



Montenegro Luxury Real Estate – 3 Bedroom Villa at The Peaks, Luštica Bay, Tivat



Information de l'agent

Nom:	Keely Capel Teixeira
Nom de compagnie:	Private Luxury Collection
Pays:	Portugal
Expérience since:	2008
Type de service:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Consulting
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 3,948,016.83

Location

Adresse:	Kotor
Soumis:	30/03/2026

Description:

Positioned within The Peaks at Lutica Bay, Tivat, this 3 bedroom villa sits in a prime elevated setting overlooking the 5th hole of Montenegros first 18-hole golf course and the Adriatic Sea. The location offers direct proximity to golf infrastructure, coastal access, and the wider Lutica Bay masterplan, one of the most structured luxury real estate environments in Montenegro.

The villa is arranged around a clear separation of living and private areas. The main level centres on an open plan living and dining space, defined by a fireplace and direct access to terraces. Large openings connect internal areas with the outdoor zones, ensuring consistent natural light and uninterrupted views. The kitchen is specified with Nolte or a comparable international brand and equipped with Miele appliances. Bedrooms are positioned to ensure privacy, each with access to outdoor space.

Materials and finishes follow a consistent, durable specification. Ceramic tiling is used throughout key areas including the entrance corridor, kitchen, and bathrooms, while elegant floor tiles extend across the living areas and bedrooms. Bathrooms benefit from electric underfloor heating. External areas are



designed for practical use, with spacious terraces and balconies extending the usable footprint of the property.

Outdoor features include a private swimming pool, a traditional stone terrace, and a fully equipped outdoor kitchen with a dedicated al fresco dining area and outdoor shower. The property also includes a garage and internal storage area, supporting long-term use and operational efficiency.

From a market perspective, Montenegro luxury property within Lutica Bay remains one of the most structured investment environments in the region. The combination of limited supply, phased development, and integrated infrastructure supports long-term value preservation. Golf-front positions, such as this villa, are particularly limited within the masterplan and typically hold stronger resale positioning within Montenegro real estate.

For tailored opportunities within this development or similar assets, you may Request a bespoke property search or Book a private consultation with our advisory team. - REF: PL/979

Nouveau: Oui

Commun

Chambres: 3
Pied carré fini: 227 m²

Lease terms

Date Available:

Contact information

IMLIX ID: PL/979

