



THE  
PEAKS

LUŠTICA BAY

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Secluded yet connected to the lifestyle and community of the resort of Luštica Bay, The Peaks provides a spirit lifting setting for Montenegro's first world-class golf experience and contemporary living in architecturally stunning homes.

Carefully carved into the rugged topography of the hill, with minimal environmental impact, The Peaks is a new community with an old soul.

A traditionally grounded ethos with a contemporary aesthetic.

A place to belong, press pause and make memories for a lifetime.

This is...

*Life. Elevated.*

THE LOCATION

# CAPTIVATING. MONTENEGRO.

A land of colourful contrasts and  
a richly woven history,  
Montenegro is a feast for the senses.



## A PERFECT NATURAL CANVAS TO EXPLORE.

Montenegro's landscape tells a story, and invites you to make it part of your own. Nestled between majestic lakes, rugged mountains and lush green forests, pristine beaches and rocky shorelines are enchanting fishing villages and historic towns.

The Peaks is the perfect vantage point to take it all in.



Perast, The Bay of Kotor

THE LOCATION

DISCOVER.  
EXPLORE.

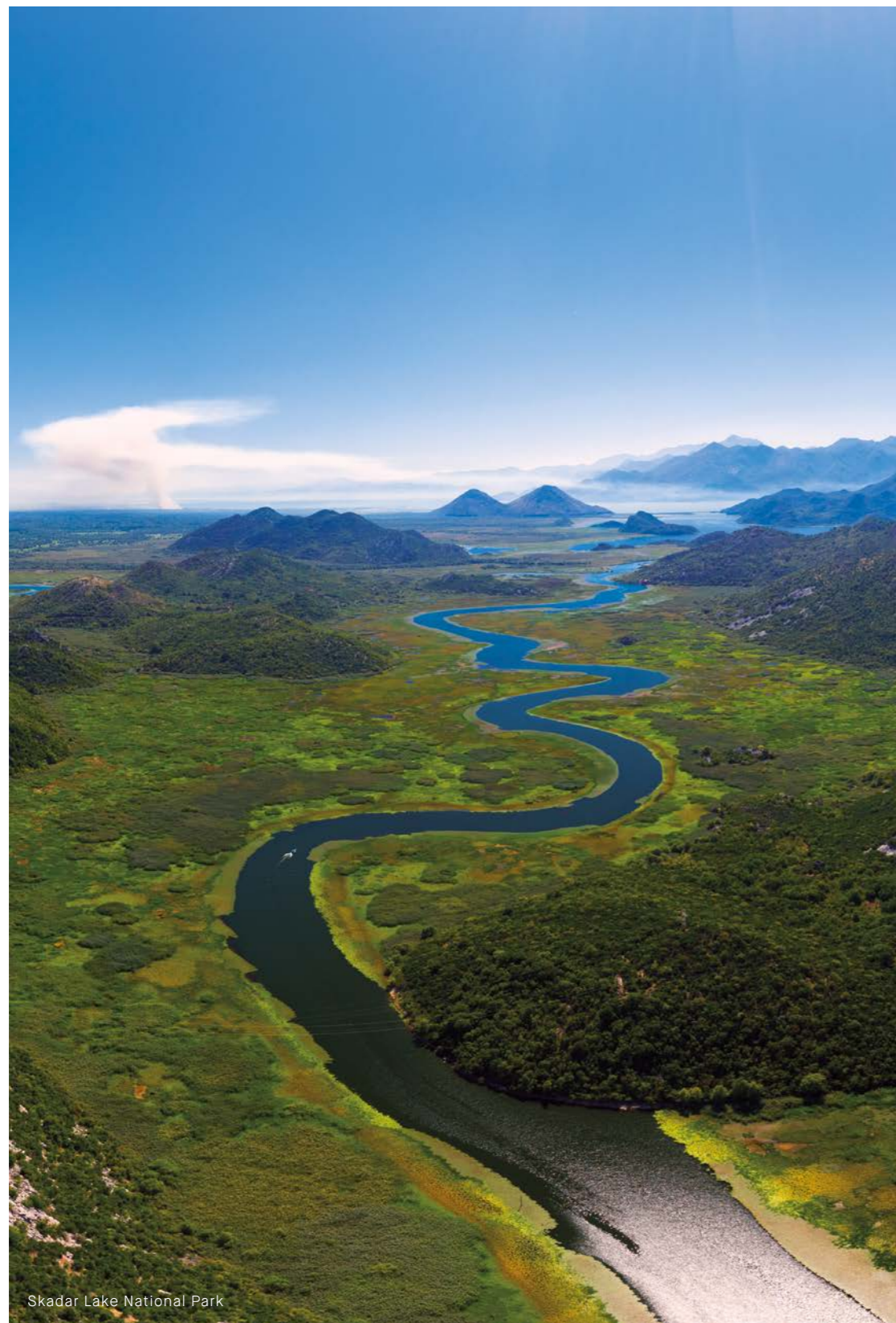
Luštica Bay boasts brilliant connections, with direct flights to European cities and beyond from any of the three nearby international airports: Dubrovnik Airport (Čilipi), Podgorica airport in Montenegro's capital and Tivat, which is less than half an hour away.

Air Travel Times

Belgrade	45 Mins
Zurich	1 hour 55 mins
Berlin	2 hours 15 mins
London	2 hours 55 mins
Moscow	3 hours 15 mins
Dubai	5 hours 45 mins

Travel times cannot be guaranteed.





Skadar Lake National Park



St. Ilija, Beka Fjord

THERE IS A PLACE WHERE THE SUN STREAMS DOWN FROM DRAMATIC MOUNTAIN RANGES, GLANCING OFF THE SAILING BOATS THAT FLIT ACROSS THE CRYSTAL-CLEAR WATERS OF THE ADRIATIC SEA.

A place where you are never more than a stone's throw away from a stunning national park, a glittering lake, a piece of living history, or a meandering river. A place that invites you to reconnect with nature and immerse yourself in culture, embark on new adventures and enjoy precious moments of escapism.

And this place is the tenth smallest country in the world: Montenegro.

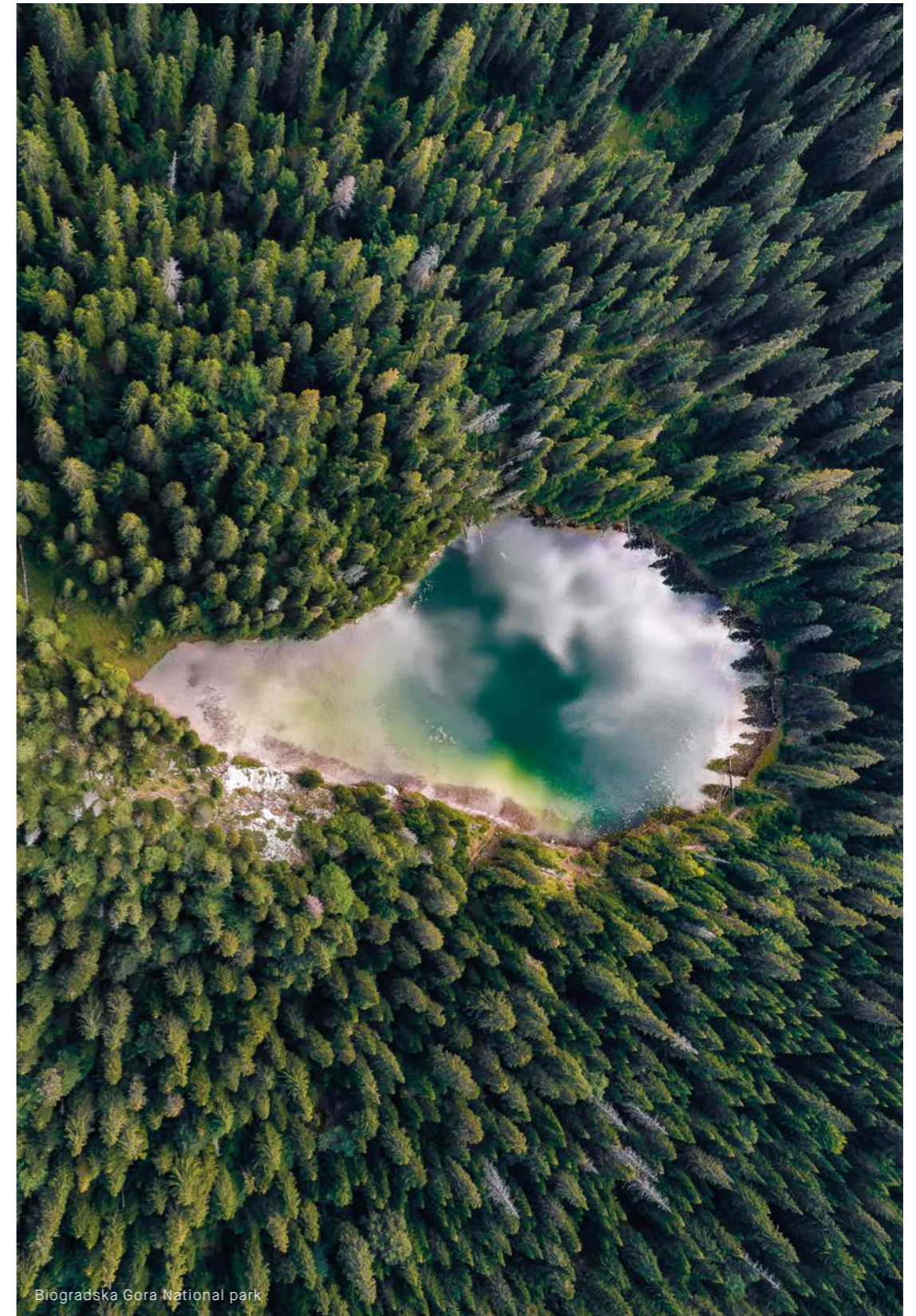


Suisicko Lake

MONTENEGRO IS ABUNDANT  
IN NATURAL WONDERS AND  
BIO - DIVERSE TERRAIN  
INCLUDING FOUR UNESCO  
WORLD HERITAGE SITES  
AND FIVE NATIONAL PARKS.

For such a small country, Montenegro is home to an incredibly diverse range of attractions, terrains, and sites of natural beauty. Within its borders you will find the world's second deepest canyon, one of Europe's only three remaining rainforests, Europe's largest vineyard in one piece and the largest lake anywhere in the Balkans.

As the old saying goes: the best things come in small packages.



Biogradska Gora National park



## HARMONY WITH NATURE SITS AT THE HEART OF THE MONTENEGRIN WAY OF LIFE.

In the ancient sandy bays and pristine waters, the centuries-old olive groves, the red roofed and white stone-walled historic villages dating back as far as 168 BC and the beautifully preserved 15th century churches and fortresses, you find the real Montenegro: a simple and traditional lifestyle, virtually untouched by the passage of time.

Montenegro's people are stewards of this history, and they quite rightly take pride in preserving both the natural and man-made wonders of the region.



THE LOCATION

# BOKA BAY

Surrounded by commanding cliffs and interspersed with bay and coves, the breath-taking beauty of the Boka Bay has to be seen to be believed.



The Bay of Kotor

THE EUROPE'S MOST SOUTHERN FJORD IS  
EVERY BIT AS STUNNING AS IT SOUNDS,  
ITS PICTURESQUE MEDIEVAL TOWNS  
CASTING GLITTERING REFLECTIONS  
IN THE COBALT BLUE SEA.

Boka Bay, is connected by scenic, snaking roads which pass through opportunities to explore island monasteries, classical Roman citadels, relics of Venetian rule and extraordinary eateries. All of which sit on the shores of one of the world's most beautiful fjords.

A place quite unlike anywhere else in the world.



Dobrota, The Bay of Kotor

THE LOCATION

# LUŠTICA BAY.

Montenegro's spectacular Luštica Peninsula — the largest of its kind in all Montenegro — sits between Boka Bay and the Adriatic Sea. And nestled in this idyllic stretch of land is Luštica Bay: a cosmopolitan and vibrant destination in which to live, dine, shop and sail.

With its beautiful, secluded surroundings, it feels like a remote hidden gem. Yet Luštica Bay is positioned deceptively near to Tivat International Airport and offers fantastic travel connections to popular destinations in the rest of Montenegro: from the neighbouring Boka Bay and beyond. Truly the best of both worlds.

LUŠTICA BAY

# THE VISION.

Luštica Bay is already a flourishing community, a place where locals have long savoured the natural beauty of the peninsula. And now the bay is set to become a 690 hectare resort — roughly double the size of New York’s Central Park, and four times bigger than Monaco — which blends seamlessly with its surroundings. Only 10% of the land will be built up, creating a town that embraces the charm and feel of the Montenegrin traditional village, powered by future-forward vision.







## CONTEMPORARY CONVENIENCE IN A TRADITIONAL SETTING.

If a lively waterfront Riviera lifestyle is what you crave then Marina Village hosts a wealth of attractions with the marina itself at its heart. Providing an elegant and tranquil harbour for yacht owners, the marina is the pinnacle of design, encompassed by five-star hotels, fine-dining, events and an array of unique boutiques. All set within the captivating architectural grace of a traditional Montenegrin fishing village.

As part of the wider masterplan for Luštica Bay the town of Centrale has been designed to offer all the conveniences you would expect in a modern town: a buzzing piazza, verdant parks, restaurants, a school, a bank, medical care and emergency services, sports facilities, wellness treatment centres and destination shopping. A place where everyone can feel at home with luxurious facilities around every corner.

Waterfront living, redefined.





Food is a way of life in Montenegro. Its people take pride in the wealth of organic produce that can be found on these shores, and in the historic diversity of their national cuisine.

Gastronomic delights abound here in Luštica Bay too, of course, with freshly line-caught fish, including sea bass and Dover sole, delicately prepared just a stone's throw from the waters in which they were caught. Dished up alongside artisan bread from a family-owned bakery and traditional local delicacies from any of the number of exceptional restaurants in the bay. And what better accompaniment to a meal this delicious than a fine wine from Europe's largest vineyard? Montenegro's own Plantaže Winery offers red, white, rosé and sparkling wines to delight the palate of connoisseurs and enthusiasts alike.

INDULGE IN TRADITIONAL MONTENEGRIN CUISINE INCLUDING FRESHLY CAUGHT FISH AND SEAFOOD DISHES.

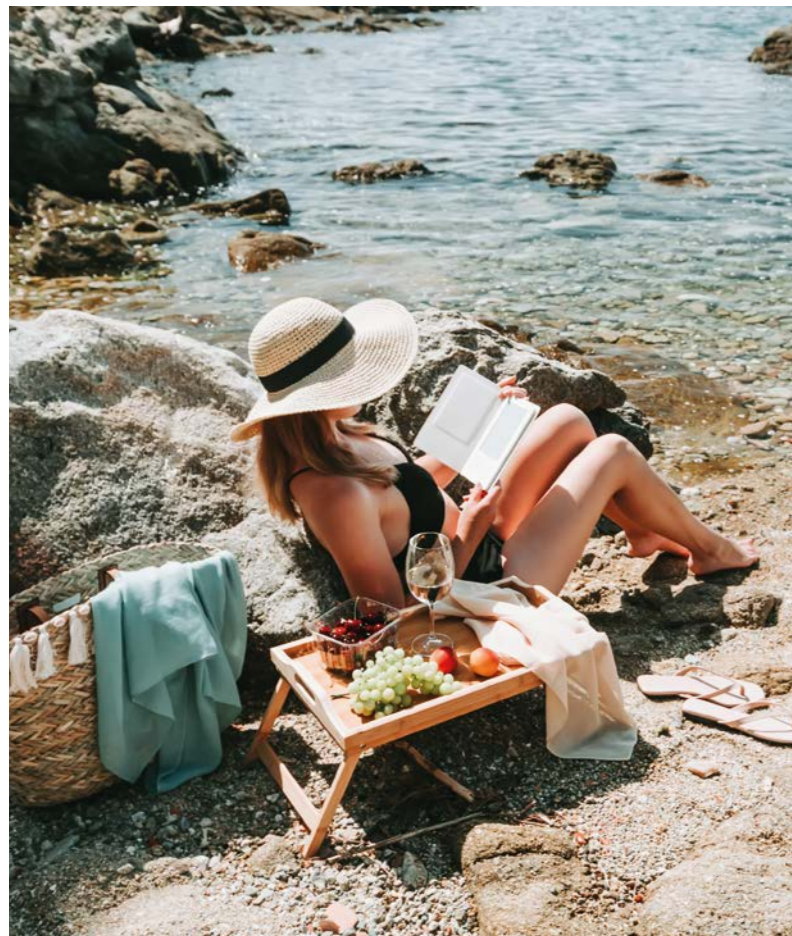




A TRANQUIL RETREAT  
COMBINED WITH  
ALL THE PERKS OF  
COSMOPOLITAN LIFE.

Indulge in some retail therapy, browse the latest fashion trends and designer labels, or discover trending up-and-coming designers. If you're looking to add to your home, boutiques and stores include eclectic home-ware and custom made furniture.

FIND YOUR FAVOURITE PLACE TO SOAK UP THE SUN, SWIM, GET LOST IN A BOOK AND ENJOY THE VIEWS.



Luštica Bay's four beaches, each with their own unique character and all accessible by Luštica Bay's charming water taxi, mean everyone can find their own idea of paradise.

For those looking to kick back and relax with family and friends, The Chedi Hotel Beach is the perfect setting. With a laid-back beach bar offering cool refreshments and al fresco bites, you may never want to leave.

Marina Beach is for anyone who feels more at home on a paddleboard than a sun lounger. With a smorgasbord of watersports activities and sporting pursuits, thrill-seekers will delight in their newest aquatic adventure. Whether that's snorkelling, kayaking, or even taking a jet ski out for a spin, pulses are sure to be set racing.



## LUŠTICA BAY'S FANTASTIC BEACHES HAVE SOMETHING FOR EVERYONE

Almara Beach is the place to be for the young, and the young at heart. Here, live music and DJs set the pace for a waterfront party, with bustling bars offering up delicious cocktails to keep you dancing all the way to sunset.

With pure white sands and nestled against a dramatic vertical bluff, Ramla Beach is a little strand of heaven. Its secluded cabanas which look out across the waters to the Marina Village are the perfect place to relax and unwind.



SAIL AND SWIM  
IN THE ADRIATIC.  
SAVOURING EACH  
SUNRISE AND SUNSET  
OVER THE CRYSTAL  
BLUE SEA.

The open sea, which lies at the heart of life in Luštica Bay, is every bit as changeable as it is beautiful. Tranquil waters in sheltered coves make for perfect beach days for paddlers and swimmers. Yet thrill-seekers will find plenty to set their pulses racing in the deeps, too, with watersports such as sailing, paddle-boarding and diving. And the view of the Adriatic stretching all the way to the horizon means a fresh scenic tableau each and every day, offering drama and moments of stillness in equal measure — something that can only be found on the open seas.

The Montenegrins have a saying which is perfectly suited to the feeling of being awestruck by natural beauty: *divno*.

It means, simply: that's amazing. And when you visit The Peaks, it will quickly become part of your vocabulary, too.

LIFE. ELEVATED.

# THE PEAKS

THE PEAKS  
LUSTICA BAY  
GOLF COURSE & GOLF RESIDENCES

LIFE. ELEVATED.

# THE PEAK OF PERFECTION.

The stunning Luštica Peninsula offers more than beautiful beaches. Much, much more.

Travelling further inland, scaling the ridged peak at the centre of this stretch of land between the Bay of Kotor and the Adriatic, you can truly appreciate what makes the location so uniquely gorgeous. With cliffs and ridges, the picturesque town, shimmering bays and an unobstructed vista over the fjord, The Peaks of Luštica Bay offer stunning panoramic views whichever way you turn. And all of this wonderful scenery serves as the fitting backdrop to a truly world-class golf course.



GARY PLAYER SIGNATURE  
GOLF COURSE

# GAME. RAISED.

The Peak's 18-hole golf course — Montenegro's first — presents players of all levels with a fresh challenge and awe-inspiring views. Gary Player Signature golf course, renowned for their ecological approach, the course has been sensitively created to exist in harmony with the landscape whilst revealing a stunning new vista at every hole.

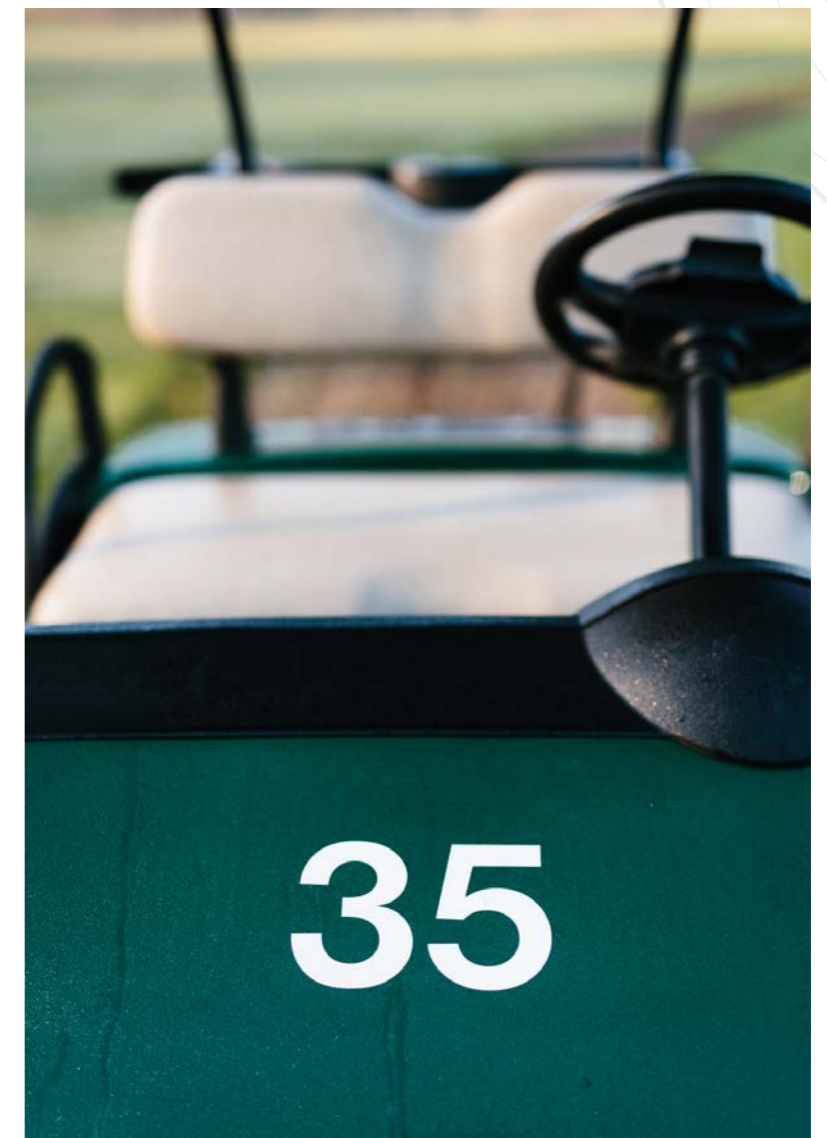




Image is indicative only

STUNNING VIEWS IN EVERY DIRECTION,  
FROM THE TEE TO THE SEA.

Not only will The Peaks be the home of Montenegro's first ever golf course, the course at Luštica Bay will join an exclusive international cadre of courses which boast a scenic view from every hole: something that fewer than 10% of golf courses in the world can make a claim to. The natural topology of the terrain allows for a course that offers something for players of all levels and abilities. So whether you're a seasoned pro or just getting into the swing of things, you'll want to return for round after round.





THE LIFESTYLE

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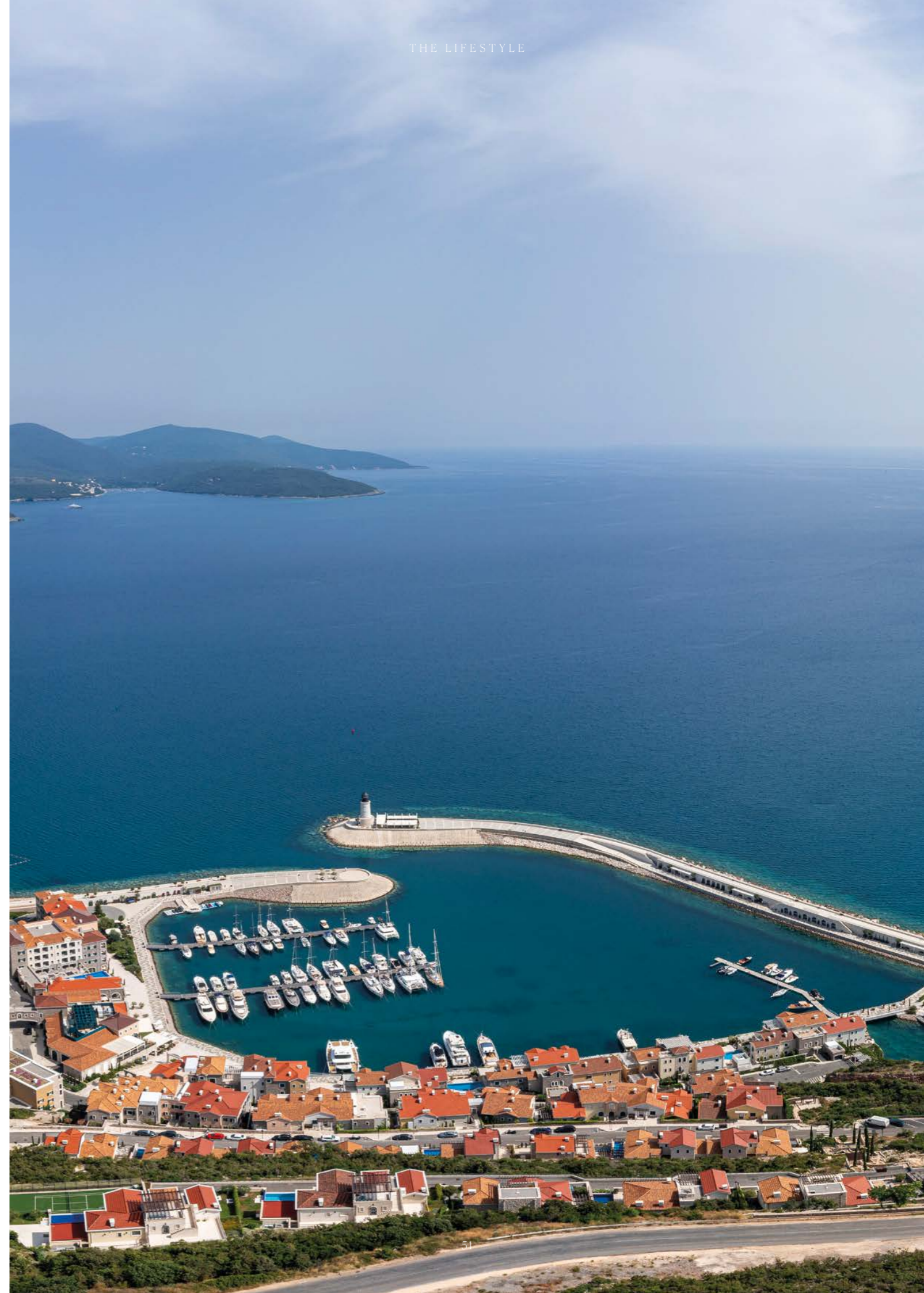
# SENSES. HEIGHTENED.

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At The Peaks you will find the longed-for time and space to relax and reflect. Whether it be indulging in the finest cuisine, lazy afternoons spent by the pool, swimming in the Adriatic, exploring your new community or the company of family and friends – life's simple pleasures are all here.



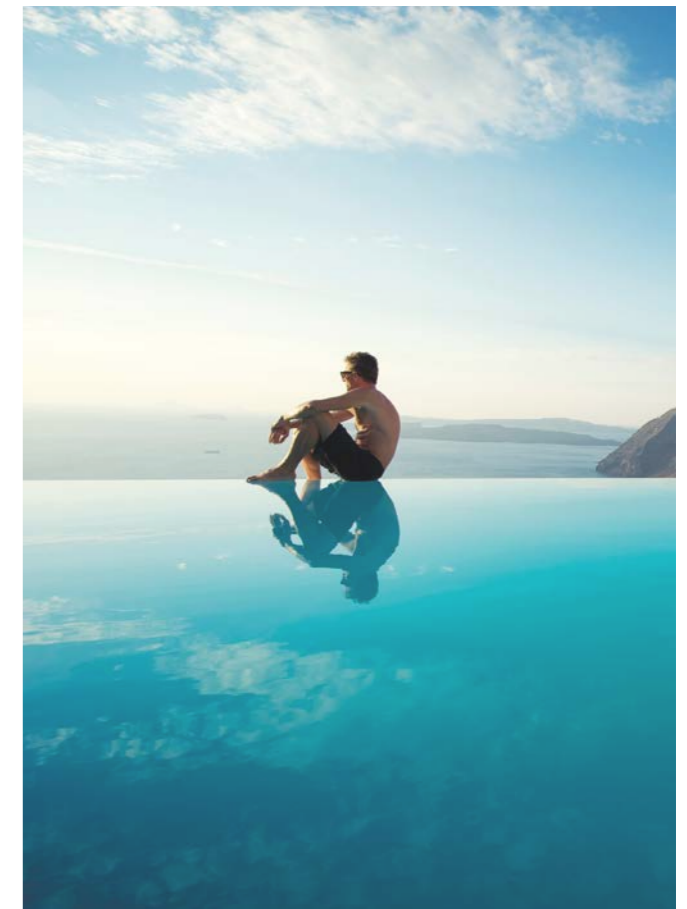
BREATHE IT IN. WELCOME  
EACH DAY WITH A MOMENT OF  
CALM LOOKING OUT OVER THE  
TRANQUIL ADRIATIC.





A PANORAMIC PENINSULA WITH  
BREATHTAKING VIEWS.

Peace and quiet. It eludes so many of us in our hectic day-to-day lives. But what could be further from the hustle and bustle than quietly taking in your surroundings? Watching the sun crest the craggy cliffs, heralding the dawn of a new day. Taking a moment to stare out across the vast, crystal-clear waters. And breathe. Peace at last.





EMBARK ON THE  
EXPERIENCE OF A LIFETIME.



Picture a place where tranquillity is a way of life. Where you can experience natural beauty all the way from mountain peak to the shore, unspoiled by the outside world. A place where you can truly relax as the sun sets over the rippling Adriatic.

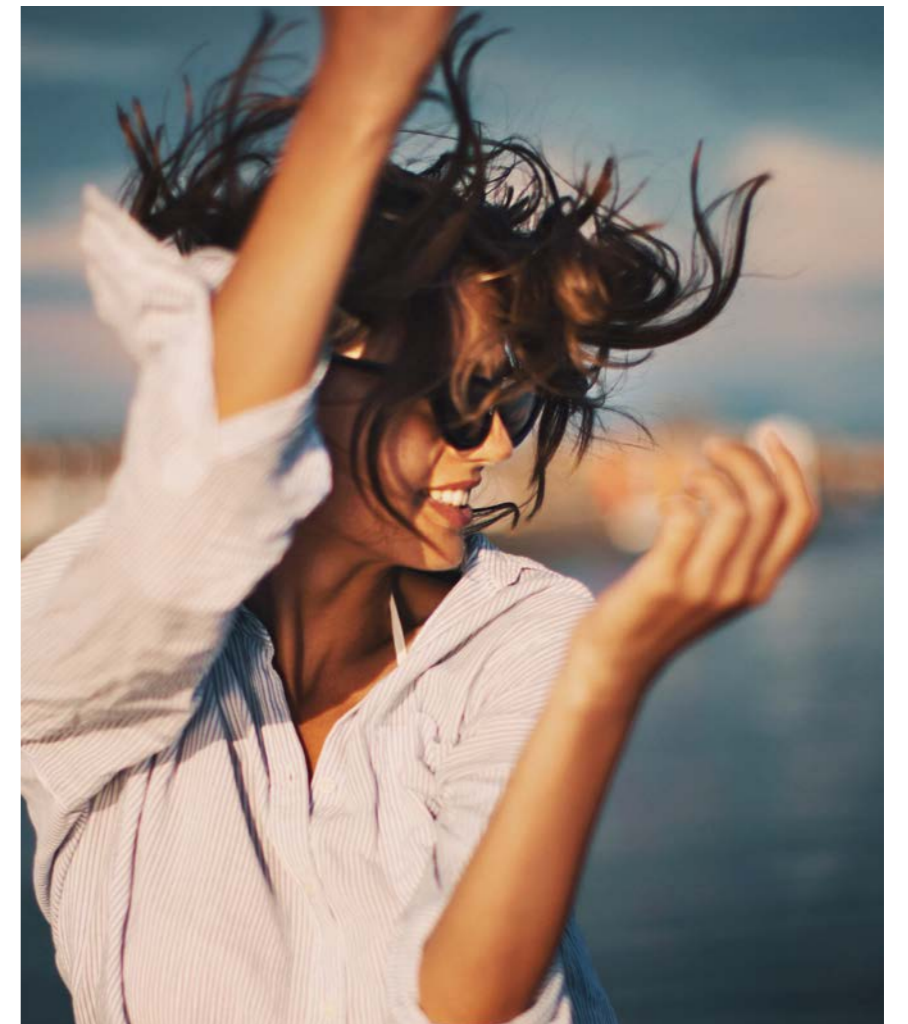




Image is indicative only

THE CLUBHOUSE. WHERE EXCELLENCE  
IS PAR FOR THE COURSE.

A world-class golf course deserves world-class facilities. The Clubhouse serves as the home for all the golfing facilities you could wish for, and as a hub for the community with wonderful hospitality and dining options.

With stylish interiors, architectural design deeply rooted in the local region and more of the unique views that make this course so special, The Clubhouse is the perfect location to fine tune your skills with training equipment, unwind after a round out on the course, or meet friends and family for dinner.



WIND DOWN AT THE PEAKS.

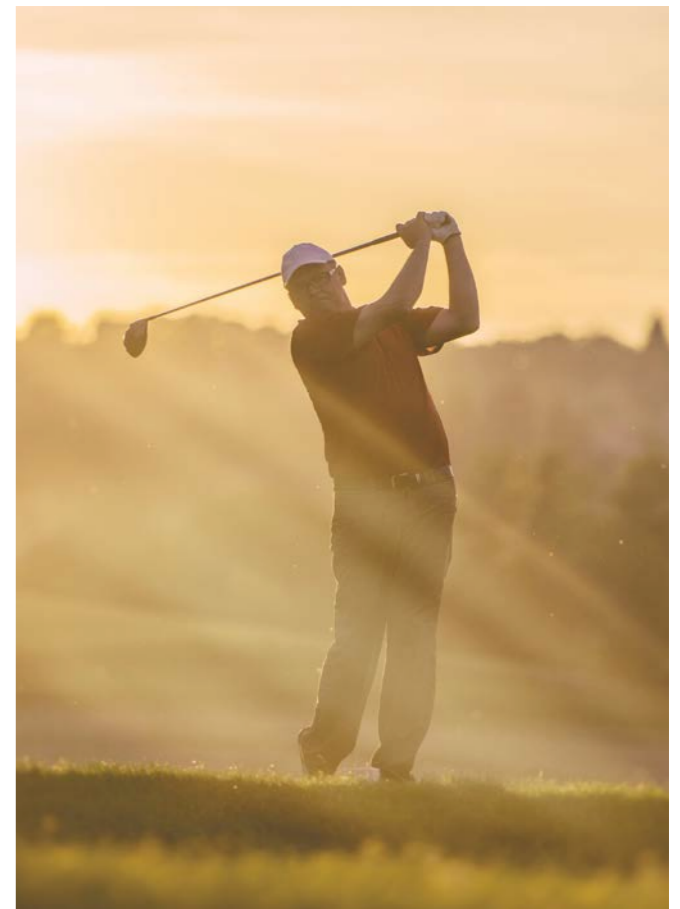
Because no great adventure ever stopped at sundown.

What better way to follow a round of golf than a round of drinks and dinner? The plethora of bars and restaurants mean you can wine and dine the night away in Luštica Bay and The Peaks beyond. Whether your tippie is a finely-aged scotch, a sophisticated glass of wine, an exquisitely prepared cocktail or simply a crisp, refreshing beer, there's something here to suit all tastes.



DISCOVER YOUR  
LUST FOR ADVENTURE.

An untouched wilderness just begging to be explored. With its natural beauty working in tandem with its world class facilities, The Peaks has plenty to offer to anyone looking to get active. No matter whether you get your thrills on a paddleboard out on the water, hiking or biking atop the cliffs or honing your game at the driving range, there is something here to set your pulse racing. And with stunning views around every corner, there's always motivation to go that extra mile.



DESIGN AND DETAIL

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# FUTURE. HERITAGE.

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Working with timeless values — light, quality materials, a site-specific approach and spatial generosity — designs from local architecture firm NRA Atelier and renowned architects Block722 have created a boutique residential neighbourhood with serenity at its heart. With a creative vision anchored on the local vernacular, translating the traditional materials and building techniques of Montenegro into pared down, contemporary forms, they have recognised local heritage with modern design. Homes formed with natural materials at their core, including stone and wood, to create secluded, private gateways. A nature-rich family escape; a modern, refined space for entertaining; or all of the above, thanks to their layered architecture and level of design sophistication.







With the outstanding natural beauty of The Peaks such an important feature of the location, the homes have been designed so that nature is always within touching distance. Serenely swaying grass beds and cultivated shrubberies sit alongside trees which are indigenous to the region, generously drooping shade over quiet courtyards. The effect of this proximity to nature is that the man-made structures blend seamlessly into the environment, providing luxury accommodation without impacting on the environment that makes this place so special.



BEAUTIFUL.  
NATURALLY.





CLASSIC ARCHITECTURE  
REVIVED THROUGH  
CONTEMPORARY DESIGN  
AND IMPECCIBLY  
CRAFTED INTERIORS

Care and quality is second to none, with lots of outdoors options – from paved terraces to planted gardens with native species. Crafts-based, balanced interiors are conceived to gently support and enhance the life taking place within the villas – stealing the spotlight only through their poise and quiet luxury. Inside, bespoke furniture, earthy colour tones, more natural materials, soft fabrics and a generous scale further highlight this nod to context.



SEAMLESSLY COMBINING INTERIOR  
SPACES THAT TRANSITION TO  
THE PRIVATE OUTDOORS WITH  
BREATHTAKING VISTAS.



THE COMPANY

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# ORASCOM DEVELOPMENT HOLDING

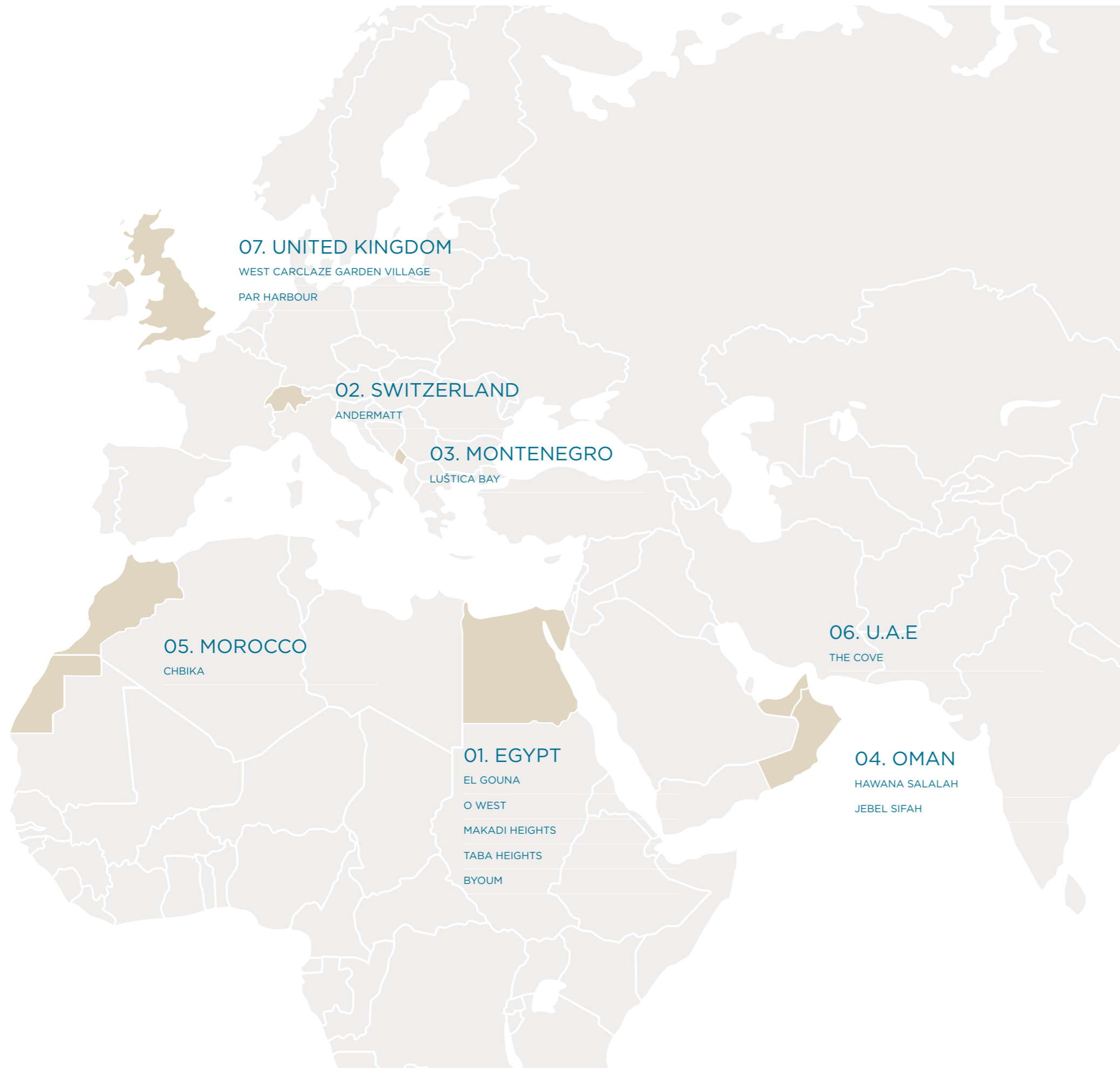
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Over the past 31 years, across Europe and the Middle East, Orascom Development Holding (ODH) has transformed many areas of land, ranging from empty deserts to abundant fields into thriving towns of varying sizes. We have the patience to go through the long and detailed process of creating towns. This is what makes us different.



"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 31 years."

SAMIH ONSI SAWIRIS  
Founder and Chairman  
Orascom Development Holding



THE ODH VISION HAS DRIVEN THE CREATION OF FULLY INTEGRATED TOWNS IN DIVERSE ENVIRONMENTS



**09**  
Vibrant Towns



**7,000 +**  
Residential Units Delivered



**07**  
World-Class Marinas



**50,000+**  
Residential Units Planned



**33**  
Hotels



**101 Million m<sup>2</sup>**  
For Future Development

THE  
**PEAKS**  
LUŠTICA BAY

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