

# CENTRALE

Luštica Bay Town Center

Residence 1A-1, Centrale  
Apartment 1A1-26



LUŠTICA BAY

MONTENEGRO



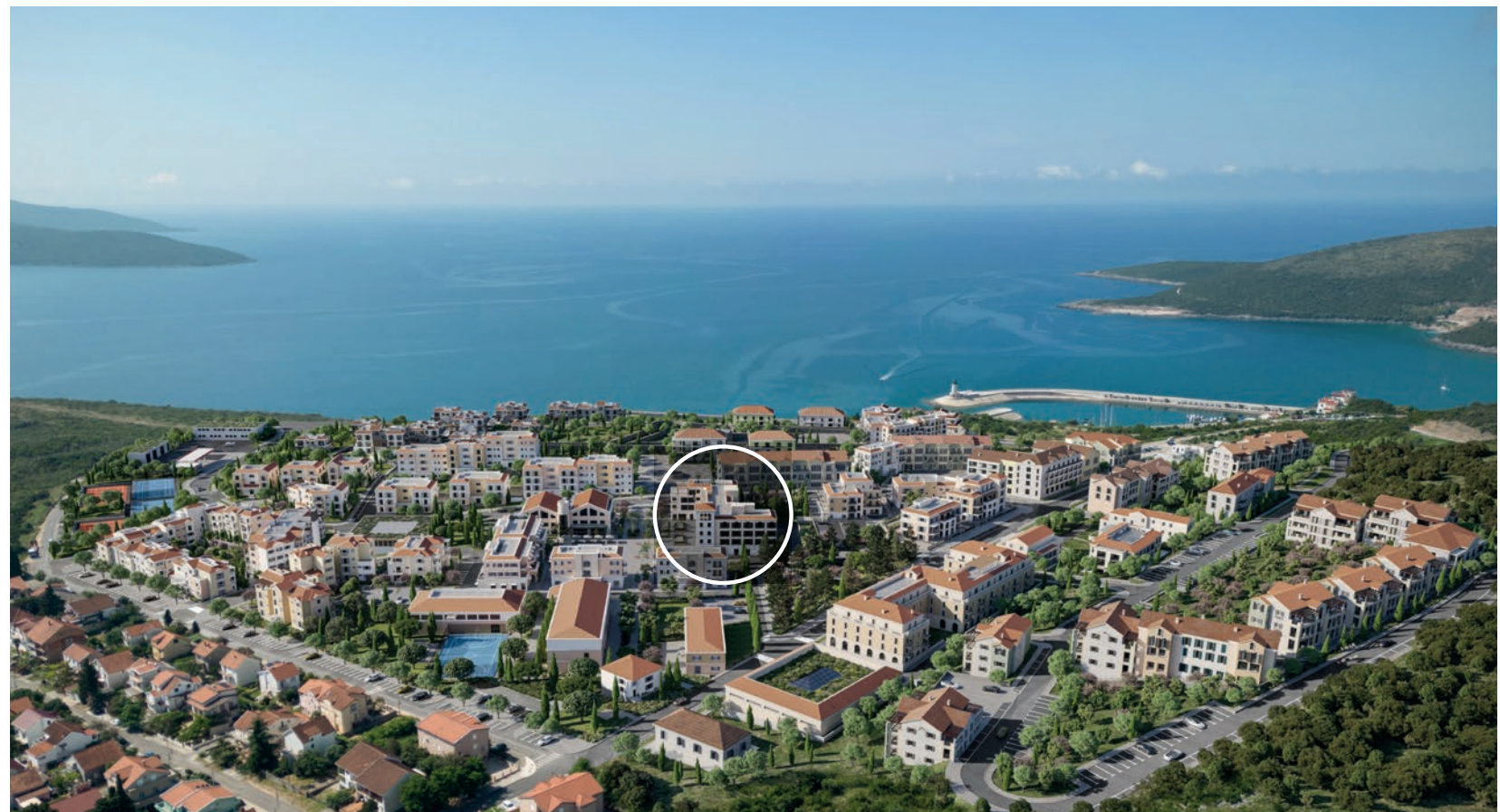
# Luštica Bay A place to belong

Luštica Bay is a mindset rather than a style - it stands for an inventive way of mixing and interconnecting present and past, tradition and innovation. Our approach to creating integrated resort towns, delivering spaces for living to high standards, grounded in a strong sense of identity and place, along with infrastructure for life made easy, is what sets us apart. Combining Montenegro's beauty and culture with Orascom Development's unparalleled experience in cultivating environmentally friendly, modern residential living, Luštica Bay provides a foundation that will grow organically for decades to come.

Centrale, Luštica Bay

## Centrale Luštica Bay's town centre

Centrale is set to become the urban fabric and the beating heart of Luštica Bay. With residential buildings already springing up, alongside a school, bank, a fire service and more in the works, it is just the right place for families and professionals looking for a perfect second or vacation home. It is complimented by entirely modern infrastructure and intelligent design that is connected to the natural environment. Combining residential and commercial zones with a range of public spaces, the neighbourhood is designed to respond to the landscape's features to make the most of outdoor living and vibrant community life. Laced with atmospheric streets, and with a Piazza, a showpiece square bursting with shops, cafes, galleries, and restaurants, Centrale is designed to offer a lively, non-stop energy every day, all-year round.



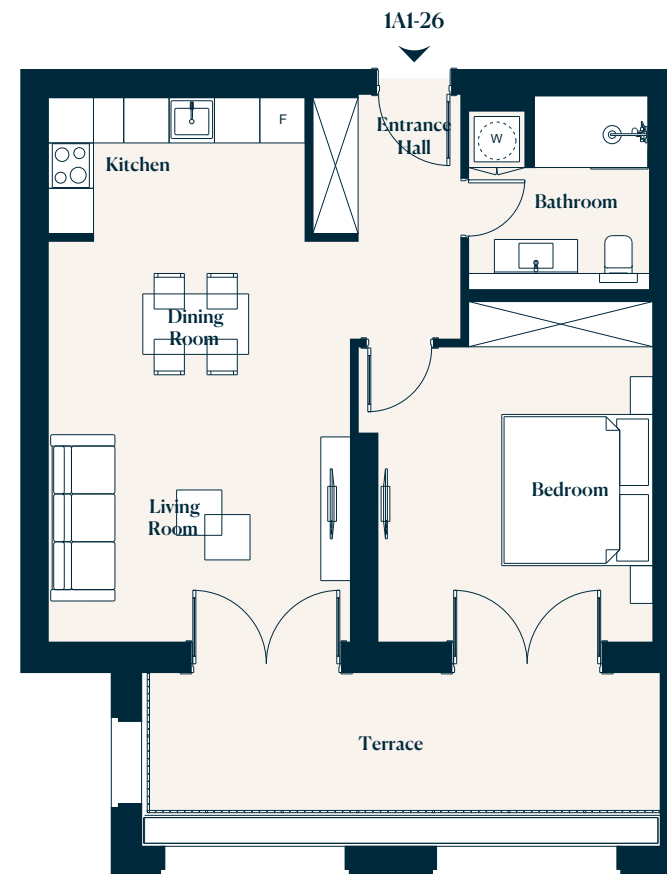
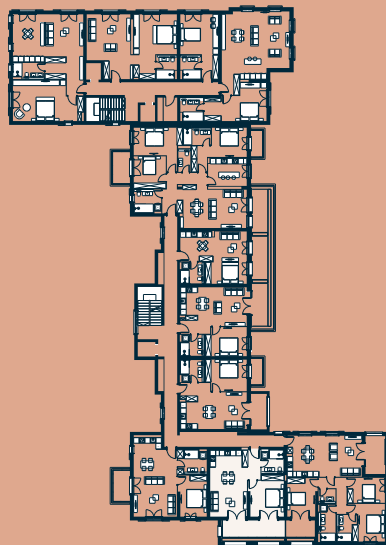




Residence 1A-1 | Second Floor

# 1A1-26 | 1 bedroom

Internal Area	56,70 m <sup>2</sup>
Terrace	12,91 m <sup>2</sup>
<b>Total</b>	<b>69,61 m<sup>2</sup></b>
Yard	- m <sup>2</sup>



## Property Features

Open plan living and dining areas

Spacious balconies and terraces

Contemporary fixtures and spacious layouts

Internal storage spaces

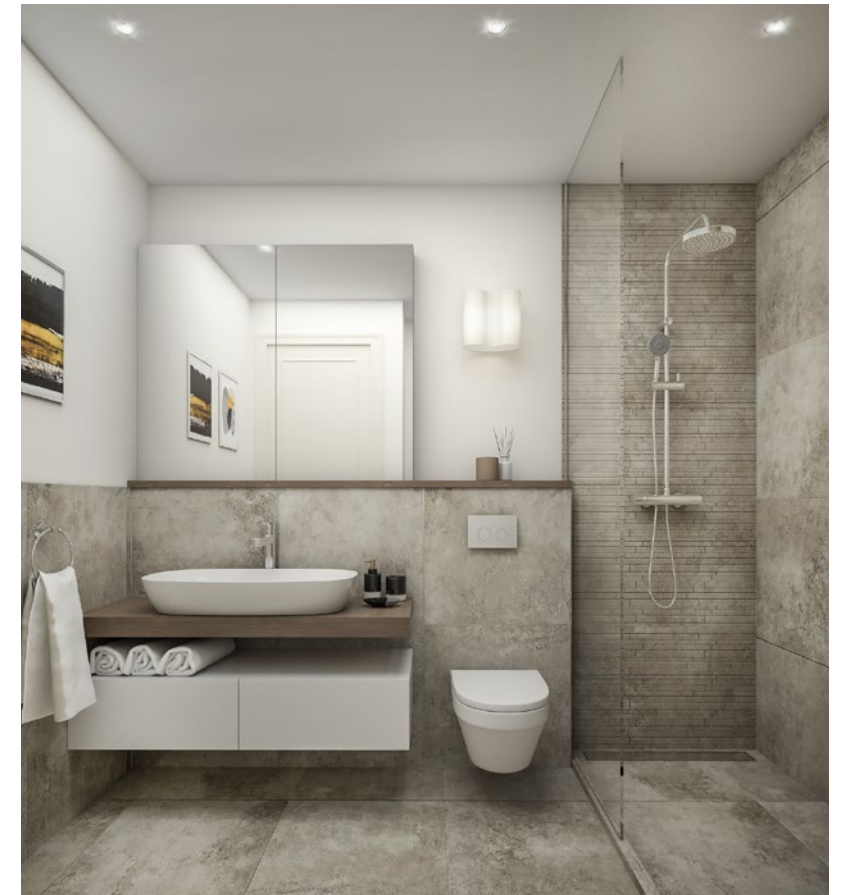
Fully equipped kitchen

All fitted furniture included

24h customer service and security

Beach access





CENTRALE  
PHOTO GALLERY



APARTMENT VIEWS  
PHOTO GALLERY



# Centrale Homeowner Benefits

As a homeowner at Luštica Bay, you are buying so much more than a home, you will be a part of Luštica Bay's exclusive lifestyle. To ensure you can make the most of every moment at Luštica Bay, our residents are provided with an array of unique benefits including:

- Access to Lustica bay beach, along with the priority reservation benefits for other beaches within the complex
- Customer service and security
- Shuttle service to Marina Village
- Access to rental pool managed by Luštica Bay's Property Rental Service
- Discounted rates for The Chedi Luštica Bay 5\* hotel
- Access to frequent invitation only events
- Indulge in Lustica Bay facilities from a relaxing massage at the spa to the enjoyable marina moorings, gym, restaurants, shops and boutiques
- An exclusive year-round property management and maintenance service, including upkeep, maintenance and landscaping available at a preferential charge.

## Payment Plan

### 1 – Reservation Deposit

Reservation Deposit of €2,000 to €5,000 (depending on the size of unit)

### 2 – 15% Payment

15% payment on signature of Sales & Purchase Agreement

### 3 – Instalments

85% in 12 equal quarterly instalments over 3 years

**IMPORTANT NOTE:** Whilst every care has been taken to ensure accuracy, the contents of this document do not form part of or constitute a representation, quotation or warranty, and should be treated as a guide only. The prices indicated here are subject to change. For most up-to-date information, the interested party is advised to consult the selling agent and/or satisfy themselves by inspection. This document herein does not form part of any contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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**LUŠTICA BAY**

MONTENEGRO



**Violet**  
Investment

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