

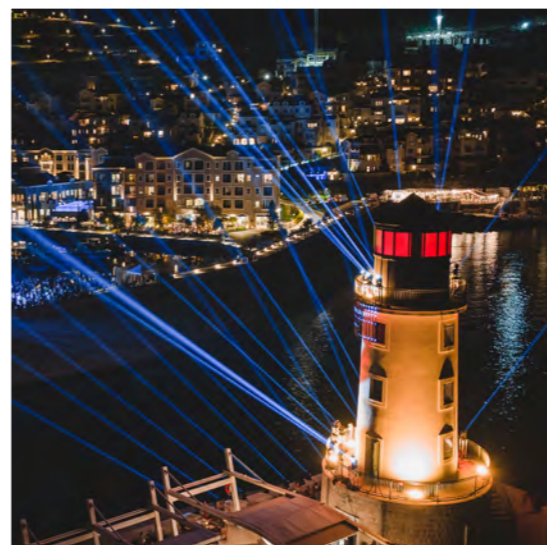
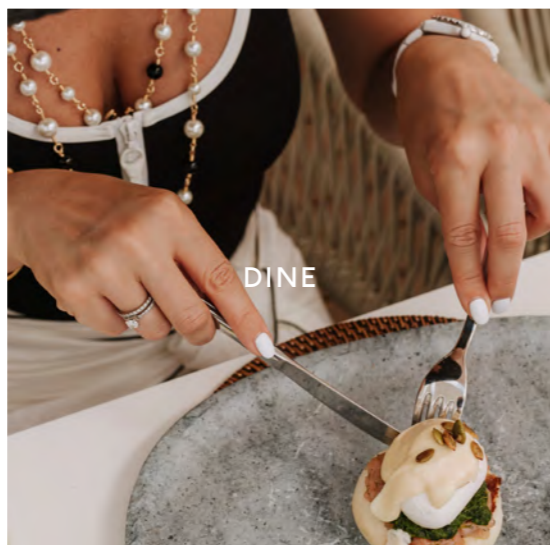
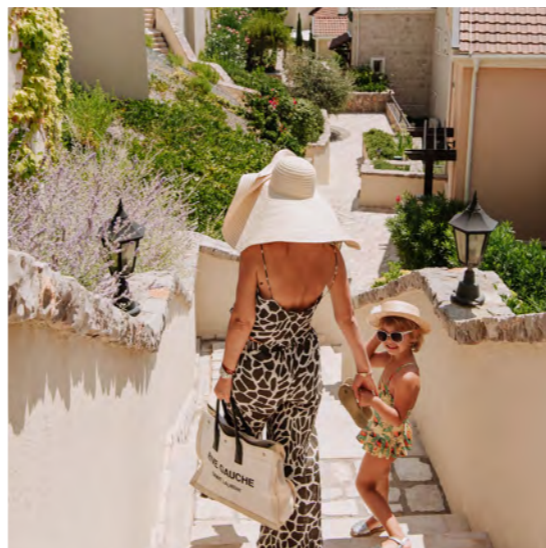


DESTINATION GUIDE

IB

LUŠTICA BAY
MONTENEGRO

TABLE OF CONTENTS



INTRODUCTION

Welcome to Luštica Bay, where the allure of Montenegro's breathtaking beauty meets the expertise of Orascom's sustainable, modern residential living.

Luštica Bay is more than just a development project; it is the realization of a thriving new community. Here, modern amenities harmoniously coexist with the rustic, traditional charms of Boka Bay, drawing individuals from diverse backgrounds and cultures to establish their new lives.



Unlock Exceptional Living

As a homeowner you'll enjoy access to a growing list of services and facilities designed to enrich your experience on the Luštica Peninsula.

Your Essential Guide to Luštica Bay

Whether you're seeking serene living, vibrant community life, or unparalleled natural beauty, this handbook serves as your comprehensive guide to all that Luštica Bay has to offer.

From all of us here, welcome home!





BEACHES & LOUNGES

Discover the serenity of Luštica Bay's beaches, where the pristine waters of the Adriatic Sea meet Montenegro's picturesque coastline.

Whether you seek a peaceful day under the sun or simply wish to unwind amidst breathtaking natural surroundings, our beaches offer an idyllic escape for residents and visitors alike.



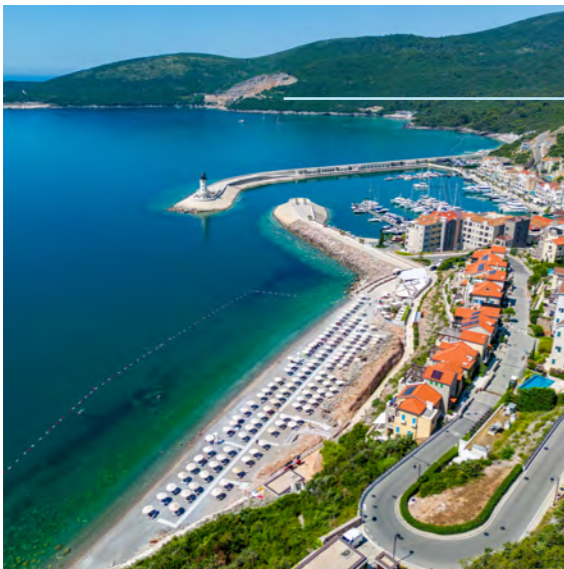
BEACHES & LOUNGES



The Rok Sea Lounge

Experience the ultimate beachside luxury at The Rok's new sea lounge on The Chedi Beach.

Reservations: +382 32 661 266



The Chedi Hotel Beach

The five-star The Chedi Hotel stands as one of Luštica's premier destinations, featuring a luxurious beach where guests and residents can unwind in style.

Exclusive use for Luštica homeowners and guests of The Chedi Hotel. Free of charge upon presentation of a resident card.



Marina Beach

Marina Beach offers a perfect spot to unwind and enjoy the stunning surroundings. Just a short walk from the harbor, the journey to the beach takes you along the Lungo Mare, a beautiful coastal path with astonishing views of the Adriatic coastline.

Exclusive use for Luštica homeowners and guests of The Chedi Hotel. Free of charge upon presentation of a resident card.

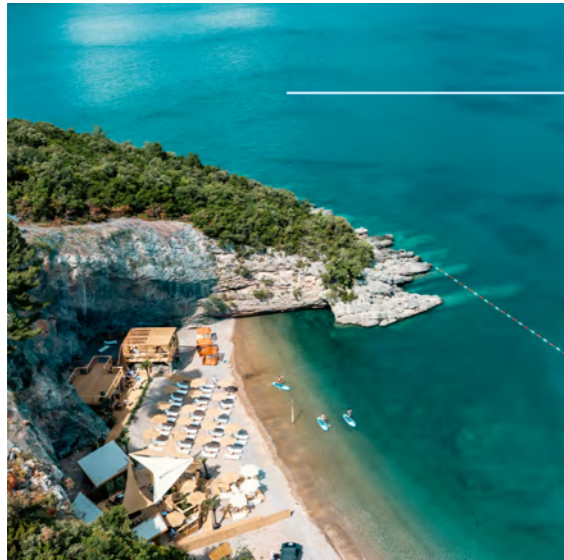


The Garden Sea Lounge

The stone-edged terraces of the Garden Sea Lounge rise into the hillside above the relaxed Marina Beach. The lounge provides a natural setting with olive and pine trees for added privacy and shade.

Reservations: +382 67 104 935

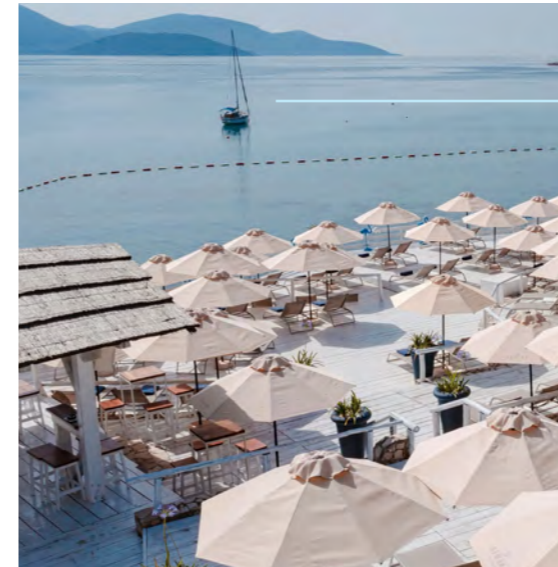
BEACHES & LOUNGES



Ramla Beach

Ramla is a beach destination that offers an extraordinary beach experience with a unique atmosphere, friendly service, excellent cuisine, exciting water sports, exceptional music, and entertainment.

Reservations: +382 67 153 315
info@ramlabeach.com



Almara Beach

For a little more privacy and exclusivity, visit the Almara Beach.

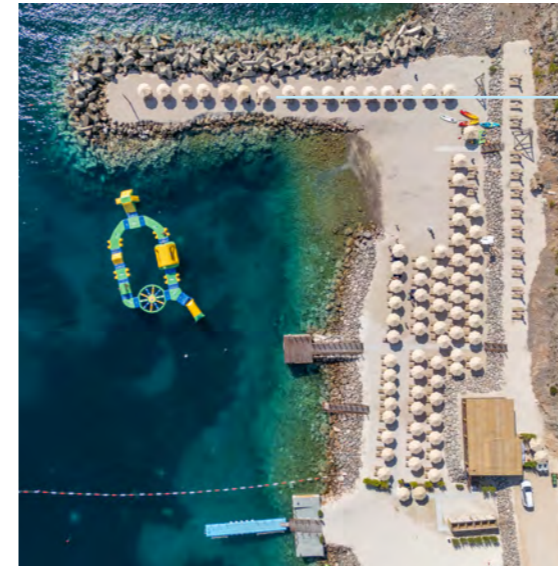
Reservations: +382 67 105 898



Zen Sea Lounge

The Zen Sea Lounge offers a tranquil beach experience with loungers and cabanas, a floating dock and a Truck Bar serving refreshing drinks.

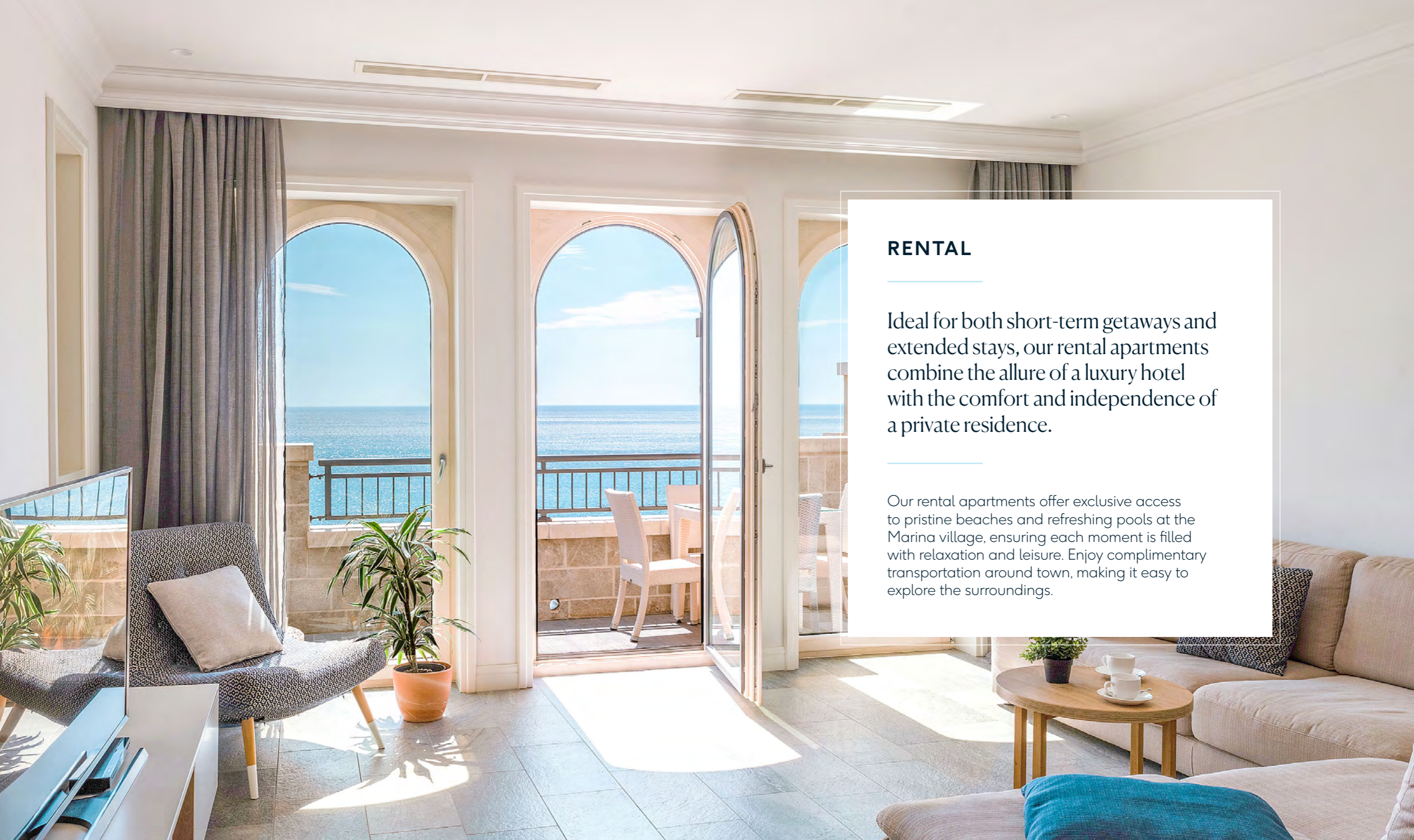
Reservations: +382 67 104 935



Azzure Beach

A short taxi boat ride away from Marina Village, Azzure Beach offers a picturesque escape for relaxation and fun. Families will love the water castle for kids, while adventure seekers can enjoy a variety of watersport equipment available.

Exclusive use for Luštica homeowners and guests of The Chedi Hotel. Free of charge upon presentation of a resident card.



RENTAL

Ideal for both short-term getaways and extended stays, our rental apartments combine the allure of a luxury hotel with the comfort and independence of a private residence.

Our rental apartments offer exclusive access to pristine beaches and refreshing pools at the Marina village, ensuring each moment is filled with relaxation and leisure. Enjoy complimentary transportation around town, making it easy to explore the surroundings.

RENTAL

Our special seasonal offers include delightful complimentary breakfasts, adding a touch of culinary delight to your stay.

Click [HERE](#) to book

Whether you're seeking a brief escape or an extended retreat, immerse yourself in the warm embrace of the Luštica community.

[Download Rental brochure](#)

Contact:

rentals@lusicadevelopment.com
+382 67 070 104



Additionally, we are expanding our offerings with a dedicated page for private events and weddings. Discover more at [Luštica Bay Private Events and Weddings](#).

 VENUE BOOKING

 ACCOMODATION & LOGISTICS

 FOOD & BEVERAGE

 CURATED GUEST EXPERIENCE



TOWN RULES

Luštica Bay's town rules are designed to enhance the experience for all our valued residents and maintain a friendly, welcoming environment within our community.

These rules establish consistent standards for homeowners and business owners alike, ensuring the protection of everyone's interests. We kindly ask you to take a moment to review these guidelines and join us in keeping Luštica a pleasant and enjoyable place for all.

Click [HERE](#) to read the Town rules



INTEGRATED SERVICES

Now that you've settled into your new home, it's important to familiarize yourself with the array of local services available.

This ensures you can relax, knowing everything you need is readily accessible. Please review the list of services offered to residents and rest assured, we've got you covered!

INTEGRATED SERVICES



Landscaping

To maintain Luštica Bay's beauty, join us in caring for green spaces! If gardening isn't your forte, our landscaping service offers everything from basic upkeep to creating stunning outdoor spaces for you and your family.

[Price list](#)



Garage Rental

Parking space is available in and outdoor and can be booked daily, for several days at a time, monthly and annually to ensure that you can always park as close to your property as possible. Long-term contracts can be signed at a discounted price.

[Price list](#)

Contact:

rentals@lusicadevelopment.com

+382 67 07 01 04



Transport

Marina Village Buggy Service

Ideal for quick rides home or to local restaurants. Electric buggies for short trips.

Shuttle Boats

Convenient for reaching Azzure, Ramla and Almara beaches.

Shuttle Bus

Connects Centrale and Marina Village.

[Timetable](#)

Contact: 19950

+382 67 019 950 (SMS, Viber, WhatsApp)



Storage Rental

Storage space is available to all residents to store personal assets and belongings. Owners have 24-hour access to their storage unit with keys supplied by the relevant department. All storage facilities are secure and protected to ensure the safety and security of your belongings!

[Price list](#)

Contact:

rentals@lusicadevelopment.com

+382 67 07 01 04

INTEGRATED SERVICES



Client Relations

For residents of Luštica Bay, our Client Relations offices in Centrale and Marina Village offer personalized support. Our dedicated team is committed to assisting with your daily needs, ensuring a seamless integration into our vibrant community.

Contact:
clientrelations@lusicadevelopment.com
+382 67 070 101



Concierge Service

Operating seven days a week from 9:00 AM to 5:00 PM, our team is here to enhance your experience at Luštica Bay.

Discover the array of services available to owners, rental program users, and hotel guests.

Contact:
concierge@lusicadevelopment.com
+382 67 106 670 or 19930

Location:
Client Relations office, Marina Village



Marina Office

As a resident you have access to the services offered by the Marina Office. These services include all assistance related to boat ownership – berthing assistance and mooring fees – and services relating to power supply and waste disposal.

Price list

Contact:
VHF Channel 68
marina@lusicadevelopment.com
+382 67 930 800 / +382 67 031 172
Duty Dock Staff: +382 67 697 924



Housekeeping

Busy schedule? Let our professional housekeeping team handle the chores! From cleaning and laundry to pet care, we offer year-round services. Book 48 hours in advance and check our price list for details.

Price list

INTEGRATED SERVICES

At Luštica Bay, we take the security of our community extremely seriously and aim to provide top tier security services to ensure the safety and wellbeing of our residents at all times.



Ambulance

Located in the Centrale area, LB Medical offers a range of medical services, which are provided free of charge to all homeowners, and their guests residing in Luštica Bay, as well as rental program guests. For all other visitors, medical services will be charged as per the price list.

Price list

Contact:

lbmedical@lusicamedical.com
+382 67 143 764

Emergency Response

For your safety, we ensure top-tier fire protection with modern tools like first response vehicles, boats, off-road cars, and drones, allowing us to respond swiftly and effectively to any situation.

Contact: 19922





SPORTS AND RECREATION

Throughout our town, you will discover everything you'd expect in a modern residential development, along with numerous opportunities to stay fit and maintain a healthy lifestyle.

Whether you prefer serene green spaces for a peaceful walk, state-of-the-art sports facilities, or thrilling outdoor activities, you'll find it all here!

Explore and enjoy the vibrant offerings of our community.

SPORT COURTS

Contact: +382 67 129 376

[Online reservations](#)



Padel

Playing padel has never been more exciting! Call your friends and organize an exhilarating match at one of our premium courts. Don't wait – reserve your spot now and bring on the fun!



Basketball

Take your basketball skills to new heights on our cutting-edge FIBA approved playing surface.



Tennis

Perfect for players of all levels, our facilities offer the ideal setting for a fun and challenging match. Book your court today and experience the perfect blend of fitness and excitement.



Beach Volleyball

Rally your friends and spike your way to victory on our stunning court in Centrale. Experience the thrill of the game under the sun and create unforgettable memories.

WELLNESS AND SPA



Fitness Hub

Our studio located behind Piazza Centrale, with the latest Technogym equipment offers a variety of training zones suitable for pilates, yoga, and cardio exercise, catering to all fitness needs. Premium changing rooms feature lockers, showers, Rituals Cosmetics, and towels for each member. With 24/7 access, The Fitness Hub ensures you can maintain your workout routine at any time that suits you best.

Price list

Rules of Conduct

Working hours of the reception:
Monday - Friday 08:00-16:00

Contact:

fitnesshub@lusicabay.com
+382 67 123 717

Open Air Gym

Located in Centrale, our Open-Air Gym at Pine Alley Park offers Technogym equipment for an enhanced wellness experience.

Enjoy green spaces designed for relaxation, yoga, and outdoor fitness activities

The Chedi Gym & Spa

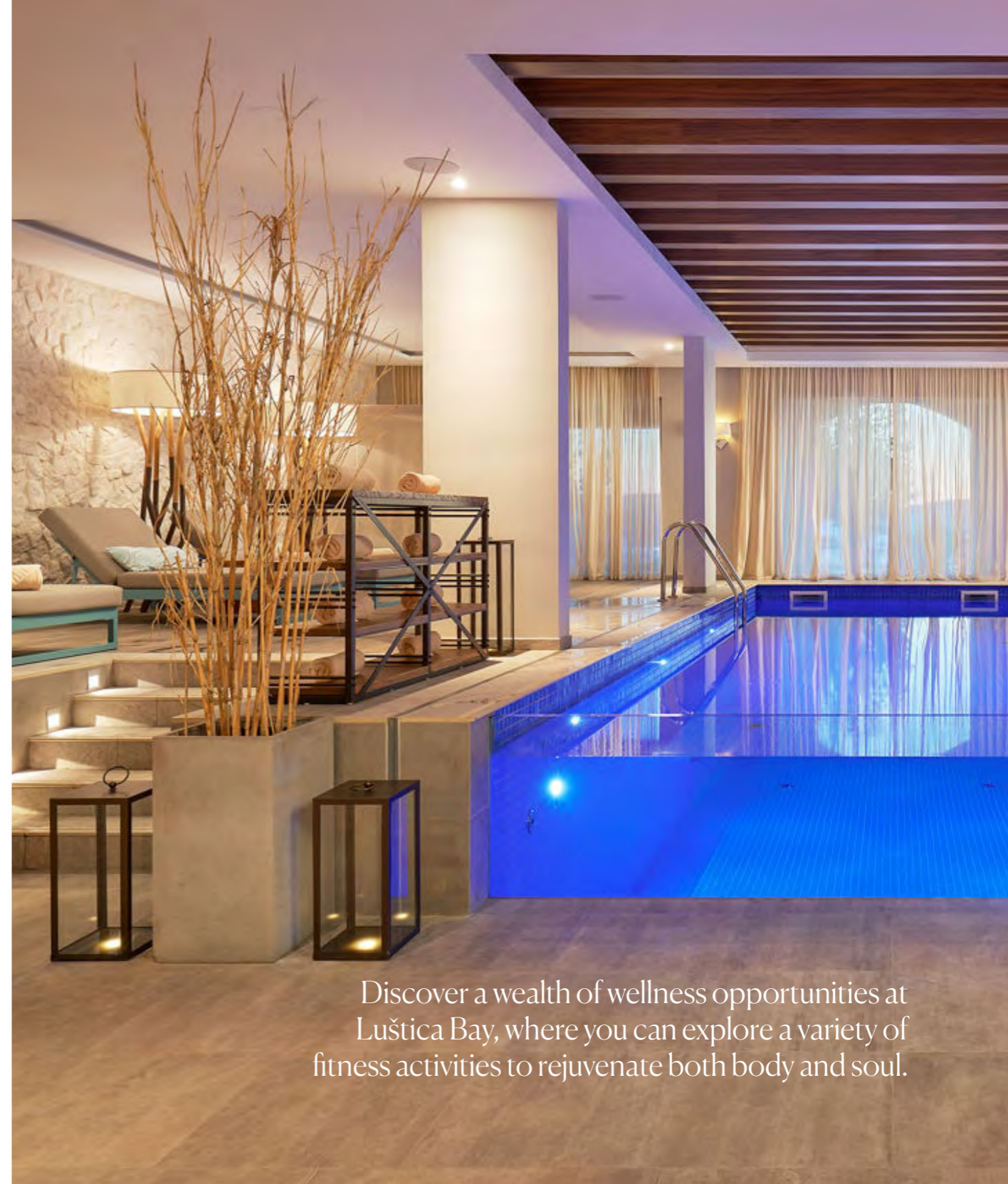
Equipped with new Technogym machines, the gym caters to both strength training and cardio workouts, ensuring a complete and enjoyable fitness experience.

Asian-inspired the Chedi Luštica Bay Spa philosophy originates from the healing traditions of exotic Bali, spiritual India and the sacred land of Tibet to create authentic cultural experiences within the context of health and wellness. Aside from the expert treatment range there is an indoor pool, outdoor infinity pool, a sauna and steam room all visitors can enjoy.

Reservations

Contact:

reservations@chedilusticabay.com
+382 32 661 266



Discover a wealth of wellness opportunities at Luštica Bay, where you can explore a variety of fitness activities to rejuvenate both body and soul.

KIDS FUN

At Luštica Bay, we are committed to ensuring a remarkable vacation for all, including homeowners' children. Our Kids Clubs offer a fun, engaging environment for kids to learn, grow, and explore.

From games to educational workshops, we stimulate young minds and nurture their interests. Join us to experience the joy of learning and growing together!

[Price list](#)

Contact: kids.club@lusicabay.com

Marina: +382 67 108 750, Centrale: +382 67 175 101

Marina Kids Club

Located on the Marina Promenade, our Kids Club offers everything for children's enjoyment and fun. Our dedicated team constantly enhances offerings to create the ultimate destination for children's development and enjoyment. The Kids Club at Luštica Bay is a premier space known for creative and innovative classes, day camps, and special events!

Centrale Kids Club

The Kids club located beneath Piazza Centrale boasts a spacious, modern environment featuring a ball pit, STEM interactive wall, rock climbing facility, and chalkboard wall, ensuring a rich and diverse experience.



Pine Alley Park

Head to Centrale and you will find Pine Alley Park, a fantastic space with green areas, a running track, children's play area and an outdoor gym. This is a great spot to come with the kids and spend some quality time outdoors as a family!

Promenade Kids Park

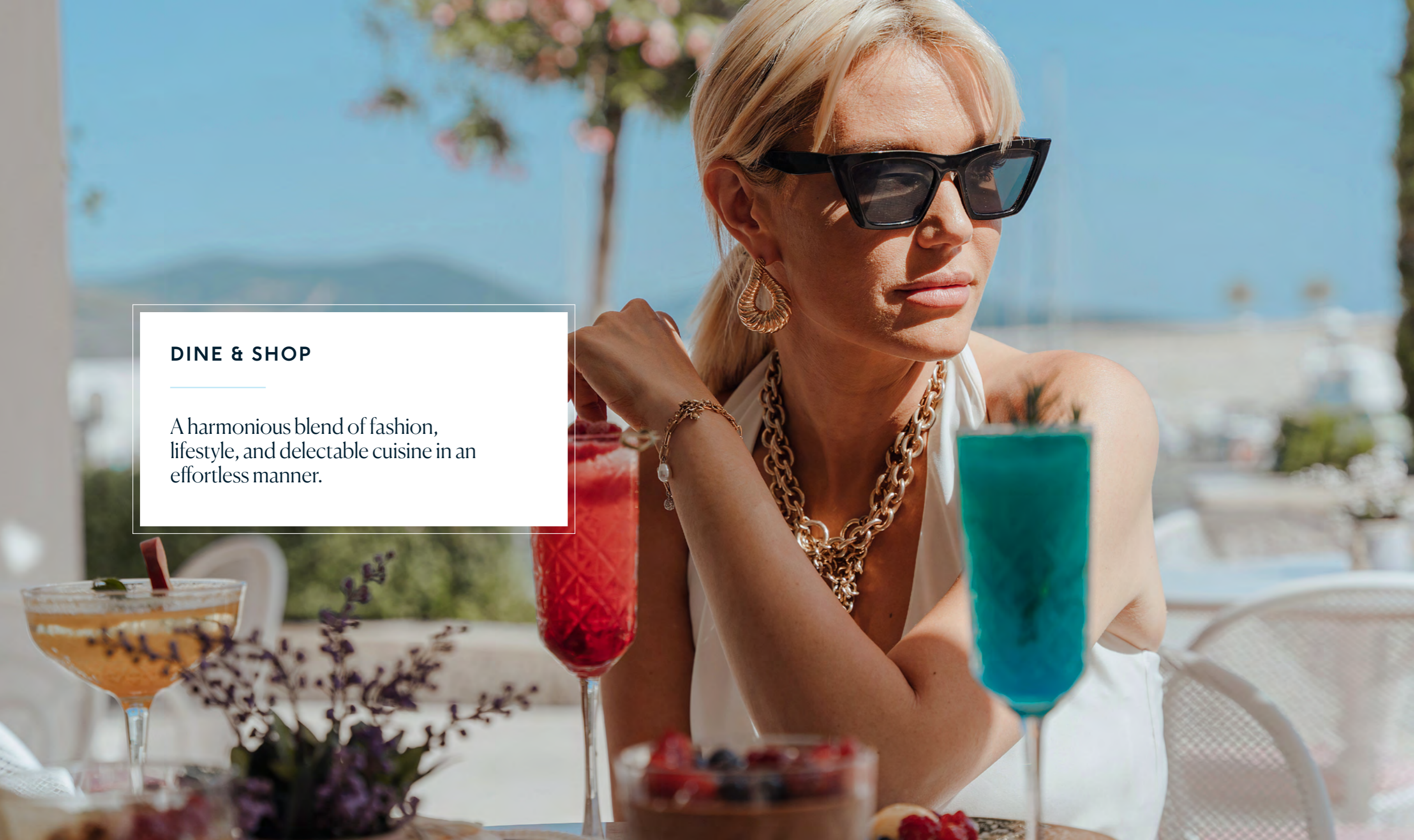
If you are closer to the Marina Village, behind The Chedi Hotel close by Villa Cesare, you will find another outstanding park constructed especially to ensure a safe, secure, and carefree play time for the kids, while you can enjoy some time for yourself in The Spot.

[Terms and Conditions](#)



DINE & SHOP

A harmonious blend of fashion, lifestyle, and delectable cuisine in an effortless manner.



DINE & SHOP | Experience the finest in dining and beverages at Luštica Bay!



21 Bistro



Špilja Restaurant



The Rok Beach Bar



Ciao Bella Gelateria



The Spot

MARINA VILLAGE



Villa Cesare & Tony's Bar



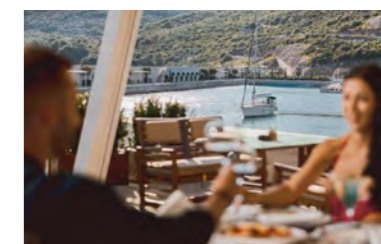
Bakery Davidović



Kiki's



The Chedi Lobby Bar

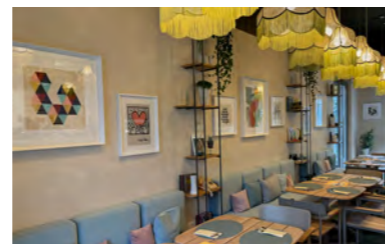


The Lighthouse

CENTRALE



Popov Premium Pub



Pastel



LUČA National restaurant



Java Coffee



Hangout zone



ESSENTIALS

Luštica Bay offers all the essential amenities to keep our community covered, including a bank, post office and supermarkets.

BANK

ADRIATIC BANK

08:00 – 16:00, Weekend closed

A new branch in Luštica Bay, offers domestic and international accounts, Smart Safe cash deposits, and advanced cash-in and cash-out ATMs for convenient banking services.

POST OFFICE AND ATM CORNER

09:00 – 15:30, Sunday closed

The Post Office, complete with an ATM corner, offers a full suite of postal, payment, and money transfer services to efficiently cater to all clients' needs.

DRY CLEANING

POLAR CLEAN

08:00 – 16:00, Sunday closed

Polar Clean provides top-notch laundry and dry-cleaning services with the convenience of pick-up and delivery tailored to fit your schedule.

SUPERMARKETS

For quick and convenient grocery shopping, visit City Market in Centrale Piazza and Voli at the Marina Promenade.

VOLI:

8:00 – 21:30, Sunday closed (Summer),
8:00 – 16:00, Sunday closed (off-season)

CITY MARKET:

9:00 – 17:00, Sunday closed



Working times for all stores and shops in this guide might vary depending on the season.

FASHION

Reinvent your wardrobe with the latest fashion trends. Discover chic beachwear and elegant summer outfits from top designer stores located on Marina Promenade.



AQUA

09:00 – 22:00, Sunday closed

Aqua showcases premium beachwear in the most popular tourist destinations. Catering to exclusive customers, it offers an elegant and sophisticated selection of swimwear and products for holiday homes and yachts.

MC2 SAINT BARTH BY TENERO

09:00 – 22:00, Sunday closed

An island-inspired fashion brand that has captured the hearts of sea lovers

all around the world. MC2 Saint Barth offers different clothing lines, from accessories to swimsuits, all featuring vibrant colors and relaxed styles perfect for leisurely moments by the sea.

IVANA MA

10:00-21:00, Sunday closed

Inspired by her extensive travels to sunny places Ivana Ma brings femininity and elegance to the ultimate summer dress. Explore plethora of colors and chic design worn by ladies all around the world.



FOR YOUR HOME



Whether you're seeking unique décor, luxurious tableware, or contemporary art, these recommendations offer something for every taste and style.

HOME GLOW

10:00 – 20:00, Sunday closed

If you love a boho vibe rich with jewel tones and accessories, Home Glow is just the spot for you. This boutique offers carefully curated collections from a wide range of design labels, providing your home with a distinctive and unique touch.



BEAUTY

In this section, we'll explore some of the premier beauty spots in Luštica Bay.



LUŠTICA BEAUTY BAR

10:00 – 22:00, Sunday closed

Luštica Beauty Bar is pushing the boundaries of beauty by offering face gym sessions designed for both men and women seeking a younger, fresher look. In addition, they feature Eridan cosmetics, a luxurious brand from Serbia.

Contact: +382 67 175 340



SOPHIE'S BEAUTY LINE

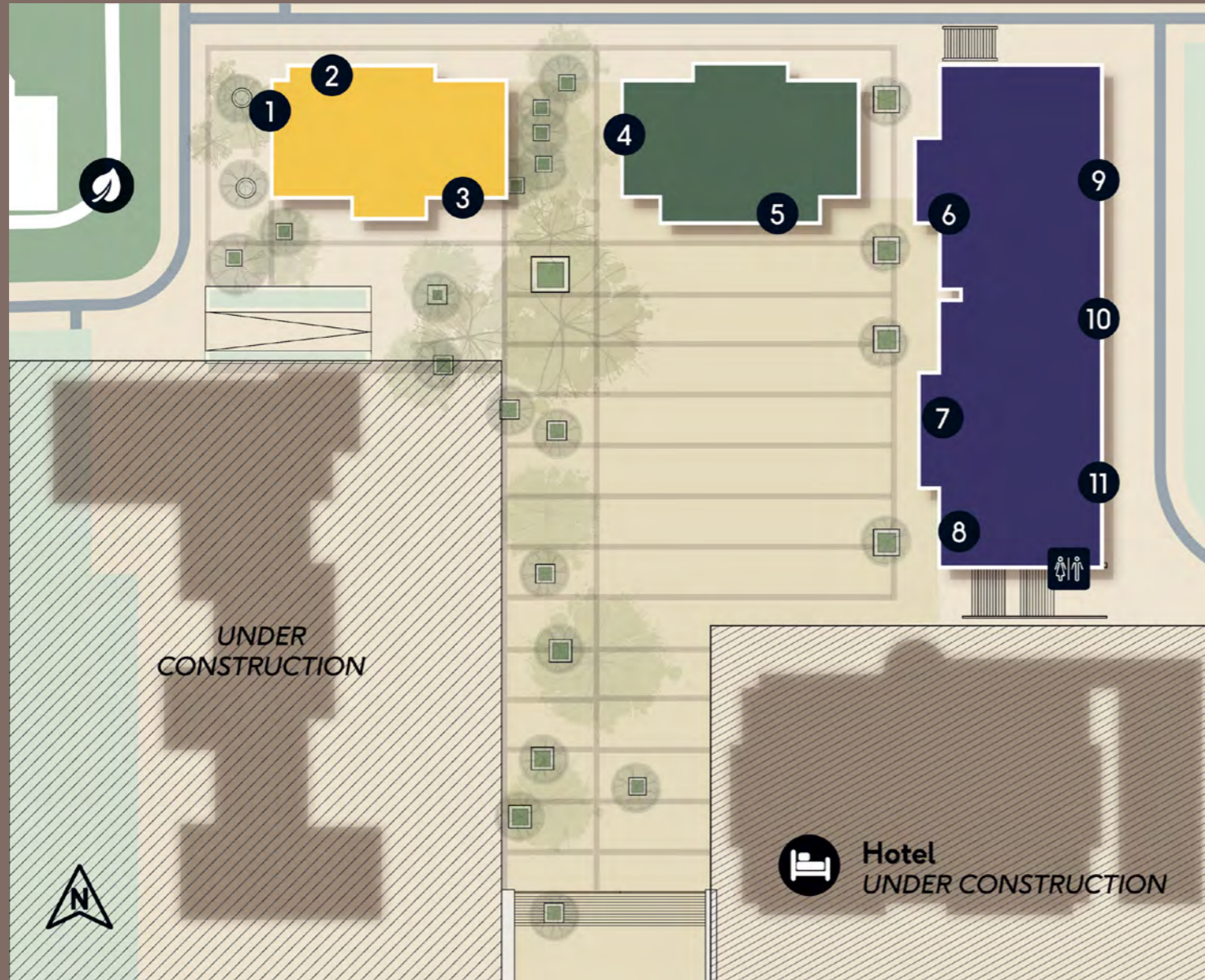
09:00 – 20:00, Sunday closed

Sophie's Beauty Line provides an extensive selection of beauty treatments. These include laser hair growth, a groundbreaking solution for hair loss. Additionally, they offer Emsculpt, the world's leading non-invasive procedure for muscle stimulation and fat burning, as well as endosphere treatments, the latest innovation in full-body care that addresses everything from cellulite to targeted body sculpting.

Contact: +382 67 115 112

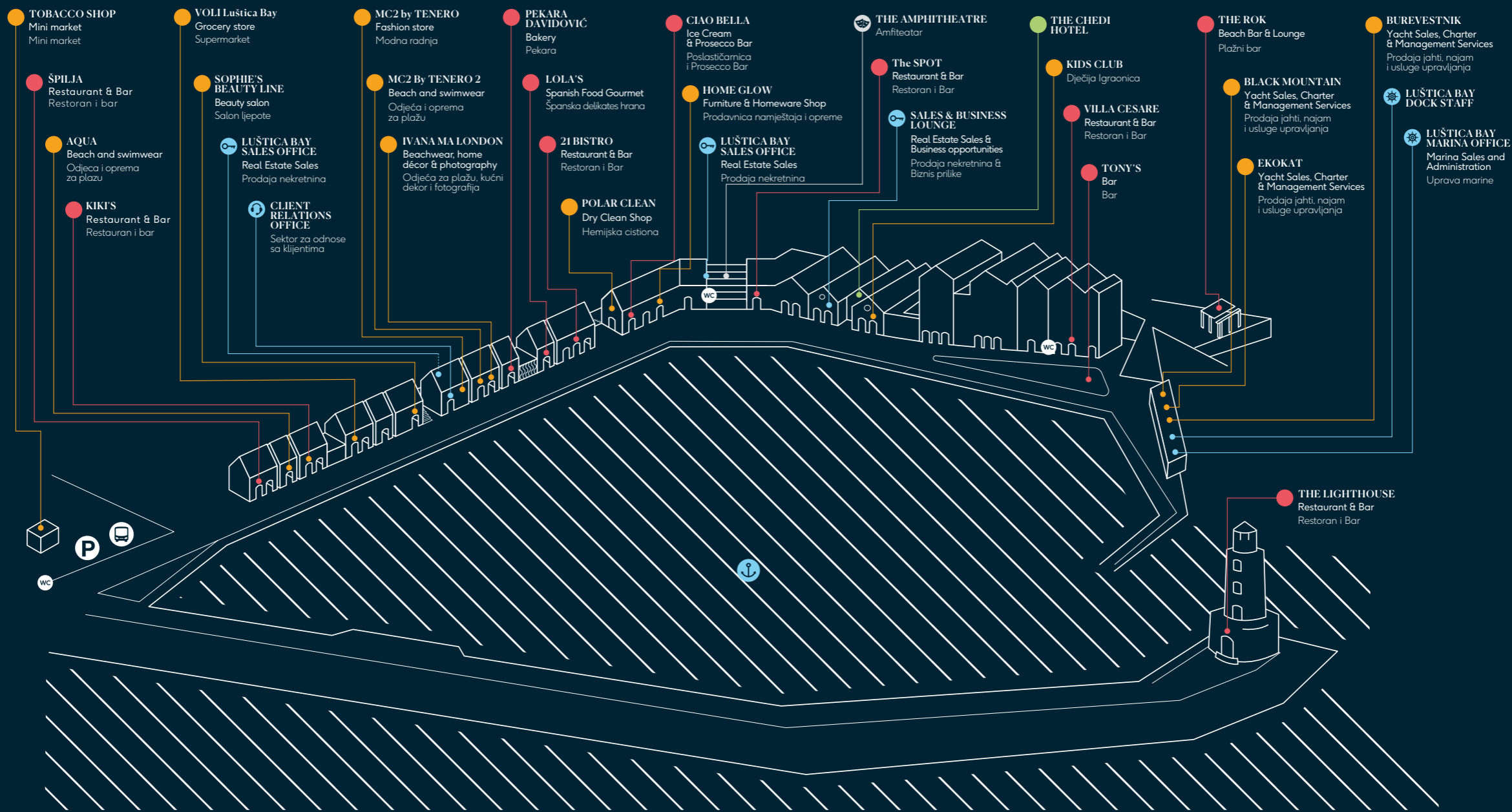


PIAZZA CENTRALE - RETAIL MAP



- ① **ADRIATIC BANK**
Bank
- ② **POŠTA CRNE GORE**
Post Office & ATM's
- ③ **BEAUTY BAR**
Beauty Salon & Shop
- ④ **PASTEL**
Restaurant & Bar
- ⑤ **POPOV**
Premium Pub
- ⑥ **CITY MARKET**
Grocery Store
- ⑦ **LUČA**
National Restaurant
- ⑧ **JAVA CAFFEE**
Coffee Shop
- ⑨ **FITNESS HUB**
Gym
- ⑩ **CLIENT RELATIONS & RENTAL OFFICE**
- ⑪ **KIDS CLUB**
Kids Club
-  **PUBLIC TOILET**
-  **PINE ALLEY PARK**
Open Gym Jogging Track Kids Area

MARINA VILLAGE - RETAIL MAP



P MARINA PARKING
Parking u Marini

SHUTTLE BUS STOP
Autobusko stajalište

WC PUBLIC TOILET
Javni toalet

FOOD & BEVERAGE
Hrana i piće

RETAILS
Prodajni objekti

THE AMPHITHEATRE
Amfiteatar

THE CHEDI HOTEL

PORT
Luka

MARINA OFFICE
Uprava marine

SALES OFFICE
Prodaja

CLIENT RELATIONS
Sektor za odnose sa klijentima



EVENTS

As a valued member of the Luštica Bay community, we warmly invite you to participate in the diverse array of entertainment programs we have to offer.

Our goal is to foster a vibrant atmosphere of engagement and provide numerous opportunities for you to relax and enjoy the town's entertainment. Come join us and be a part of the excitement!



Exclusive community events are designed to provide a unique experience for residents, fostering a sense of belonging.



COMMUNITY EVENTS



A place to belong
By attending these events, our residents can create lasting memories with their families and neighbors.


FEATURED EVENTS

Since its inception, Luštica Bay has steadily earned a reputation as a hub for fantastic events and happenings!

We have proudly hosted the Luštica Bay Lightwave Festival, Colour Festival, SuperWine, local pop-up concerts, International Carnivals, and the Back to Roots Music Festival and featured renowned artists like Boney M and The Gypsy Kings. Additionally, we offer regular bazaars, concerts with famous local musicians, bands and dance nights.

Contact: events@lusicabay.com



An aerial night view of a resort town. In the foreground, a large fountain with multiple jets of water is illuminated with bright blue light. The town is built on a hillside, with numerous buildings and houses lit up with warm yellow and white lights. A marina with several boats is visible in the middle ground. In the upper left corner, several large fireworks are exploding in the dark sky, creating a starburst pattern. The overall scene is vibrant and festive.

Immerse yourself in our diverse cultural performances, concerts, and exhibitions that will captivate your senses. For those seeking vibrant nightlife, our curated events will keep you entertained and enthralled.

Check out our [website](#) to stay updated on upcoming events and gatherings!

FIND OUT MORE

Thank you for taking the time to read through the Luštica Bay Destination Guide. We hope your time here exceeds all your expectations.

Our goal is to create a community that our residents can be proud of and that visitors will want to return to year after year. None of this would be possible without you.

We trust this guide has provided you with valuable information, and we encourage you to continue playing a role in this incredible, diverse community that calls Luštica Bay home. With the ongoing support of residents, business owners, and visitors, we can make Luštica Bay a place where everyone truly belongs.

For general inquiries, please **contact us** at:
info@lusicabay.com
[+382 77 200 100](tel:+38277200100)

To find our more, please visit our [website](#) and social media channels.



Download Luštica Bay app via:



HORIZON

Where Sky Meets Sea

Click [HERE](#) for more information.



A NEW CHAPTER OF LUŠTICA BAY

Following the success of Marina Village, Horizon continues Luštica Bay's growth as its newest and most coveted residential community, set in a location steeped in history. Blending the past with the present, Horizon offers enhanced privacy and a deeper connection to the Adriatic, designed for those who seek a heightened, more exclusive coastal experience with the added architectural charm that defines the community.

Every apartment and penthouse is thoughtfully designed to invite the outdoors in, with expansive terraces for lingering, infinity pools for basking, and a private, exclusive Clubhouse for elevated dining, spirited social events, and much more.

Contact Us:

E: sales@lusicabay.com | T: +382 67 050 550
lusicabay.com

LB
LUŠTICA BAY
MONTENEGRO

by ORASCOM
DEVELOPMENT



LUŠTICA BAY

MONTENEGRO