



## Montenegro Luxury 2 Bedroom Apartment in Luštica Bay, Tivat – Sea View Residences



### Στοιχεία μεσίτη

Όνομα:	Keely Capel Teixeira
Όνομα εταιρείας:	Private Luxury Collection
Χώρα:	Portugal
Experience since:	2008
Τύπος υπηρεσίας:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Consulting
Property Type:	Apartments, Houses, Commercial Property, Land lot
Τηλέφωνο:	+351 (915) 471-151
Languages:	English, Other
Site:	<a href="http://www.privateluxurycollection.com">http://www.privateluxurycollection.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,385,906.2

### Τοποθεσία

Διεύθυνση:	Kotor
Δημοσιεύθηκε:	30/03/2026
Περιγραφή:	

Located within Lutica Bay in Tivat, this Montenegro luxury 2 bedroom apartment is positioned in an elevated coastal setting with open views across the Adriatic. The development benefits from a structured masterplan, controlled density, and direct access to marina, leisure, and future golf facilities. Its hillside placement ensures clear sightlines, strong orientation, and a quiet residential environment within one of the most established Montenegro luxury property destinations.

The apartment is arranged around open-plan living and dining areas, designed to connect directly with exterior spaces. Private terraces and balconies extend the usable living area and are oriented to optimise natural light while maintaining privacy. The layout separates living zones from sleeping areas, with two well-proportioned bedrooms supported by integrated storage and efficient circulation. Kitchens are fully equipped, with selected units including a walk-in pantry, supporting both short and extended stays.

Key features include underfloor heating in bathrooms, ducted air conditioning throughout, and built-in wardrobes designed for practical use. Shading systems are integrated to control light and temperature,



ensuring comfort across all seasons. External lighting highlights architectural elements, reinforcing the developments defined design language after dark. Residents benefit from access to a communal swimming pool and one underground parking space secured through a 25-year lease, supporting long-term usability and convenience.

From a market perspective, Lutica Bay continues to position itself as a leading Montenegro luxury real estate development with phased delivery and managed infrastructure. The limited supply of well-configured two-bedroom units supports consistent demand, particularly for buyers seeking low-maintenance properties with year-round usability. The combination of sea views, structured amenities, and operational management contributes to long-term value retention within the Montenegro luxury property market.

For access to this Montenegro luxury 2 bedroom apartment or similar opportunities, Request a bespoke property search or Book a private consultation with our advisory team. - REF: PL/986

Νέος: Ναί

### **Κοινά**

Κρεβατοκάμαρες:	2
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	91,01 τ.μ
Μέγεθος αυλής:	14,27 τ.μ

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: PL/986

