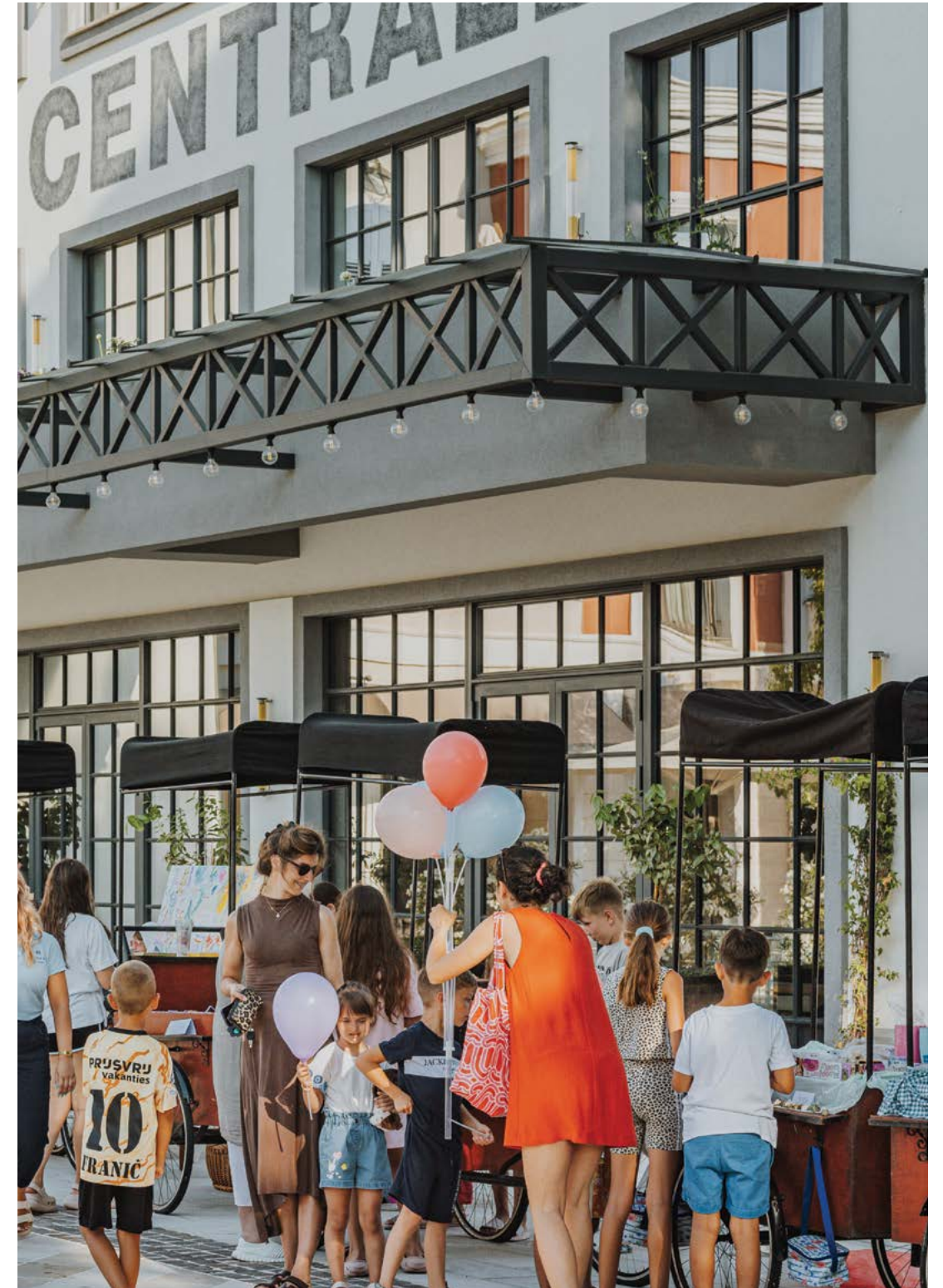


Luštica Bay's town-centre with
a vibrant year-round energy.



*The cultural
heart*

The town's social core, Centrale connects all four neighbourhoods as a cosmopolitan hub of everyday life. This is a place for browsing, buying, banking and connecting, all wrapped in the warmth of community and sunlit ease.



Piazza Centrale and Festival Piazza

The village square at the heart of the community



CAFÉ CULTURE AND RESTAURANT SCENE

From morning coffee to evening dining, a relaxed mix of well-loved outlets guiding days around the square.



A SUPPORTED WAY OF LIFE

A supermarket, bank, fire station, ambulance, medical centre, dental clinic, and upcoming school.

EVERYDAY ESSENTIALS

From a Beauty Bar to shops offering beachwear and daily necessities.



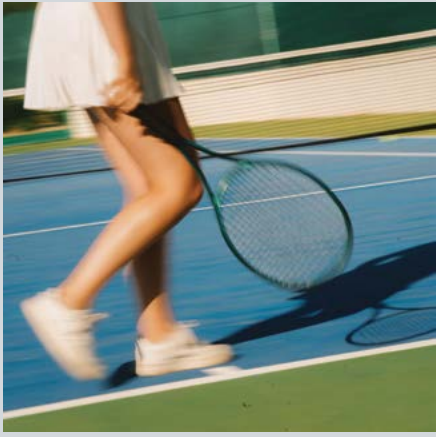
KIDS' CLUB

A creative play area brimming with games, crafts, and activities.



PINE ALLEY PARK

Outdoor green space perfect for a midday break, after-school adventure, or family get-togethers.



AN ACTIVE LIFESTYLE

Indoor and outdoor gyms, with seven courts for padel, tennis, basketball and beach volleyball.



HOTEL CENTRALE LUŠTICA BAY BY ANGSA

Featuring a living-room-style ground floor made for long lunches that spill over into late night conversation.

*Residences above
the everyday*

Set above the town-centre
beside the golf course,
Heights offers a more elevated
perspective within Centrale.
This collection of studios, one-
to three- bedroom apartments
and penthouses responds
to different stages of life and
adapts to changing needs.

At its heart, a traditional guvno brings people together while tiered pools and a yoga deck are oriented towards the sea. Trails meander through lemon, lavender and olive gardens, drawing the residences deeper into the Mediterranean scene.







Stepping inside from balconies touched by Boka Bay or golf course views, sun-drenched interiors translate local motifs into sanctuaries of modern elegance. Warm, organic colours create calm and invitation, while floor-to-ceiling windows drink in the light and landscape so that every day feels open and saturated in beauty.

Studios, one- to three-bedroom apartments, and penthouses of open-plan living, ranging from 38 m² to 183 m².



FLOORING

Soft beige porcelain tiles lend a tactile and warm look of authentic natural stone complemented by curved profiles of skirting that accentuate a smooth transition between walls and floors.

KITCHEN

Nolte kitchens are custom-fitted with Ariston (*or similar*) appliances, stone-effect countertops and backsplashes, creating a sophisticated contrast with the light cabinetry and the polished glass and light-toned steel detailing of the appliances.

BATHROOMS

Bathrooms feature underfloor heating and porcelain tiles in warm stone and light cream tones, paired with off-white MDF vanities and technical stone countertops. Rain showers and fittings from Grohe and Roca complete the calm, contemporary feel.

STORAGE

Floor-to-ceiling wardrobes and an entrance closet provide ample internal storage.

ELECTRICAL

Every property is equipped with wind-free air-conditioning, recessed LED spotlights and is ready for fibre-optic internet.

PARKING

Outdoor parking is available, with select residences benefiting from private underground garages.

AMENITIES & FEATURES

Residents have access to a communal pool, children's pool and water features, along with a dedicated fitness area and yoga zone via a video-enabled entry system.

UPGRADABLE FEATURES

- Underfloor heating throughout
- Choice of natural wood look or grey natural stone look porcelain tiles
- White quartz backsplash
- Kitchen cabinets with inset panelling and integrated LED light
- Corian (*or similar*) countertop
- Bosch appliances
- Wardrobes with linear mirror partitions with matt lacquered MDF fronts
- Wood-veneered vanity unit
- Bidet spray
- Towel heater

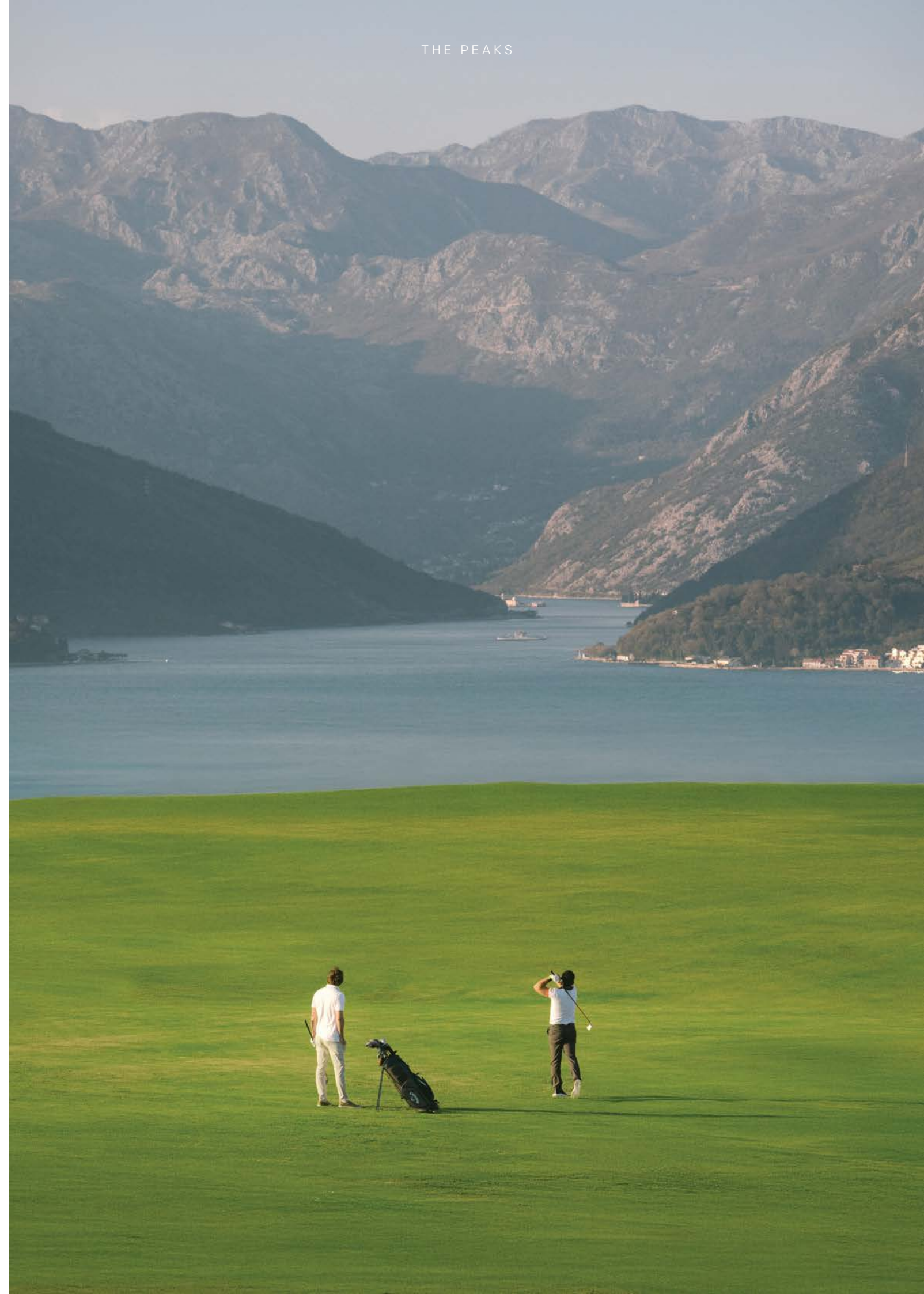
An aerial photograph of a coastal resort. In the foreground, a lush green golf course with several fairways and sand traps is visible. To the right of the golf course, a small town or village with red-roofed buildings is situated. Further right, a marina with several boats docked is located. The resort is bordered by a steep, forested hillside. In the background, a large body of water, likely a lake or bay, stretches across the middle ground. Beyond the water, a range of blue mountains is visible under a bright blue sky with scattered white clouds. The text "The Peaks" is overlaid in white on the right side of the image.

The Peaks



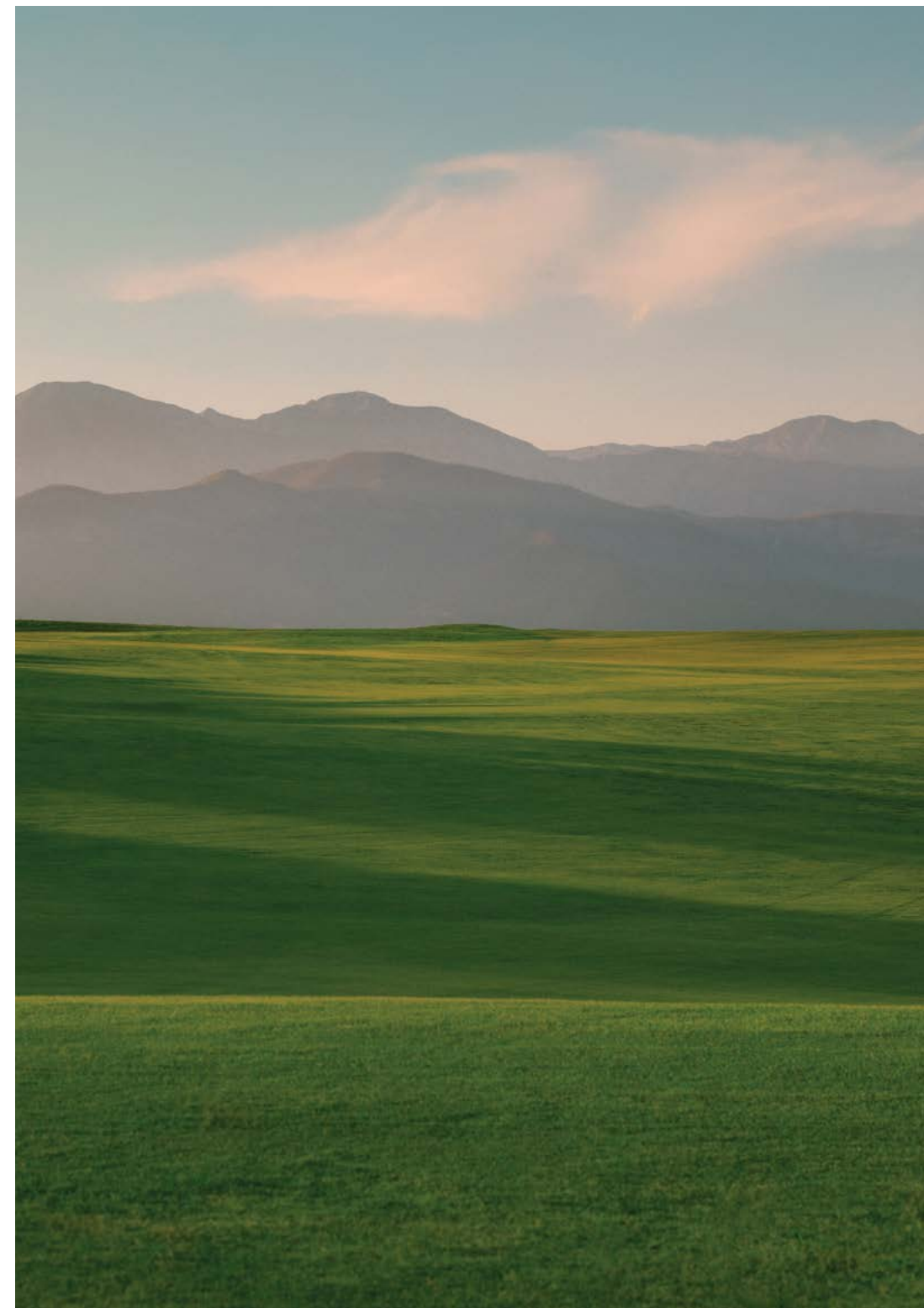
Legacy in play

Tracing Montenegro's only championship golf course, a quiet enclave sits high above the bay.



Perched on the hillside with wraparound views of Trašte and Boka Bay, The Peaks trades village bustle for tranquillity and wide-open space.

At its core, the 18-hole golf course, a signature design by Gary Player, follows nature's contours and invites a game guided by the terrain. And while morning rounds and tournaments liberate the community's social spirit, a counterpoint awaits in private pools and dining terraces tucked deep into the greenery.



The 18-hole Gary Player Signature Golf Course

is one of fewer than 10 percent of courses worldwide
to feature sea views from every hole.



THE CLUBHOUSE

lives at the heart of this golf community, with a glass-fronted restaurant for morning coffee, mid-round lunches and relaxed evenings.

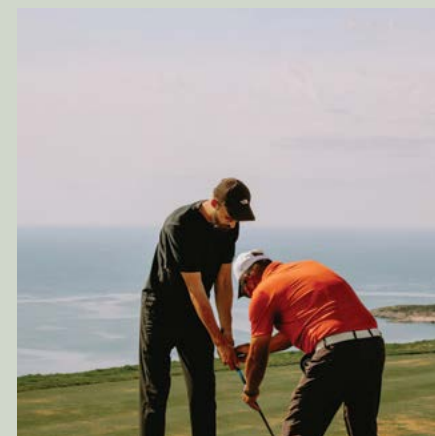


SOCIAL TOURNAMENTS

are a perennial highlight, bringing friendly competition for all ages and abilities.



THE DRIVING RANGE AND HIGH-TECH GOLF SIMULATOR allow for year-round golf, performance analysis, and entertainment, while the Pro Shop is equipped with a selection of golf apparel and accessories.



INDIVIDUAL AND GROUP LESSONS with the Golf Pro are available for beginners, developing players, and more experienced golfers.



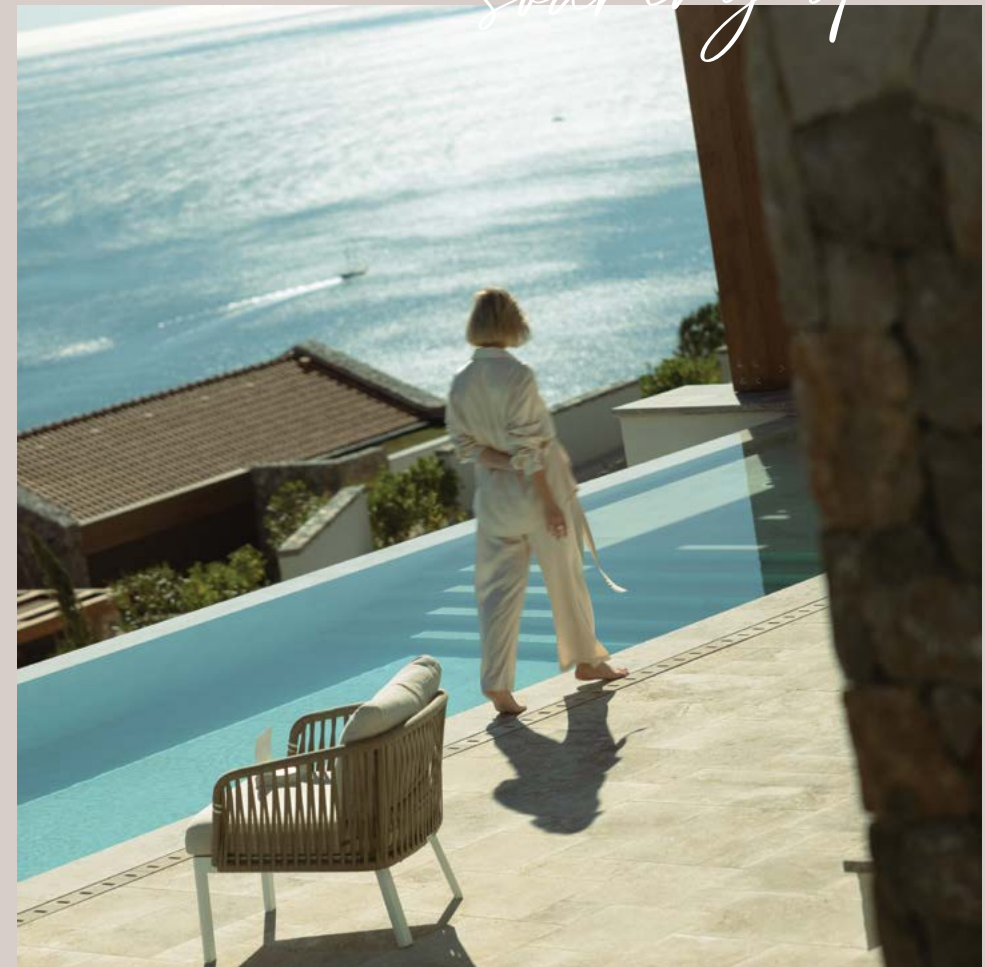
COMPLETE PRIVACY

is found in this hilltop setting, while still being connected to the wider Luštica Bay.



At the highest point of Luštica Bay, with plenty of space to breathe, The Peaks residences are the town's largest set within a low-density, nature-led landscape.

*Masterpieces of
soaring space*



On the footprints of the golf course and enveloped in unrivalled views, each is a private sanctuary in which to play, to linger, and to simply be.

Apartments at The Peaks

Positioned at the entrance to the golf community, these one- to three-bedroom apartments and penthouses are swathed in soft, natural tones that capture the glow of the passing sun.

Wraparound balconies overlook the fairways and Adriatic beyond, while select residences offer private gardens or rooftop terraces with full perspectives across land and sea. Life gathers easily here. Around the shared pool, along winding landscape paths, or within the stone gumno, a circular gathering space inspired by traditional village life. Here, firelight flickers at dusk, neighbours linger a little longer outdoors, and each day settles into a deeply natural pace.





One- to three-bedroom open-plan apartments and penthouses sit beside The ClubHouse and overlook golf holes 1, 2 and 3, ranging in size from 85 m² to 178 m².



FLOORING

Ceramic finishes run throughout, with soft stone and terrazzo-inspired textures.

KITCHEN

Custom-built Nolte kitchens are complete with fully integrated Miele appliances.

BATHROOMS

Grohe/Hansgrohe chrome fittings, walk-in showers, and underfloor heating create a calm, considered layer of comfort throughout.

STORAGE

Fitted wardrobes, utility rooms, shared storage, and additional ground-floor or garage storage in select residences are thoughtfully integrated for everyday ease.

ELECTRICAL

Every property is equipped with wind-free air-conditioning, recessed LED spotlights and is ready for fibre-optic internet.

PARKING

A private garage parking space is provided for select residences, with additional access to outdoor neighbourhood parking.

AMENITIES & FEATURES

Two shared pools, outdoor yoga and fitness areas, gathering spaces and walking trails are all accessed by video-enabled technology. 1B3 has 2 pools, one of them being the largest pool in Luštica Bay at 400 m².

UPGRADABLE FEATURES

- Poliform/Molteni or a similar high-quality kitchen with Miele appliances
- Wine fridge
- Microwave
- Parquet flooring
- Carefully curated furniture package available
- Wood-veneer wardrobes with glass fronts
- Towel heater

Townhouses at The Peaks

Above the fairways with wide views that sweep across the Adriatic, the townhouses offer a rare sense of space and quiet. Arranged over two floors, the day flows through open living spaces defined by a double-height ceiling and family fireplace, while private rooms nestle calmly above. Outside, landscaped terraces reach into the wild, and private pools, gardens and al fresco dining spaces beckon life into the fresh sea air.



185 m² three-bedroom townhouses set in prime position overlooking the golf course's 5th hole and Adriatic beyond.



FLOORING

Premium greige matt porcelain tiles provide a soft, natural stone-like finish.

KITCHEN

Nolte kitchens (*or similar*) are designed with warm marble-look waterfall islands, light beige cabinetry, chrome-finish sinks and fittings, and integrated Miele (*or similar*) appliances.

BATHROOMS

Bathrooms feature electric underfloor heating, Calacatta white marble-style flooring and textured grey porcelain walls, with wood-finish vanities, Calacatta countertops, LED-backlit mirrors and chrome fittings from Laufen, Catalano (*or similar*).

STORAGE

Walk-in wardrobes and internal storage space in the garage offer practical, well-considered storage.

HEATING & COOLING

A bioethanol fireplace and wind-free air conditioning provide year-round comfort.

LIGHTING & ELECTRICAL

Every property is equipped with recessed LED spotlights and is ready for fibre-optic internet.

PARKING

Both private and public parking are provided, with EV charging available as an upgrade.

AMENITIES & FEATURES

Alongside direct access to the ClubHouse and golf course, fire pits and seating areas are placed throughout the neighbourhood.

UPGRADABLE FEATURES

- Wall enhancement
- Curtains
- Poliform kitchen in an oak wood-look and white lacquered finish, with a backsplash and countertop in beige marble (*or similar*), complemented by pocket doors that allow the kitchen space to be completely concealed
- Matt-black sink
- Appliances from Miele (*or similar*)
- Wine cooler
- Wood-look finish to wardrobes
- Bathroom travertine sink
- Towel heater
- Black bathroom fixtures and fittings
- Bioethanol fireplace
- Outdoor summer kitchen
- Private garden awnings



Villas at The Peaks

Designed by internationally acclaimed architects Block 722 and Montenegrin firm NRA Atelier, the villas are built to embrace the land, light, and sea. The largest of Luštica Bay properties, these are sanctuaries raised high above the coastline yet grounded in local heritage. Bay of Kotor's panoramas pour in through generous windows to complement interior earthy tones, while balconies, shaded gardens and summer kitchens invite the freedom to live outside.



Bi-folding doors create that fluid transition from sun-soaked spaces onto private terraces where infinity pools shimmer in the Adriatic light.





Three- to five-bedroom open plan villas set on the footprints of the golf course and ranging in size from 275 m² to 400 m².



FLOORING

Porcelain tiling is laid in muted, neutral tones, with a soft, natural feel.

KITCHEN

Custom Nolte kitchens are finished with Terrazzo Bianco countertops and backsplashes, wood-look cabinetry in Tavola Oak and Pinot Lava Grey, chrome-finish sinks and fittings, Miele appliances and a separate butler's pantry.

BATHROOMS

Ceramic tiles and brown-beige vanities are paired with LED-backlit mirrors, electric underfloor heating, chrome fittings and a Laufen bathtub *(or similar)*.

STORAGE

Walk-in wardrobes, an entrance closet and internal storage within the garage are thoughtfully built in.

HEATING & COOLING

A bioethanol fireplace and wind-free air conditioning provide year-round comfort.

LIGHTING & ELECTRICAL

Every property is equipped with recessed LED spotlights and is ready for fibre-optic internet.

PARKING

A private underground garage offers secure and discreet parking.

AMENITIES & FEATURES

An outdoor kitchen for al fresco dining sits alongside a private pool.

UPGRADABLE FEATURES

- Engineered oak parquet wood planks
- Luštica stone-wall
- Feature wood finish to wardrobes and closets
- Kitchen from Scavolini *(or similar)* with Dekton backsplash and countertop
- Matt-black sink and mixer
- Wine fridge
- Downdraft stove
- Bathroom with oak veneer finish
- Marble-look Corian surface, quartz *(or similar)*
- Bidet spray
- Towel heater
- Suspended fireplace

Horizon





A private neighbourhood set on
a historic vantage point where the
seascape opens out in full.



*Seagazers'
Keep*



Positioned in a secluded corner above Marina Village, Horizon offers a private, panoramic perspective within Luštica Bay, moments from the marina and golf course. So, while the salted air feels fresher up here, it is within easy reach of what matters most.







Horizon's limited collection of studios, apartments and penthouses is shaped by the land around it and brought to life in collaboration with internationally renowned and local Montenegrin architectural partners.

*Residences in
dialogue with
land and sea*



Cascading gardens and cypress-lined paths weave through the natural terrain with select residences opening onto private gardens. Indigenous stone and green Mediterranean shutters anchor the architecture in tradition, while large-scale glazing and arched porticos draw in the local light to calm, earth-toned interiors.

Open plan living and dining spaces flow onto terraces and balconies, positioned for privacy and framed views of sea and sky. Low slung furnishings turn outward placing the landscape centrestage, while tactile finishes and organic materials balance the wash of coastal blues, setting the tone for a life that is instinctively connected to place.



Studios, one- or two-bedroom apartments and penthouses, ranging from 39 m² to 163 m², are set on the elevated hillside between Marina Village and the golf course, providing uninterrupted views across the bay.



FLOORING

Terrazzo or stone-effect porcelain tiles inspired by natural textures.

KITCHEN

A Nolte (*or similar*) kitchen with fully integrated Bosch appliances is finished in tavola oak cabinetry with matt grey fronts. Countertops in Corian white, Silestone (*or similar*) provide a clean, durable surface, complemented by a terrazzo style ceramic tile backsplash. Select residences also feature a walk-in pantry.

BATHROOMS

Bathrooms feature underfloor heating for year-round comfort, with high-quality porcelain flooring paired with neutral taupe wall tiles or light textured paint finishes. A framed mirror with integrated LED backlight sits above a wood-look vanity unit, finished with a white Corian (*or similar*) countertop and suspended shelf. Chrome fixtures by Roca, Catalano, Villeroy and Boch (*or similar*) complete the space.

STORAGE

Built in wardrobes and an entrance closet are thoughtfully integrated, each enhanced with soft LED lighting for ease.

HEATING & COOLING

Ducted air conditioning ensures a consistent, unobtrusive climate, complemented by elegant shading systems that offer comfort and control throughout the day.

LIGHTING & ELECTRICAL

Subtle façade lighting highlights architectural details, bringing depth and definition to the building as it transitions into evening.

PARKING

An underground parking space is included, secured by a 25 year lease.

AMENITIES & FEATURES

A communal swimming pool offers a shared space for relaxation, set within a beautifully landscaped setting.

UPGRADABLE FEATURES

- Engineered wooden floors
- Underfloor heating in additional rooms
- Kitchen from Scavolini, Schüller, Poliform (*or similar*), with quartz countertop and backsplash
- Black sink and faucet
- Miele (*or similar*) appliances including wine cooler, and three colourway options for cabinets
- Towel heater
- Bidet spray
- Matt-black Grohe fittings
- Wood-toned vanity unit with open shelf and countertop of Corian, quartz (*or similar*)
- Premium choice of ceramic tiles
- Free-standing bath in selected units
- Fireplace for penthouses

A person is seen from the side, looking out of a window with sheer curtains. The view outside shows a balcony with a metal railing, a body of water, a distant island, and a bridge. The scene is bright and sunny.

Homeowner Benefits

The privilege of ownership at Luštica Bay



Everyday life is supported by Luštica Bay's Community Care team, town management and maintenance services, and a dedicated Concierge for any bookings and up-to-date information on workshops, markets, live music and seasonal festivals and year-round community programming.

The Luštica Bay app, exclusive homeowner discounts, and an eco-friendly shuttle bus provide smooth access to the town's social, cultural, and sporting scenes. Homeowners hold preferred privileges across The Chedi Luštica Bay's amenities, beach club, and wellness rituals.

Beneath it all, 24-hour security and a fully equipped fire station on site underpins the local sense of ease.



Bespoke interiors

Interior design concepts are available to homeowners, each tailored to the unique spirit of the neighbourhood. This end-to-end service curates every furniture and fixture detail from the world's leading ateliers, handling all logistics and installations to deliver a home ready to be lived in.

Property management

Professional property care is available through a suite of services, creating perfect order when residents are in town and peace of mind when they're not. Housekeeping and seasonal deep cleans ensure a welcoming arrival, while expert landscaping manages outdoor spaces year-round.

*A place where
nature leads*

Across the 690-hectare peninsula, over 90 percent of the land will be preserved in its natural state, untouched and protected for generations to come.

Within each Luštica Bay residence, architecture responds to the land, with thermal mass walls and cross ventilation allowing spaces to breathe naturally with the coastal air.

Outside, indigenous maquis and lavender lined paths flourish under a closed loop water system, a perpetual cycle that ensures the beauty of the region is forever cherished and sustained.

Charting the future





To date, over €775 million has been invested into Luštica Bay. This will reach €1.5 billion by 2033. The town is projected to reach full maturity before 2036, expanding into a community of:

- Over 6,000 residents
- 3,000 apartments
- 300 villas with sea views
- 7 hotels
- 2 world-class marinas with 220 berths and a port of entry
- 5 beaches
- 18-hole Gary Player Signature Golf Course
- City promenade with curated boutiques
- Wellness and spa centre
- International school
- Commercial and community facilities
- Indoor and outdoor event spaces and venues
- Medical facility and police station
- 4.9 km Lungo Mare coastal path



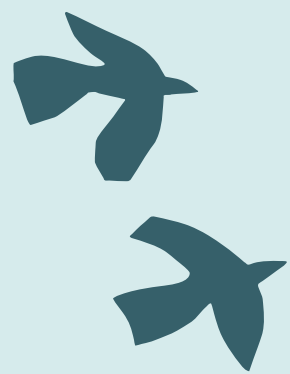
Montenegro



*A historic land
of wild beauty and
rich variety*



Now distinguishing itself on the global stage, Montenegro is a country layered in contrast, with a diversity of terrain and experience that defies its size. In their close proximity, coast and mountain can be experienced within a single day, offering rare variety and freedom. Morning coffee by the Adriatic can be followed by skiing through fresh powder before the sun sets.



Home to over three thousand species of flora and fauna, Montenegro enjoys over 270 days of sunshine a year, five national parks, four UNESCO World Heritage sites, and nearly 300 kilometres of coastline with 117 beaches in total. Medieval settlements, stone villages and fortified coastal towns nestle within the natural setting, defining a culture as rich as the land itself.



*A market of growing
distinction*



Montenegro's strategic location, healthy climate, coastal beauty, and burgeoning innovation make it an attractive prospect for those looking to invest, stay, or live the Mediterranean way.





*Let each moment find
you, linger, and settle like
salt on the skin.*



The merit of Luštica Bay

Luštica Bay has delivered an average annual property appreciation of 13%, with additional growth expected as the golf course develops.

The path to ownership is uniquely flexible: both off-plan and ready-to-move-in properties are available, supported by an interest-free payment plan that allows owners to move in, or begin generating income through Luštica Bay's rental programme, while still making payments.

Through that program, owners enjoy a low-involvement investment that can offset maintenance costs and generate scalable returns, all-the-while keeping the residence available and prepared for personal use.

Investor-friendly tax system: international buyers benefit from a transparent and professionally managed purchase process.

- 0% property purchase tax when purchasing from a developer
- 15% rental revenue tax - applied in developments on just 30% of the revenue (4.5% effective rate)
- 0% inheritance tax for immediate family members
- Free transfer of profits abroad

Reservation and purchase process at Luštica Bay

1. Reservation

A unit is reserved by signing a simple form, digitally or in person, and paying the fee by bank transfer to accounts in Montenegro or Switzerland, or by cash or credit card in the office.

RESERVATION FEES

Studio / 1-bed apartment: €2,000

2–3 bed apartment: €3,000

Townhouse / villa: €5,000

The fee is fully refundable within 14 days.

Standard reservation period is 30 days.

2. Sales & Purchase Agreement (SPA)

A draft SPA is provided for review. Clients may consult a legal adviser.

The SPA is signed in person at Luštica Bay before the Notary of Montenegro, or through a Power of Attorney assigned to a trusted representative.

3. Payment Structure

- 20% on signing SPA
- 50% in interest-free quarterly instalments until delivery
- 30% in interest-free quarterly instalments over 2 years after delivery

Payment plans may vary depending on the property cluster and delivery timeline.

All payments are made in EUR via bank transfer. Tailored plans may be arranged.

4. What's Included

Built-in kitchens, wardrobes, air conditioning, fully fitted bathrooms (vanity unit, mirror, towel holder, etc.)

- VAT included in purchase price
- No property transfer tax
- No notary costs for buyer
- Certified translator at notary appointment (no charge)

Note: movable furniture (beds, sofas, dining tables, chairs) is not included.



Luštica Bay rental programme

The Luštica Bay rental programme allows owners to offer their residences for short- or long-term stays in one of the Adriatic's most desirable destinations. The in-house team manages promotion, occupancy and property care, ensuring a seamless experience. Guests enjoy 24-hour service and access to resort amenities, combined with the privacy of a home.

PROGRAMME BENEFITS

- Attractive return on investment
- Offsets maintenance and property-related costs
- Professional, low-involvement management
- Residences always prepared for owners' use



Access is a key part of Luštica Bay's advantage. Tivat Airport is just 15 minutes away, and the airports of Podgorica and Dubrovnik are both under two hours by car, putting most major European cities within a three-hour flight. For boat owners, the approach by sea is even simpler thanks to the town's fully-supported marina.

Key components:

- Currency & stability: Euro ensures no exchange-rate risk. EU-candidate status promises alignment with elite standards.
- Economic momentum: 3.2% GDP growth in 2025, coupled with sustained tourism inflows.
- Tax efficiency: a progressive corporate income tax (9-15%) and a modest property tax regime support long-term investment.
- Early-mover advantage: property prices remain significantly below established markets.



Established in 2008, Luštica Bay is developed by Luštica Development Inc., a joint venture between the Swiss-based Orascom Development Ltd. and the Government of Montenegro.

For more than 35 years, Orascom Development has been a pioneer in creating destinations where people are inspired to live, work, and play with passion and purpose. They are a leading developer of fully integrated destinations all around the globe.

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by ORASCOM
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sales@lusicabay.com
+382 67 050 550
lusicabay.com

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