



LUŠTICA MAGAZINE

ISSUE 2017

HERE'S TO A
GLORIOUS SUMMER:
WELCOME TO
LUŠTICA BAY
BE INSPIRED BY
OUR MONTENEGRIN
BUCKET LIST
READ OUR
INSIDER'S GUIDE
TO THE BEST
BEACHES BY BOAT
DISCOVER
WHAT MAKES
OUR COASTAL
COMMUNITY
UNIQUE
CHOOSE YOUR
DREAM PROPERTY

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ISSUE 2017

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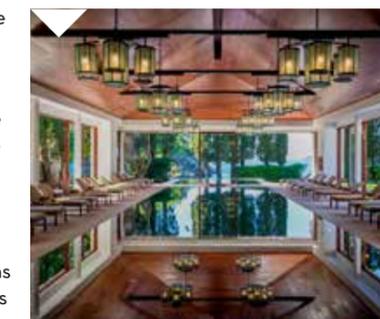
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MEET OUR CONTRIBUTORS

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Rudolf Abraham is an award-winning travel writer and photographer specialising in Eastern Europe. He is the author of eight books, including The Mountains of Montenegro, and has contributed to many more. rudolfabraham.co.uk

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Ruth Mattock is a freelance writer embedded in the London arts scene, but a passion for travel and good causes keep her eyes firmly on the horizon. She covers travel, the arts and sustainability, and loves nothing more than when all three collide.

Nevine Coutry
Nevine Coutry heads the marketing for Luštica Bay. Nevine has extensive experience in the destination marketing field and a long history with Orascom Development - her main passion is naturally travel, discovering new places and putting them on the map.

LETTER FROM LUŠTICA

Samih Sawiris of Orascom, the company behind Luštica Bay, reveals the philosophy that underlies his work, tells us the story of the development, and shares his vision of its future

Samih Sawiris is the founder of Orascom Development and chairman of its board. He is the second of three sons of Onsi Sawiris, who launched Orascom as a construction company in Egypt in 1950. Born in 1957, Samih studied economic engineering at the Technical University of Berlin and founded his first company, the National Marine Boat Factory, in 1980. The visionary behind some of the world's most extraordinary integrated destinations, he has five children and lives in London with his second wife Goya.

'I never had any intention of going into the family business, but I knew even before I left school that I wanted to create a business and use that business to become rich.

'I started doing the odd deal and trade at university, and when I left I founded a company producing and selling boats which made my first million. I've always loved the ocean – I get sick if I stray too far from water. Then I drifted into real estate, and stayed there for 30 years.

'The philosophy of Orascom Development and Luštica Bay has evolved out of many mistakes I've made along the way. I can arrogantly claim that there is no one alive who's made so many mistakes – I can write the book.

'Our first project, El Gouna, started off as a plan for a few villas and a marina for sailors and fishermen. In my wildest imagination I would never have believed this 500,000-square-metre project would ultimately cover nearly 40,000,000 square metres and house 30,000 residents.

'The project turned out to be a failure, because the infrastructure those few villas needed was costing so much – so I had to react before people discovered it was a failure. I built more villas, and reached critical mass; but now I had people coming to stay, I had to consider what if someone had an accident – what do you do with the poor person, throw him in the sea?

'So I built a clinic. Then I realised my employees needed a school, and after that I had to build houses for the teachers, and a decompression chamber for injured divers, and more and more generators to light the town.

'Now, when friends come and visit they say, "So Samih, which bit exactly is your project?" The whole of El Gouna looks and feels so organic, so much like a proper place, that they



can't believe it was all built by Orascom. It's very frustrating after the millions I've spent on marketing! So our philosophy is really the consequence of solving problems caused by the mistakes I've made along the way.

'My commitment to sustainability and the environment is a little different. I'm a fanatical lover of the sea; some time ago I realised that human beings were abusing nature, and the sea is an integral part of nature. I noticed how much fewer fish there were, how many dead reefs, how much litter in the ocean. And I decided that we needed to preserve this planet a bit better.

'Not only that, but I've watched the development of environmental law. I'm getting bravos for doing things everyone will have to do in a few years' time. So my approach is, why not do it early and garner the gratitude? El Gouna has just been described by the UN as the most environmentally friendly town on the planet. I'm delighted, but a decade from now I'm hoping it will have been overtaken by many other towns.

'Our environmental policies make good business sense too. Our newest development is in Andermatt in Switzerland and the Swiss would never have permitted it if they'd visited El Gouna and been disappointed by our standards.

'Much the same applies to our attitude to our staff and the local area. I'm a great believer in being plugged into the community. The community gives you strength – I come from Upper Egypt and there, part of your wealth is the number of people who depend on you and like you. There's nothing that makes one more proud than being hailed as *el capo*, but it can't be because

people are scared – because you're making them stand in line and cheer you like a dictator.

'When people identify with a place, they don't steal from it. If you're not stuck in a filthy little room with six other guys waiting for the holidays to come so you can see your family for 10 days – if Luštica Bay is properly your town – then you have a completely different attitude towards it.

'We win awards for our service and get by far the highest rates of repeat visitors in Egypt because of the way we treat our employees. Part of your capital is the happiness of the people who work for you, and again, the Swiss would never have signed off Andermatt if they'd visited one of our sites and been told by staff that I was cruel or criminal.

'But for me, the thing that sets Luštica Bay apart is that it's built around a place that has existed for many, many years. I compare it to mixing a new wine with a vintage. The result is so much better.

'The fact that Luštica Bay has original buildings at its core will give it such incredible charm. It has a better chance of looking like a proper town in 10 years, rather than in 30 years. And Montenegro itself is such a quaint country.

'I really believe that Kotor Bay will soon be the best place on the Adriatic. The One&Only and the Four Seasons are coming; it's going to be incredible.

'As for me, now I'm no longer hands-on at the company, I can relax – although I reserve the right to give my team hell if I think a building looks ugly! I own two football teams, one in Egypt and one in Switzerland, and I've fulfilled a 30-year dream to build a boat big enough to go around the world. We're currently in Australia; our next stop is India or Oman, and then we're back to Egypt.

'My bucket list is empty, but I'm closely involved with the Sawiris Foundation for Social Development. We've made so much money and now it's time to give some of it back; partly because it wouldn't help the kids or anyone else to give them too much, and partly because we can't continue having 2-3% of the global population owning 90% of the wealth. It will drive the world into chaos.

'I believe it will become the norm to give back and a big chunk of my net worth is devoted to the foundation, building schools and hospitals and training young people for work.' ■

Beautiful natural surroundings, harmonious architecture and sophisticated design all combine at Luštica Bay, reflecting the founder's passion for nature and high standards



TEN REASONS TO

LOVE LUŠTICA BAY

Luštica Bay combines a stunning natural setting and balmy climate with architectural star quality and world-

class facilities. Lose your heart to Luštica and you'll never want to leave, says **LAURA TENNANT**

1 MONTENEGRO

Hailed as one of Lonely Planet's top destinations for 2016, Montenegro now offers travellers sophisticated luxury as well as an astonishingly varied landscape, fascinating history and rich culture. Reserve your spot, and beat the crowds.

2 THE CLIMATE

In summer, temperatures stick at a balmy 27°C (80°F); even in winter, averages are around 7°C (45°F). For six months of the year, you can expect 20°C (68°F) or hotter. That's hours and hours of sunshine, year round, for any and every kind of outdoor lifestyle your heart desires.

3 STUNNING NATURAL BEAUTY

Built on the virgin territory of the Luštica peninsula with views of the emerald

Adriatic Sea, Luštica is surrounded by lush, accessible, green wilderness – and, thanks to our sensitive development model, it always will be.

4 ARCHITECTURAL STAR QUALITY

Every detail of our resort, from the smartest hotel to the most bijou apartment, has been lovingly designed in homage to Montenegro's historic architecture – with, of course, a state-of-the-art twist of our own. Designers come from all over the world to help us create unique interiors, inviting public spaces and heart-stopping vistas. Everything we do, we do beautifully.

5 YOU'LL NEVER WANT TO LEAVE...

When complete, Luštica Bay will be home to two state-of-the-art marinas, seven hotels, a golf course, residential areas, a school, a health centre, fire and police services, restaurants and places to shop. Why not come and make your home here?

6 BUT IF YOU DO WANT TO LEAVE...

We're just 15 minutes away from the closest airport, 20 minutes from the famous coastal cities of Kotor, Tivat and Budva, and a short

hop to Dubrovnik and many other Adriatic treasures. In fact, our location couldn't be more perfect for sightseeing in the region.

7 A SAFE INVESTMENT

Orascom's portfolio of developments and hotels bear witness to a track record of success going back to our company's foundation in 1950. Grab the chance to buy off-plan in a growing economy with a competitive tax system, a favourable visa regime and the euro as the currency.

8 OUR PEOPLE

From the CEO down, our company is committed to the environment; to the highest architectural and engineering standards; to working with the local community; and to security, service and sustainability. It all adds up not to a resort, but to a community.

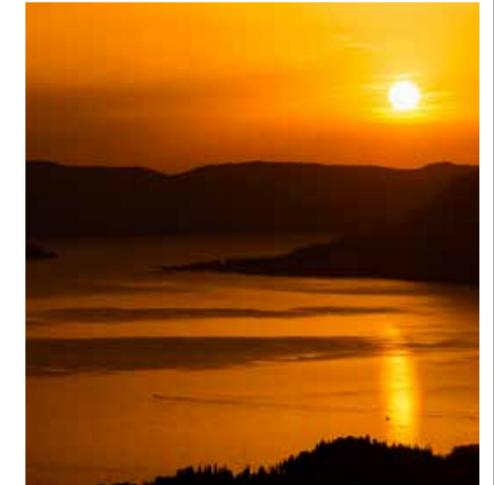
THE LUŠTICA BAY ETHOS EMPHASISES A COMMITMENT TO THE HIGHEST STANDARDS ACROSS THE BOARD. THIS ALL ADDS UP NOT TO A RESORT, BUT TO A COMMUNITY

9 THE UNITED NATIONS OF LUŠTICA

Over 33 different nationalities are currently represented among our Luštica homeowners, and that number is only going to go up. The result is an open, international, cosmopolitan vibe unlike anything else you'll have experienced in a resort development.

10 YOU'LL NEVER RUN OUT OF THINGS TO DO

Play Montenegro's first 18-hole, championship, Gary Player signature golf course; charter a boat around the pristine coastline; discover UNESCO World Heritage Site Kotor; ramble through Montenegro's five national parks; ski and swim on the same day; or just take a seat on your balcony, sip a glass of wine, and breathe it all in. We did warn you that you'd love it. ■



LUŠTICA BAY NEWS

2017 will be another groundbreaking year for Luštica Bay, with plans for the marina, golf course, five-star The Chedi Luštica Bay hotel, new town centre and new residences all well under way

THE MARINA

With the structural works now complete, our residents can see the marina's final shape. Before it becomes fully operational by summer 2018, Luštica will welcome pontoons and have some marine services in place. Just as important will be the landscape design, and the look and feel of the marina. The marina is set to become the social hub of the development's seaside village, with a lively selection of waterfront restaurants, cafés and bars nearby.



THE CHEDI

LUŠTICA BAY, MONTENEGRO

Back in August 2016 we announced that The Chedi would be the first of seven hotels to make their homes in the Luštica complex. The prestigious, luxury Chedi brand runs some of the most sought-after hotels in the world, and will bring international sophistication and glamour to the development. Preparations are now under way for the start of construction. Upon completion in summer 2018, The Chedi Luštica Bay will be the largest five-star hotel in Boka Bay, offering 110 guest rooms, two restaurants, a bar, conference rooms and a business centre, as well as an outdoor pool, a spa, a fitness centre, a heated indoor pool and a gymnasium.

CENTRALE

Centrale, Luštica Bay's new town centre, now in its planning and design phase, will turn our development into a vibrant, living community and year-round home for its residents. The Centrale area, with its conveniently planned services, will be open for use by the local community and will be designed, following Luštica's integral principles, to blend seamlessly with the natural and architectural environment of Montenegro. A school, health centre, shops, park and public squares are all part of the plan - for more details, turn to our Property section on page 35.



NEW RESIDENCES

Our marina apartments are the embodiment of Luštica Bay living, and we're pleased to report that our Lavanda residences are now completed. Interior works are under way and pre-handovers to happy homeowners have already begun.

In the Marina Village, our

Ruzmarin apartments, scheduled for completion by summer 2017, offer wonderful views of the emerald Adriatic. These two clusters contain 89 new units and the village emerging around the harbour is slowly but surely becoming a new Riviera lifestyle hotspot and home to new members of the Luštica

Bay international community. Next in development are our Mimoza townhouses and Kamelija and Magnolija residences.

To enquire about buying a Luštica property, please see the contact details on page 42, or visit our website lusicabay.com, where you'll find out more about all of the residences mentioned.



A SPLENDID SUMMER SEASON

Over 2016, Luštica's first residents made the most of long summer days and the peace, tranquility and beauty of their new Adriatic homes. They were also treated to a cultural events programme featuring R&B star Joss Stone, Montenegrin classical guitarist Miloš Karadaglić, and other local and international writers, musicians, painters and photographers. Subscribe to our newsletter at lusicabay.com to be kept up to date with events and performances for 2017.

EVENTS DIARY

Get to the heart of Montenegro by taking part in its varied festivals. From art, film, music and theatre to food and wine, the country celebrates its distinctive culture throughout the summer months

TIVAT

MAGNOLIA DAYS IN TIVAT (MAY 5-JUNE 11)

This event encourages citizens to make Tivat even more beautiful for visitors by growing flowers. Special days include Environmental Protection Day (June 5), Tourist Flower Day (June 9) and Gardens Day (June 11).

TIVAT SUMMER FESTIVITIES (JUNE, JULY, AUGUST)

Throughout June, July and August, the Tourist Board of Tivat organises events and celebrations, including gastronomical evenings, folklore and musical performances, concerts by famous rock and pop artists, exhibitions, souvenir fairs, olive and wine festivities, sports programmes, and much more.

PURGATORIJE FESTIVAL (JUNE 21-AUGUST 31)

Also known as the International Festival of Mediterranean Theatre, this is a summer-long feast of theatre, concerts, film and exhibitions.

STREET PERFORMERS FESTIVAL IN ART (JULY 26-28)

A three-day festival hosting musicians, dancers, theatre ensembles and animators from Montenegro and the world, with the streets, squares and jetties of Tivat as their stage.

BUDVA

PAŠTICADA FEST (LAST WEEK OF JUNE)

This festival promotes *pašticada*, a traditional beef dish typical of the coastal area. Music and children's programmes are also on offer.

THEATRE CITY BUDVA (JULY 1-AUG 31)

This prestigious arts event was founded in 1987 and takes over the plazas and squares of the Old Town in a festival of theatre.



SEA DANCE FESTIVAL (JULY 13-15) JAZZ BEACH

Award-winning electronic music festival headlined this year by John Newman and Sean Paul.

KOTOR

KOTOR FESTIVAL OF THEATRE FOR CHILDREN (JULY 1-12)

The mayor of the city offers the children of Kotor the keys to the gated old town in a festive ceremony which launches 12 days of plays, stories and music performed by an international cast of actors and playwrights.

KOTOR ART FESTIVAL (JULY 1-AUGUST 13)

Since its launch 15 years ago, this multi-disciplinary art festival has shown the work of thousands of artists and hosted tens of thousands of people from across the world.

SEAROCK FESTIVAL (JULY 28-29) SUMMER STAGE

Rock music festival known for welcoming a variety of famous headline acts.

INTERNATIONAL FASHION SHOW (JULY 28-29)

Home-grown and international designers show off their creations with the splendid backdrop of the Cathedral of St Tryphon.

PHOTO: ZORAN RADONJIĆ, DAMIR MOSKOV, MIHAEL ĐURIČIĆ



KOTOR CARNIVAL FESTIVITIES (AUGUST 1-5)

Don a costume and join Kotor's annual summer carnival extravaganza. The closing party goes on until dawn.

BOKA NIGHT (AUGUST 19)

This traditional boat carnival held in Kotor Bay on the third Saturday in August attracts tens of thousands of visitors every year.

HERCEG NOVI

HERCEG NOVI FILM FESTIVAL (THROUGHOUT AUGUST)

A celebration of the work of local film makers and European art-house cinema, held in open-air locations around Herceg Novi.



OPEROSA (AUGUST 26-27)

A showcase of young Balkan opera talent.

PERAST

INTERNATIONAL FESTIVAL OF KLAPA (JUNE 30-JULY 2)

Klapa polyphonic singing is indigenous to the Boka region. This festival brings together noted performers, writers and historians.



FAŠINADA (JULY 22)

Watch the citizens of Perast load stones onto their boats and throw them into the water around Our Lady of the Rock in the Bay of Kotor. The aim is to extend and strengthen the islet and the ceremony stems from a long-standing tradition of mariners laying a rock on this man-made island following each safe return from a sea voyage. ■

ŽUĆENICA FEST (JUNE 16)

A unique festival that celebrates the indigenous wild lettuce of Žućenica; old and new recipes are showcased, alongside traditional singing and dancing.



GETTING THERE

flydubai

Good news for Dubai visitors to Montenegro: the FlyDubai connection to Tivat launches in 2017.

With direct flights from all over Europe and the world to both Podgorica and Tivat, Montenegro has never been so well-connected.

Aeroflot: flies from Russia to Montenegro.

Adria Airlines: flies between Ljubljana and Podgorica.

Air Serbia: flies from Belgrade to Podgorica and Tivat.

Croatia Airlines: flies from Zagreb to Podgorica; and from Frankfurt, Munich, Paris, Rome, Zagreb and Zurich to Dubrovnik.

easyJet: flies from Geneva, London Gatwick and Manchester to Tivat.

Eurowings: flies from

Düsseldorf to Tivat.

Montenegro Airlines: Europe-wide.

Ryanair: flies to Podgorica.

Pobeda: flies from Moscow to Tivat and Podgorica.

Transavia: flies from Paris to Tivat.

TuiFly Belgium: flies from Brussels to Tivat.

Turkish Airlines: flies to Podgorica.

Wizz Air: flies from Budapest, Memmingen (Munich) and Milan and Munich to Podgorica.

MYRIAD MARVELS

Whether you're a beach lover, a skier, a hiker, a birdwatcher, a culture buff or a dedicated foodie, Montenegro cannot fail to charm you. **RUDOLF ABRAHAM** picks some varied highlights

For such a small country, Montenegro packs quite a punch. Within a surface area just two-thirds the size of Wales – or a smidgen less than the Bahamas – it has everything from sun-drenched Adriatic coastline to spectacular mountain scenery, and a whole lot more in between. UNESCO sites and Roman mosaics, beautifully preserved old historic towns and remote, unspoilt villages, offer something for the sun seeker, the history buff and foodie in equal measure, as well as plenty of scope for active, outdoor adventure.

ALONG THE COAST

If there's one thing you absolutely cannot fail to be impressed by on Montenegro's Adriatic coast, it's the stunningly beautiful Bay of Kotor (Boka Kotorska, often just called Boka for short). This spectacular natural inlet is surrounded by steep-sided mountains, its sheltered waters opening out beyond a mouth so narrow that it was once spanned by a huge chain to keep out enemy ships. Although it is often referred to as a fjord, it's actually a drowned river valley (fjords were created by glaciers, and there were none of those at work on this coast).

Tucked away at the southeast corner of Boka Kotorska is the walled medieval city of Kotor, a beautifully preserved cluster of rambling, stone-paved streets and alleys, terracotta-tiled roofs and bijou churches. Kotor's extensive walls and fortifications (mostly built during the city's 400 years of Venetian rule) stretch for some 4.5km – almost twice the length of those more famous walls in Dubrovnik, in nearby Croatia – and in places reach up to 20m high and 10m thick. The best way to appreciate the layout of the city's walled historic core is to walk up the broad, paved path behind the town, alongside



Montenegro's beautiful landscape and architecture are among its many attractions

Walk the walls of Kotor and discover a breathtaking view above the town



the old fortifications, to the fortress of St John – the views from here are breathtaking, and take in the whole Bay of Kotor. Aside from this, Kotor is best enjoyed by simply wandering its labyrinthine streets (narrow enough in places that one is called *Pusti me proć*, meaning 'Let me pass'), sipping coffee in its charming squares and visiting its ancient cathedral.

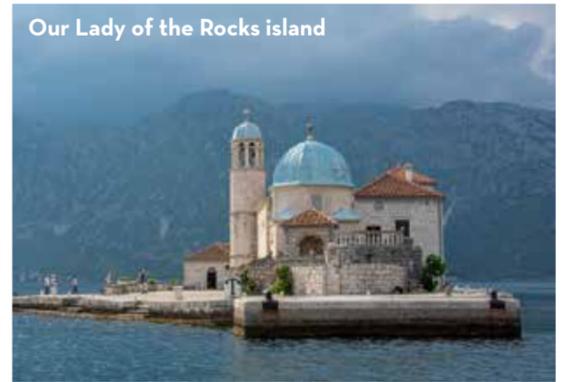
Kotor's cathedral of St Tryphon was built in the 12th century and, despite parts of it having been felled in the enormous earthquake of 1667 and subsequently rebuilt, it remains an outstanding example of Romanesque architecture, with Gothic-Renaissance rosette windows and Baroque bell towers.

PHOTO: SHUTTERSTOCK

The charming town of Budva



Our Lady of the Rocks island



the Bay of Kotor. These days it can be counted one of the loveliest spots anywhere on the Montenegrin coast.

A little way offshore from Perast are two tiny but wonderfully photogenic little islands – Our Lady of the Rocks (Gospa od Škrpjela) and St George (Sveti Djordje). Gospa od Škrpjela is actually an artificial island, created by dumping boulders onto and around an existing reef or islet. A chapel was built on the resulting island in the 17th century, and enlarged into a church with a distinctive octagonal dome in the 18th century.

The neighbouring island of Sveti Djordje – this one natural rather than manmade – is the site of a 17th-century Benedictine monastery.

Boat trips head out to the islands from the waterfront in Perast, and once a year, on the evening of 22 July, locals sail out to Gospa od Škrpjela in a old ritual procession called the Fašinada, aboard brightly decorated fishing boats.

Risan, further north from Perast, was one of the earliest settlements on the Bay of Kotor, and has some rather fabulous Roman mosaics – one of which includes a depiction of the ancient god of dreams, Hypnos (this is the only known depiction of Hypnos on the eastern Adriatic seaboard). The mosaics cover the floors of seven rooms of a former Roman villa, and date from the 2nd century AD.

Risan is also the site of another, more recent, archaeological discovery. Polish archaeologists from the University of Warsaw's Antiquity of Southeastern Europe Research Center have discovered monumental buildings here, dating from the 3rd century BC, which they believe

Kotor was declared a UNESCO World Heritage Site in 1979 – along with several other locations around the Bay of Kotor, including Perast, the twin islands of St George and Our Lady of the Rocks, Dobrota, Kostanjica and the ancient town of Risan – which together make up the somewhat wordy Natural and Cultural-Historical Region of Kotor.

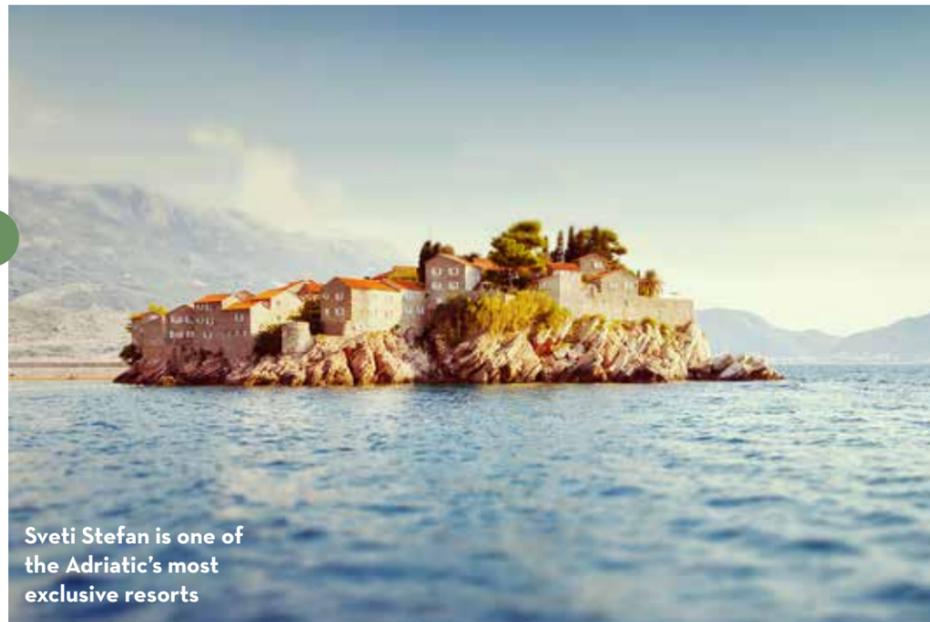
The diminutive village of Perast, about half

way along the eastern shore of the Bay of Kotor, has an impressively rich naval history – under Venetian rule, it had a fleet of over 100 ships, and there was once a naval academy here, to which Russia's Peter the Great sent cadets to study in the 18th century. You wouldn't necessarily guess any of this from its size, but Perast's former wealth is hinted at by its elegant *palazzi*, and by its bell tower – which remains the tallest on

PERAST, ONE OF MONTENEGRO'S LOVELIEST COASTAL SPOTS, IS AMONG SEVERAL BAY OF KOTOR LOCATIONS DESIGNATED AS UNESCO WORLD HERITAGE SITES



Archaeological finds in Montenegro include Illyrian remains



Sveti Stefan is one of the Adriatic's most exclusive resorts

formed part of an Illyrian palace. 'Illyrian' is the name used to describe several different powerful tribes which ruled over the eastern Adriatic seaboard in the centuries before the arrival of the Romans. The finds appear to represent two separate periods, with the later buildings having evidently been built upon the ruins of an earlier palace structure which burnt down. It has been suggested that the later palace may have belonged to Queen Teuta, one of the greatest of all Illyrian

rulers, against whom the Romans launched their first attack across the Adriatic in 229 BC.

North from the Bay of Kotor towards the Croatian border, the old town of Herceg Novi cascades down the hillside towards the sea in a series of stone-paved steps, squares and impregnable-looking fortresses. Come here in August for Montenegro's greatest international film festival.

Highlights as you head further south along the

MONTENEGRO HAS A MIND-BOGGLING AMOUNT OF OUTDOOR ADVENTURE TO OFFER, MUCH OF IT CENTRED ON THE COUNTRY'S FIVE SPECTACULAR NATIONAL PARKS

coast include the vibrant Budva, the tiny island of Sveti Stefan (once a sleepy fishing village, subsequently developed into one of the most exclusive resorts on the Adriatic), and towards the southern tip of the Montenegrin coast, the town of Ulcinj, the stout walls of its historic core rising straight up out of the sea.

Among the best beaches along the coast are Jaz near Budva (extremely popular), Lučice near Petrovac (good for children), and Velika plaža (literally 'big beach', stretching some 12km south of Ulcinj) – but there are many, many more, and the Luštica peninsula, for example, is dotted with little coves and swimming spots.

HEADING INLAND

Heading inland and leaving the coast with its beautifully preserved old towns behind certainly doesn't mean you'll find a lack of things to visit. There's a whole wealth of things to see and do in the Montenegrin hinterland, including national parks with spectacular scenery, and some outstanding monasteries. Nevertheless, far fewer visitors head inland to explore Montenegro's mountainous hinterland, in comparison to its coast – which is a shame, since it's arguably here that the country has the most to offer visitors (just compare the size of the narrow littoral with rest of the country, and look at how quickly the mountains shoot up from the coast).

Cetinje, the former royal capital (Podgorica only became the capital of Montenegro at the end of the Second World War), lies hidden from the sea behind Mt Lovćen. It's a fairly quiet place now, but its former status as a late 19th-century diplomatic hub is evident from the number of rather grand-looking buildings which were formerly embassies. Cetinje is home to the National Museum of Montenegro, encompassing several separate institutions including the Art Museum and the Archaeology Museum.

The Montenegrin capital, Podgorica, offers less in the way of attractions, but it does have several museums and galleries, along with plenty of good restaurants and vibrant nightlife. The city's primary landmark is the brand new Millenium Bridge, opened on Montenegro's National Day, 13 July, in 2015.

Montenegro has some fascinating monasteries, and two of them in particular – Ostrog and Morača – are well worth visiting.

Ostrog monastery lies northwest from Podgorica, just off the road to Nikšić. Built in the 17th century and dedicated to St Basil of Ostrog, it has a truly spectacular setting, having been built into a sheer cliff. The monastery includes two cave churches, which contain 17th-century frescoes by the Serbian painter Radul. The Morača monastery was founded in the 13th century by the Serbian prince Stefan Nemanjić,



Prokletije, Montenegro's newest national park, offers untamed scenery

nephew of the first king of medieval Serbia, Stefan the First Crowned. Its frescoes, which date from the 13th or 14th century and depict scenes from the life of St Elijah, are among the finest surviving examples of medieval Serbian art (known as Raška style). The monastery stands by the Morača river, near Kolašin.

RIVER DEEP, MOUNTAIN HIGH

Love the great outdoors? Montenegro has a mind-boggling amount to offer in the way of active, outdoor adventure – from hiking to kayaking, mountain biking to white-water rafting, with much of the action centred on the country's five national parks.

Durmitor is the best-known of Montenegro's national parks – a high, glaciated mountain plateau in the northeast of the country with spectacular limestone scenery and astonishing biodiversity, for both of which it was declared a UNESCO World Heritage Site in 1980. The eastern edge of the Durmitor plateau is slashed by Europe's deepest canyon, carved by the River Tara as it rushes northwest to join the Piva, forming the River Drina. And it really is stupendously deep in places, some 1,300m as you peer down from the summit of Veliki Štuoc, a peak in the northern part of Durmitor (a nearby spot on the edge of the canyon called Čurevac, while not as high as Veliki Štuoc, has arguably the



White-water rafting attracts thrill-seekers from across the world

best views of the Tara Canyon).

The gateway to Durmitor is Žabljak, a busy little mountain town. The national park covers around 40,000 hectares of the Durmitor area, and is one of the best and most easily accessible areas for hiking in Montenegro. Its extensive network of well-marked trails range from easy walks which you can knock off in half a day from Žabljak to week-long mountain tours which include sections of scrambling and require several nights in a tent or mountain hut. The Tara is a magnet for lovers of white-water rafting, although some of the longest-established rafting outfits are based further northwest from Durmitor, at

Šćeplan polje near the border with Bosnia.

The flip side of the coin is that all this makes Durmitor, quite understandably, the country's most heavily visited wilderness area – and, while the numbers of hikers are still very low compared to better-known mountain areas in western Europe like the Pyrenees or the Alps, if it's solitude you're after, read on.

Montenegro's newest national park, Prokletije, is in the east of the country, running along the mountainous border with Albania – and if it's epic, untamed mountain scenery you want, with very few visitors and a sense that you've stepped off the map, then this is definitely the place for ►

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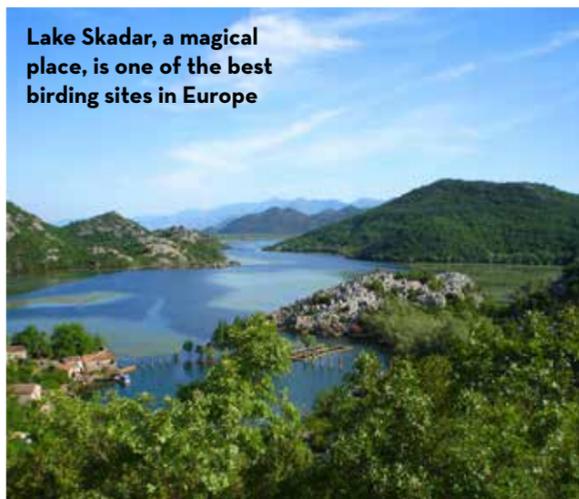
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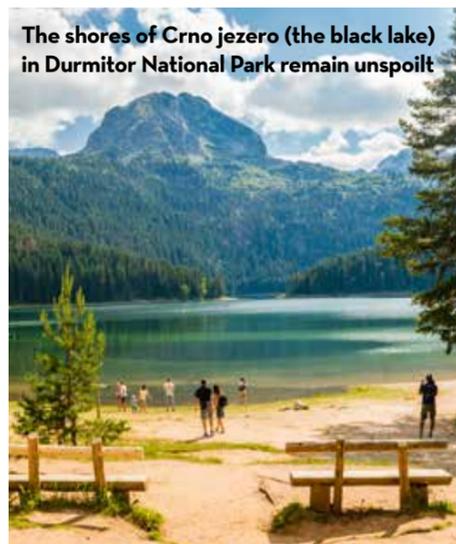




Biogradsko jezero glacial lake in the Biogradska gora national park



Lake Skadar, a magical place, is one of the best birding sites in Europe



The shores of Crno jezero (the black lake) in Durmitor National Park remain unspoilt

you. Prokletije means ‘the accursed mountains’ but don’t let that put you off; this is probably one of the most beautifully wild and rugged places I’ve visited in Europe. It’s becoming increasingly popular, though, partly due to the development of an excellent trans-border hiking route, the Peaks of the Balkans trail, which winds some 200km through the mountains of Montenegro, Kosovo and Albania.

Biogradska gora national park lies between Mojkovac and Kolašin, an area of dense, pristine forest with a lake at its centre. The plant life here is astonishingly rich – some 2,000 plant species have been identified within the national park, around 20% of them endemic. You can reach the lakeside by road, and a circular walk around the shore on clear paths and wooden boardwalks takes no more than an hour.

Bjelasica – the mountain running eastwards from Biogradska gora national park – is also Montenegro’s top skiing destination, with a good ski resort (Kolašin 1450, kolasin1450.com) boasting around 16.5km of groomed slopes and trails as well as new or modernised ski lifts. Facilities include ski hire, a restaurant and café, first aid centre and a ski school with qualified instructors, and prices for ski passes and ski hire here are a fraction of those at better-known ski

LAKE SKADAR, A VAST, WATERY WILDERNESS, IS REMARKABLY, WONDERFULLY UNDERDEVELOPED, AND AN INTERNATIONALLY SIGNIFICANT CENTRE FOR WILD BIRDS

resorts in the Alps, while the ski runs are much less crowded. The slopes at Kolašin 1450 are quite gentle – around 40% of the runs are graded ‘easy’ – so it’s great for families and beginners, although there are also steeper and more challenging runs as well. The best conditions for skiing are usually found between mid-December and mid-February, although the ski season here lasts until mid-April.

Skiing is also possible in Durmitor national park, but (unlike hiking and rafting in this area) it’s completely undeveloped, and the terrain is much, much steeper – great if you’re an experienced freestyler, not so great if you want facilities like groomed runs, ski lifts or indeed any kind of skiing infrastructure. For the majority of visitors, Bjelasica remains a much better bet.

Mt Lovćen, which towers above the Bay of Kotor, is also a national park, and is crowned by the mausoleum of Montenegro’s 19th-century ruler-poet, Petar II Petrović Njegoš. An asphalt road leads up from Cetinje to just below the summit area; from here, visitors ascend a broad staircase to the mausoleum itself. Inside the mausoleum, beneath a ceiling sheathed in some 200,000 gilded mosaic tiles, there’s a statue of Njegoš by the great Croatian sculptor Ivan Meštrović, one of the most highly regarded sculptors of the former Yugoslavia (Meštrović was the first living artist ever to have a solo exhibition at the Metropolitan Museum of Art in New York). The little viewing platform beyond the mausoleum has fantastic views, weather permitting – a great place to be on a clear day, but (speaking from personal experience) a somewhat alarming spot to find yourself at the onset of a thunderstorm.

Montenegro’s fifth national park is Lake

Skadar – a vast, watery wilderness sprawling across the border between Montenegro and Albania. The largest lake in the Balkans, it covers around 370 square kilometres in summer (growing to over 500 in winter), and is fed by the River Morača as well as by underground springs. Given its location (just half an hour’s drive from Podgorica, and even less from Podgorica airport) it’s astonishing that it’s not overrun with visitors, but it’s not – in fact quite the opposite, it remains remarkably, wonderfully undeveloped.

Lake Skadar has the greatest concentration of birdlife anywhere in Montenegro, and was declared a RAMSAR site (Wetland of International Importance) in 1996. With over 270 species of bird recorded, and a staggering one million or more birds flying over the lake and its deltas during the spring and winter migrations (up to 200,000 of these birds actually winter at the lake), it’s one of the best birding sites in Europe.

The lake’s best-known inhabitant is the rare Dalmatian pelican, but you can also see large

numbers of pygmy cormorant, as well as grey heron, squacco heron, little egret and great crested grebe. It’s a magical place, surrounded by reed beds, its surface brightened by water lilies and scattered with floating water chestnuts.

The way to see the lake is, of course, by boat. Head out with a local outfit since their knowledge of the lake, and the best place to see birdlife – not to mention how not to disturb it – will be unparalleled and accurate.

At the time of writing, just how long the astonishing natural landscape of Lake Skadar will remain unspoilt is open to question, since the Montenegrin government has, very controversially, approved plans to build a large resort on the lake – a development which would very probably have a major impact on the birdlife here, as well as on the fragile ecosystem of this unique environment.

There are plenty of other spots to hike and bike in Montenegro, beyond the boundaries of its national parks – including the Luštica peninsula on the coast (good for gentle walks) and Komovi inland (good for peak bagging), to name just two.

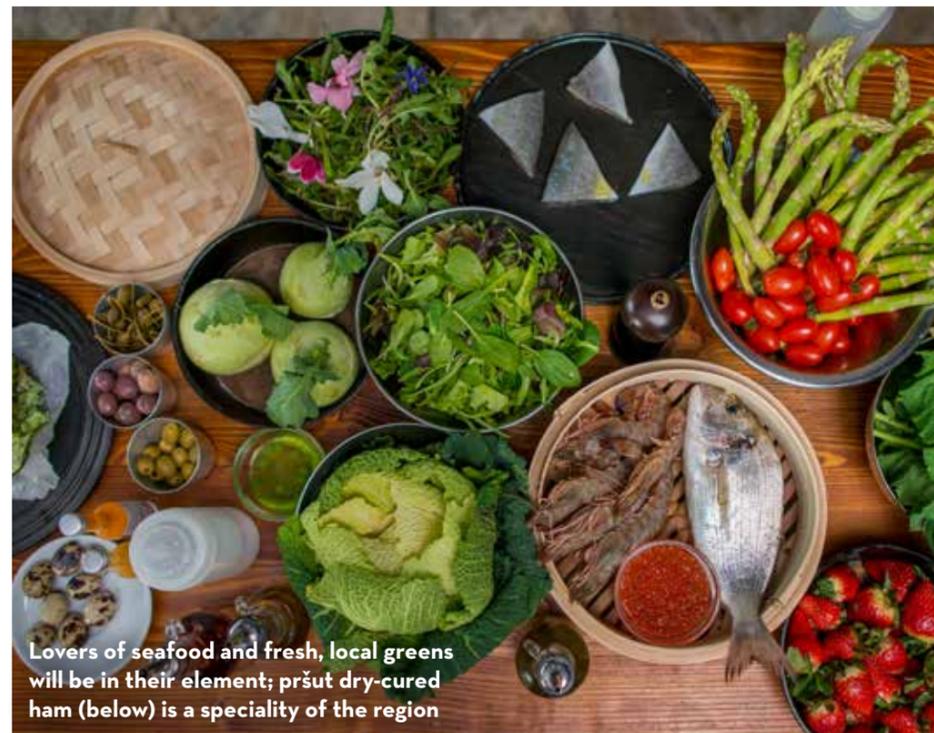
FOOD AND WINE

Montenegrin cuisine is a delicious blend of Mediterranean and Balkan culinary traditions, a consequence of centuries of Italian (Venetian) rule along the coast, and several centuries of Ottoman rule inland.

Expect to find plenty of grilled meat on the menu in Montenegro (usually veal, lamb or pork), prolific seafood along the coast and lots of freshwater fish (trout, carp, eel, bleak) inland. Fish is usually prepared simply – fried or grilled, and served with a drizzle of local olive oil, together with boiled potatoes and Swiss chard. *Pršut* (local dry-cured ham, similar to Italian prosciutto) is often served as an entrée, the best said to come from the village of Njeguši, between Kotor and Cetinje on the slopes of Mt Lovćen. There are rich stews, as well as earthy peasant dishes such as *kačamak* (a potato, cornmeal and cheese dish), and you can find *čevapčići* (small grilled meatballs) pretty much anywhere. Lamb cooked in milk is a popular dish in areas near the Albanian border.

Olive trees are cultivated widely along the coast, and many of the ones around Stari Bar are well and truly ancient. There are olive trees here which are well over a thousand years old, and some predate the time of Christ (and are still fruiting – for more information on olive oil produced from these ancient trees see oliveoilmontenegro.me). As well as being used to make excellent extra virgin olive oil, olives are also used to make natural cosmetics.

Montenegro’s signature grape variety is Vranac, a full-bodied red which, although often drunk while young, is at its best when it’s been



Lovers of seafood and fresh, local greens will be in their element; pršut dry-cured ham (below) is a speciality of the region

aged for a year or two. Krstač, another typical local grape variety, produces a dry white.

The country’s largest vineyard is Plantaže, located at Čemovsko polje beside the Cijevna river, between Podgorica and Lake Skadar, and covering an area of around 2,300 hectares. The best place to head for if you want to sample, or buy, some of their wines is the Plantaže cellar, shop and restaurant at Vranjina, beside the shore of Lake Skadar, on the Podgorica-Bar road.

Of course there are also plenty of smaller vineyards. Some of my favourite are just west of Virpazar, in the area known as Crmnica, Montenegro’s best wine-producing area – including the award-winning Klisić winery, in the village of Limlijani, and the award-winning Buk winery.

Visiting any of these wineries will also doubtless give you the opportunity to try some



homemade *rakija* – a fiery local spirit which comes in several different guises, made with plums, with grapes, walnuts and more. Raise your glass of *rakija* and toast the fact that you’re lucky enough to be travelling around this marvellous little corner of Europe. ■

FIND OUT MORE

If you want to arrange a guided trip through some of Montenegro’s superlative mountain scenery, contact Zalaz (zalaz.me). For Lake Skadar and its surroundings, from kayaking to bird-watching, wine tours and yoga retreats, your number-one port of call should be Undiscovered Montenegro,

based in Virpazar (undiscoveredmontenegro.com), run by Ben and Emma Heywood. They have lived by the lake for years, and take guests out on kayaking trips; Ben is a BCU-qualified kayak coach. Andrija and Jelena Dabanovic take visitors out aboard the Milica, their traditional fishing boat (boatmilica.com).

For skiing on Bjelasica, contact Explorer, a Kolašin-based outfit specialising in winter sports (explorer.co.me). For other outdoor trips, including Tara rafting, and cultural tours, Black Mountain, based in Herceg Novi, is a reliable outfit with a long presence in Montenegro (montenegroholiday.com).

The view from the deck of a boat gives a new perspective to lush Sveti Marko, the largest island in the Bay of Kotor

MONTENEGRO – BEACH-HOPPING BY BOAT

Charter a yacht and discover some of Montenegro's most delightfully secluded coves and beaches in luxurious freedom, says **RUDOLF ABRAHAM** – and there are also plenty of options for those who prefer to travel over land

Montenegro's Adriatic coastline stretches for the best part of 300km, though it's less than half that distance as the crow flies between the borders of Croatia and Albania. Throughout its length, the coast is studded with beautifully preserved historic towns and several large, extremely popular beaches. However, slip away from these hotspots in the luxurious freedom of a chartered yacht, and you will

discover a string of hidden coves and secluded beaches, several of them accessible only by boat. There are plenty of specialised outfits offering yacht charter on the Montenegrin coast, including Simple Sail (simplesail.com) which offers both bareboat and skippered charters, with a fleet ranging from the Oceanis 38 up to Oceanis 48s, and Helia 44 catamarans. Simple Sail has mapped out three suggested itineraries, each lasting seven days and taking in many of the highlights of the Montenegrin coast. The Luštica peninsula, having remained very

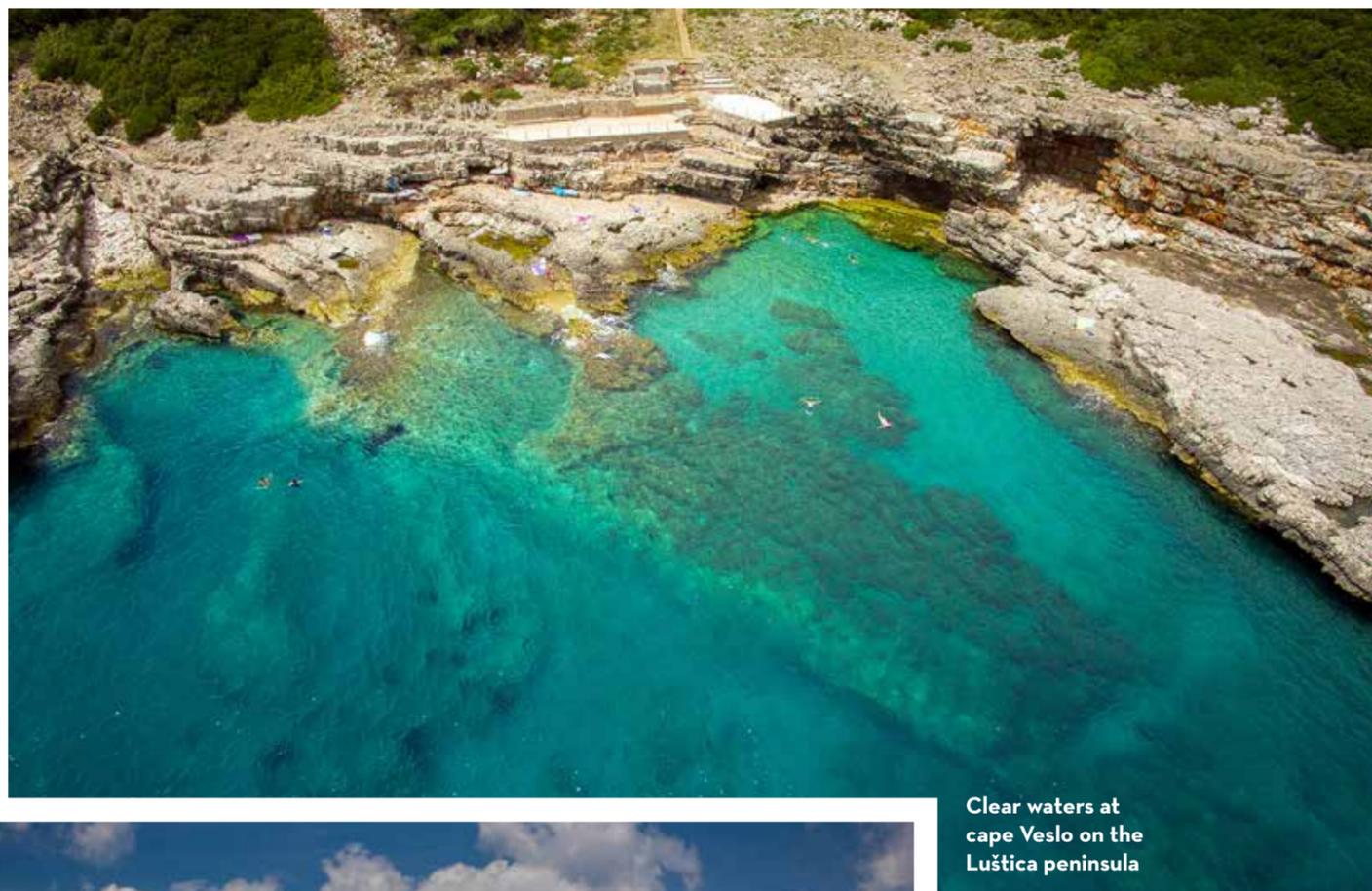
little developed compared to some other parts of the coast, has plenty to offer in the way of little coves, sandy beaches and swimming spots, especially the southern side of the peninsula, with its indented coastline and clean water. Dobreč has long been a favourite swimming spot for many locals. This small shingle beach is sheltered within the arms of a deep bay, just south of the tip of the Luštica peninsula, at the entrance to the Bay of Kotor. Dobreč is only accessible by boat – although that definitely doesn't mean you'll find it deserted, as kayaks

can be hired from the nearby village of Rose, and plenty of yachts anchor in the bay. Part of the beach is rented by the Hotel Regent Porto Montenegro. There's also a simple but highly regarded little seafood restaurant here, and just north of Dobreč in Rose itself (accessible by water taxi from Herceg Novi) there's a popular restaurant called Adriatic. Sailing further around Luštica's southern shore takes you past the small island fortress of Mamula – one of three fortresses built by the Austrians in the mid-19th century to guard the entrance to

the Bay of Kotor, and now the site of a planned new Orascom resort. A little further still and you arrive at the so-called Blue Cave (Plava špilja), a sea cave inside which, if the conditions are right, sunlight refracts off the walls to turn it an intense blue. In Trašte Bay, Plavi horizonti (also known as Pržno, not to be confused with another beach with this name near Budva) is sheltered, sandy, very shallow and perfect for families with young children. It's also accessible by road. While the tiny islands of Gospa od Škrpjela and Sveti Djordje near Perast might be two of the

Bay of Kotor's most photographed landmarks, the much larger island of Sveti Marko near Tivat is the place to head if you have your own boat. With a rocky shoreline and covered with greenery, there are no sandy beaches here but if you moor on the far (southern) side of the island it makes a great spot for wild swimming. Sveti Marko pokes out into the Bay of Kotor just south of Porto Montenegro, only a few hundred metres from Tivat airport. Between it and the mainland is the small island of Miholjska Prevlaka, also known as Ostrvo Cvijeca (Isle

PHOTO: SHUTTERSTOCK



Clear waters at cape Veslo on the Luštica peninsula



Gospa od Milosti island, off Tivat, viewed from the sea

THE LUŠTICA PENINSULA, WHICH IS COMPARATIVELY LITTLE DEVELOPED, HAS PLENTY TO OFFER IN THE WAY OF COVES, SANDY BEACHES AND SWIMMING SPOTS

of Flowers), with the remains of a former monastery; while at the far end is the diminutive Gospa od Milosrđa, home to a Jesuit monastery.

Further down the coast at Budva, facing the old town on its rocky headland, is the island of Sveti Nikola with steep cliffs along one side, and sandy beaches along the other (the largest is nicknamed Hawaii by locals – though don't expect any surf, obviously).

Just off the coast at Petrovac are the tiny twin islands of Sveta Nedelja, with its ruined church, and neighbouring Katič, with its small cluster of trees. Locals sometimes swim over to Sveta Nedelja and Katič from Petrovac, so I did too on one of my first visits to Montenegro, many years ago – and I remember it as being somewhat further away than it looked.

That evening in Petrovac it was Petrovačka Noć (Petrovac Night), the largest traditional festival of the year for the small town, and after returning from our long swim we joined throngs of people on the waterfront, eating freshly grilled fish sandwiches before wedging ourselves into a small bit of free seating outside a café, and drinking local wine under the stars.

Then again, if you're not too bothered about the exclusivity of finding your own private beach by boat, you still have plenty of beaches to

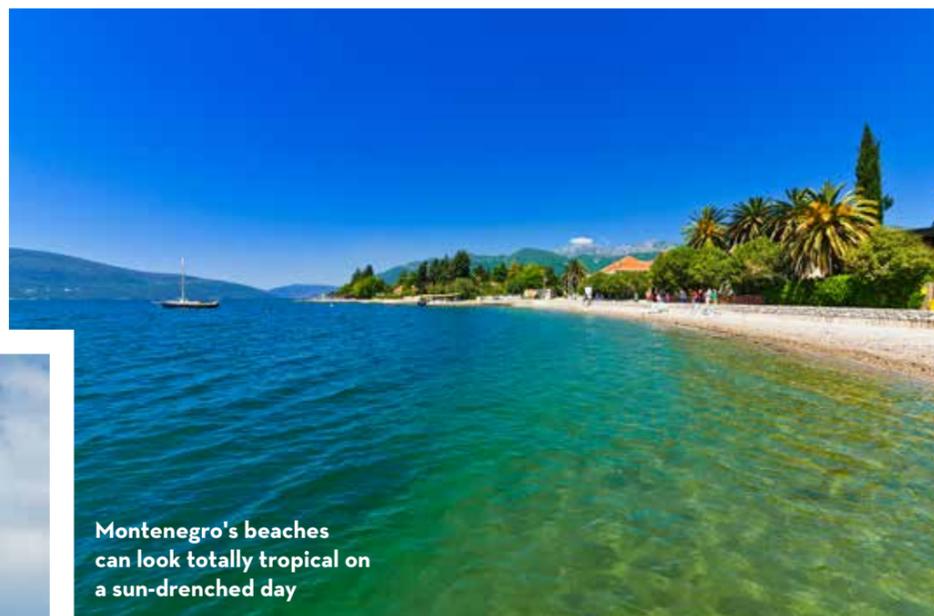


Blue seas on Boka Kotorska: heading out for a day on the waves

PHOTO: ILLIJA PERIC, MIKO DJURICIC, SHUTTERSTOCK



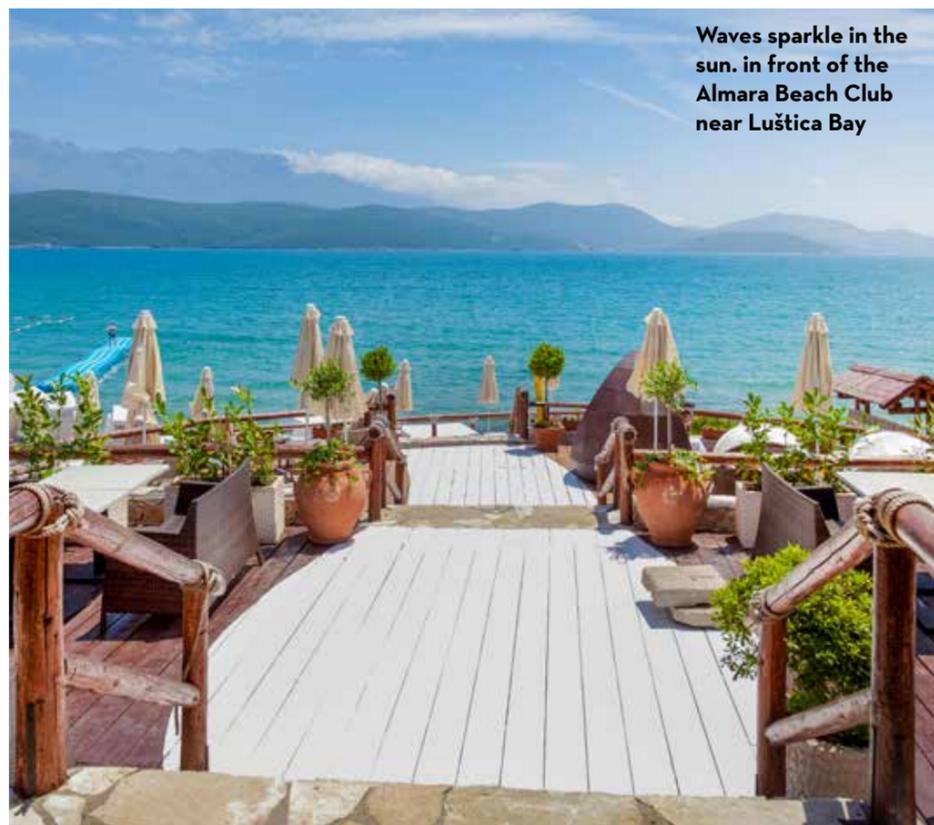
Sand and shingle beaches are perfect for swimming and sports



Montenegro's beaches can look totally tropical on a sun-drenched day



Riding at anchor in tranquil blue seas



Waves sparkle in the sun, in front of the Almara Beach Club near Luštica Bay

choose from, scattered along the length of the coast. Jaz, near Budva, has redefined itself as a festival destination in recent years. Lučice, around 500m south of Petrovac, is popular with families and young children – however it's certainly no secret these days, and you can expect to find it as crowded as any of the other 'big' beaches. Here as with any of the other popular beaches, head down early in the morning to stake out some prime space with beach towels and mats. Velika plaža is, as its name 'big beach' implies, huge – 12km of fine shingle and sand south of Ulcinj, also popular for kite surfing.

AFTER A DAY OF SWIMMING AND KITESURFING, GRAB A TABLE OUTDOORS AND ENJOY DINNER OR A SUNDOWNER WHILE YOU WATCH A FABULOUS SUNSET ACROSS THE ADRIATIC

Aside from the restaurants already mentioned at Dobreč and Rose, there is no shortage of places to eat along the coast, whether anchored in a remote cove or moored in a marina. A few standout choices are Feral, on the waterfront in Herceg Novi, with great seafood; Konoba Školj, on the waterfront in Perast, with seafood, grills and dishes slow-cooked under an iron dish (*ispod sača*); Galion by the marina in Kotor, one of

the most upmarket dining spots in town; Jadran kod Krsta, on the waterfront in Budva, near the marina; Miško, on the banks of the River Bojana, where the Montenegrin coast comes to a full stop at the border with Albania – and plenty more besides.

So grab a table outdoors and enjoy dinner or a sundowner while watching a fabulous sunset across the Adriatic. ■

PHOTO: ILLIJA PERIC, MIKO DJURICIC, LUŠTICA BAY ARCHIVE



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Wine temple "Šipčanik"

The vineyard of Čemovsko field, which is in the ownership of company 13.Jul - Plantaze, is located in the south-east of Podgorica, between the Morača and Cijevna rivers. It covers the surface of 2.310 ha, making it the largest European vineyard as a single complex, planted with over 11.5 million of the grapevines.

A new dimension of the wines from the Čemovsko field has begun with the opening of the majestic wine cellar 'Šipčanik' at the end of 2007. The old military airport was converted into an impressive wine treasury, based on the principle of the French chateaux, because the wine cellar is located in the middle of the vineyards, in the same country, on the same rock, from which the grapevines grow. The impressive wine temple is located on the average depth over 30 m underground, in the very heart of the hill. It's form is like a spiral tunnel, 356 m long, 13,5 m average wide and 7 m high. In the inspiring space, covering 7.000 m², the wine is tended in the perfect climatic and technological conditions. The quantity of two million liters of wine age and mature in the wooden barrels.



SPA DELIGHTS OF AN ISLAND HIDEAWAY

27

The Aman Sveti Stefan resort blends seamlessly with the glorious surrounding landscape. That respectful partnership with nature extends all the way to Aman's heavenly spa treatments, as **NEVINE COUNTRY** discovers

There is something about the way the sea meets the land in Montenegro, and the dramatic landscape that awaits visitors, that gives the feeling of being transported back in time to a very special part of historical Europe.

Combine that with the world-class spa to be found at the Aman Sveti Stefan, and you can understand why a spa lover such as myself would jump at the opportunity to sample the facilities at this exclusive retreat.

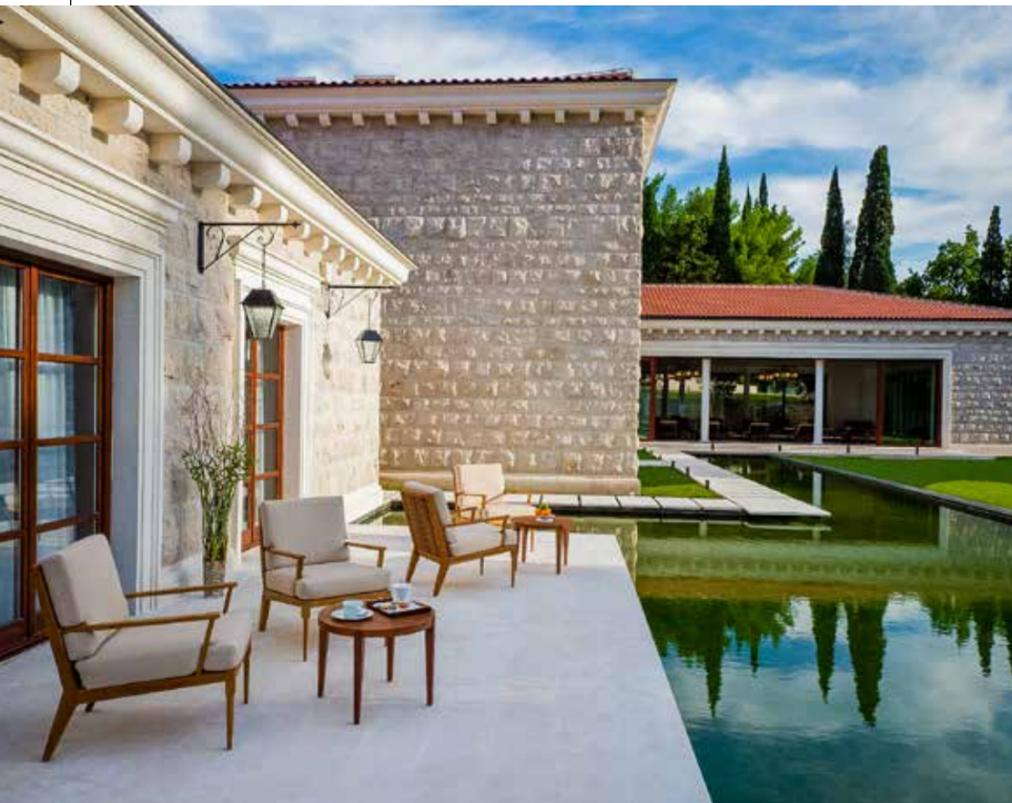
A favourite with international celebrities and jetsetters, the spa is part of the Aman complex located on Sveti Stefan. Formerly a fortress island, Sveti Stefan is now linked to the mainland, and is today the peaceful home of the Montenegrin outpost of this prestigious resort group.

I must admit to feeling a little intimidated ahead of my visit, as one would feel if one was about to enter a secret club open to only a select few. But I was pleasantly surprised to be greeted by name by the resort's manager, who showed me around rather as though he were welcoming me home. The boutique hotel complex takes up the whole island of Sveti Stefan and is constructed in the charming local architectural style that has barely changed in hundreds of years.

The place is a wonderfully secluded gem, and the spa is situated in another private setting, a building on the mainland, tucked away among trees, with delightful views of the Adriatic and its own private beach.

As I arrived I was welcomed by the spa manager and by my therapist for the day, the lovely Analyn, a Filipino lady who has made





HALF-WAY THROUGH MY TREATMENT, I FELT AS THOUGH I NEVER WANTED TO LEAVE. I LOST TRACK OF TIME AND RATHER BEGAN TO DREAD RETURNING TO THE OUTSIDE WORLD

Montenegro her home and was formerly a private therapist to the Saudi royal family.

My treatment for the day was Aman's signature Adriatic Rejuvenation. I was told it is the spa's most popular programme, and, following my treatment, I could totally understand why. We started off by soaking my feet in a small tub filled with an infusion of herbs, oils, Adriatic sea salts and soothing warm water to get me relaxed.

Next I was shown a tray of natural raw ingredients that would be mixed together to create an exfoliating and rehydrating scrub. One might expect to see branded beauty products in a luxury spa such as this, but at Aman, only natural ingredients are used, in this case taken partly from the local habitat and rich natural resources that exist in Montenegro. The scrub, made to a secret recipe, contains raw honey, lemon juice, brown sugar and Himalayan sea salt, the latter ingredient exclusive to Aman resorts.

I was then taken to the treatment room, where Analyn applied the special scrub all over my body. It felt instantly rejuvenating and, once rinsed off, left my skin glowing and silky soft (Analyn tells me Cleopatra used a similar combination). I was already half-way through my treatment, and I felt as though I never wanted to leave.

My next treat was a beautiful freestanding bathtub filled with another infusion of natural fresh herbs and oils with lavender, rosemary and flowers native to Montenegro. I was left alone there for a good 20 minutes to relax, and then it was time for the finale of the treatment, the massage. Aromatic fresh lavender oil was used during this experience and, while I chatted away with Analyn, I lost track of time and rather began to dread returning to the outside world.

PHOTO: AMAN SVETI STEFAN, NEVINE COUNTRY

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YOU KNOW INSTANTLY THAT YOU ARE EXPERIENCING SOMETHING UNIQUE HERE AND THAT IS IN ITSELF A LUXURY. I FELT LIKE A QUEEN FOR A DAY – OTHER VISITORS WILL FEEL THE SAME

The company makes a point of integration with the local community – the olive oil soaps found in every room of the resort, for example, are made by nuns at the local convent.

I soon realised that luxury doesn't mean fancy products and flashy architecture. It is the resort's elegant integration with nature and respect for its peaceful, picturesque environment that truly provides a luxurious experience. You know instantly that you are experiencing something unique here – and that is in itself a luxury. I felt like a queen for a day and anyone lucky enough to experience the Aman Resort & Spa will feel the same way. ■

Aman Resort & Spa, aman.com/resorts/aman-sveti-stefan

Once the treatment was finished, I was shown around the rest of the spa. It has extensive facilities, including a stunning heated indoor swimming pool (24 metres long, with an eight-metre outdoor extension), a fully equipped gym, a Pilates studio, and a dedicated yoga studio in a separate house next to the beach. There are also three hydrotherapy rooms with steam and sauna for private use, plus relaxation areas.

The spa offers a wide range of treatments, including a variety of massages, wraps, scrubs, facials, beauty treatments and programmes that can be enjoyed either as individual experiences or

as part of a personalised schedule.

Following the tour I was then offered a wonderful meal at the spa's own restaurant, which offers local food, amazing fresh fish and freshly baked bread. It was simple yet delicious, with a view overlooking the gorgeous beach.

What I loved about the resort and the spa was firstly the friendliness of the staff – everyone smiles, and seems truly keen to help you and accommodate your every need. I also found the spa's use of all-natural products indigenous to the Montenegrin locale truly magnificent. Aman employs a local herbalist, Branislav, who makes teas and honey and provides all the spa products.

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FIVE MORE GREAT SPAS TO TRY IN MONTENEGRO

Hotel Splendid, Budva, montenegrostars.com/index.php/en/our-hotels/hotel-splendid-conference-spa-resort
A large, modern, five-star hotel three kilometres from Budva, the Hotel Splendid boasts a private beach and an impressive list of celebrity guests, from Bill Clinton to Madonna. The well-appointed spa's facilities include three indoor pools, a Technogym fitness centre, five different saunas and a snow shower.

Hotel Palmon Bay, Herceg Novi, palmonbayspa.com
This stylish, contemporary new hotel overlooks great views of Boka Bay. Its 500-square-metre wellness retreat, which has a natural mineral water pool, offers beauty treatments using luxury Spanish brand Skeyndor.

Hotel Palas, Petrovac, hgbudvanskarivijera.com/index.php/en/hotel-palas
The four-star, family-friendly Hotel Palas has a beautiful coastal location with views of the islands of Katič and Sveta Neđelja. The hotel's recently

opened 300-square-metre wellness centre offers not only a range of beauty treatments, saunas and massage, but also the chance to try your hand at bocce, a Montenegrin ball game a little like boules.

The Capital Plaza, Podgorica, thecapitalplaza.me
This smart new development in Montenegro's capital includes offices, retail spaces, a business hotel and a cluster of health and beauty businesses, including a gym, spa and wellness centre, a beauty salon and a health food shop. Professional entertainers

are on hand to look after your children while you relax in the salon or spa.

Hotel Bianca, Kolasin, biancaresort.com/bianca/index.php
Wood, stone, open fires and rustic chic give this ski resort and spa a warm and welcoming ambience – perfect to return to after a hard day on the slopes of Kolasin 1450. The full-service spa includes an indoor pool, an outdoor pool, a gym, saunas, a solarium and a wide range of beauty and wellness treatments and therapies.

PHOTO: AMAN SVETI STEFAN

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By Pyotr Ilyich Tchaikovsky



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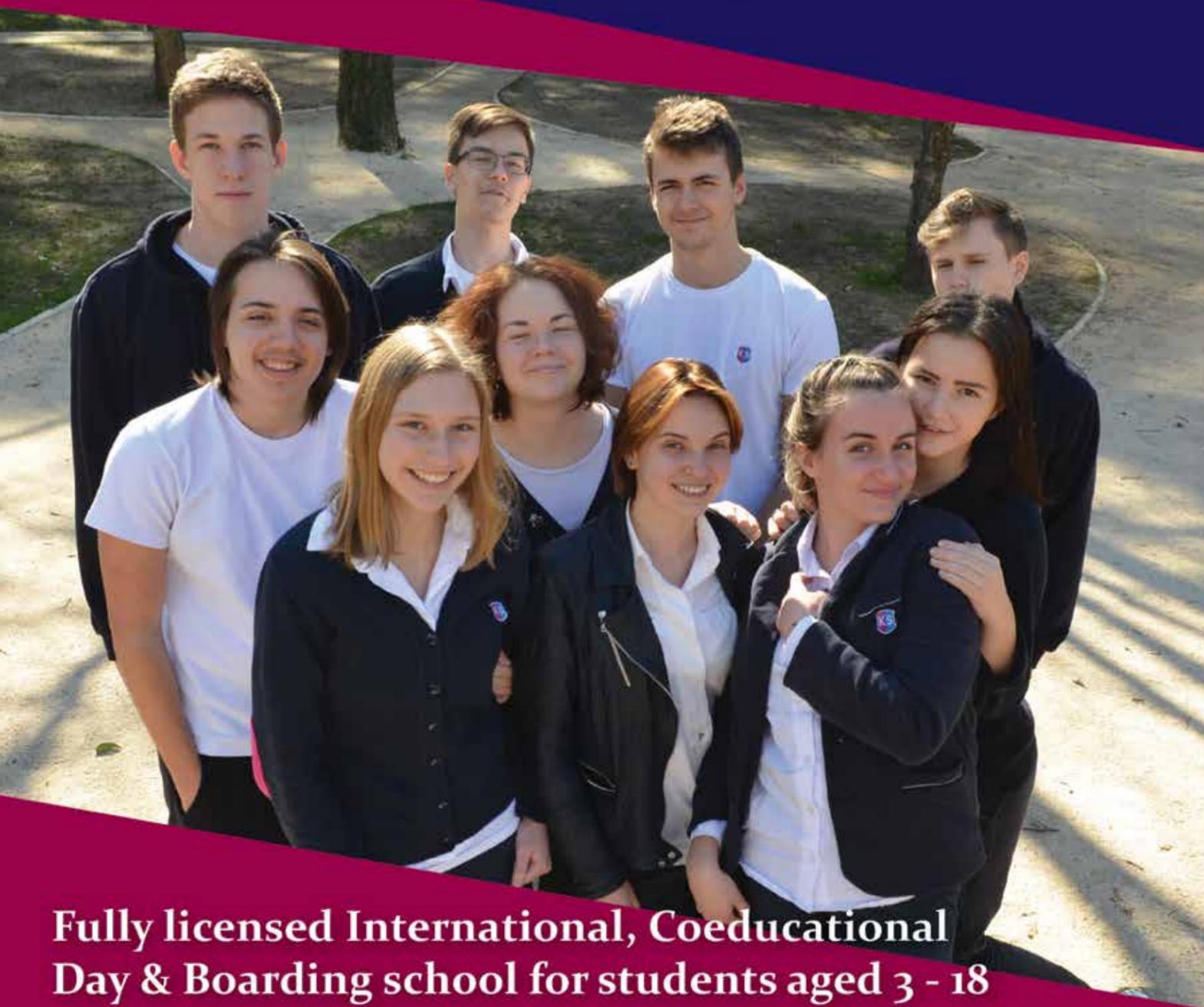


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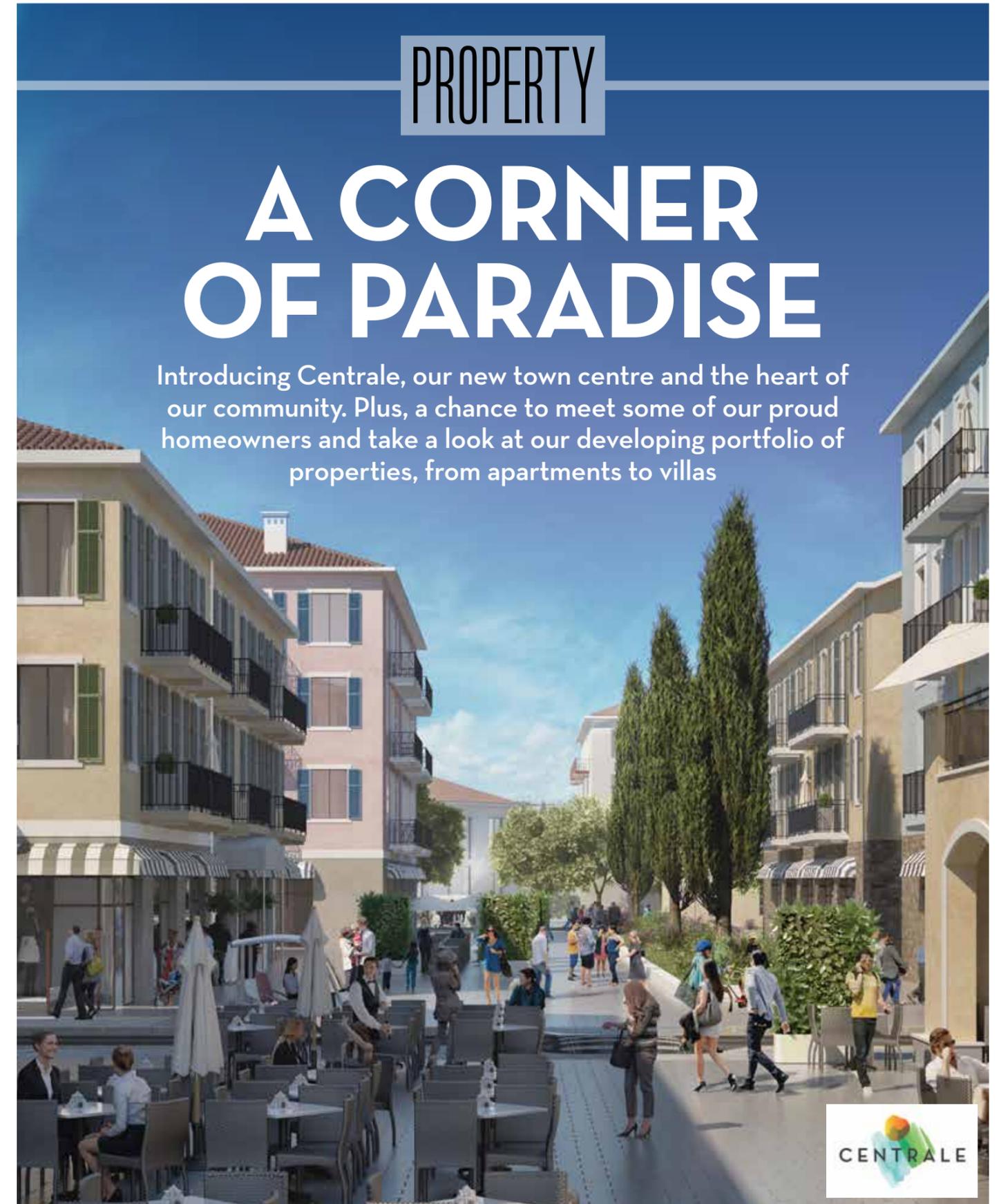
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PROPERTY

A CORNER OF PARADISE

Introducing Centrale, our new town centre and the heart of our community. Plus, a chance to meet some of our proud homeowners and take a look at our developing portfolio of properties, from apartments to villas



INTRODUCING CENTRALE, THE BEATING HEART OF LUŠTICA BAY

Centrale will be a visionary and enticing mix of residential, public and leisure spaces with facilities that will lift the development and further position Luštica as a year-round community. Ruth Mattock reports on Luštica's exciting new milestones



Luštica Bay is entering one of its most exciting phases – the inception of Centrale. Centrale will be Luštica Bay's town centre, offering all facilities and amenities needed for permanent residency.

'When I think about Luštica Bay as an integrated destination of tomorrow, the focal point of the development I envision is always in its very own town centre – Centrale,' says senior marketing executive Slavica Milić. Centrale, she explains, is a microcosm of the development that will become 'a hub of connectivity and a community gathering point, as well as the most dynamic zone of the development. Centrale is what takes Luštica Bay way beyond ordinary developments and will bring 365-day living to the entire project – making it

the one of the most desirable places to live on this part of the Adriatic coast.'

The residential buildings of Centrale will trickle down from the pine trees into a focal hub. The facilities will make life here as comfortable for the 830 envisaged permanent residents as for the peak 3,318 visitors expected in the height of summer, after completion in 2028. A step away from the old world charm of Kotor and Budva and a mere 10-minute drive from Tivat airport, it's connected to the whole of Europe and beyond. But, protected from the international bustle by lush green hills, it achieves the alchemy of being both easily accessible and a world away.

Luštica Bay's first properties are already inhabited, and phase one of Centrale's construction comprises the essentials: a secondary school, supermarket, community

space, healthcare centre and emergency services all begin this year, with planned completion in 2019. A sports centre, gas station and additional infrastructure can be found along the main road into the town. The phases will get more ambitious, with the possibility of a hospital or a higher education institution later on.

But Centrale is to offer far more than essentials. With the highest concentration of public space in the development, at 18,315 metres, it will weave leisure and culture through its 100,000 square metres of residential space. This is vital, given that a significant percentage of the site will be home to permanent residents. Properties vary from 45-square-metre studios to 120-square-metre three-bed apartments, all benefiting from spectacular views and airy interiors in classical or contemporary styles.



Carefully landscaped open spaces are part of the Luštica Bay vision



Centrale promises to be a perfect environment for raising a family



A connection with nature is central to the design of Luštica Bay

Life for residents and visitors will converge in the broad Esplanade, its sunny meeting space framed by restaurants, bars and boutiques, as well as a gallery space and community centre. Across the boulevard to the south, the Festival Piazza promises long summer evenings of outdoor events. A Y-shaped shopping street featuring designer outlets runs at one end down a new architectural staircase to Marina Village.

While there is nothing tentative about Orascom's vision, Luštica prides itself on the

sensitivity of its architecture and landscaping. Its exclusivity is small-scale, its charm traditional and its impact conscientious. The streets of Centrale will be shaded by Montenegro's native cypress, olive and pine trees. Its green spaces, 24% of the town, will take their cues from the existing topography. Montenegro's history is in the soil of Luštica Bay, which is centred around the historic remains of an Austro-Hungarian fortress. The carefully preserved fort offers one of Trašte Bay's best views, and will conceal bars and boutiques.

Residents will direct Centralean life in due course, but a certain outdoor *esprit de vivre* is written by its architects into the town's very walls. Indoor spaces flow seamlessly into balconies, terraces and courtyards. Scattered with informal meeting spaces, peppered with shade and unexpected views, it encourages discovery. The detailed planning extends to every bench, tree and potted plant. Paths, sidewalks and cycling routes will connect Centrale to the surrounding area, and expand into the hiking trails and scenic drives that reveal the beauty of the peninsula.

Centrale's shapes are already coming into being and in them lie the sparks that will turn this visionary concept into a living, vibrant town centre, all year round. ■

MEET THE HOMEOWNERS

Luštica Bay's wide choice of properties offers something for everyone, from homes for young families to retirement apartments to vacation homes. A variety of happy owners explain why Luštica is a perfect location

Adwan Al-Adwani

Adwan Al-Adwani lives in Kuwait with his wife, daughter and three sons. He works in real estate, investing in Kuwait and foreign developments – and he's dreaming about his retirement at Luštica Bay.



What kind of property have you bought?

Four apartments in Marina Village and two condos in The Chedi Luštica Bay. Development is still going and hopefully will conclude during the fall of 2017 and winter of 2018.

Have you visited the property while under construction?

Yes, and I always get new pictures of the construction from the beautiful staff there.

Why did you choose Luštica Bay over other developments?

Because of its environmentally friendly atmosphere, mixed with luxury. And for its pure, untainted coastline. The location is unique.

How will you use the property?

It will be one of my retirement homes in Europe.

Did you know Montenegro well before you invested in Luštica?

I had been reading about Montenegro before visiting and when I visited Luštica Bay in 2015 I fell in love with the place at very first sight. I stayed in Kotor old town where the people were very welcoming and extremely friendly. I made quite a few friends there, in fact.

How will you make the place your own?

I'm planning to incorporate a design that fits the natural atmosphere of the place.

How are your properties and the bay well suited to your family?

It's one of those places where you have everything you need right around the corner. And the picturesque peninsula suits us.

What is your favourite thing to do in the bay?

Just walking in nature and enjoying the exquisite atmosphere of the place.

How does the future of Luštica look to you?

I am very optimistic about the bay and I would

like to see the vision that was presented to me come to light.

How do you plan to spend your days there when retirement comes?

I intend to use all the facilities available and wander around the surroundings. I don't sail but I like boating and love to fish. I'm thinking of buying a small boat for fishing and cruising around the peninsula and the bay.

Konstantin Aristarkhov

Konstantin Aristarkhov and his wife were looking for something different from their busy Moscow lives when they lost their hearts to Luštica Bay. Now he can't wait for his little daughter and her soon-to-arrive sibling to be able to enjoy the sun and sea when they take up permanent residence this year.

Why did you choose to buy in Montenegro?

In 2014 my wife and I decided to take a European sabbatical. We spent five months in Italy and two in France before we came to Montenegro to meet our local friends. We took a ferry trip from Bari, Italy, to Bar, Montenegro, arriving early in the morning. I've been to Montenegro many times before but it was a first for my wife. We were both amazed to see the coastline from the sea. It was stunning. We decided to spend another month there. We

travelled to the mountains for hiking, drifted the rivers, swam, sailed and spent a lot of time discovering the coastal area.

How did you come to choose Luštica over other developments?

I play golf. On seeing the ad about a new development with the only golf course in the country, we decided to check it out. That was September 2014. We fell in love with Luštica. An 18-hole golf course and marina below the village for our newly built Lagoon 42 catamaran! It took us only a couple of days to decide to buy an apartment in the Marina Village.

What kind of property have you invested in?

Our apartment will be completed in spring 2017. But many things have happened in these past two and a half years. We had our first daughter in 2015 and we are expecting our second. The apartment we were building suddenly became small for us and we had no other option but to start building a house, to be delivered in July 2017. We've converted two townhouses in the Mimoza section. We're keeping the apartment for family and friends.

How will you use the property?

We're planning to move there! We found a British school nearby for the girls where we really like the attitude.

What convinced you to make a year-round move to Luštica?

Having been involved with the Luštica



development for over two years, we were so pleased with the professional and friendly attitude of the personnel we didn't hesitate to make another investment. With two small kids, we wanted to spend the first years of their lives in a village-type place. The location is perfect, the quality of the marina, the airport is so near – we couldn't find anything even close to this in other Mediterranean countries. And we love the fact that Montenegro is still a little untouched, traditional. The people are very friendly.

Have you seen the building in progress?

I go there every four or six months to see how it's going. It looks absolutely great. The view from the balcony is amazing – just open sea. I had a sea view in San Francisco but nothing like this; the sea looks softer and warmer.

Have you thought about how you'll decorate?

We've asked a famous Montenegrin architect who has already worked with us in Moscow to help with the interior. We're hoping to get some visualisations in the next month or so.

What facilities are you particularly looking forward to?

We're looking forward to the final stages of the development, to using the local school, supermarket and hospital.

Have you met anyone in the community yet?

Not yet. But we like the fact that it's going to be an international community. Our sales agent's partner is a landscape designer from Britain. We have very good friends in Moscow, a Russian and British couple, and they will be our first guests.

How will you spend your days when you arrive?

We'll spend a lot of time outdoors, on the boat. My wife and daughter love the seaside. Of course I'll be working too. And my wife is planning to open a beauty salon in the village.

David Lewis

David Lewis took a leap of faith when he invested in Luštica Bay, purchasing off-plan in a country he was unfamiliar with. He explains why he has no regrets.

Tell us about you, your work and your family.

I have retired from the active and fascinating world of agricultural commodity trading and a lifetime in Africa and worldwide travel. I enjoy the sea, nature and good company. I am married; we have no children.

What kind of property have you bought?

I bought a studio off-plan in 2013, frontline to the sea.



Did you know Montenegro well before you invested in Luštica?

I knew nothing about Montenegro. I was intrigued by its size and location, and the fact that it is not in 'mainstream Europe.'

How have you decorated?

All the furniture was purchased from local retailers. The style is modern, in soft colours,

suited to a seaside environment.

How do you use the property?

We currently spend about two to three months of the year there, avoiding the high-season periods of Easter and high summer. The weather in May and June is pleasant, sometimes hot. September is cooler, but still pleasant, and without crowds.

How are your property and the bay well suited to you and your family or friends?

The bay is good for us as a retreat, with great views. The Luštica sales team are good company and we enjoy activities such as poolside barbecues for staff and guests. The fledgling golf facilities are fun and we look forward to the establishment of the complete course.

What do you like to do when you're there?

Obviously swimming in the sea is a great way to beat the heat and to exercise. There are some pleasant strolls to enjoy, and some excellent restaurants within a short drive. The golf driving range with the qualified and cheerful golf pro is a good way to spend the late afternoon.

What facilities in the bay do you use and like?

We are looking forward to completion of the mooring facilities so that we can have a runabout speedboat. We attend various functions that the staff of Luštica organise, such as art exhibitions, poolside barbecues and music concerts.

What else do you like to do in Montenegro?

Exploring other coastal towns, visiting the olive farms and generally exploring the mountain areas. The diving is good, and hiring a boat is a pleasant diversion.

Would you say it's a place to escape to or to live in?

For us it is a place to escape to, but it could certainly be attractive as a place to live in, once facilities are all in place.

Which of the latest changes in the town do you think are the best?

Construction of the beach was a major step, coinciding with completion of the harbour.

What's the community like?

The mix of people is quite cosmopolitan and most seem to be like-minded in terms of enjoying the simple pleasures of nature and quiet appreciation of the surroundings. The staff of the development are a great team: friendly, helpful and knowledgeable about the country, always willing to help and advise.

How does the future of the bay look to you?

I think five or 10 years will see the true maturing of the bay and its development into a sophisticated resort with appeal for visitors and residents alike, particularly as the developers seem so very committed to a high standard of style, workmanship, and vision. ■

To protect the privacy of this homeowner, his name has been changed

LUŠTICA BAY RESIDENCES

Luštica Bay's residences range from apartments in both the Marina Village and Centrale, the new town centre, to a range of townhouses and villas to suit every family and lifestyle requirement

Luštica Bay offers a prestigious lifestyle within the setting of a traditional seaside Adriatic town, with a mix of residential product types, ranging from smaller units in the mixed-use structures that border the marina to a variety of hillside townhouses and

villas. Clustered picturesquely over Luštica Bay's dramatic and beautiful hillsides, all residences in the Marina Village have magnificent sea views. Multiple levels enable large dwellings to have relatively small footprints. Stone cladding at ground level is complemented by traditional

plaster in earthy Mediterranean hues. The entire development is set in many acres of delightfully unspoilt Montenegrin wilderness, of which less than 10% will be developed, in line with our commitment to the highest environmental standards.

MARINA VILLAGE APARTMENTS

40

Located in the Marina Village, the heart and soul of the development, our marina apartments are the embodiment of Luštica Bay living. Currently, 70 lucky homeowners are enjoying their apartments, with 2017 being their third year here.

The Kamelija residences, our last remaining waterfront apartments in the Marina Village, are now available for purchase. These units range in size from 48 to 167 square metres and boast ample terrace spaces facing the sea and the marina waterfront. The Kamelija residences are situated within the immediate vicinity of the beach. Upon completion of the remaining retail zone plan, they will also benefit from direct connection to the restaurants, bars and shopping zones of the marina promenade, and also to the first five-star hotel within the development – The Chedi Luštica Bay.

Surrounded by the elegance and tranquility of the bay, and adjacent to the waterfront residences, our second-line properties in the Magnolija cluster are now also available for purchase. These properties are also set right above the main marina, meaning every apartment benefits from dazzling sea views across the Adriatic, as well as access to the bountiful green areas that surround Luštica Bay.



CENTRALE APARTMENTS

A focal point of the Luštica Bay development and the administrative centre of Luštica Bay in its entirety, Centrale promises to be a dynamic place to call home, and well-connected to the wider resort.

Within this zone, apartments and public buildings will sit side by side, designed to reflect the character of the region's archetypal architecture. There will be a sense of both privacy and space.

The Centrale apartments will vary from studios to three-bedroom units, offering from 45 to 120 square metres, with spacious interiors for comfortable, relaxed living. Centrale apartment owners will enjoy year-round amenities for permanent residency, including shops, a school and medical services – and vistas from Lovćen national park to the emerald waters of the Adriatic sea and Boka Bay.

Prospective buyers can now experience living in Luštica Bay prior to making their purchase decision by booking an Inspection Package, while the new rental management programme enables homeowners to rent their properties when their apartments are not in personal use.



TOWNHOUSES

Our 14 exclusive townhouses in the Marina Village offer all the seclusion you would expect from a luxurious private dwelling.

Their architectural design with stone facades is perfectly in keeping with the aesthetics of the local building style.

They include two to three bedrooms on the upper floors and a living area on the ground floor, and range in size from 117 to 180 square metres. Each has a terrace with magnificent vistas over the bay and extensive living and entertaining space. Other facilities include covered garage space, an extensive front garden and terraces with sea views on each level.

Buyers also have the opportunity to choose the fixtures and finishes which will complete their property.

Perfect for families, our townhouses combine sophistication and tradition to create a property that will truly feel like home.

41

VILLAS

Designed to reflect local architecture, our five Ruža Villas are unparalleled limited-edition Marina Village properties, offering extensive indoor and outdoor spaces to enjoy.

They are capaciously built, ranging in size up to from 300 to 400 square metres, offering between two and five bedrooms. They have their own front and back gardens with a private swimming pool and a garage large enough for two vehicles. All villas are assured a high level of privacy, benefiting from their own gated entrance and a private road accessed only by villa owners or their guest.

Our villas can each be customised to suit the owner's vision and are easily adapted to accommodate an indoor elevator, sauna, gymnasium, whirlpool bath and any other desired features. Exquisitely finished with immaculate attention to detail, the villas enjoy a charming setting of gardens and terraces ranged down the hillside to the sea. ■



PROPERTY



WHAT HAPPENS NOW?

COME AND SEE US

Arrange a site visit. Our sales team will take you on a spin around the grounds - and share the aerial and coastal views with you from our helicopter and boat. We'll show you every available location to let you check out the view from your new windows, and our Inspection Package means you can experience living in Luštica Bay before you make your decision to buy.



MAKE OUR HOUSE YOUR HOME

This, of course, is the tricky part: which to choose? But once you've settled on a spot - in the midst of the action or overlooking it - and size - family villa or apartment for one - all you need to do is decide which style you prefer; classic or more contemporary. Our design team are always on hand to help.

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START LIVING

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