

ISSUE 2016

**CELEBRATING
KOTOR, LONELY
PLANET'S TOP
DESTINATION
FOR 2016**

**DISCOVER THE
UNTOUCHED BEAUTY
OF SKADAR LAKE
MARKING 10 YEARS
OF MONTENEGRO'S
INDEPENDENCE**

**UNMISSABLE
MUSEUMS: THE
CULTURE & HISTORY
OF A PROUD PEOPLE
PLUS, PROPERTY:
A GUIDE TO
INVESTING IN
LUŠTICA BAY**

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Montenegro's magnificent
Bay of Kotor at dusk

LETTERS FROM LUŠTICA

Sales, marketing, facilities and construction all have a vital role to play in the successful completion of the development. Four members of the team share their challenges and aspirations for 2016

BOŽENA KUSOVAC, SALES



I joined the Luštica Bay team a year ago, having previously worked in the hotel industry, in Montenegro's capital. I remember how amazed I was on the very first day of work when I was taken on a tour of the site. I can't decide what struck me more – the untouched, pristine nature in springtime, or the views of the Bay of Kotor on one side and the endless horizon of the open sea on the other.

Shaping such scenery into a living community is a driving force for the entire Luštica Bay team. Working in the sales department, my job is to build client relationships and familiarize them with our project and the ideas lying behind it. Each summer season brings something new.

This year we're launching a rental management programme, which will expand the possibilities for our homeowners and ensure they take full advantage of their property throughout the year. The programme will also offer all interested guests looking to visit Luštica Bay a unique opportunity to book an apartment here and experience for themselves all the perks of spending their holiday here.

Personally, what I'm most enthusiastic and excited about is to see this unique part of the Montenegrin coast truly valued and its potential developed in a sustainable way.

DENIS LAŽETIĆ, MARKETING



My main responsibility is to provide graphic design support for the brilliant ideas that come from the marketing team, but I also get lots of requests from other departments because everyone is keen to

follow the strict brand guidelines which define Luštica Bay. I am the only designer in the company and am most proud of the fact that I have never missed a deadline.

Summer is our busiest time of year, but by the end of the year I hope to have devised some new design standards to enrich the complete visual identity of the company. It is a demanding and very detailed process, but I sincerely hope that I will succeed in this with the help of colleagues from marketing.

The part of my job I enjoy the most is brainstorming with colleagues because that's when you get to know the people around you and see their creative side. In any case, more brains are better than one!

What motivates and excites me the most is that Luštica Bay is a very young company which has huge potential, and I can watch as it develops into a beautiful town.

MIRELA JARIĆ, FACILITIES



I come from a background in HR and previously worked at the hotel resort Aman Sveti Stefan.

At Luštica Bay, my main areas of responsibility are customer service and everything related to our homeowners' requests and daily administration.

Luštica Bay is the biggest project in Montenegro, but one can never really visualize how big unless you somehow become part of it. The biggest challenge is definitely learning all the aspects of the project in order to understand it better. There is so much to learn along the way, but that's exactly what makes it more interesting.

By the beginning of the summer season, F buildings will be finished and the construction of G buildings will begin. We expect to start

on our hotel as well. I love going to the site, as every time I go there the construction progress is more than evident. As a department, we have a big responsibility for keeping all facilities functional and well-maintained.

Our first buildings were handed over in 2015 and we already have year-round residents. Seeing our project grow into a town and become more and more alive is, without a doubt, the most exciting for me.

Orascom is an inspiring company where the dreams of those who dream big can come true. They recognized Montenegro and Luštica peninsula as a canvas for their painting. Luštica Bay is proof that almost everything is possible.

MARIJA PANTOVIĆ, CONSTRUCTION



I am trained as an architect and have worked on Luštica Bay for the past three years.

Our team is making real effort to deliver a quality product to future homeowners. So far, I'm proudest of the successful handover of our first 10 buildings and 72 apartments to our homeowners and the very positive feedback received. From the construction side, the biggest challenge is to design and erect buildings in such steep and wild terrain. It makes me proud to see how, in the middle of a rocky coastline, we've created a village that is fully integrated in the natural environment.

Every individual building in Luštica Bay is part of the bigger picture because we are building and developing a town. You have to think about architecture in its broader context, which is something that makes this project truly different. ■

FROM FORTRESS ISLAND TO BOUTIQUE HOTEL

Mamula is an architectural treasure with a tragic past – and a future as a unique island retreat

4

The former Fortress of Mamula, on the island of Lastavica, is widely regarded as the most beautiful fortification in the Austro-Hungarian “fortress belt” of the Boka region. Now, thanks to a programme of sensitive restoration and renovation by Luštica Bay’s parent company Orascom, it is set to become one of the more unusual hotels on the Adriatic coast.

Sea fortress Boka, as it was called, was designed to repel invaders and was the largest fortification system in the Austro-Hungarian empire, consisting of 100 different forts, along with an elaborate

infrastructure to support them. Mamula was named after Lazar Mamula, the Austrian general who ordered it to be built in the mid-19th century.

The fortress covers almost the whole island (which is located just over 6km from the coastal town of Herceg Novi) and occupies a total of around 32,000 square metres.

During the Second World War, the island served as a prison. But despite its dark past, the island today has a bright future.

Orascom hopes to start a new chapter

in the island’s history, preserving a building of great historical and architectural value and creating a hotel island which will be a private world unto itself.

Planned facilities include a museum, water sports club, marina-jetty, beach club, spa, restaurants and dance floor. Chic accommodation of just 23 rooms takes its design cue from the island’s rugged natural beauty – barefoot luxury at its best.

Watch this space for more news of Mamula Island Hotel&Spa.



EVENTS DIARY

Art, wine and food festivals, children's theatre, fashion shows, music and more

TIVAT

MAGNOLIA DAYS IN TIVAT (MAY 5-JUNE 10)

A celebration of nature, featuring Birds, Trees and Physical Activities Day (May 10), European Parks Day (May 24), Environmental Protection Day (June 5) and Tourist Flower Day (June 10).

ŽUĆENICA FEST (JUNE 21)

Festival celebrating the indigenous wild lettuce of Žućenica. Old and new recipes are shown alongside traditional singing and dancing.

PURGATORIJE FESTIVAL (JUNE 25 TO SEPTEMBER 10)

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

STREET PERFORMERS FESTIVAL INART (JULY 28-30)

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 (JUNE 27)

This festival promotes Pašticada, a traditional

dish of stewed beef cooked in a special sauce, which is typical of the coastal area. Music and children's programmes are also on offer.

THEATRE CITY BUDVA (JULY 1-AUG 31)

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

KOTOR

SEAROCK FESTIVAL (JUNE 24) SUMMER STAGE

Pop music festival headlined this year by US band Wilco.

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-AUG 16)

From its beginnings 15 years ago, this multi-disciplinary art festival has shown the work of thousands of artists and hosted tens of thousands of people from all parts of the world. The organisers expect an even

bigger turnout this year, thanks to Lonely Planet's choice of Kotor as 2016's top destination.

SEA DANCE FESTIVAL, (JULY 16-18) JAZZ BEACH

Award-winning electronic music festival, headlined this year by Skrillex, Hurts, Sister Bliss and Faithless.

INTERNATIONAL FASHION SHOW (JULY 29-30)

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

KOTOR CARNIVAL FESTIVITIES (AUG 3-6)

Join the spectacular carnival groups in your own favourite fantasy costume for Kotor's annual summer extravaganza. On the closing day, the party goes on until dawn.

BOKA NIGHT (AUG 20)

This traditional carnival of boats held in Kotor's bay attracts tens of thousands of visitors every year.

HERCEG NOVI

HERCEG NOVI FILM FESTIVAL (AUG 1-7)

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

OPEROSA (AUG 1-7)

Showcases young Balkan opera talent.

SUNČANE SKALE (JULY 12-13)

Landmark festival for Balkan pop musicians.

PERAST

FAŠINADA (JULY 22)

The citizens of Perast load stones onto their boats and throw them into the water around Our Lady of the Rock.

15TH INTERNATIONAL FESTIVAL OF KLAPA (JULY 29-30)

Klapa is a type of polyphonic singing which is indigenous to the Boka region. This festival brings together its most noted performers, writers and historians. ■

GETTING THERE

easyJet

Good news for UK visitors to Montenegro: easyJet now flies direct from Manchester to Tivat, and in June will launch its London Gatwick-Tivat service.

Aeroflot: from Russia to Montenegro.

Adria Airlines: flies between Ljubljana and Podgorica.

Air Serbia: flies from Belgrade to Podgorica and Tivat.

Austrian Airlines: flies on its offshoot Tyrolean from Vienna

to Podgorica and Dubrovnik.

British Airways: flies London Gatwick to Dubrovnik.

Condor: flies between Frankfurt and Dubrovnik.

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

easyJet: flies from Berlin, Edinburgh, Geneva, London Lyon, Milan, Paris and Rome to Dubrovnik.

Eurolot: flies from Gdansk and Poznan to Dubrovnik.

Finnair: seasonal flights from Helsinki to Dubrovnik.

Germanwings: flies from

Cologne/Bonn, Hanover and Stuttgart to Dubrovnik.

Jet2.com: flies from Belfast, Midlands, Newcastle, Edinburgh, Leeds and Manchester to Dubrovnik.

Jetairfly: flies between Brussels to Dubrovnik (May to September).

Lufthansa: flies from Munich to Dubrovnik.

Montenegro Airlines: Europe-wide.

Ryanair: flies to Podgorica.

Pobeda: flies Moscow to Podgorica.

Turkish Airlines: to Podgorica.

Wizz Air: flies Milan and Munich to Podgorica.

MONTENEGRO

CELEBRATING 10 YEARS

OF INDEPENDENCE



In 2006, Montenegrins voted to become an independent nation state. **RUDOLF ABRAHAM** looks back on a decade which has seen the country flourish

I first visited Montenegro in 2004, travelling along the coast from Herceg Novi to Kotor and Budva, before turning inland and heading for Durmitor National Park and Komovi. What I found was a country of extraordinary beauty, which – particularly away from the coast – remained remarkably underdeveloped for tourism. Two years later, in May 2006, Montenegro held a referendum and voted – by a slim majority, but a majority nonetheless – in favour of independence.

6 Prior to 2006, Montenegro had since 2002 formed one half of the State Union of Serbia and Montenegro, in the wake of the breakup of Yugoslavia. Even within this arrangement, Montenegro maintained a degree of autonomy, introducing the euro in 2002, for example.

Much has changed in the decade since Montenegrin independence, both in domestic politics and on the international stage.

Montenegro joined the UN in 2006, was



admitted into the IMF and World Bank in 2007, its citizens were granted visa-free travel within the Schengen zone in 2009, and the country attained formal candidacy for EU membership in 2010. It has distanced itself from Serbia's stance on Kosovo, recognizing the latter's self-declared independence in 2008, and in December 2015, Montenegro was invited to join NATO.

At home, the overall number of tourists continues to rise steadily, with foreign visitors accounting for almost 90% of tourist overnights in Montenegro. Climbing the path up to the fortress of St John, above Kotor, these days you are much more likely to see a cruise ship arriving at the city below than you were ten years ago. In fact, the number of cruise ships visiting Montenegro more than doubled between 2007 and 2013, with the



A LITTLE MORE OF MONTENEGRO'S AMAZING POTENTIAL AS AN OUTDOOR PLAYGROUND AND ADVENTURE TRAVEL DESTINATION HAS BEEN TAPPED

number of cruise passengers multiplying by more than six times over the same period.

New property developments on the coast, such as Porto Montenegro and the arrival of direct routes from the UK and elsewhere in Europe with budget airlines (Ryanair opened routes to Podgorica from London and Brussels in 2013 and 2014, easyJet began flying to Tivat from London and Manchester in 2016) are all sure indicators that Montenegro is continuing to grow as a tourist destination. There's even a regular bus service between Dubrovnik and the Montenegrin coast these days, something which was desperately lacking twelve years ago.

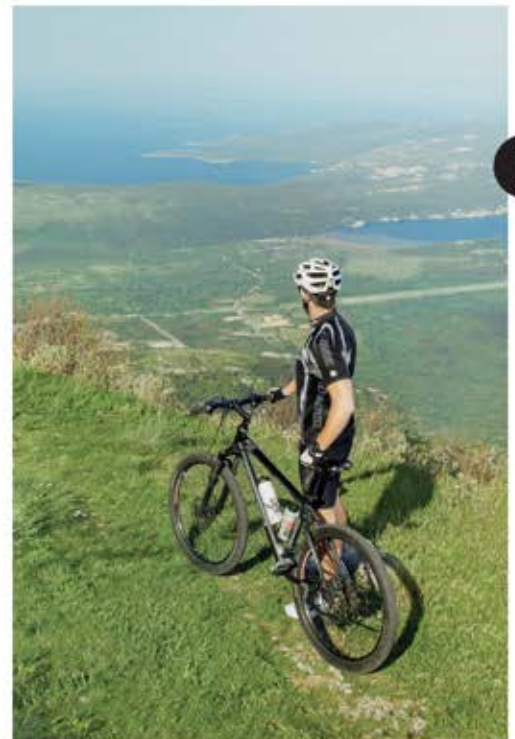
Inland, a little more of Montenegro's amazing potential as an outdoor playground and adventure travel destination has been tapped – though not nearly as much as it could. New hiking and cycling routes have been developed, including the cross-border Peaks of the Balkans Trail through the remote Prokletije mountains on the border of Montenegro, Albania and Kosovo, and Prokletije became Montenegro's fifth and



newest national park in 2009. The challenge, as always, remains that such developments must be implemented in a sympathetic manner which is sustainable for Montenegro.

Nevertheless, while the number of foreign tourists continues to increase, the vast majority of overseas tourism – well over 90% of visitors according to official government statistics – continues to be concentrated on the coast.

Hayley Wright, owner of Montenegro Holiday, has lived with her husband and children in Herceg Novi since 2005. I asked her what changes she has noticed over the past decade. 'There have been a lot of improvements in infrastructure' she says, 'roads and so on, and the tourism season



is lengthening, slowly but surely.' She adds that she feels the quality of restaurants has improved, both in terms of the food available and the quality of service. Emma Heywood of Undiscovered Montenegro, who has lived with her husband and children in Virpazar since 2008, agrees, but adds: 'The pace of life is still slow. If you leave the beaten track for the stunningly beautiful rural areas in the country's interior, you can still find places that feel like somewhere time forgot.' ■

VLADO THE MAGNIFICENT

After a medal-studded career as a water polo Olympian for his country, Vladimir Gojković is now coaching the Montenegrin national team. **LAURA TENNANT** spoke to him about his Rio ambitions

Born in Kotor, Montenegro, water polo player Vladimir is a two-time Olympian, winning a silver medal with the Serbia and Montenegrin team at Athens in 2004. While he and his Montenegrin team-mates just missed out on a medal four years later in Beijing, Vlado has his eye on water polo gold once more - this time as the coach of his home nation in Rio this summer.

What were the highlights of your career as a player?

8 The most important moments in my playing career were participation in the Olympic Games, winning the first gold medal at the European Championship with the national team and winning the first title of National Championship with the club.

Tell us some of the advice that you now give to the younger players in the team you are coaching.

While they are still young, we try to teach them to appreciate true values, that in sport you can't cheat and that hard work is the only way to win.

What are the most important qualities a water polo player should have?

Every player should possess the work ethic, discipline and wish to become an even better player each day.

Was it difficult to give up your career as a player for coaching?

It was not so hard for me, probably because I had a desire for a long time to become a coach. Also, I immediately started working as a coach, so I did not have much time to think about it.

What do you most enjoy about coaching?

There is no doubt that winning, especially in big games, brings great pleasure. For me, one of the biggest satisfactions is also when I see that young players I train progress, as both a player and person, as well.

Where do you train as a team, and how many hours a day are you coaching?



Vlado Gojković with his wife Danka and two sons

During the summer we train at the outdoor pool on "Škver" in Herceg Novi, while in winter we train in the pool of the Institute Igalo. On a daily basis, we train for an average of about 5 to 6 hours, which includes pool, gym and video analysis.

What are your hopes for the Montenegrin

national team in Rio? Are you hoping to come back with a medal?

Our great wish is to win a medal at the Olympics. To win any medal at the Olympics is an amazing achievement for any small country like Montenegro. A lot of things should match to reach the goal, but the most important thing

is that we reasonably believe we have the quality to fight for a medal.

You knocked out Hungary in a dramatic match in January, since they are regarded as the best in the world, you must have a good chance of a gold medal?

At the moment 7 to 8 teams compete equally for the first three places in the Olympics.

Are you married, and if so, do you have children?

I'm married, my wife is called Danka and we have two sons.

Where do you live?

I live in Herceg Novi.

What do you do to relax?

When I have more days off, I travel with my family outside Herceg Novi, and that way I recharge my batteries for new challenges.

How will you celebrate if you come back from Rio with a medal for the team?

If we come back with a medal, we will easily come up with a celebration. The most beautiful are always those that happen spontaneously.

How should water polo be promoted?

All of us who work in water polo are trying to give our contribution to the development of water polo in the world. I would love that water polo achieves progress like other sports like football and basketball and gets a better position

'WHEN I HAVE MORE DAYS OFF, I TRAVEL WITH MY FAMILY OUTSIDE HERCEG NOVI, AND THAT WAY I RECHARGE MY BATTERIES'



than it has now. Those of us who are active participants need to work hard every day to popularise water polo.

How would you sum up Montenegro, its people and culture?

The culture of Montenegro is a true reflection of its population, diverse and multicultural, alongside the traditional lifestyle of the people who live here. We also have many culinary specialities that are typical of Montenegro.

Numerous galleries, theatres, festivals and other cultural events show that Montenegrin people pay a lot of attention to the culture, but we also value physical education and sports activities too. ■

Volleyed between the Illyrians, Romans, Venetians and Ottomans, torn up during domestic and world wars, Montenegro has had a riotous history that's almost impossible to imagine from the perspective of its spectacular coastline. To truly understand Montenegro's rocky past – and how it affects the Montenegrin people today – you need to travel deeper.

MUSEUMS OF CETINJE

The old royal city of Cetinje, on the edge of Lovćen National Park, is the logical place to start exploring Montenegro's eventful past.

The 15th-century city, the religious and cultural heart of the country, holds the vast majority of the country's cultural treasures. Moreover, its collection of carefully preserved stone churches, bronze monuments, sherbet-coloured wood homes and grand embassies makes it a museum in itself. Embark on the dramatic 20-mile drive from the coast to explore Cetinje's enchanting streets, then peek inside the cluster of notable buildings that house these essential museums.

History Museum, Cetinje

10 In the golden-hued, century-old villa Vladin Dom, which once housed the country's parliament, the History Museum tells the story of Montenegro's royal past in a succession of reception rooms festooned in silk. Gilt-framed portraits, flamboyant jewellery, plush furnishings and pivotal documents are arranged in chronological order, from pre-Christian times, through the Cold War era, when the

revolutionary Josip Broz Tito commanded Montenegro as part of Yugoslavia. There are relics, weapons and at least one bullet-riven skull. Behind one glass vitrine you can spy the bullet-marked jacket that was worn by Prince Danilo I when he was assassinated in 1860.

Art Museum, Cetinje

Perhaps the most valuable treasure within these walls is upstairs in the adjoining Art Museum, among the collection's astonishing 2,800 artworks. The original icon of Our Lady of Filermosa, a Byzantine painted-wood icon believed to date from the ninth century, is the purpose of many a pilgrimage, Montenegrin and otherwise. An object of popular devotion for both Latin and Greek societies, the icon was later adopted by the Knights of St John in 14th-century Rhodes, who boasted that St Luke the Evangelist had painted it after Christ's death. The knights hauled it to their exile in Malta and, after Napoleon's invasion, it vanished to Russia, where it was gilded in gold and set with precious



Main picture: the seafront at Perast; left, Cetinje contains many historically important buildings

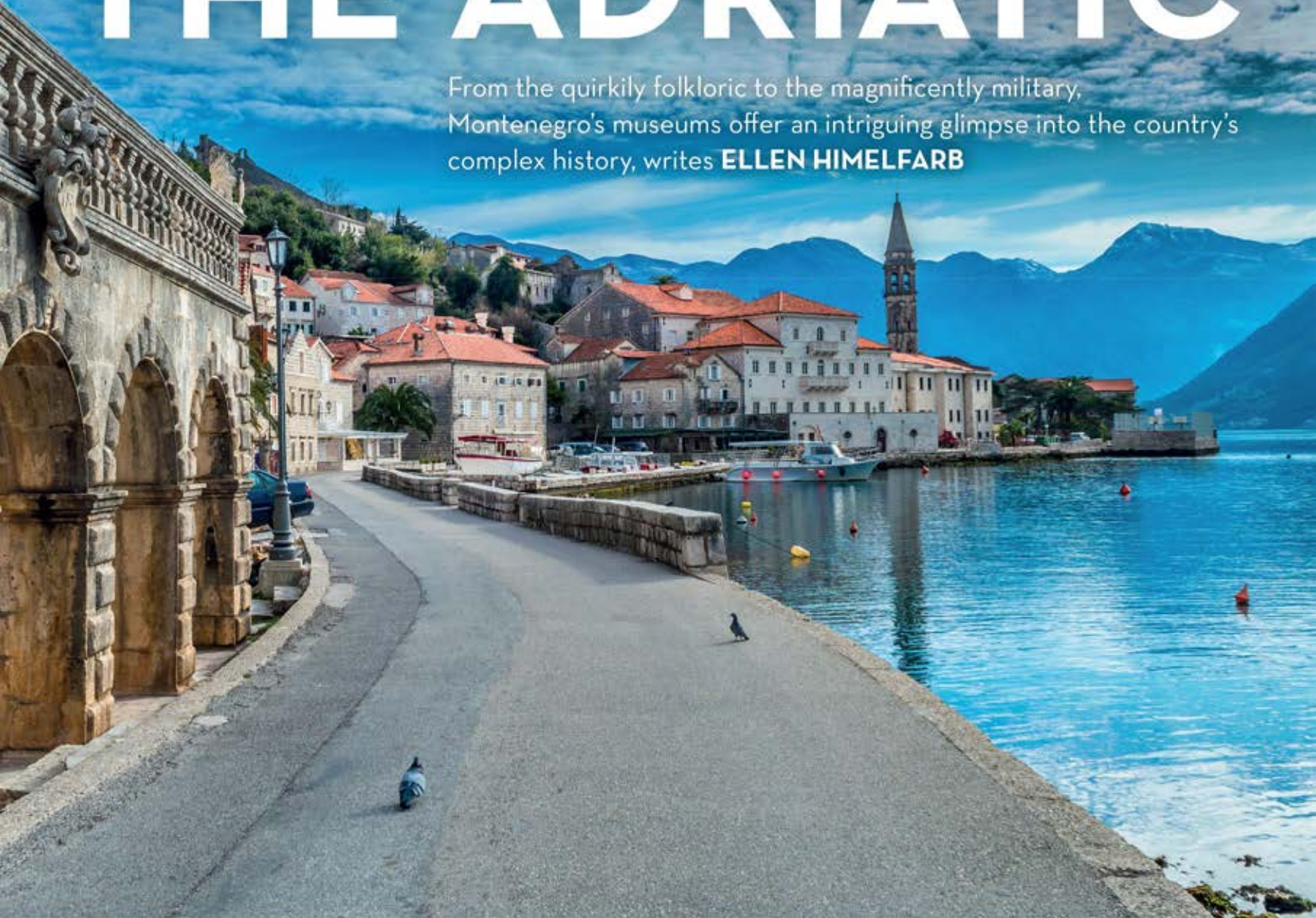
THE ORIGINAL ICON OF OUR LADY OF FILERMOZA, BELIEVED TO DATE FROM THE NINTH CENTURY, IS THE OBJECT OF MANY A PILGRIMAGE

stones. Ultimately it was brought back into safe-keeping here, in a blue-lit chapel fiercely guarded by docents.

Inspect the layers of fine handiwork, then acquaint yourself with the country's more

TREASURE HOUSES OF THE ADRIATIC

From the quirkily folkloric to the magnificently military, Montenegro's museums offer an intriguing glimpse into the country's complex history, writes **ELLEN HIMELFARB**



'contemporary' artists in the arched, white galleries that radiate out from the chapel. Start with the homegrown Baroque painter Tripo Kokolja, who painted religious themes on wood. Then move on to the political artists of the 20th century. Painter Milo Milunović gets a room to himself, as do Peter Lubarda, Branko Filipović and the France-based artist Miodrag Đurić, known as Dado throughout his career.

King Nikola Museum, Cetinje

A pastel-coloured palace at the centre of town is home to the King Nikola Museum. The eponymous king, Nikola I Petrović, was

Montenegro's last ruling sovereign before being required to abdicate (he died in France in 1921). The palace was built in the 19th century to house the widow and daughter of his predecessor, the aforementioned doomed Danilo I, and the current interior reflects that time, with royal-red carpets, ornate Montenegrin antiques and more gold than seems necessary.

Exhibitions draw from the old national and military museums, so there are torn flags and weaponry on display dating back centuries. You could lose yourself for an hour gazing at the defunct stamps, currency and medieval charters.

Njegoš Museum, Cetinje

Equally important to Montenegrins, and even more striking, is the ominous-looking bastion housing the Njegoš Museum, built by one of the most prominent rulers of Montenegro, Petar II Petrović Njegoš. The beloved 'prince-bishop' and poet penned his most revered books while living here in the early 1800s, and you can read his handwritten notes and correspondence, preserved in glass cases. He also left behind wardrobes of outlandish costumes, collection of guns and the only billiard table known to the country in those times. Many historical artifacts from after his death are collected here, and ▶

Main picture: Kotor's Maritime Museum; clockwise from top right, Our Lady of the Rock with museum attached, Palace Bujović; Perast Museum; splendid classical detail of Perast Museum



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you'll be drawn to the World War I relief map of Montenegro, built by Austrian engineers in 1916.

Ethnographic Museum, Cetinje

A small Georgian-style manor is the location for the national Ethnographic Museum, famed for its collection of historic garments made by hand in the mountains and valleys of the country. There are blackened tools from sheep-shearing, spinning and weaving, as well as archaic costumes knitted from goat's hair, leather and baize. Here, you'll find folkloric items such as jerkins, aprons and tasseled socks. It is, perhaps, significant that the museum has supplanted the Serbian Embassy.

Orthodox Monastery, Cetinje

The sprawling stone Orthodox Monastery, just outside the town centre, is Cetinje's most important monument and a museum in its own right. It was built by Danilo I, though the curiosities within date back even before the





PHOTOS: SHUTTERSTOCK; DAMIR MOŠKOV, PERAST MUSEUM ARCHIVE, RANKO MARAS

THE MUSEUM'S MARITIME COLLECTION INCLUDES MODELS OF SHIPS, NAVIGATION INSTRUMENTS, NAVIGATIONAL MAPS AND SAILOR'S CHESTS

doomed prince: an inscription over the front door and a coat of arms belonging to the royal family were transported here from an earlier, destroyed monastery. There are also icons from medieval times on display. St Peter is the central figure of worship here – a reliquary containing what may, in fact, be his right hand attracts the pious. In an outbuilding, there are manuscripts and silver-plated books spanning 500 years.

Archaeological Museum, Cetinje

The newest museum in town was formed after Montenegro gained independence in 2006. The Archaeological Museum features a lapidarium and a significant collection of 11 monumental tombstones that had previously been scattered around the country.

MUSEUMS OF KOTOR

If Cetinje is the cultural capital of Montenegro's interior, the medieval walled city of Kotor steals the limelight on the coast. Like Cetinje, Kotor is a living museum. It earned UNSECO status in the 1970s as an architectural gem and holds 70% of so-called 'non-moveable' treasures. It's also home to the country's sacral heritage: there are 300 churches of both the Orthodox and Catholic persuasion – so many, they practically hold up the 1000-year-old walls.

Maritime Museum, Kotor

Kotor's Maritime Museum recounts the long and rich naval history of the Boka Kotorska – the Bay of Kotor (in fact, the majority of citizens not involved in tourism are still seafarers). The

collection, kept behind an impressive baroque facade, dates back nearly 150 years and includes model ships, royal portraits, weaponry and photographs from both World Wars. Memories of ship-owners from Italy and Austria balance out room sets mimicking the homes of Montenegro's noble families. High-relief bronze panels in the foyer tell the story of events – from earthquakes to naval battles – that shaped the region.

MUSEUMS OF PERAST

Seven miles up the coast is Perast, a tranquil community of red-roofed stone houses which lies on the shore of the Bay of Kotor. This may be Montenegro's most astoundingly beautiful town. Perast was run by Venice from 1420 until 1797, when Napoleon ended the Venetian Republic, and fell into French, then Austrian hands before becoming part of Yugoslavia.

Its museum is housed in Bujović Palace, one of the most beautiful buildings in Perast, which dates from 1694. The museum's maritime collection includes models of ships, navigation instruments, navigational maps and sailor's chests. Magnificent swords and scimitars and Montenegrin national costumes are also on show here, as well as portraits of some of the most significant figures in Perast's history. Most fascinating of all is the archive and library left to the museum by the Visković family, which contains documents dating from the mid-15th century to the end of World War II.

After wandering around the exhibits, head outdoors, climb up into the hills and marvel at the pristine buildings and glassy bay. ■

WILD

Lake Skadar National Park is a Wetland of International Importance and home to hundreds of varieties of bird and fish. Come here to hike, sail and enjoy its natural gastronomic bounty, says **RUDOLF ABRAHAM**

WATER

14

Over one million birds fly over Lake Skadar while migrating



Wooden boats are still used for catching fish

HISTORICALLY, THIS AREA WAS THE CRADLE OF THE MONTENEGRIN STATE, WITH THE CAPITAL OF THE MEDIEVAL KINGDOM LOCATED ON THE NORTHERN SHORE

Lake Skadar (Skadarsko jezero) is an area of huge ecological importance. One of Montenegro's five national parks, it was declared a RAMSAR site (a Wetland of International Importance) in 1996, and over 270 species of bird have been recorded here including several which are quite rare, among them the Dalmatian pelican. Some areas of the lake have been designated as special reserves – Manastirska Tapija and Pančeva oka for example are recognised as IBAs (International Birding Areas). Along with the iconic pelicans, other species of bird you can find here include the great crested grebe, grey heron, squacco heron, rock partridge, little egret, glossy ibis and spectacularly large numbers of pygmy cormorant. It is of particular importance as a stopover on winter migration routes, with a staggering number of birds (over one million) flying over the lake and its connected deltas during spring and winter migration, up to 200,000 of which winter here.

The surface area of the lake varies considerably between summer and winter, from an average of some 370km² in summer, to over 500km² in winter. Fed primarily by the River Morača, which flows into the lake from the north, as well as by underground karst springs, and drained by the Bojana, it has an average length of 44km and a depth of between

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There are still few visitors to this tranquil part of the world

5m and 8m. Over half of the lake lies in Montenegro, the rest in Albania.

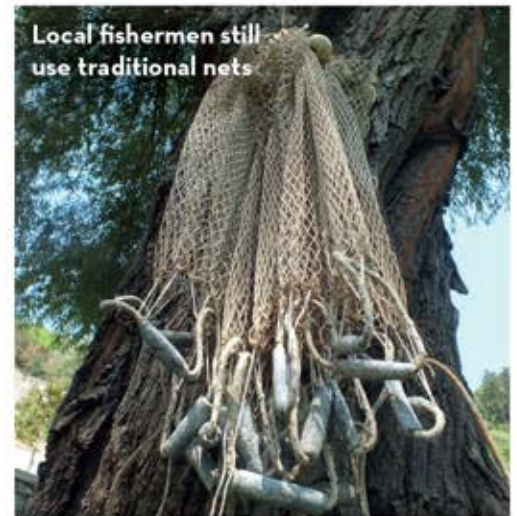
Historically, this area was the cradle of the Montenegrin state, with the capital of the medieval kingdom of Zeta being located at Žabljak Crnojevića on the northern shore of the lake in the mid-15th century, until 1478 when its rulers were forced to relocate and found a new capital at Cetinje, abandoning the Lake Skadar area to some 400 years of Ottoman rule.

The gateway to Lake Skadar National Park is Virpazar, a small village on the western shore of the lake, on the main road between Podgorica and Bar – making it under a 90-minute drive from Tivat, via the Sozina tunnel and just 20 minutes from Podgorica Airport (if you fly into Podgorica and the weather is clear, you'll be treated to jaw-dropping views of the lake as you come in to land). A quiet little place with a stout medieval stone bridge, and an Ottoman fort perched on a rocky spur above, Virpazar is home to the Lake Skadar National Park headquarters, and the excellent Konoba Badanj – a lovely, homely restaurant serving delicious freshwater fish from the lake, served best with plenty of the excellent local Vranac wine.

Lake Skadar contains over 40 species of fish – among them carp, chub, grey mullet, eels and bleak – and fishing remains an important mainstay for those who live around the lake, as are the vineyards (some of the best in Montenegro) and tourism. Yet, despite the beauty of the area and the fact that it's so easy to reach, Lake Skadar sees remarkably few visitors in comparison with the coast, with the majority of its visitors arriving on coach tours from elsewhere in the country and staying only just long enough for a short boat trip on the lake, thus injecting little money into the local economy.

One local outfit trying hard to overturn this status quo is Undiscovered Montenegro (www.undiscoveredmontenegro.com), run by young British couple Ben and Emma Heywood, who have made Virpazar their home since 2008 and offer excellent tours with an emphasis on local, sustainable tourism. Accommodation is provided at Villa Miela, their beautifully renovated old stone house just outside Virpazar. For those in search of the unspoilt and undiscovered in Europe, it doesn't get much better than this. 'This place has echoes of Africa's rift valley or China's Guilin', says Emma Heywood. 'And it's not just the nature – it's the fishermen, too. With their handmade, wooden long boats called čamac, and fishing rods made of willow, your typical lake vista is far more exotic than you might expect for Europe.'

After an afternoon spent visiting local



Local fishermen still use traditional nets



A boat ride is the perfect way to explore Lake Skadar

LAKE SKADAR CONTAINS OVER 40 DIFFERENT SPECIES OF FISH, AMONG THEM CARP, CHUB, GREY MULLET, EELS AND BLEAK



The village of Godinje is untouched by time

Lake Skadar's 'Alcatraz'
built by the Turks in the
mid-19th century



vineyards, I hike up to the summit of Rumija, a mountain southwest of the lake, in the company of Emma Heywood, as well as Rado Fernand of Adria Trek. We start from a 4WD track high up on the mountain, which forms part of the Montenegrin Coastal Traversal, a long-distance hiking route which sweeps through the mountains above the coast. It's a short, easy hike, and the views from the summit are simply astonishing, taking in the huge expanse of Lake Skadar below, the convoluted jumble of peaks that is the Prokletije mountains, along and just over the border in Albania, and clear views up the coast to Lovćen and far beyond. On a clear day you can easily see the island of Mljet in Croatia. There's a small, metal Orthodox church on the summit of Rumija, airlifted here in 2005.

On another morning I set off on the lake aboard Milica, a traditional fishing boat which now takes visitors out on guided tours of the lake, with its owners Andrija and Jelena (www.boatmilica.com). Leaving Virpazar, we glide alongside reed beds beside the western shore of the lake, watched by cormorants and the occasional little egret and grey heron. Turning east, we pass the rocky islet of Grmožur with its ruined fortress, built by the Turks in the mid-19th century, and then later following

**THE EARLY MORNING
SUNLIGHT IS TURNING THE
LAKE'S SURFACE INTO
AN ASTONISHING SHEET OF
GOLD, BROKEN ONLY
BY THE REED BEDS**

**Pelicans are one
of many visitors
to the lake**



Montenegro's victories against the Ottomans in the 1870s, used by the Montenegrins as a prison – something of a lonely, diminutive Alcatraz. A Dalmatian pelican sits crouched on a rock protruding from the surface nearby, then flaps off noisily just above the water, framed by the mountains of Albania.

Despite its beauty, Lake Skadar suffers from its own environmental challenges, just like many other places in Montenegro. Fortunately the locals take a personal hand in protecting it from environmental degradation. As Milica cruises slowly from the reed beds at the delta of the Morača towards home, we pass the large circular panel from one end of a giant, wooden cable reel. Andrija takes a break from steering the boat and fishes it out of the water with a boat pole. Later, when we arrive back in

Virpazar he hauls it out onto the dock. There is a chronic lack of funding, and the threat of unsympathetic development never seems far away.

On my last morning in Virpazar, I head off early from Villa Miela, down to the shore of the lake – where the early morning sunlight is turning its surface into an astonishing sheet of gold, broken only by the reed beds, water lilies and floating water chestnuts and the occasional silhouette of a traditional, flat-bottomed boat. I've been visiting Montenegro for quite a number of years now, but as I look out across that huge, silent lake I can't help wondering, and not for the first time, why on earth more people don't visit this mesmerizingly beautiful corner of Europe. Lake Skadar, it would seem, remains Montenegro's best-kept secret. ■

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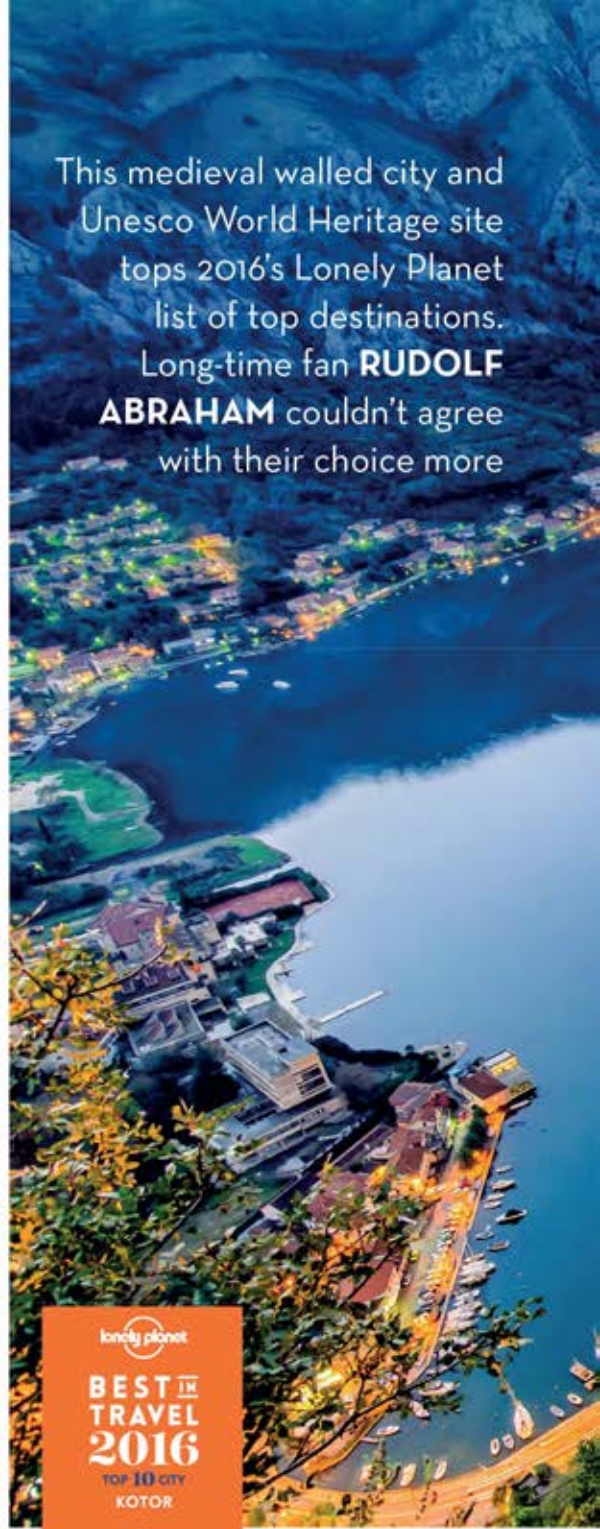


Kotor, or rather the Natural and Culturo-Historical Region of Kotor, was inscribed on the UNESCO World Heritage List in 1979, one of two UNESCO-listed sites in Montenegro (the other being Durmitor National Park). This year, it won the Lonely Planet award for top destination for 2016. Along with the city of Kotor itself, the site encompasses several locations around the Bay of Kotor (Boka Kotorska, or more colloquially just Boka) – that spectacular natural inlet on the Montenegrin coast, often referred to as a fjord, although some say it is nothing of the kind but actually a drowned river valley. These locations include Dobrota (the attractive northern ‘suburb’ of Kotor), the ancient town of Risan, Kostanjica, Perast and the tiny islets of Sveti Djordje (St George) and Our Lady of the Rocks (Gospa

od Škrpjela). The UNESCO listing followed the devastating earthquake which struck Montenegro earlier the same year, with repair of the serious damage to several monuments in Kotor financed in part through UNESCO.

The Romans built a fort at Kotor after they captured the settlement (then known as Acruvium) from the Illyrians, and later the Byzantine emperor Justinian built a fortress above the town in the sixth century. Most of the extensive and elaborate fortifications which you see surrounding Kotor today, however, were built by the Venetians to whom the city belonged for some four centuries, from 1420 to 1797. It is these medieval walls, perhaps more than anything else, which give the city its most familiar character.

Kotor’s medieval city walls stretch some 4.5km (that’s more than twice as long as the famous walls of Dubrovnik, for those counting),



This medieval walled city and Unesco World Heritage site tops 2016’s Lonely Planet list of top destinations. Long-time fan **RUDOLF ABRAHAM** couldn’t agree with their choice more



running up over the crags above the old town to the fortress of St John (Sveti Ivan) and in places reaching up to 20m high and 10m thick.

The best way to appreciate them is to hike up to the fortress of St John, an easy 30-minute walk up the steep slopes behind the old town – though bear in mind it can be relentlessly hot in the summer and there’s very little shade, so make sure you carry a bottle of water and take a sun hat. The first thing you’ll need to do, however, is to find the start, which is hidden away in an alley behind the little church of St Mary of the River, in the northeast corner of the old town. Fortunately, these days it’s signposted more clearly than when I first hiked up to the fort, more than 12 years ago.

ENTRANCING KOTOR



A natural inlet,
the Bay offers
spectacular scenery

My most recent visit to Kotor was in April, and as I followed the broad, clear path which climbs along the line of the ancient, grey stone walls, I enjoyed the spring flowers bursting from the rocky hillside and the jaw-dropping views down over the triangular old town and the Bay of Kotor below. After a while, I passed the beautifully situated little chapel of Our Lady of Health (Gospo od Zdravlja), built by survivors of the plague and used by troops stationed in the upper fort. The domed bell tower of this little chapel, with the Bay of Kotor stretching beyond, is probably one of the most photographed views in Montenegro. The rather ramshackle remains of St John's fortress itself sit at an elevation of 266m above the Bay of Kotor. Just below the

MOST OF THE EXTENSIVE AND ELABORATE FORTIFICATIONS WHICH YOU SEE SURROUNDING KOTOR TODAY WERE BUILT BY THE VENETIANS WHO RAN IT BETWEEN 1420 TO 1797

fort, I duck through a large hole in a section of the walls and follow a path down to the little church of St George (Sveti Đorđe), beside a lone cypress tree – as always a quiet, green spot somewhat removed from the crowds traipsing up to the fort, tucked below stupendous crags.

The broad, stone steps zigzagging up past this church lead from the town below all the way up to Krstac on the old road to Cetinje. Hiking up to St John's fort in the summer can be thirsty work, and you'll doubtless feel you've earned a coffee or a Nikšičko Pivo (Montenegro's best beer) when you get back down to the old town.

Kotor's triangular old city core consists of a loosely connected series of open squares and a jumble of winding, cobbled streets and narrow alleys (the latter in some cases so narrow that there's one called Pusti me da prođem, meaning 'Let me pass'). The main square as you enter from the Sea Gate is the Square of Weapons (Trg od Oružja), formerly (as the name implies) ▶



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The Bay of Kotor is justly famous; bottom right, a view of the fortifications



the location of the city arsenal, lined on one side by the 17th-century Duke's Palace and these days awash with outdoor seating and tables for a plethora of cafés. The names of other squares in the old town – the Square of Milk, the Square of Flour – give an indication of their former use.

Aside from the walls, Kotor's main landmark building is the Cathedral of St Tryphon, an outstanding example of Romanesque architecture built in 1166. Partially destroyed by the huge earthquake of 1667, several parts of the cathedral were subsequently rebuilt – the façade and the baroque bell towers which frame it date from this later phase, as do the rosette windows in Gothic-Renaissance style. The interior is a three-nave basilica, the highlight of which is the three-tiered ciborium above the main altar, dating from the 14th century and carved in Romanesque-Gothic style with scenes from the life of St Tryphon. Fragments of frescoes dating from the 14th century have been discovered in the cathedral interior.



23

KOTOR'S MAIN LANDMARK BUILDING IS THE CATHEDRAL OF ST TRYPHON, AN OUTSTANDING EXAMPLE OF ROMANESQUE ARCHITECTURE BUILT IN 1166

Kotor's lively outdoor market stretches along the exterior of the walls, by the waterfront, and is the place to buy locally grown fruit and vegetables, traditional cheeses, home-made wine and glisteningly fresh fish.

There are plenty of places to eat within the old city walls – Konoba Scala Santa is usually reckoned to be the best. Instead I opted for the more homely and more reasonably priced

Konoba Galerija, outside the city walls – an old favourite on the waterfront where I enjoy a crisp šopska salata (a salad brimming with tangy, white sheep's cheese) and some succulent ćevapčići (grilled meatballs).

If it's museums you want, head for the Pomorski Muzej (Maritime Museum), housed in an 18th century baroque palace on Trg Bokeljske (www.museummaritimum.com), where you'll find displays paying homage to the city's long and remarkably rich maritime heritage.

As a festival destination, Kotor has come into its own in recent years, in particular with the KotorArt Festival (www.kotorart.me), created in 2008 by rolling several existing festivals into one (held in June/July), and Boka Night (held on the third Saturday in August), which sees an illuminated flotilla of boats passing in front

of Kotor's old town. Kotor rocks out to major international acts at the Sea Rock festival in June (<http://searock.me>).

I first visited Kotor in 2003, travelling along the coast from Croatia on my way to Durmitor National Park and have not forgotten my first, breathtaking view of Boka Kotorska, or an afternoon wandering the labyrinthine streets of old Kotor itself. More recently I asked Hayley Wright, who with her husband Jack moved to Montenegro many years ago and set up an adventure travel company in Herceg Novi, what she remembers of her first view of Boka back in 1998. 'I remember how quiet, unspoilt and spectacular it was', she replied. She then added: 'Then, and today, I think the Montenegrin coastline must rank amongst the most spectacular in the world.' ■

CLIMB EVERY MOUNTAIN

ELLEN HIMELFARB

outlines options for families and explorers with a thirst for adventure



Going off-grid for the weekend couldn't be easier when Montenegro's rugged interior is on your doorstep. Head to a village resort in the heart of Durmitor National Park which is perfect for families, hike through an adventure park in Cetinje, or embrace true adventure with a camping and walking expedition through nature reserves and temperate rainforests.

BREŽNA ETHNO VILLAGE PLUŽINE

Once you leave the coast, it doesn't take long for Montenegro's smooth, wide roads to narrow and the terrain to get wilder. The routes up north skirt the sides of mountains and cross fast-running rivers. By the time you reach the

Nevidio Canyon, the 1,000m cliffs drop down into the clean Komarnica river system. Beyond it, soft, verdant hills overlap to the horizon and the valleys between sprout with wild daisies and daffodils.

Near the village of Brezna, near the turquoise Lake Piva, 25 authentic, low-slung wood cabins on a tree-dotted hilltop form the popular Ethno Village. An intimate retreat run by one of Montenegro's oldest families, the Blagojević clan, it offers clean mountain air and rustic, fire-fuelled comfort for 110 guests.

The location is smack in the centre of wild Montenegro, within reach of the Tara River gorges, the mountainous Durmitor National Park (the country's highest point) and a cluster of glacial lakes: Škrčka, Sušička, Trnovačko and Stabanjska. Lake Piva, as meandering and far-reaching as a river, snakes around

White-water rafting is one of many activities on offer for adrenaline junkies





RAW AND FORBIDDING, THIS RUGGED LIMESTONE LANDSCAPE WAS A BATTLEFIELD WHERE MONTENEGRINS AND OTTOMANS SQUARED OFF CENTURIES AGO

impenetrable woods. Families take advantage of the local pleasures. Scattered around the property are fragrant, wildflower meadows, a petting zoo, saunas and swimming pools. Special cabins are suited up in candy colours to excite children partial to fairy tales. They can peek into shepherds' huts, read in the library and climb in playgrounds, then sit down for a family lunch of regional dishes, cooked with produce from small local farms.

The more ambitious, however, book time with a guide and head out for adventure. Ethno Village's own staff will take groups to the Tara River to raft on white water, or take jeeps on a mountain-safari around Durmitor. On sunny days you can hire a boat to putter along the 30-mile Lake Piva, or hike into deep canyons alongside mountain goats at Komarnica. Back out at Nevidio, a hike along the rim takes you past waterfalls that shoot down 100m.

At night, everyone reunites at the fire pit with wine, stories and song. You'd be hard-pressed to find a starrier sky in all of Montenegro.

ADVENTURE PARK IN CETINJE

The road to Cetinje starts at the sunny, sandy Adriatic coast, where the beaches of Bečići meet the ancient town of Budva, built by the Venetians on an outcropping in the Med. Before you hit the tarmac, take a detour to Sveti Stefan, an historic island-village topped by a modest church and joined to the shore by a slender isthmus – the island in its entirety is owned by the Aman hotel group, though you can wander its streets or view it from the emerald-green park on shore.

It's a brief, scenic drive to the old royal capital of Cetinje. Peek into its pedestrianized historic



centre, then continue on to Lovćen National Park for its spectacular mix of nature, history and adventure. This rugged highland was a battlefield where Montenegrins and Ottomans squared off centuries ago. Raw and forbidding, the limestone landscape is a jumble of ridges, towers and sinkholes.

As you keep driving, a narrow road twists and turns to Jezerski peak and climbs almost to the very top. Park at the base of a 461-step staircase and you can ascend by foot, 1,657m above sea level. This is the place where the poet-prince Petar II Petrović Njegoš chose as his final resting place. You can view miles of countryside from the marble mausoleum guarded by towering stone sentinels – on a clear day you might pick out Kotor Bay, Skadar Lake or even Albania.

Onward to the centre of the park and the village of Ivanova Korita, built amid dense beech forest. First things first: fill a bag with regional specialities like smoked ham, white cheese, homemade bread and wine, then sit down on the vast lawns and gorge – you'll need to energise yourself. Ivanova Korita is home to Montenegro's coolest adventure park, with ▶

access to so many outdoor activities, you'll want to stay a weekend. Six trails, one for every fitness level, span acres of forest. And scattered along each trail are platforms equipped with safety gear for treetop walks and zip-lining (professionals are posted to each platform for assistance). Children to pensioners can cope with the lower obstacle courses, which rise to heights of 11m in places – the less squeamish can even skateboard downhill.

After a couple of days testing your mettle, climb down and drive back toward Cetinje. It's the ideal respite before returning to the coast.

10 DAYS WITH A GUIDE IN THE NORTH

While Montenegro's refined coastline has more in common with its Mediterranean neighbours Italy and Croatia, the rugged interior extends to the less-travelled borders with Albania, Kosovo, Serbia and Bosnia Herzegovina. To delve deep into the country, aim for Montenegro's three national parks: Biogradska Gora, Durmitor and the newly developed Prokletije.

First Biogradska Gora: it sprawls across the central massif in the Bjelasica mountain range, between the two rivers Tara and Lim. The area was basically created for hiking, and contains deep, forested areas surrounded by mountains and valleys sliced through by rivers. At its heart is Biogradsko Lake, on a shallow, stony bank ringed by green hills. But it's not the park's only body of water. Scattered throughout the acreage are mountaintop glacial lakes such as Pešića, Ursulovačko and Šiško.

The Biogradska rainforest represents one of the oldest protected areas in the world, known in the country as Branik Kralja Nikole, or 'Reservation of King Nicholas'. Centuries-old trees grow as high as 40m, and there are some 2,000 species of flowers, many of them exclusive to the Balkan region. From the area around Biogradsko Lake you can spot birds and butterflies along with wolf, deer, fox and bear.

Serious hikers can hire a jeep from Kolašin to the misty mountainside village of Trebaljevo, on the Tara River, for trails that pass through the Bjelasica mountains.

Or you could start at vertiginous Katun Goleš for a walk at 2,000m above sea level.

It's a roundabout route to Durmitor, the country's largest national park and a UNESCO heritage site. It envelops the Durmitor massif, countless canyons, 18 glacial lakes (called 'the eyes of the mountain') and peaks as high as 2,523m at Bobotov Kuk. The Tara River canyon is perhaps the biggest draw; at 1,600m it's an ecological wonder and a pilgrimage point for foragers of medicinal plants. You can join a rafting tour in summer, when the water

level is at its safest, or fish in the river. For a gentle hike, head to nearby Crno Lake, where a two-mile path loops around and three well-marked hiking trails lead to Barno, Zminje and Vražje Lakes.

Early adopter, are you? Prokletije National Park is only seven years old and the closest you'll get to Albania on a hike. Its mountains are as loopy and Seuss-like as its lakes are flat – according to local legend, they were created by the devil himself. Two nature reserves – at Lake Hrid and Volušnica – deal out snow-capped ranges, unspoilt valleys, cave drawings,

blueberry meadows and deep canyons slung with natural bridges. Lakes are populated with grey herons, spoonbills and short-toed snake eagles. Multi-day tours will take you across the most picturesque mountain vistas – so remote you'll be more likely to spot a peregrine falcon than another soul. ■

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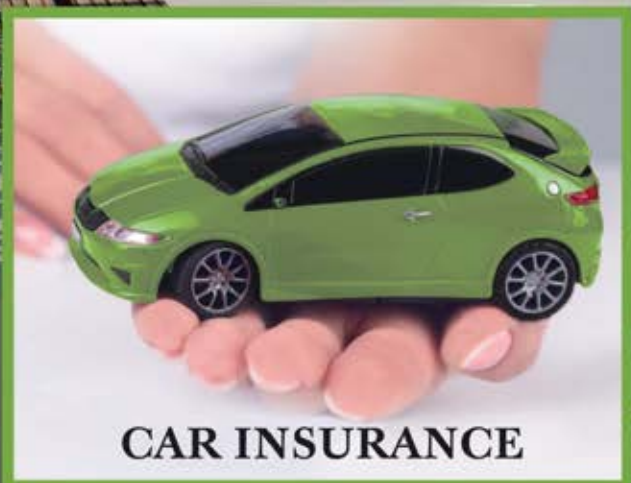
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EATING OUT IN BOKA BAY

RUDOLF ABRAHAM
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Mediterranean flavours
and fresh ingredients
which make up the Bay of
Kotor's distinctive cuisine



30

The cuisine of Kotor Bay (Boka Kotorska), like that of the rest of Montenegro's Adriatic coast, has been influenced by the culinary heritage of Italy, Dalmatia and Serbia, not to mention several centuries of Ottoman rule.

Not surprisingly, you'll find a wide variety of seafood on menus and market stalls in Boka, including gilthead bream (orada), sea bass (brancin), John Dory (sanpjer), monkfish (grdoba), mackerel (skuša or lokarda), bonito (palamida) and sardines (srdele).

Fish in Boka – and in Montenegro in general – is usually grilled or fried and served with a drizzle of pungent local olive oil, mixed with finely chopped garlic and parsley. The traditional accompaniments are boiled potatoes (krtola) and Swiss chard (blitva). Fish soup (riblja čorba) is available widely, and you may find tuna carpaccio (karpacio od tune) in more upmarket restaurants. Squid (lignje) is at its best served grilled, and you'll also find shellfish, including mussels (mušulje), sometimes served stuffed with cheese.

Among the various seafood risottos available,



A simple dish of
fresh mussels

the standout dish as far as this writer is concerned is black cuttlefish risotto (crni rižoto sa sipom), simple but wonderfully rich and stained black with the ink from the cuttlefish (so watch that white shirt).

Octopus salad (salata od hobotnice), a mouth-watering combination of octopus and boiled potato in olive oil, garlic, onion and

BLACK CUTTLEFISH RISOTTO IS SIMPLE BUT WONDERFULLY RICH, AND STAINED BLACK WITH THE INK FROM THE CUTTLEFISH (SO WATCH THAT WHITE SHIRT)



Fish, fresh of course, reigns supreme and is usually grilled or fried with a bit of oil



Black cuttlefish risotto

parsley, makes for a delicious cold entrée.

Boka cuisine also provides a twist on the usual fish stew recipe – here you'll find it made exclusively with sardines or sprats, rather than the usual mix of larger fish species. The recipe is said to have originated in the fishing village of Muo where local fishermen, having sold the larger and more lucrative fish in their catch, would keep the smaller (and less valuable) sprats and sardines to use in their own cooking.

Just because it's the coast doesn't mean you can't also find freshwater fish on the menu as well. I remember having some particularly good trout (pastrmka) at a restaurant in Kotor on one of my first visits to the city.

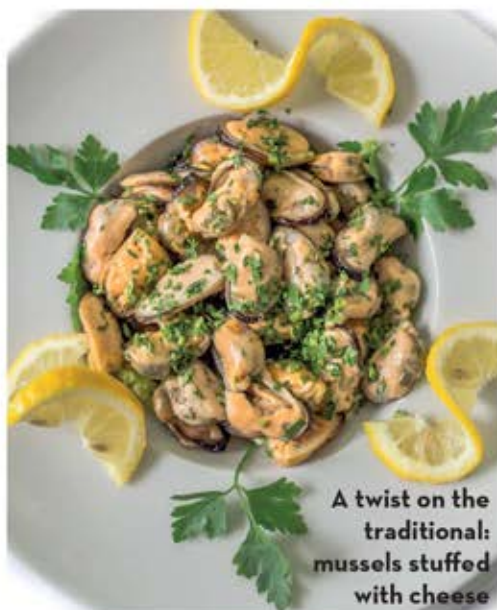
Although seafood generally steals the limelight around the Bay of Kotor, meat still features prominently on menus (this is Montenegro, after all!), in particular pork, veal and lamb. Pršut (air-dried ham, the local version of Italian prosciutto) is omnipresent, served

finely sliced with local cheeses and olives as an entrée – and the best pršut in Montenegro comes from the village of Njeguš, on the slopes of Mt Lovćen, not far above Kotor.

A distinctive method of preparing lamb and other meat – and also octopus, which is truly outstanding when prepared like this – is ispod sač, cooked in a pan with potatoes under an iron bowl scattered with hot coals. Meat cooked in this way is exquisitely tender, and the accompanying potatoes are delicious. When ordering a dish cooked in this way, it's not unusual that the restaurant will need you to book and let them know the day before – the cooking process takes quite some time.

You'll also find most other traditional Montenegrin dishes here just as elsewhere on the coast or further inland.

No Montenegrin meal is complete without wine – preferably Vranac (a robust red – and yes, you would also drink red wine with fish in Montenegro). The wine you're offered with your Boka meal won't come from Boka, though – the best wine-producing region in Montenegro is inland, just west of Lake Skadar.



A twist on the traditional: mussels stuffed with cheese

TOP TABLES

There are plenty of good places where you can enjoy the best of Boka cuisine – seafood or otherwise – around the shores of Boka Kotorska and beyond

GALION, KOTOR

In Kotor, the upmarket Galion, located outside the old city walls, pretty much tops the list for fine dining, with tables on a modern, glass-encased terrace right on the waterfront.

KONOBA FERAL, HERCEG NOVI

A traditional, unpretentious konoba, renowned for its fresh seafood.

RESTORAN ELLAS, DOBROTA

Generally reckoned to be one of the better restaurants in Montenegro. The interior has a red-tiled floor and wooden ceiling, neat red tablecloths and a wall-length wine rack, and there's a nice terrace outside.

KONOBA ŠKOLJI, PERAST

A top-notch konoba on the waterfront in Perast, with a large shady terrace and heavy wooden tables and a rustic stone interior with dark wooden beams. Service is friendly and relaxed and the food delicious. Seafood includes grilled squid, mussels, gilthead bream, as well as succulent lamb cooked and more humble but no less tasty grilled dishes such as cutlets or pljeskavica.

VINO SANTO, TIVAT

One of Tivat's most famous restaurants is Vino Santo, owned and run by Dragan Peričić, who is not just an excellent chef but also a gifted painter and writer. Santo serves some of the best seafood on the coast, in a stunning location overlooking the bay. Dragan's cookery book, *Pour Votre Plaisir*, is a treat for anyone wanting to learn more about Boka Bay cooking. ■

BOKA CUISINE ALSO PROVIDES A TWIST ON THE USUAL FISH STEW RECIPE – HERE YOU'LL FIND IT MADE EXCLUSIVELY WITH SARDINES OR SPRATS

SAIL ON SAILOR

Marinas are a speciality of Luštica Bay's parent company Orascom Development Holding. And if this beauty in Oman is anything to go by, we predict that messing about in the water will become a highlight of life in Luštica when its marina is completed



Orascom's Salalah Marina, Oman

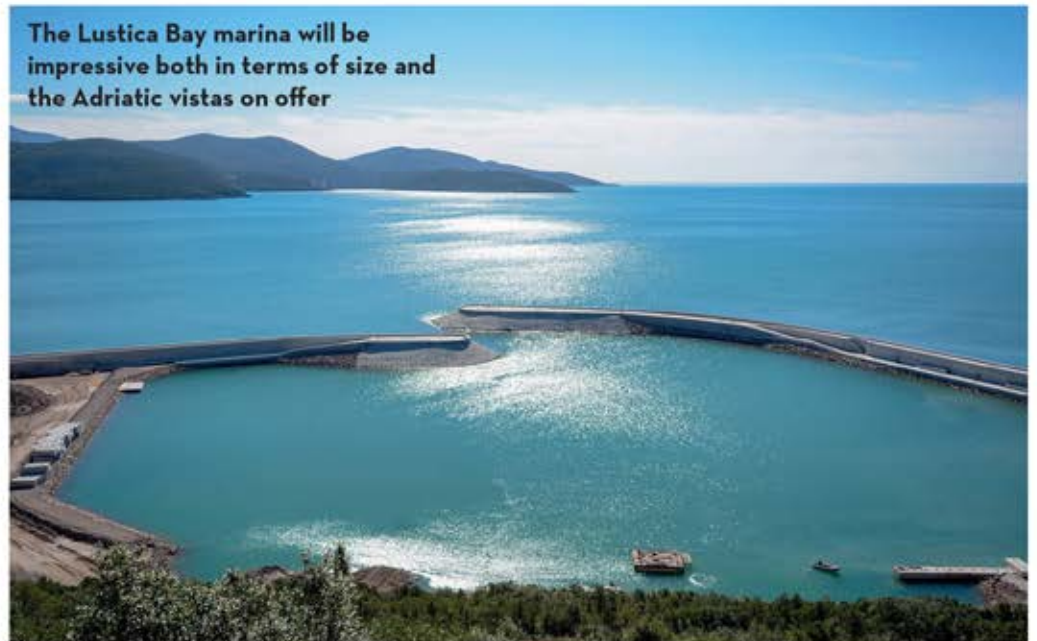
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Montenegrins are famous for their maritime skills, so it's only fitting that Luštica Bay should be planning a 176-berth marina (due for completion in 2017).

Luštica's location on the breathtaking Adriatic coastline will keep sailors and watersports enthusiasts happy, just as Montenegro's unspoilt landscape offers residents the chance to hike, ski, ride, mountaineer and cycle (the list goes on and on).

If your dream is a house with a sea vista, that's catered for as well, of course. Luštica Bay offers a mix of properties located directly on the waterfront and offering stupendous views of the marina and the bay beyond. Think of it as a perfect little Mediterranean fishing village – with none of the crowds that all too often spoil the real thing.

The Luštica Bay marina will be impressive both in terms of size and the Adriatic vistas on offer



El Gouna Marina,
Red Sea, Egypt



Given how central Luštica's marina will be to the lifestyle and spirit of the community, it's good to know that Orascom Development have a wealth of expertise in the area.

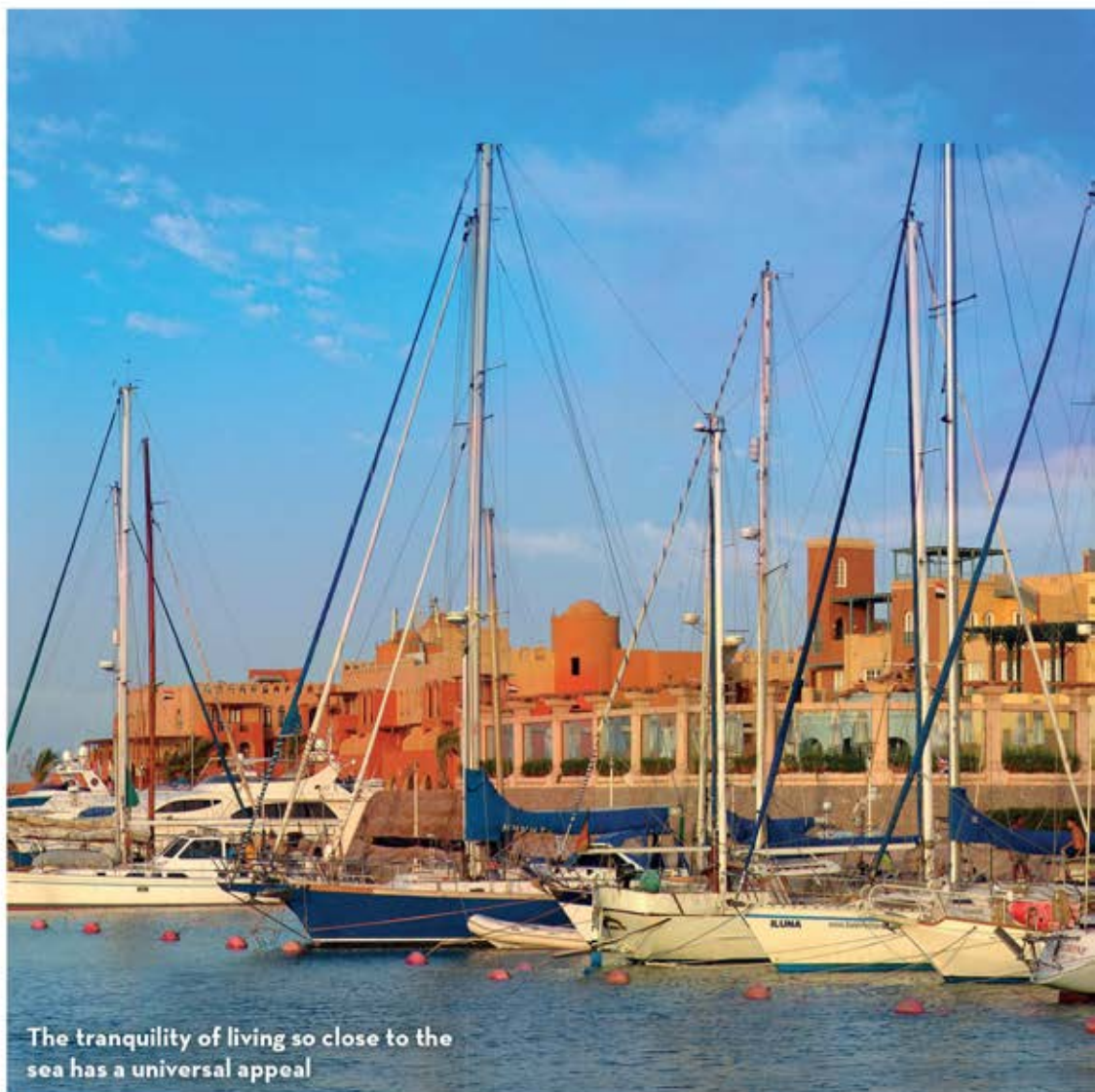
Luštica's parent company already runs six marinas in Jordan, Egypt and Oman; and as well as the marina in Montenegro, two more are under construction in Morocco and the UK. A further Egyptian marina is under Orascom management.

Orascom say: "Many of our developments are located along pristine coastlines, which are ideal for marinas. They act as a hub of activity and serve as an emblematic feature of our towns.

"Certified internationally, all docks are equipped with the latest technology and amenities to ensure that yacht owners have quick and easy access to their vessels. Our Marinas incorporate shopping and dining outlets as well as hotels and real estate, these marinas are essential to the growth and development of our communities."

Not a sailor? We challenge you to feast your eyes on these tranquil spots and not dream, just a little, of a starter yacht of your own... ■

DOCKS ARE EQUIPPED WITH THE LATEST TECHNOLOGY AND AMENITIES TO ENSURE THAT YACHT OWNERS HAVE QUICK AND EASY ACCESS TO THEIR VESSEL



The tranquility of living so close to the sea has a universal appeal



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PROPERTY

YOUR LUŠTICA BAY

Read our six-page property section to browse our property portfolio and meet one of our residents

Nature, serenity, a great view: **TAHIR HASANOVIĆ** explains why he and his wife chose Luštica Bay as the location for their second home

MEET THE HOMEOWNER

Serbian Tahir Hasanović, 56, lives and works in Belgrade. Trained as a physicist at the University of Belgrade, he went into politics and then business, founding several companies and selling one to global security company Securitas. He is currently working with his partners to open a boutique hotel in the centre of Belgrade.

He has been married to Marina for 25 years, and they have two daughters, Lola, 23 and Mina, 19.

What kind of property do you own in Luštica Bay and why did you choose that particular kind of residence?

We own a spacious, one-bedroom apartment in the Marina Town with a balcony which overlooks the bay. Marina and I chose it so

that in the future we could spend a part of our lives at the seaside.

When did you buy it?

We were among the first buyers. If I can recall correctly, it was in 2013.

What about the development appealed to you?

I know Montenegro very well. I like its natural beauty, and I believe that Luštica Bay is one of the pearls of Montenegro. I was attracted by the location, the quality of the complex construction and the care the investor dedicated to the environment.

How much of the year are you planning to spend in Luštica Bay?

I hope that soon I will have the opportunity to spend more and more time in Luštica Bay, hopefully up to six months a year.

What activities will you pursue there?

I have so many books yet to read and I am a great fan of jet-skiing.

Do you already know Montenegro well?

So far my family has spent many summers in Montenegro and if you are familiar with Montenegro as I am, you know it could be a top destination.

How would you describe your personal style?

We have already furnished the apartment with Italian furniture. My wife managed to create a cosy and warm atmosphere. We spent unforgettable weekends there last year in September. My wife is not a fan of minimalism, so the apartment is in a modern style with warm and strong colours. We have purposely avoided buying a television for the apartment. This summer we are going to bring in paintings and books – and I mean a lot of them!

What else about the area around Luštica Bay appeals to you?

A very important detail for me as a buyer is the proximity of Tivat airport, because that gives us the opportunity to often come there



Tahir, left, and Marina, Lola and Mina, above, enjoy life by the sea

I KNOW THE COUNTRY VERY WELL. I LIKE ITS NATURAL BEAUTY, AND I BELIEVE THAT LUŠTICA BAY IS ONE OF THE PEARLS OF MONTENEGRO



The apartment, with exquisite views of the bay, is appointed throughout with Italian furniture



at the weekends. Our “rituals” during our stay in Luštica include an inevitable visit to the fish restaurant “Demizana kod Vida”, restaurants in Porto Montenegro, Ostrog monastery and the wonderful town of Cetinje – the old capital city of Montenegro.

What else would you like to see in the development, as it changes and grows over the next decade?

We hope to get a wonderful promenade with many cafes and shops. We would also like the possibility to rent a speedboat.

What for you is the most important quality a holiday destination and home should have?

The most important trait is balance with nature, serenity, a great view. ■



THE LUŠTICA BAY PORTFOLIO

Luštica Bay's residences are made up of a mix of apartments, townhouses, villas and hotel condominiums, to suit every size of family and lifestyle requirement



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Luštica Bay offers a prestigious lifestyle within the setting of a traditional seaside Adriatic town.

We have a variety of residential product types, ranging from smaller units in the mixed-use structures that border the marina, up to a variety of hillside townhouses and villas.

Clustered picturesquely over Luštica Bay's dramatic hillsides, all residences have magnificent sea views. Multiple levels enable large dwellings to have relatively small footprints.

Stone cladding at ground level gives way to traditional plaster in earthy Mediterranean hues.

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

MATERIALS:

STONE

Local stone in warm colours and rich textures blend the buildings into the landscape.

PLASTER

Used throughout Luštica to render building facades over a stone base.

WOOD

Used for windows, doors, screens and trellises.

CLAY TILES

Along with stone and stucco, red clay roof tiles are a characteristic feature of Montenegro's charming vernacular architecture.

At Luštica they are an important part of the development's colour and textural composition.

APARTMENTS

The apartments in the Marina Town are all located in the central zone – the very heart and soul of the Luštica Bay development.

Our apartment residences embody old-world nautical charm, and are equipped with all modern amenities.

To date, we have built and handed over 70 apartments in 10 apartment buildings. We are now building two clusters of 88 apartments planned for handover by the spring/summer of 2017.

With balconies facing the sea, these range in size from 80 to 130 square meters. These apartments have immediate access to the beach, and upon completion of the remaining retail zone plan, will benefit from close proximity to the restaurants, bars and shops zone in the marina promenade.

The next apartments to start construction will be the apartments located directly at the seafront and set back slightly from the marina. They will range in size from 53 to 162 square meters. All of the apartments are built with a different floor plan, which is designed to reflect the local architecture.

Prospective buyers can now experience living in Luštica Bay prior to making their purchase decision by booking an Inspection Package, whilst 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 Town offer all the seclusion you'd expect from a luxurious private dwelling.

Covered with a stone façade, their architectural design 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 119 to 179 square meters.

Each has a terrace with magnificent vistas over the bay and extensive living and entertaining space.

Other facilities include a covered garage space, an extensive front garden and sea-view terraces 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. ▶

VILLAS

At 70m above sea level, our villas are a corner of paradise, dominating the hillside overlooking the main marina and Traste Bay.

Offering an exceptionally high level of privacy, the villas benefit from a separate entrance and road leading up to the villa locations.

Our villas all contain four bedrooms and range in size, the largest being an impressive 600 square meters.

Other facilities include a large garage for two vehicles, a beautiful terrace with unobstructed views and a private swimming pool.

Built on three levels according to the traditional coastal Montenegrin style, the property can be easily customised to accommodate an indoor elevator, sauna space, gymnasium, Jacuzzi, etc.

Exquisitely finished with immaculate attention to detail, the villas enjoy a charming setting of continuous gardens and terraces ranged down the hillside to the sea.



HOTEL CONDOMINIUMS

Our 54 condominium properties are an excellent investment opportunity.

Here, you'll enjoy a lifestyle enhanced by all the exceptional service you'd expect from a five star hotel. The condominiums are located in the first of our seven planned hotels, the Promenade Hotel, built on an immaculate waterfront stretch of the lush coastline in the Bay of Trašte.

A total of 110 distinctive hotel apartments will include suites and studio units fully furnished and equipped to the highest standards. The 59 premiere residences include 54 condominiums, four suites and one penthouse, offering buyers

the opportunity to acquire a unique property in a breathtaking seafront location. Owners will also be able to take advantage of all the facilities offered by the hotel resort and the Luštica Bay development as a whole.

Our 54 condominium properties are 49 square meters in size, and all come with sea view balconies. Impeccably furnished, they combine indigenous design with contemporary styling, and offer fabulous sea views. Investors benefit from a exclusive rental pool programme and secured high rental revenue.

For more information on properties in Luštica Bay, please contact: enquiries@lusicadevelopment.com. ■



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