

# THE CHEDI

LUŠTICA BAY, MONTENEGRO





# WELCOME TO THE CHEDI RESIDENCES

## at Luštica Bay, Montenegro

A sophisticated new address in a spectacular waterfront setting within the new coastal resort town of Luštica Bay, Montenegro. A place where tradition embraces modernity and where location, exceptional service and superb amenities unite to create an unrivaled experience.

Drawing inspiration from the indigenous architecture and local heritage, The Chedi Residences fuse the natural with refined luxury and unsurpassed comfort. Their distinctive style translates beautifully, creating a unique retreat to return to time and time again.

# YOUR EXCLUSIVE HOLIDAY HOME AT THE CHEDI LUŠTICA BAY, MONTENEGRO

Imagine a holiday home designed with sophistication; luxuriously crafted and equipped to deliver the legendary Chedi experience. A limited collection of exclusive residences are now available at The Chedi Luštica Bay.

Combining incomparable elegance and refinement with contemporary luxury, privacy, exceptional facilities and amenities and meticulous service, guests will feel indulged in a refined, yet relaxed ambiance, that evokes traditional, coastal life.

As part of The Chedi Luštica Bay hotel complex, the Chedi Residences are an astute choice, combining both holiday home and investment opportunity.



# THE CHEDI BRAND

## by GHM

Established in 1992, GHM (General Hotel Management Ltd.) is known for conceptualising, developing and operating an exclusive group of hotels and resorts.

With an expansive portfolio and signature hotels such as The Chedi Andermatt in Switzerland and The Chedi Muscat in Oman, GHM prides itself in providing guests with a distinctive lifestyle experience that is unrivalled. Each GHM property is an original, with its own, unique character.

Owned by GHM, The Chedi brand, which established its name in Asia and the Far East, continues its expansion into Europe with the Luštica Bay project by opening its second European hotel and bringing a world class experience to the Montenegrin coast.

The word 'Chedi' typically refers to a place of meditation and is associated with settings where one can find peace. Embodying this definition, Chedi hotels are tranquil environments where travellers may rediscover the joys of stillness and be soothed by the calmness in a backdrop of beauty and comfort. The special relationship between the land and the local culture amongst which each resides enables GHM to provide guests with genuine, intimate experience of the destination. The Chedi Luštica Bay is no exception, opening the door to the best of Montenegro's extraordinary culture.

Nature as diverse as it is beautiful



# MONTENEGRO

## Natural Grandeur. Historical Significance.

From the stunning azure waters of its jagged coastline and the staggering beauty of its national parks, to the deepest canyon in Europe and the largest natural freshwater lake in Southern Europe - Montenegro's claim to fame lies in its pristine terrain.

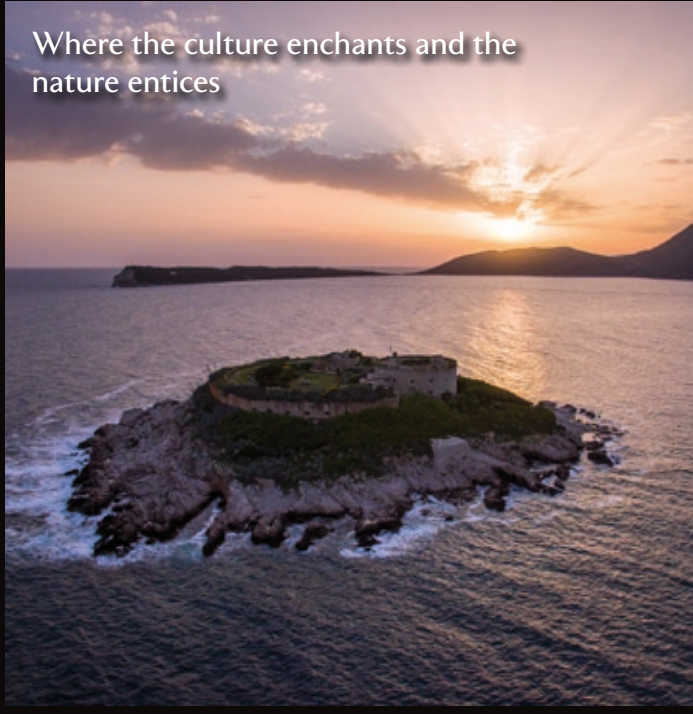
Steeped in romantic history that tells the story of its colonial past; of pirates, sailors, soldiers and fishermen, the country is truly a rare gem in the Mediterranean. Beyond the vast olive groves and ancient woodland, Montenegro offers visitors the opportunity to experience 240 days of sunshine, quaint seaside and mountain villages that are living preservations of the history of the land and the foundations of the cultural identity of its people.

Montenegro is a pristine snapshot of unspoilt Mediterranean nature, replete with authentic village character and a timeless tradition of hospitality. This colourful history and richly textured landscape provide inspiration for the design and execution of Luštica Bay.



Where the culture enchants and the  
nature entices

# MONTENEGRO











A new home immersed in beauty,  
sunshine and untold peace

# LUŠTICA BAY

Life as it should be.

Luštica Bay is the largest fully integrated resort development of its type in south eastern Europe. Set amongst the natural beauty of the Luštica peninsula in the idyllic Trašte Bay and overlooking the internationally renowned Bay of Kotor (Boka Bay), Luštica Bay offers an unparalleled visual and sensory experience.

Just 15 minutes from Tivat International Airport, and within easy reach of Podgorica and Dubrovnik International Airports, Luštica Bay is perfectly positioned to access one of the world's most stunning natural and historical settings.

With 7km of coastline, a stunning hillside golf course, two world-class marinas, five star hotels, beaches, gourmet dining, exceptional nightlife, superb shopping and entertainment, Luštica Bay will be home to everything you would expect from a world-class European resort town.

Visitors and guests can fuel their imagination and sense of discovery crafting their own unique adventures, with local activities all within easy reach, including sailing, swimming, hiking, biking and nature walks.



## Montenegro



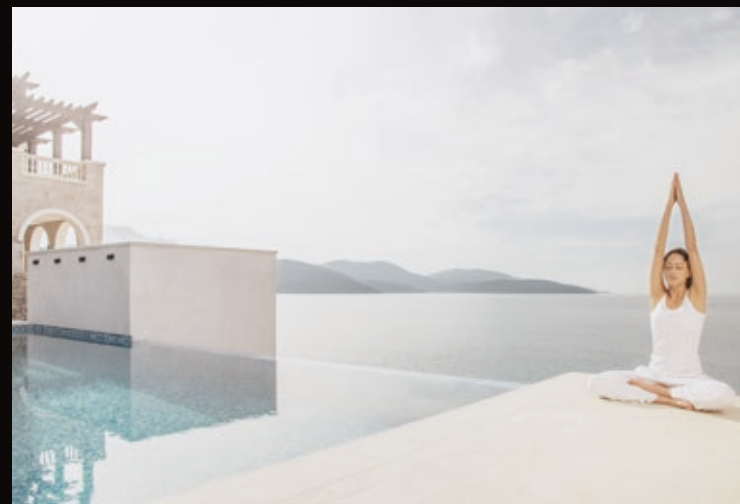


## LOCATION



Tivat Airport

# LUŠTICA BAY











THE CHEDI HOTEL LOCATION



# THE CHEDI LUŠTICA BAY, MONTENEGRO

The Chedi Luštica Bay is set to become the hottest new attraction in Montenegro - opened in July 2018.

Comprising 111 rooms, including 60 condominium studios, The Chedi Luštica Bay is one of the largest 5 star hotels in the Boka Bay area. Featuring two restaurants, a bar, ballroom, conference and business facilities, an outdoor heated pool, spa and fitness centre featuring an indoor heated pool, gymnasium and exclusive retail offerings, The Chedi Luštica Bay offers contemporary, world class facilities and amenities.

Set in a prime waterfront location within the Luštica Bay Marina and with direct access to an adjacent sandy beach, guests can unwind in complete tranquillity over spectacular Adriatic sea views.

A coastal haven, designed to inspire









# VENACULAR ARCHITECTURE – CONTEMPORARY COASTAL INTERIORS

Conceptualised by TVS Design studio from Atlanta (USA) the hotel design represents a modern interpretation of the vernacular architecture, grounded in a strong sense of identity and place.

Interiors by the acclaimed GG & Grace fuse contemporary coastal ambiance with natural accents. Marble, glass, timber and ceramic in a neutral colour palette invite the outdoors in and create spaces that are light, open and make the most of surrounding views. High quality furnishings and fixtures elevate spaces; a selection of modern furnishings in bold accent colours draws the eye and provides a signature feature across the public and private spaces within the hotel.







Luxurious, light-filled spaces; designed for living

Five-star amenities. Mediterranean sophistication.





Welcome to the breathable luxury of our lobby





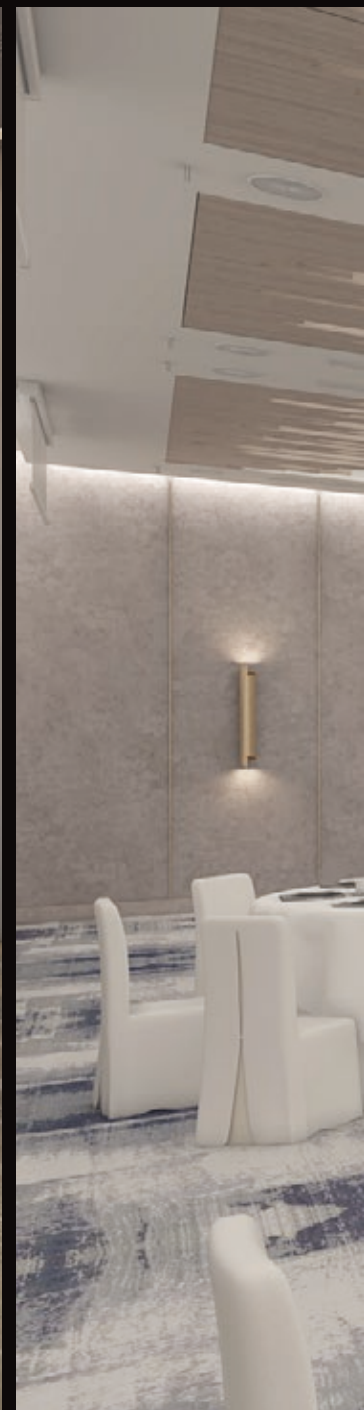


Worlds away in the laid-back charm of our  
Lobby Bar





Dramatic decor. Cossetting comfort.







The centre-stage of your celebrations

# HEALTH AND WELLBEING

Surrender to the serenity of The Chedi Spa. A refuge of peace and vitality where you can restore the strength, beauty and balance of the body, mind and soul. Drawing on ancient healing traditions of the East, treatments combine finely-honed knowledge with a natural healing touch. From soothing massages and stimulating body polishes to bathing treatments, The Chedi Spa offers its guests a tranquil space to unwind among natural splendor.

For those looking to kick start or maintain an active fitness regime, there is a fully equipped gym featuring the latest equipment.







Space to breathe and let go





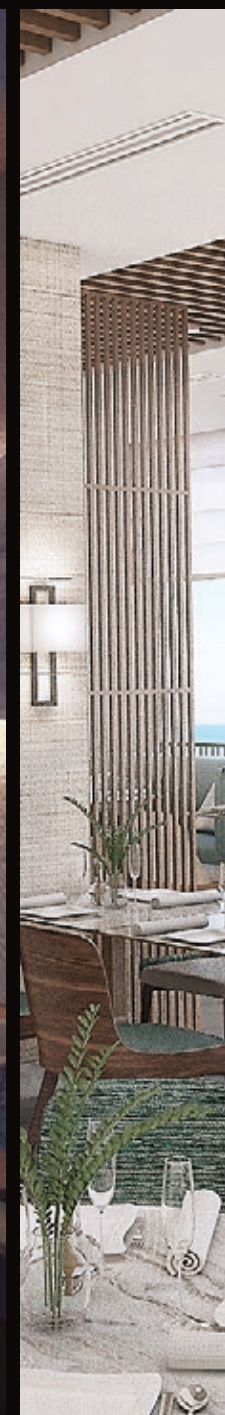
The Chedi Spa, a nature-inspired sanctuary







Fresh, modern flavours in our relaxed  
and radiant The Spot Restaurant







## COCKTAILS & CUISINE

Using local, fresh ingredients, the hotel's two waterside restaurants serve both local and international dishes, treating guests to panoramic views over emerald waters as they dine. The main restaurant offers a full buffet breakfast and Mediterranean a-la-carte menu for lunch and dinner, while the Marina restaurant serves a fine selection and blend of healthy, Asian inspired snacks and light meals in a relaxed al-fresco setting. The large terrace and beautifully designed interiors make it a perfect location to enjoy the sunny afternoons and spectacular sunsets overlooking the marina.

A fine selection of international cocktails or an indulgent afternoon tea can be enjoyed at the Lobby Bar, or retreat to the Pool and Beach bar for laid-back light bites at any time you desire. 24-hour in-suite dining is also available.





Exceptional facilities for an effortless stay



A vertical image on the left side of the page shows a modern interior. It features a wall made of horizontal wooden planks. In the foreground, there is a white, minimalist bedside table. On top of the table is a lamp with a white, cylindrical shade and a base made of several stacked, smooth, light-colored stones.

# WORLD CLASS SERVICE

At The Chedi Luštica Bay, guests can enjoy five-star facilities, delivered with the intuitive, bespoke service for which the Chedi is renowned. Its team of welcoming, passionate staff believe in genuine hospitality and will anticipate every need you may have. Knowledgeable about the local area, they are on-hand to arrange trips and activities.

## HOTEL SERVICES:

Complimentary Internet

Indoor & Outdoor Pool/Sundeck

Private Beach

Direct Access to Promenade and Marina

24 Hour Concierge Service

Car Park and Valet Service

Laundry and Dry-cleaning Services

Airport Transfers

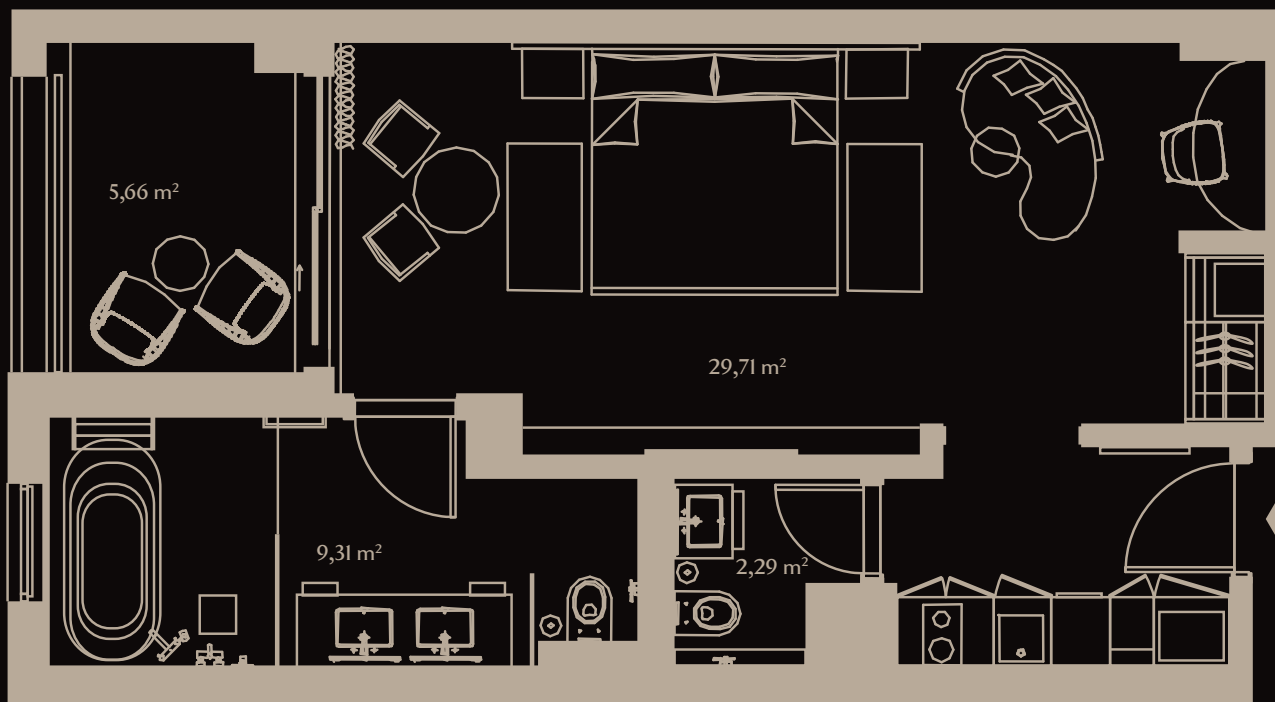
# MAKE THE CHEDI RESIDENCE YOUR HOLIDAY HOME INVESTMENT

A limited selection of Chedi Residences are now available for purchase including studio units, exclusive one and two bedroom suites and an outstanding top floor corner Penthouse suite. All residences are fully furnished and equipped to the highest standards.

By becoming an owner in the Chedi Residences, you will benefit from:

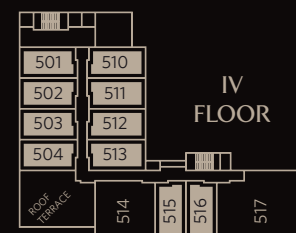
- Freehold ownership and guaranteed fixed term rental leaseback;
- Income potential through rental pool programme operated by the hotel;
- Optional guaranteed fixed term rental return or revenue share models;
- Personal use during pre-defined periods;
- Discounted tariffs during personal use restricted period;
- Saving on various costs associated with regular real estate products.





# CONDOMINIUM STUDIOS FLOORPLAN

49,00 m<sup>2</sup>

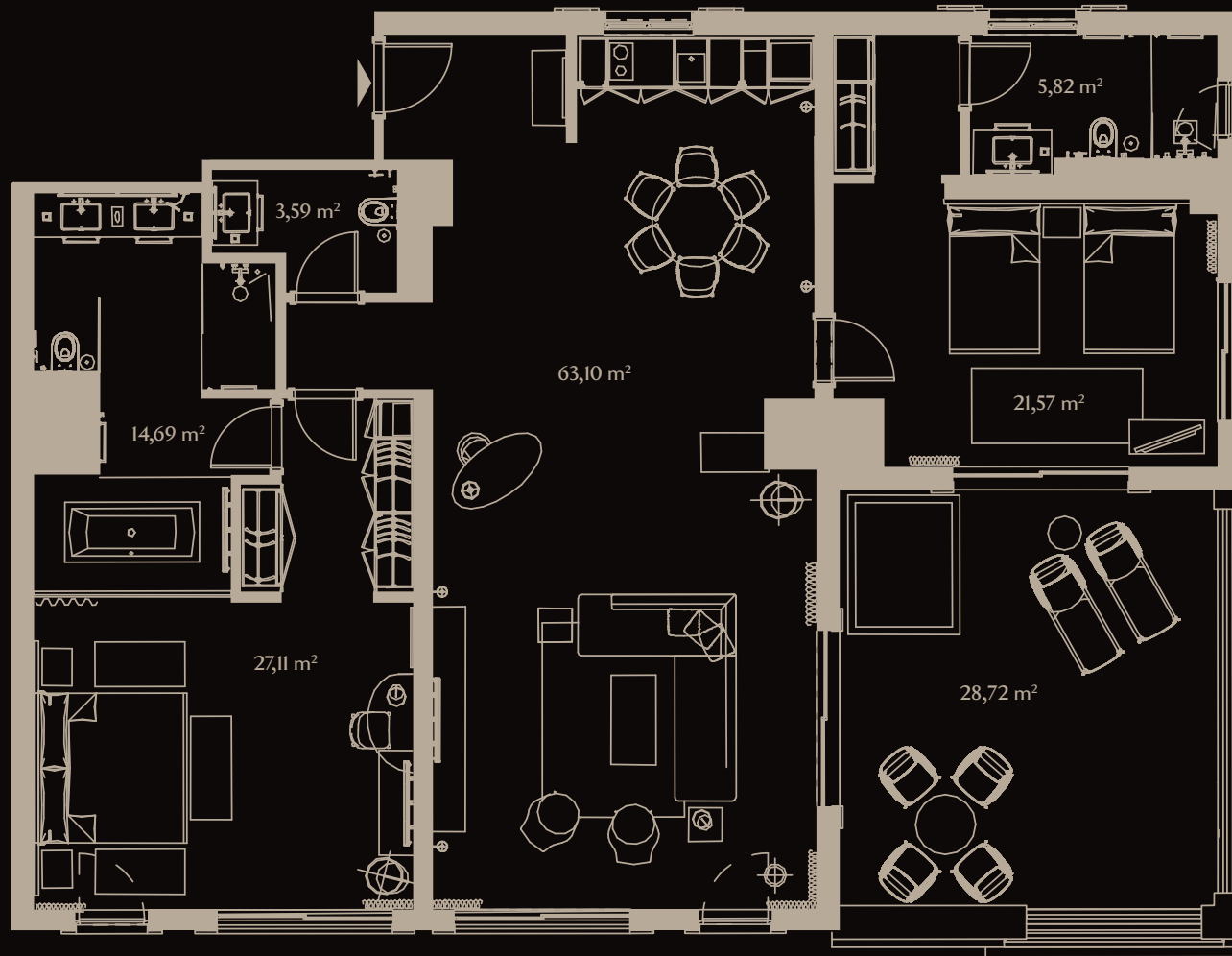


# CONDOMINIUM CORNER SUITES FLOORPLAN

102,50 – 117,00 m<sup>2</sup>







# CONDOMINIUM PENTHOUSE SUITE FLOORPLAN

175,00 m<sup>2</sup>



# A FAVOURABLE INVESTMENT CLIMATE

## Renowned Town Builder

Luštica Development AD is a member of the Orascom Development Holding (ODH) A.G., one of the largest corporate groups in the MENA region. ODH is a leading developer of new towns, creating truly self-sufficient, international communities. ODH is currently present in nine countries across three continents, among them: Egypt, UAE, Oman, Switzerland, Morocco and Montenegro. The company is headed by a highly experienced executive management team with extensive expertise in the travel, tourism and real estate sectors and has a team of approximately 9000 employees. The company's hotel portfolio encompasses 35 hotels with more than 7800 rooms.

## Location & Community

Luštica Bay is a master planned, fully integrated touristic resort town with an estimated investment value of more than 1.1 billion euros. The master plan envisages a total of 7 hotels of 4 and 5 star standard, in excess of 1000 residential apartment and over 500 villas and townhomes; wellness and spa centres, 2 state-of-the-art marinas with mooring and docking support facilities, an 18-hole golf course with clubhouse, multiple beaches, 4.9 km long coastal boardwalk, conference and business facilities, various sport courts, in excess of 6000 sq.m of restaurants, shops and commercial spaces, a school, medical facilities, administrative and management offices and emergency services including police and fire department. At full build out, Luštica Bay is expected to support a peak population of around 10,000 inhabitants.



## A Growing Tourism Economy

Tourism currently accounts for around 22% of GDP (direct and indirect) and this is expected to grow to around 31% by 2027. The World Travel and Tourism Commission predicts that Montenegro will be the fastest growing economy (in relative terms) in terms of tourism capital investment in the world over the next ten years. Tourism arrivals and overnights have experienced a compound annual growth rate of around 7% during the period 2007 – 2016, with over 2 million arrivals in 2017.

## Taxation

Montenegro operates a highly competitive tax system. The Corporate Income Tax, which is a flat 9%, is the lowest in the Central and South Eastern European region. Personal income tax ranges between 9% and 11%. Montenegro implements a value added tax (VAT). The VAT rate amounts to 21%, with the implementation of a lower rate of 7% on some categories of products and services, including the tourism sector. When you purchase a property from the developer, there is currently no real estate transfer tax applicable (it is 3% in other cases). The only annual obligations to state and municipal authorities is the Annual Property Tax, which amounts to 0,56%, based on the current regulations (January 2018; may be subject of change).

## Safety & Stability

Achieving independence in 2006, Montenegro is a constitutional democracy. With lofty ambitions, Montenegro is seeking integration into the European Union by around 2022 and is the most recent addition to the NATO strategic security alliance. Montenegro has adopted the Euro as its currency.



THE CHEDI  
LUŠTICA BAY, MONTENEGRO

GHM  
A STYLE TO REMEMBER

LUŠTICA DEVELOPMENT AD  
A subsidiary of Orascom Development Holding AG

+382 77 200 100

Novo Naselje b.b. 85323 Radovići, Tivat, Montenegro

[www.lusticabay.com](http://www.lusticabay.com) | [info@lusticabay.com](mailto:info@lusticabay.com)

IMPORTANT NOTE: This brochure is a guide only and does not constitute an offer or contract. Whilst every care has been taken to ensure the accuracy of the brochure content, all the information, text, photographs and imagery (Content) should be used as a guide only and no warrant, actual or implied, is given as to the accuracy of the Content, which is subject to change without notice by Luštica Development AD. Prospective purchasers should make and must rely on their own enquiries. The Luštica Development AD is in no way responsible or liable for any damages whether they be direct, indirect, punitive, special consequential, contribution or indemnity of any kind whatsoever, however caused, arising out of either the use of the brochure or reliance upon the brochure and the brochure Content.